

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

CASE NO. VIS(2022-23)-PL365-285-521

DATED: 19/01/2023

PROJECT TIE-UP REPORT

OF

| | |
|--------------------|-----------------------|
| NATURE OF ASSETS | GROUP HOUSING PROJECT |
| CATEGORY OF ASSETS | RESIDENTIAL |
| TYPE OF ASSETS | GROUP HOUSING SOCIETY |
| NAME OF PROJECT | PALM HEIGHTS |

SITUATED AT

EMAAR PALM HEIGHTS, SECTOR-77, GURUGRAM, HARYANA

DEVELOPER/ PROMOTER

M/S. EMAAR MGF LAND LIMITED

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM, HARYANA

▪ Corporate Valuers

▪ Business/ Enterprise/ Equity Valuations

▪ Lender's Independent Engineers (LIE)

▪ Techno Economic Viability Consultants (TEV)

▪ Agency for Specialized Account Monitoring (ASM)

▪ Project Techno-Financial Advisors

▪ Chartered Engineers

▪ Industry/ Trade Rehabilitation Consultants

▪ NPA Management

▪ Panel Valuer & Techno Economic Consultants for PSU
Banks

If you have any issue/ concern or escalation you may please contact Incident Manager @
rkassociates@rkassociates.org. We will appreciate your feedback in order to improve our services.

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

Comments/Remarks/Important Remarks are available at www.rkassociates.org for reference.

CORPORATE OFFICE:

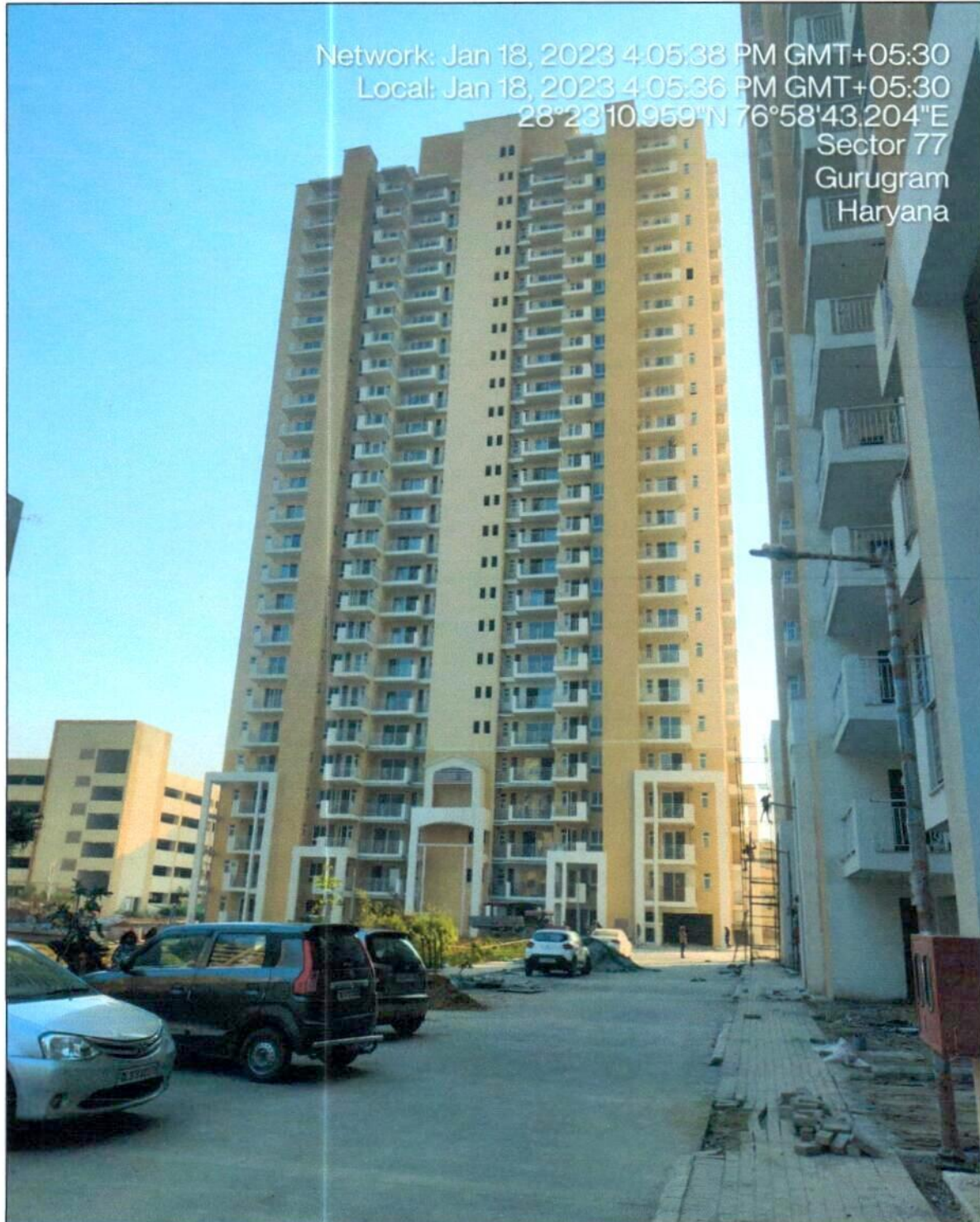
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PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT
EMAAR PALM HEIGHTS, SECTOR-77, 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 | Palm Heights (A per RERA Certificate) |
| Work Order No. & Date | 29/09/2022 |

| SR. NO. | CONTENTS | DESCRIPTION | | | | | | | | | |
|-------------------------------|--|--|---------------------|-------------------------|-------------------------|-------------------------------|------------------------------|----------------|-------------------------|-------------------------------|--------------------------------------|
| 1. | GENERAL DETAILS | | | | | | | | | | |
| i. | Report prepared for | State Bank of India, HLST Branch, Gurugram, Haryana | | | | | | | | | |
| ii. | Name of Developer/ Promoter | M/s. Emaar MGF Land Limited | | | | | | | | | |
| iii. | Registered Address of the Developer as per MCA website | Regd. Office: -306-308, Square One, C-2, District Centre, Saket, New Delhi 110 017 | | | | | | | | | |
| 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 | 18 January 2023 | | | | | | | | | |
| viii. | Date of Assessment | 20 January 2023 | | | | | | | | | |
| ix. | Date of Report | 20 January 2023 | | | | | | | | | |
| x. | Property Shown by | <table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Sandeep</td><td>Employee</td><td>+91-9818800583</td></tr> </table> | Name | Relationship with Owner | Contact Number | Mr. Sandeep | Employee | +91-9818800583 | | | |
| Name | Relationship with Owner | Contact Number | | | | | | | | | |
| Mr. Sandeep | Employee | +91-9818800583 | | | | | | | | | |
| 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. depts. 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 02 Documents provided.</td><td>02</td></tr> <tr> <td>Property Title document</td><td>RERA Registration Certificate</td><td>Registration No.65 of 2022 Dated:</td></tr> </table> | Documents Requested | Documents Provided | Documents Reference No. | Total 04 Documents requested. | Total 02 Documents provided. | 02 | Property Title document | RERA Registration Certificate | Registration No.65 of 2022 Dated: |
| Documents Requested | Documents Provided | Documents Reference No. | | | | | | | | | |
| Total 04 Documents requested. | Total 02 Documents provided. | 02 | | | | | | | | | |
| Property Title document | RERA Registration Certificate | Registration No.65 of 2022 Dated: | | | | | | | | | |

| | | | | |
|-----|--------------------------------|-------------------------------------|--|--------------------|
| | | | | 18/07/2022 |
| | | Approved Map | Old Valuation Report | Dated: -24/05/2022 |
| | | Approved Map | None | --- |
| | | NOC's & Approval | None | --- |
| | | 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.124,36,00,000 / |
| ii. | Total Expected Realizable/ Fetch Value | Rs.1,05,70,60,000 /- |
| iii. | Total Expected Distress/ Forced Sale Value | Rs.93,27,00,000 /- |
| iv. | Total No. of Dwelling Units in Palm Heights | Residential= 297 Units |
| v. | Built up area of the project | 42273.36 m ² /455026.66 ft ² |
| vi. | Saleable Area of the Project | Inventory Not provided to us |
| vii. | Inventory Cost as on "Date of Assessment" | Inventory Not provided to us |

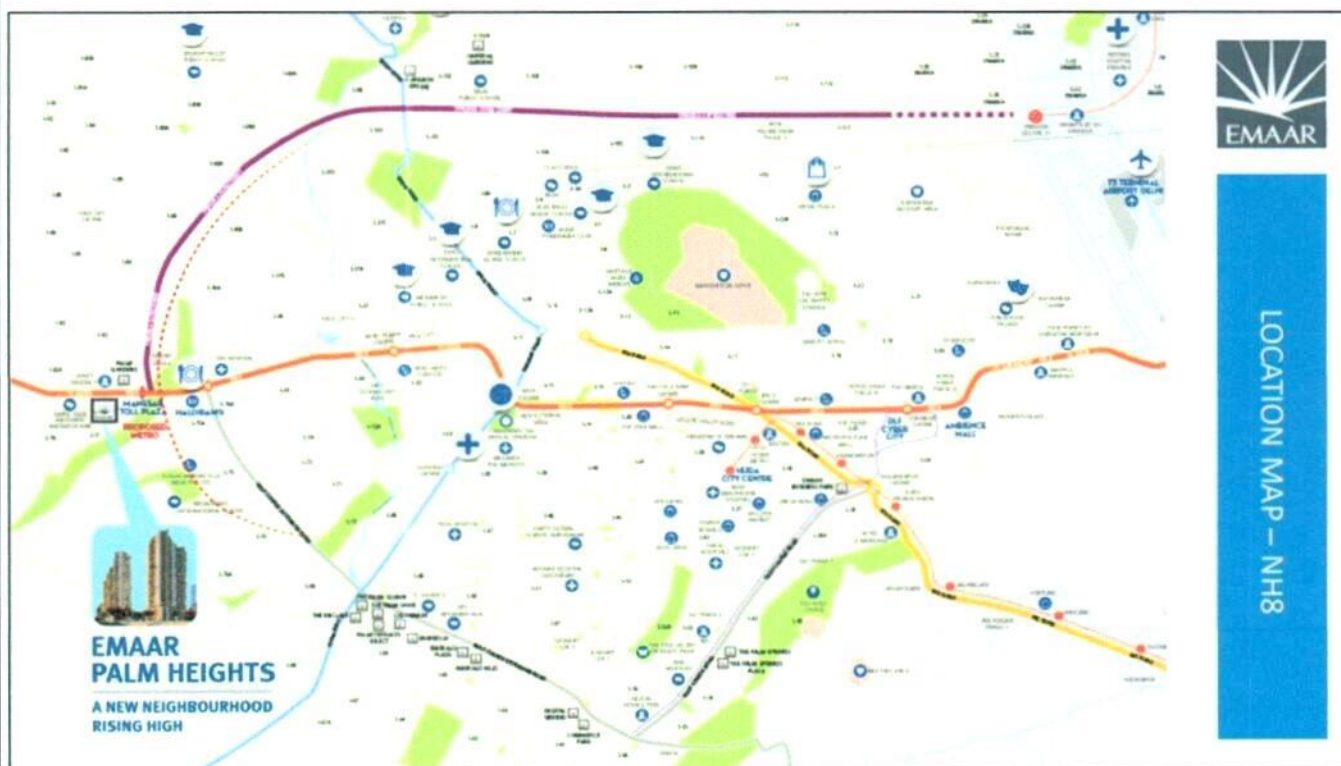
| 3. | ENCLOSURES | |
|------|-------------|---|
| i. | Enclosure 1 | Screenshot of the price trend references of the similar related properties available on public domain |
| ii. | Enclosure 2 | Google Map |
| iii. | Enclosure 3 | Photographs of The property |
| iv. | Enclosure 4 | Copy of Circle Rate |
| v. | Enclosure 5 | Other Important documents taken for reference |
| vi. | Enclosure 6 | Consultant's Remarks |
| vii. | Enclosure 7 | Survey Summary Sheet |

PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. BRIEF DESCRIPTION OF THE PROJECT



This project Tie-up report is prepared for the Group Housing Project '**Emaar Palm Heights**' consists of Tower C, D & E which is a part of much larger group housing project being developed on total land area of 29.35 Acres (1,18,762 sq.mtr.) as per the old valuation report provided to us by the bank.

We have not been provided latest Inventory and Area details. Bank only shared old valuation report dated 24-05-2022 for the entire project. However, as per Scope of Work & RERA Certificate, this project Tie-up Report is only prepared for **Palm Heights** (Tower-C, D & E) only. All the relevant information/ data like FAR, Non-FAR area, Land Area, Inventory, Ownership etc. is taken from old valuation report and RERA Certificate. Latest construction status of the project and latest prevailing market rates of the floors is taken as per the site survey and market research done by us.

At present this project is being promoted & developed by M/s. Emaar MGF Land Limited. Emaar group is a renowned & one of the pioneer business conglomerates with strong presence in real estate industry. The group has experience of over two decades in development & delivery of unique, innovative, high quality and user-friendly real- estate products in NCR Region. The major consultant of this project is a famous Architect consultant by the name M/s. Arcop Associates (P) Ltd.

The company (M/s. Emaar MGF Land Limited) has proposed integrated master plan comprised of 73 towers having total land area 29.35 Acres (1,18,762 sq.mtr.). As per developer representative, the company has planned to develop the whole project in three phases namely '**Emaar Palm Hills, Emaar Palm Premier & Emaar Palm Heights**'. We have not been provided separate layout plan for the project '**Emaar Palm Heights**'.

As per copy of RERA Certificate, the project '**Emaar Palm Heights**' having total plot area admeasuring 5.50 Acre. In the Emaar Palm height developer has planned to develop 03 towers consisting of G+24, comprising 3 flats on Ground Floor and 4 flats on rest of the floors.

As per the old valuation report, developer has planned to develop 73 towers. In this project developer has launched three high rise towers namely tower B16-01, B16-02 & B-17 consisting of 297 residential dwelling units. However, for the marketing purpose developer has renamed the tower names as tower-C, D & E. The break-up of Type of Units & Size in this project is as per table below: -

| Sr. No. | Super Area | Project Name | Type of Unit |
|---------|-------------|--------------|--------------|
| 1. | 2000 sq.ft. | Palm Heights | 03 BHK |
| 2. | 2025 sq.ft. | Palm Heights | 03 BHK |

As per the old valuation report, the developer of the project has obtained most of the preliminary necessary statutory approvals from different government agencies to develop a modern group housing society comprising of all the basic & urban facilities & amenities.

The construction work of the project '**Emaar Palm Heights**' is as below: -

Tower-C: Complete only some internal finishing work is under progress.

Tower-D: Complete only some internal finishing work is under progress.

Tower-E: Complete only some internal finishing work is under progress.

This project is very well located in fast developing sector of Gurugram, Haryana, which has many land marks in the vicinity like group housing projects and metro connecting with Delhi is also proposed for future. This project is located at Sector-77 in Gurugram, a new and fast upcoming residential area of Gurugram.

The Subject Project is in well developing area of Sector-73, Gurugram. The nearby locality house a few other Group Housing Project. The nearest main road to the subject Locality is N.H. 48 Road. And can be approached by Sector Road which is around 80ft wide

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

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

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property found on as-is-where basis on site for which 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 | Hyatt Regency Gurgaon | | |
| ii. | Name of similar projects available nearby with distance from this property | Emaar Palm Heights, Sector-77, Gurugram, Haryana | | |
| iii. | Postal Address of the Project | Clear independent access is available | | |
| 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°23'07.7"N 76°58'41.3"E | | |
| vi. | Description of adjoining property | Other residential projects | | |
| vii. | Plot No. / Survey No./Sector | Sector -77 | | |
| viii. | Village/ Zone | Residential (Shikohpur) | | |
| ix. | Sub registrar | Kadipur | | |
| 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 (Entrance of colony) | | |
| xvi. | DETAILS OF THE ROADS ABUTTING THE PROPERTY | | | |
| | a) Main Road Name & Width | NH-48 | Approx. 60 meters | |
| | b) Front Road Name & width | Internal Road | Approx. 30 meters | |
| | c) Type of Approach Road | Bituminous Road | | |
| | d) Distance from the Main Road | 500 mtr. from the main road | | |
| 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 | | Palm Hills |
| | West | NA | | TVS Godown |
| | North | NA | | Road |
| | South | NA | | School |

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 2031 |
| 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 | Occupational Certificate is awaited. |
| xiii. | Comment on unauthorized construction if any | Occupational Certificate is awaited. |
| xiv. | Comment on Transferability of developmental rights | As per regulation of HUDA, Haryana |
| xv. | Comment on the surrounding land uses & adjoining properties in terms of uses | The surrounding properties are currently being used for residential purpose and many group housing project are within the locality. |
| xvi. | Comment of Demolition proceedings if any | No |
| xvii. | Comment on Compounding/ Regularization proceedings | No |
| xviii. | Any information on encroachment | No |
| xix. | Is the area part of unauthorized area/ colony | No information available. |

| 4. LEGAL ASPECTS OF THE PROPERTY | | | | |
|----------------------------------|--|---|------|------|
| i. | Ownership documents provided | License | None | None |
| ii. | Names of the Developer/Promoter | M/s. Emaar MGF Land Limited | | |
| iii. | Constitution of the Property | M/s. Emaar MGF Land Limited | | |
| 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 (personal or corporate) as the case may be | No Information available to us. Bank | NA | |

| | | | |
|--------|---|---|-----|
| | | to obtain details from the Developer | |
| xi. | Building Plan sanction: | | |
| | a) Authority approving the plan | Director Town and Country Planning, Haryana | |
| | b) Any violation from the approved Building Plan | No as per our observation. | |
| 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 Society 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 | Developer | |
| 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. | Medium 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 | |
| ii. | Water Treatment Plant | Yes | |
| iii. | Power Supply arrangements | Permanent | Yes |
| | | Auxiliary | Yes, D.G sets |
| iv. | HVAC system | No | |
| v. | Security provisions | Yes | |
| vi. | Lift/ Elevators | Yes | |

| | | | | | |
|-------|--------------------------------|--------------|----------------|-----------|---------------|
| vii. | Compound wall/ Main Gate | | | Yes | |
| viii. | Whether gated society | | | Yes | |
| ix. | Car parking facilities | | | Yes | |
| x. | Internal development | | | | |
| | Garden/ Park/ 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 | | | |
| ii. | Description of other Physical Infrastructure facilities in terms of: | | | | | | |
| | a) Solid waste management | | | Yes, done by the authority | | | |
| | 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. | 3 km. | 1 km. | 2 km. | 10 Km. | 15 Km | 30 km. (IGI) |
| iv. | Availability of recreation facilities (parks, open spaces etc.) | | | It is a developing area and recreational facilities are planned to be developed nearby. However, the project is also having their own recreational activity centres within the projects. | | | |

| | | | |
|-----------|---|---|--|
| 8. | MARKETABILITY ASPECTS OF THE PROPERTY: | | |
| i. | Location attribute of the subject property | Normal | |
| ii. | Scarcity | Similar kind of properties are easily available in this area. | |
| iii. | Market condition related to demand and supply of the kind of the subject property in the area | Good demand of such properties in the market. | |
| iv. | Any New Development in surrounding area | Yes | Construction of many other group housing societies is in progress. However, many are already inhabited |
| v. | Any negativity/ defect/ disadvantages in the property/ location | No | NA |
| vi. | Any other aspect which has relevance on the value or marketability of the property | No | |



| 9. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY: | | | |
|--|--|---|--|
| i. | Type of construction & design | RCC framed pillar beam column structure on RCC slab. | |
| ii. | Method of construction | Construction done using professional contractor workmanship based on architect plan | |
| iii. | Specifications | | |
| | a) Class of construction | Class B construction (Good) | |
| | b) Appearance/ Condition of structures | Internal - Good. | |
| | | External - Good | |
| | c) Roof | Floors/ Blocks | Type of Roof |
| | | 03-High rise towers | RCC |
| | | Maximum Floors up to G+24 floors | RCC |
| | d) Floor height | ~10 ft. | |
| | e) Type of flooring | Vitrified tiles, Ceramic Tiles | |
| | f) Doors/ Windows | Wooden frame with glass panel windows, Aluminum flushed doors & windows | |
| | g) Interior Finishing | Neatly plastered and putty coated walls | |
| | h) Exterior Finishing | Simple plastered walls | |
| | i) Interior decoration/ Special architectural or decorative feature | Simple plain looking structure. | |
| j) Class of electrical fittings | Good | | |
| k) Class of sanitary & water supply fittings | Good | | |
| iv. | Maintenance issues | No | |
| v. | Age of building/ Year of construction | Under Construction | -- |
| 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 | Not Applicable since finishing work of the project is in progress. | |
| 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 | No deterioration came into notice through visual observation | |
| x. | System of air conditioning | As per requirement by individual flat owners on their own | |
| xi. | Provision of firefighting | Yes | |
| 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 | Yes | |

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| 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 |
| 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. EMAAR MGF Land Limited |
| b. | Name of the Project | Palm Heights |
| c. | Total no. of Dwelling units | <ul style="list-style-type: none"> Residential = 297 Units |
| d. | Developer market reputation | Established Builder with years long experience in market and have successfully delivered multiple Projects. |
| e. | Name of the Architect | M/s. Arcop Associates Pvt. Ltd. |
| 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 | 31/08/2022 (as per the RERA certificate) |
| h. | Progress of the Project | <p>Tower-C: Complete only some internal finishing work is under progress.</p> <p>Tower-D: Complete only some internal finishing work is under progress.</p> <p>Tower-E: Complete only some internal finishing work is under progress.</p> |
| 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, |

A



PART C

AREA DESCRIPTION OF THE PROPERTY

| | | | | | |
|----|---------------------------------|-----------------------------|--|--|--|
| 1. | Licensed Area of the project | | 29.35 Acres (1,18,762 sq.mtr.) (For Entire Project) | | |
| 2. | Area of the Project as per RERA | | 5.50 Acre (22,258 sq mtr) (For Palm Heights) | | |
| 3. | Ground Coverage Area | Permitted | 41,567.12 m ² (35%) (for entire License area) | | |
| | | Proposed | 3,766.52 m ² / (26.395%)(for entire License area) | | |
| | Covered Built-up Area | UNDER FAR | | PROPOSED AS PER APPROVED MAP (In m ²) | ACHIEVED STATUS As per Site Visit/Map |
| | | TOTAL | Tower C (B16-01) | 27,943.07 | Tower-C, D, E: Complete only some internal finishing work is under progress. Occupation Certificate is awaited. |
| | | | Tower D (B16-02) | | |
| | | | Tower E (B17) | 14,162.44 | |
| | | | As per RERA | 42,109.504 | |
| | | | Proposed as per Map | 42,105.5 | |
| | | | Adopted as per RERA | 42,109.504 m ² /4,53,262.92 ft ² | |
| | | | Permitted | 175% for entire License Land | |
| | | UNDER NON-FAR | | Proposed as per Approved Map (In m ²) | Proposed AS PER MAP |
| | | Tower C (B16-01) Stilt Area | 110.8 | Tower-C, D, E: Complete only some internal finishing work is under progress. Occupation Certificate is awaited. | |
| | | | | | Tower D (B16-02) Stilt Area |
| | | | | | Tower E (B17) Stilt Area |
| | | Proposed NON-FAR area | | 163.86 | |
| | | Adopted for Calculation | | 163.86 m ² / 1763.77 ft ² | |
| | | Total Gross Built Up Area | | 42,273.36 m ² /455026.66 ft ² | |
| 4. | Open/ Green Area | Minimum Required | 17,814.48 sq. mtr. (For whole licensed Project) | | |
| | | Proposed | 20,798.80 sq. mtr. (For whole licensed Project) | | |
| 5. | Density | Permitted | 100 to 300 PPA (for entire Project) | | |
| | | Proposed | 286.81 PPA (for entire Project) | | |
| 6. | Carpet Area | | Cannot comment as Inventory details are not shared. | | |
| 7. | Super Area | | 2,025 sq.ft. & 2,000 sq.ft. | | |

| | | |
|----|---------------|---|
| 8. | Saleable Area | Cannot comment as Inventory details are not shared. |
|----|---------------|---|

| Total Blocks/ Floors/ Flats | | | |
|-----------------------------|--|---|---|
| | Approved as per Building Plan for Entire Project | Actually provided for Palm Heights (As per Scope of Work) | Current Status |
| 1. | <p>Tower A1-1 to A1-5: - G+9 Floors= 90 DU</p> <p>Tower A2-1 to A2-8: - G+9 Floors= 144 DU</p> <p>Tower A3-1: - G+9 Floors= 9 DU</p> <p>Tower A4-1 to A4-2: - G+10 Floors= 40 DU</p> <p>Tower B1-1 to B1-7: - G+7 Floors= 98 DU</p> <p>Tower B2-1 to B2-11: - G+7 Floors= 154 DU</p> <p>Tower B3-1: - G+7 Floors= 7 DU</p> <p>Tower B4-1 to B4-6: - G+8 Floors= 96 DU</p> <p>Tower B5-1 to B5-11: - G+8 Floors= 176 DU</p> <p>Tower B6-1 to B6-2: - G+9 Floors= 36 DU</p> <p>Tower B7-1 to B7-2: - G+9 Floors= 36 DU</p> <p>Tower B8-1 to B8-2: - G+9 Floors= 18 DU</p> <p>Tower B9-1 to B9-2: - G+10 Floors= 40 DU</p> <p>Tower B10-1 to B10-3: - G+10 Floors= 60 DU</p> <p>Tower B11-1 to B11-2: - G+11 Floors= 44 DU</p> <p>Tower B12: - G+11 Floors= 22 DU</p> <p>Tower B13 & B14: - G+11 Floors= 44 DU</p> <p>Tower B15-1 to B15-2: - G+12 Floors= 102 DU</p> | <p>Palm Heights: -</p> <p>B16-01 Tower-C = G+24 Floors = 99 DU</p> <p>B16-02 Tower-D = G+24 Floors = 99 DU</p> <p>B17- Tower-E = G+24 Floors = 99 DU</p> | <p>Tower-C: Complete only some finishing remaining work is under progress.</p> <p>Tower-D: Complete only some finishing remaining work is under progress.</p> <p>Tower-E: Complete only some finishing remaining work is under progress.</p> |



| | | | | |
|----|---|--|--|---------------------------------|
| | Tower B16-1 to B16-2: - G+24 Floors= 198 DU Tower B17: - G+24 Floors= 99 DU | | | |
| 2. | Total no. of Flats/ Units | Main Units | 1,513 DU's | |
| | | Palm Heights | 297 Units (As per RERA registration no. RC/REP/HARERA/GGM/2018) | |
| 3. | Type of Flats | Type of Flat | Tower | Super Area (Sq. ft.) |
| | | 03 BHK | Palm Heights (C,D,E) | 2,000 sq.ft. |
| | | 03 BHK | Palm Heights (C,D,E) | 2,025 sq.ft. |
| | | Covered Car Parking | | 2,356 DU's (For entire project) |
| 4. | Land Area considered | Land Area as per Approved Map – 5.50 Acres/22,257.68 sq.mtr. (For Palm Heights) | | |
| 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) | Built-up Area | 42,273.36 m ² /4,55,027 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 | | |

Note:

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

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PART D
PROJECT APPROVAL DETAILS

| Sr. No. | REQUIRED APPROVALS | REFERENCE NO./ DATE | STATUS (Approved/ Applied For/ Pending) |
|---------|---|---|---|
| 1. | LC-III - Letter of Intent for grant of license from DTCP (HR Govt.) | ---- | Not Provided |
| 2. | Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.) | License No. 62 of 2013 Dated: 05.08.2013 Renewed Memo No. LC-1031Vol-III-JE(VA)-2017/22755 Dated: - 13.09.2017 License No. 56 of 2009 Dated: - 31.08.2009 Renewed Memo No. LC-1031/2016/19054 Dated: - 09.09.2016 Renewed Memo No. LC-1031-IV-JE(VA)-2019/31749 Dated: -24-12-2019 | Approved |
| 3. | Revised Approved Building Plans letter from HUDA | Memo No. ZP-567/AD(RA)/2017/13937 | Approved |
| 4. | Revised Approved Building Plans from HUDA | Memo No. 1547 | Approved |
| 5. | NOC for Height Clearance from Airport Authority of India | NOC ID: - PALM/NORTH/B/121113/18941 | Approved |
| 6. | Environmental clearance NOC from SEIAA | Letter No. F. No. 21-234/2017-IA-III | Approved |
| 7. | NOC from Pollution Control Board | Memo No. HSPCB/Consent/329962318GUSOCTE5062632 | Approved |
| 8. | Provisional NOC from Fire Authority | Memo No. DFS/F.A./2017/635/40937 | Approved |
| 9. | NOC from Forest Officer for Aravali Hills conservation area conformity (if applicable) | Letter No. F. No. 21-234/2017-IA-III Dated: - 10.10.2017 | Approved |
| 10. | Occupation Certificate issued from DTCP | --- | NA |
| 11. | HRERA Registration Certificate | Regd. No. GGM/29/2018 (Palm Heights) Dated: -29/11/2018 | Approved |

Note: The above details have been considered from the old valuation report only. Since we have not received any document form the bank/client.

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PART E

PROCEDURE OF ASSESMENT

| 1. | | GENERAL INFORMATION | | |
|-------|--|--|--|-----------------|
| i. | Important Dates | Date of Inspection of the Property | Date of Assessment | Date of Report |
| | | 18 January 2023 | 19 January 2023 | 19 January 2023 |
| 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 checked="" 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. of Dwelling Units | Under Normal Marketable State | | |
| | | Reason: Asset under free market transaction state | | |



| | | | | | |
|-------|--|---|--|--|--|
| v. | Property Use factor | Current/ Existing Use | Highest & Best Use (in consonance to surrounding use, zoning and statutory norms) | 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 | | |
| | | Irregular | Large | | |
| viii. | Property Location Category Factor | City Categorization | Locality Characteristics | Property location characteristics | Floor Level |
| | | Metro City | Good | On Wide Road | B+G+24 Floors |
| | | Urban developing | Within urban developed area | Near to Highway | |
| | | | Within good urban developed area | None | |
| | | Property Facing | | | |
| | | North Facing Colony Entrance | | | |
| 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.) | Medium Income Group | | | |
| xi. | Neighbourhood amenities | Good | | | |

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| 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 <i>(in respect to Present market state or premise of the Asset as per point (iv) above)</i> | <div style="background-color: #e0f7fa; padding: 5px; text-align: center;">Market Value</div> <p>Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.</p> | | | | | | | | | | | | | | | | | | | | | | | | | |
| xxi. | Hypothetical Sale transaction method assumed for the inventory cost analysis | <div style="background-color: #e0f7fa; padding: 5px; text-align: center;">Market Value</div> <p>Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.</p> | | | | | | | | | | | | | | | | | | | | | | | | | |
| xxii. | Approach & Method Used for inventory cost analysis | <div style="background-color: #e0f7fa; padding: 5px; text-align: center;">PROJECT INVENTORY</div> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; text-align: center;">Approach for assessment</th> <th style="width: 50%; text-align: center;">Method of assessment</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Market Approach</td> <td style="text-align: center;">Market Comparable Sales Method</td> </tr> </tbody> </table> | | Approach for assessment | Method of assessment | Market Approach | Market Comparable Sales Method | | | | | | | | | | | | | | | | | | | | |
| Approach for assessment | Method of assessment | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Market Approach | Market Comparable Sales Method | | | | | | | | | | | | | | | | | | | | | | | | | | |
| xxiii. | Type of Source of Information | Level 3 Input (Tertiary) | | | | | | | | | | | | | | | | | | | | | | | | | |
| xxiv. | <div style="background-color: #e0f7fa; padding: 5px;">Market Comparable</div> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered</td> <td style="width: 5%;">a</td> <td style="width: 35%;">Name:</td> <td>Mr. Manoj</td> </tr> <tr> <td></td> <td></td> <td>Contact No.:</td> <td>+91 96500 16780</td> </tr> <tr> <td></td> <td></td> <td>Nature of reference:</td> <td>Property dealer</td> </tr> <tr> <td></td> <td></td> <td>Size of the Property:</td> <td>2000 sq. ft. super area</td> </tr> <tr> <td></td> <td></td> <td>Location:</td> <td>Palm Heights</td> </tr> <tr> <td></td> <td></td> <td>Rates/ Price informed:</td> <td>Rs.7,500/- per sq.ft – Rs.8,000/- per sq.ft.</td> </tr> </table> | | | References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered | a | Name: | Mr. Manoj | | | Contact No.: | +91 96500 16780 | | | Nature of reference: | Property dealer | | | Size of the Property: | 2000 sq. ft. super area | | | Location: | Palm Heights | | | Rates/ Price informed: | Rs.7,500/- per sq.ft – Rs.8,000/- per sq.ft. |
| References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered | a | Name: | Mr. Manoj | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Contact No.: | +91 96500 16780 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Nature of reference: | Property dealer | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Size of the Property: | 2000 sq. ft. super area | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Location: | Palm Heights | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Rates/ Price informed: | Rs.7,500/- per sq.ft – Rs.8,000/- per sq.ft. | | | | | | | | | | | | | | | | | | | | | | | | |

| | | | | |
|---------|---|---|--|---|
| | (from property search sites & local information) | | Any other details/ Discussion held: | The Price for the flat in the subject society ranges from Rs.7,500/- per sq.ft – Rs.8,000/- per sq.ft on super area Rs.1.5 Cr. approx. for 3 BHK. |
| | | b. | Name: | Mr. Deepak Tomar |
| | | | Contact No.: | +91 96671 42573 |
| | | | Nature of reference: | Property dealer |
| | | | Size of the Property: | 2000 sq.ft. (Super area) |
| | | | Location: | Palm Heights |
| | | | Rates/ Price informed: | Rs.1.50- Rs.1.55 crores |
| | | | | Any other details/ Discussion held: |
| 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.7,500 /- to Rs.8,000/- per sq. ft on Super 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: Good demand of such properties in the market | | |
| | | Adjustments (-/+): 0% | | |
| xxvii. | Any other special consideration | Reason: NA | | |
| | | Adjustments (-/+): 0% | | |
| xxviii. | Any other aspect which has relevance on the value or marketability of the property | NA | | |
| | | Adjustments (-/+): 0% | | |
| xxix. | Final adjusted & weighted Rates considered for the subject property | | Rs.7,500/- to Rs.8,000/- 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 | | | |
| | 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 RERA Temp Project Id : RERA-GRG-PROJ-645-2020 of the Project which amount to be Rs.88,30,00,000 /- for the licensed Land of 24.477 Acres. Thus, the Land cost arrived per acres is Rs.3,60,74,682 /- as the subject Phase has a registered area of 5.50 acres. Therefore, the Land cost arrived is Rs.19,84,10,752 /- for the Particular Phase (Palm Heights).**
- 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.**
- d. 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.**
- e. Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.**
- f. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.**
- g. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.**
- h. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.**
- i. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, price assessment metrics is prepared and necessary adjustments are made on the subject asset.**
- j. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.**
- k. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.**
- l. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value**

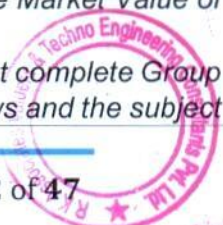
as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.

- m. Area measurements considered Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- n. Area of the large land parcels of more than 2500 sq. mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- o. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- p. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- q. Construction rates are adopted based on the plinth area rates prevailing in the market for the 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.
- b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- c. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.
- d. It is assumed that the concerned Lender/ Financial Institution has asked for the Project Tie up report of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Project Tie up report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- e. Payment condition during transaction in the Project tie up report has been considered on all cash bases which includes both formal & informal payment components as per market trend.
- f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
- g. This Project tie up report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject

unit is also approved within the Group Housing Society/ Township.

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.3, 12, 50,000/- per acres. (For Agricultural Land) | --- |
| b. | Deduction on Market Rate | --- | --- |
| c. | Rate adopted considering all characteristics of the property | Rs.3, 12, 50,000/- per acres. X 4 (factor for Group Housing) i.e Rs.12,50,00,000 per acre | --- |
| d. | Total Land Area/FAR Area considered (documents vs site survey whichever is less) | 5.50 acres/22257.7 sq.mtr | 5.50 acres/22257.7 sq.mtr |
| e. | Total Value of land (A) | 5.50 acre X Rs.12, 50, 00,000/- per acres. | --- |
| | | Rs.68,75,00,000/- | Rs.19,84,10,752 /- |

Note:

- In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.
- However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the RERA Temp Project Id : RERA-GRG-PROJ-645-2020 of the Project which amount to be Rs.88,30,00,000 /- for the licensed Land of 24.477 Acres. Thus, the Land cost arrived per acres is Rs.3,60,74,682 /- as the subject Phase has a registered area of 5.50 acres. Therefore, the Land cost arrived is Rs.19,84,10,752 /- for the Particular Phase (Palm Heights).
- 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..

Rohit
A



| 4. COST ASSESSMENT OF BUILDING CONSTRUCTION | | | | |
|---|--|---------------------|--|--|
| | Particulars | | EXPECTED BUILDING CONSTRUCTION VALUE | |
| | | | FAR Area | NON-FAR Area |
| | Building Construction Value | Rate range | Rs. 1,800/- to 2,000/- per sq. ft. | Rs. 1,400/- to 1,600/- per sq. ft. |
| | | Rate adopted | Rs. 1900/- per sq. ft. | Rs. 1500/- per sq. ft. |
| | | Covered Area | 42109.504 m ² /4,53,262.92 ft ² | 163.86 m ² / 1763.77 ft ² |
| | | Pricing Calculation | Rs.1900/- per Sq. ft. X 4,53,262.92 sq. ft | 1763.77 ft ² X Rs. 1,500/- per sq. ft.. |
| | | Total Value | Rs. 86,11,99,548/- | Rs. 26,45,655 /- |
| 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. 86,38,45,203 /- | |

| 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.4,31,92,260.15 /- |
| 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.11,22,99,876 /- |
| 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.2,59,15,356 /- |
| e. | Expected Construction Value (C) | NA | Rs.18,14,07,492 /- |

| 6. MARKET/ SALABLE AMOUNT OF THE FLATS | | |
|--|--|--|
| a. | Total No. of DU | • Residential= 297 Units |
| b. | Total No. of EWS Units | Not available in this phase. |
| c. | Total Proposed Salable Area for flats | Details of total saleable area is not available to us. |
| d. | Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges) | No information available. |
| | Builder's Selling Rate | Rs.7,500/- per sq.ft. to Rs.8,000/- per sq.ft. on Super area |

| | | |
|----|---|--|
| | (Including PLC + Car Parking + EDC + IDC + Club & other charges) | |
| | Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges) | Secondary Market is not yet developed for the Particular Project |
| 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.7,500/- per sq.ft. to Rs.8,000/- per sq.ft. on Super area 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. |

| 7. | CONSOLIDATED COST ASSESSMENT OF THE ASSET | | |
|---------|---|-------------------------------|---|
| Sr. No. | Particulars | Govt. Circle/ Guideline Value | Indicative & Estimated Prospective Market Value |
| a. | Land Value (A) | Rs.68,75,00,000/- | Rs.19,84,10,752 /- |
| b. | Structure Construction Value (B) | NA | Rs.86,38,45,203 /- |
| c. | Additional Aesthetic Works Value (C) | NA | Rs.18,14,07,492 /- |
| d. | Total Add (A+B+C) | Rs.68,75,00,000/- | Rs.1,24,36,63,447 /- |
| 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.68,75,00,000/- | Rs.1,24,36,63,447 /- |
| h. | Rounded Off | Rs.68,75,00,000/- | Rs.124,36,00,000 /- |
| i. | Indicative & Estimated Prospective Fair Market Value in words | --- | Rupees One Hundred Twenty Four Crores and Thirty Six lakh only |
| j. | Expected Realizable Value (@ ~15% less) | --- | Rs.1,05,70,60,000 /- |
| k. | Expected Distress Sale Value (@ ~25% less) | --- | Rs.93,27,00,000 /- |

| | | |
|----|---|---|
| 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 <ol style="list-style-type: none"> The subject property is a Group Housing project. We are independent of client/ company and do not have any direct/ indirect interest in the property. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts. 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. 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. 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. 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. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us. 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 -

- Enclosure II: Google Map Location
- Enclosure III: Photographs of the property
- Enclosure IV: Copy of Circle Guideline
- Enclosure V: Other Relevant Documents/Articles taken for reference
- Enclosure VI: Consultant's Remarks

IMPORTANT NOTES

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

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



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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 |
|----------------|---|---|
| Parveen Sharma | Rahul Gupta | Abhinav Chaturvedi |
| |  |  |



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

HOUSING.COM Buy In Gurgaon

Sector 77 X + Add

About Project

3 BHK Apartment

2000.00 SQ.FT 2025.00 SQ.FT

3 BHK

Builtup Area : 2000.00 sq.ft

₹ 1.55 Cr

2D 3D

3 BEDROOM + 3 TOILET + LOUNGE + UTILITY

| Room | Area (sq.ft) |
|----------------|--------------|
| Master Bedroom | 12.2 x 11.5 |
| Bedroom 2 | 10.5 x 11.5 |
| Bedroom 3 | 10.5 x 11.5 |
| Kitchen | 10.5 x 11.5 |
| Lounge | 10.5 x 11.5 |
| Utility | 10.5 x 11.5 |
| Toilet 1 | 10.5 x 11.5 |
| Toilet 2 | 10.5 x 11.5 |
| Toilet 3 | 10.5 x 11.5 |
| Bath | 10.5 x 11.5 |
| Storage | 10.5 x 11.5 |

99acres Buy Gurgaon X Add more

Why you should consider Emaar Palm Heights?

- Strategically located at sector 77 Gurgaon right at the intersection of NH 48 & Okhla Expressway
- Near to 8-lane Okhla Expressway to address enhanced vehicular traffic
- Well-connected to central business districts, International Airport, New Delhi & the Ambliary NCR region

View 4 more

DEVELOPED BY
Emaar India

EMEAR

Emaar Palm Heights ☆

Request for a callback

CONSTRUCTION STATUS

Ready To Move

Since Aug. 2022

₹ 1.35 - 1.62 Cr + Govt. Charges

PRICE RANGE

3 BHK Apartment

3 BHK Apartment

Super Built up Area
2025 sq.ft. (188.13 sq.ft.)

₹ 1.35 - 1.62 Cr + Govt. Charges

₹1.50 Cr | 3 BHK Flat For Sale In Emaar Palm Heights, Sector 77, Gurgaon

[Overview](#) [More Details](#) [About Project](#) [About Locality](#) [Property Services](#)



3 Beds 4 Baths 4 Balconies 2 Covered Parking

Concierge S... Health club ...

Carpet Area
1242 sqft
₹12,077/sqft

Developer
Emaar India

Project
Emaar Palm Heights

Floor
22 (Out of 26 Floors)

Transaction Type
Resale

Status
Ready to Move

Facing
North - East

Furnished Status
Unfurnished

square yards

Gurgaon ▾ Buy Rent Projects Agents Property Mgmt More Services ▾ Resources ▾ [Data Intelligence](#)

[Home](#) [New Projects in Gurgaon](#) [Property in Gurgaon](#) [Projects in Sector 77](#) [Emaar Palm Heights](#)



Compare

Smartly designed Spacious 3BHK Homes

10 Photos

Emaar Palm Heights
Sector 77, Gurgaon

₹ 1.41 Cr to 1.43 Cr

Status: Mid Stage Constructi

Project Size
297 units - 24.47 A

Configurations: 3 Be
2025 Sq. Ft. (Saleab

197061 Views

58

Request

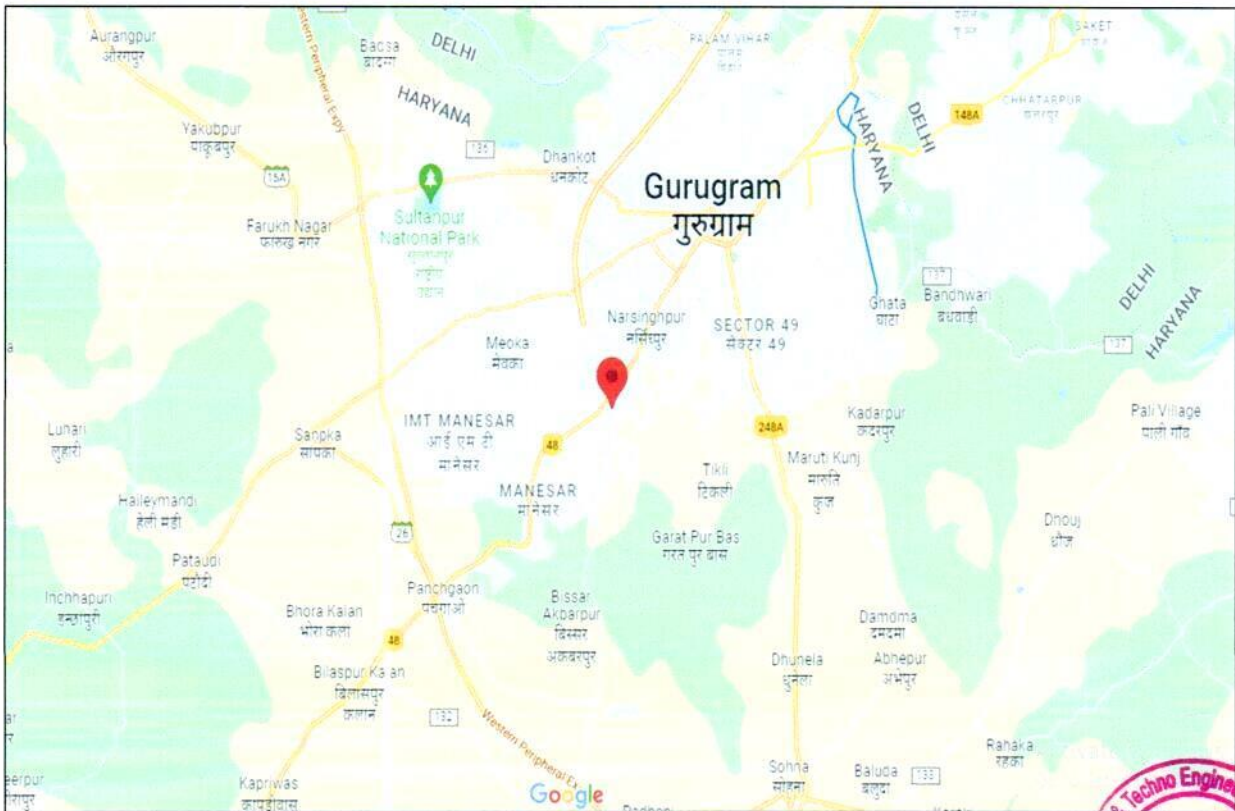
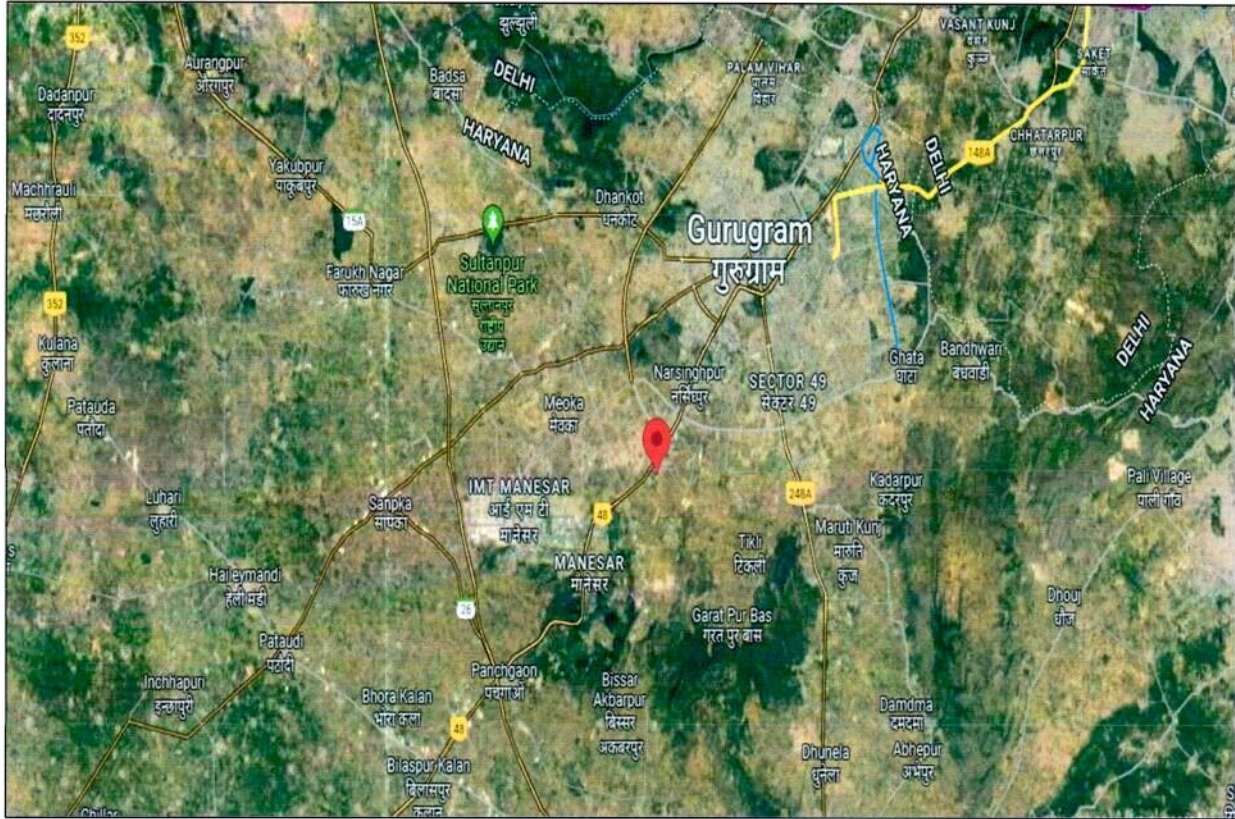
Why Invest through Square Yards?

- Zero Brokerage - 100% Service, 0% Brokerage. We charge our customers nothing. Not today, not ever.
- Lowest Price Guaranteed - Highly unlikely, but if you find a lower price anywhere, tell us and we will match it.
- Full Service Support - Our sales personnel are accountable for every step - site visits, home loans & post-sales.

Polish
A



ENCLOSURE 2: GOOGLE MAP LOCATION



Handwritten signature



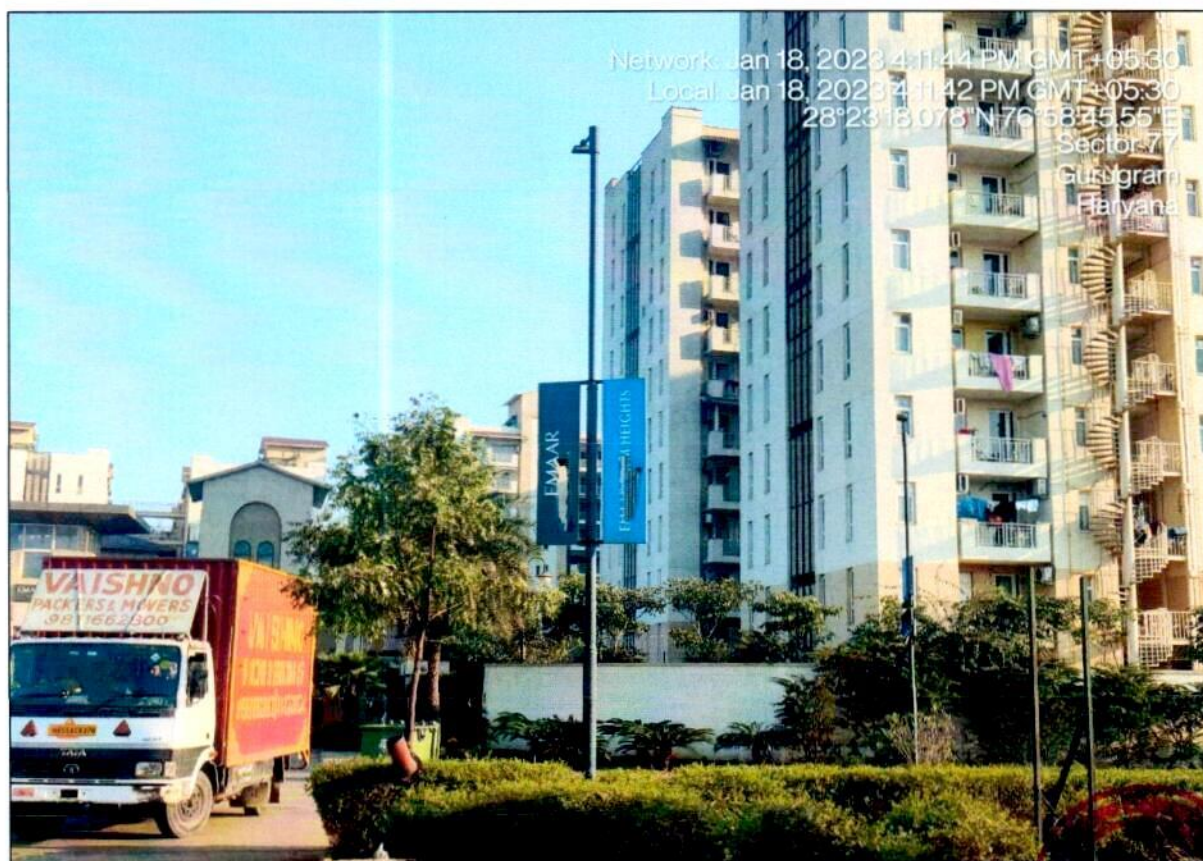
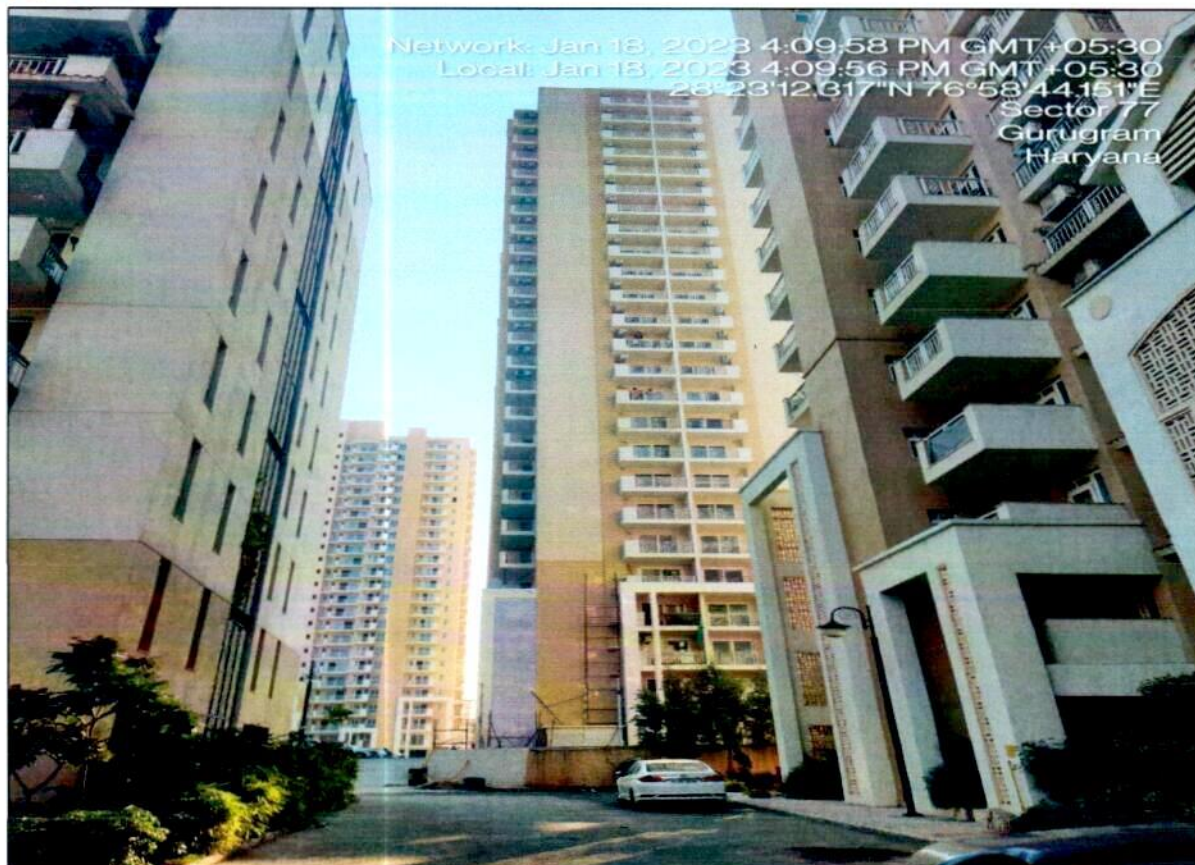
ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY





Handwritten signature
A





Handwritten signature





A *Robert*





ENCLOSURE: 4- COPY OF CIRCLE RATE

| COLLECTOR RATE OF THIRU. MANESAR DISTRICT GURUGRAM FOR THE YEAR 2021-22 w.e.f. _____ | | | | | | | | | | | | | | | | |
|--|--|---------|------|-------|---------|----|---------|------|-------|---------|----|---------|------|-------|---------|----|
| Schrepan | Total Area Outside R Zone | 7215000 | 5700 | 14700 | NA 1710 | NA | 7715000 | 5700 | 14700 | NA 1710 | NA | 7715000 | 5700 | 14700 | NA 1710 | NA |
| 34 | Musil No. 1 to 140, 141mm, 143 to 178, 187mm to 230, 211mm, 301mm, 302mm, 303mm, 304mm, 305mm, 307mm, 308mm, 309mm, 310, 311mm, 312mm, 320mm, 321mm, 322 to 329, 340mm, 341mm, 344, 700 to 729, 765 to 769, 772 to 795, 435 to 438, 440 to 445, 456, 457, 460, 461, 465, 466, 456, 481, 482, 485, 490, 491, 492, 493, 494, 495, 496, 497 to 498, 500, 510 to 524, 525mm, 526mm, 528mm, 536mm, 540 to 570, 801 to 805, 821, 822, 823, 829, 834, 836, 870, 871, 872, 873, 874, 877, 864, 865, 866, 868, 869, 876, 877, 878, 879 to 897, 900 to 914, 920 to 923, 927, 930 to 951, 970/9, 972/2 to 980, 982 to 1000, 1046 to 1054, 1057 to 1077, 1097 to 1107, 1113 to 1131, 1137 to 1144, 1145mm, 1182 to 1199, 1206/2, 1236/2, 1236/3, 1405 to 1417, 1426 to 1429, 1435 to 1467, 1528, 1529, 1532, 1546mm, 1645 to 1648, 1652 to 1690, 1692, 1694, 1697, 1698, 1699, 1700 to 1702, 1703 to 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 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Note:

1. Any Land for which change of land use (CLU) has been obtained in (non-commercial colony) the following rates will be applicable
 - A. Residential plotted colony three times of Agricultural collector rates.
 - B. Residential Group Housing Colony Four times of the Agricultural collector rates.
 - C. Commercial - Five times of the Agricultural collector rates.
 - D. Warehouse - Two times of the collector rates of the Agricultural land.
 - E. Educational/Institutional/College/Hospital/Club - Three times of the collector rates of the Agricultural land.
 - F. Industrial land - 2.5 times the collector rates of the Agricultural land.
2. Value of the land falling on NH-48 will be 25% more upto the depth of 2 Acre from the road.
3. Value of the land falling on Pataudi-Tauru Road and Pathar - Tauru road will be 10% more upto depth 2 Acre from the road.
4. Land less than 1000sq. Yard will be treated as residential for stamp duty.

Joint Sub Registrar
Manesar

Sub Registrar
Manesar

SDO (C)
Gurgaon

DHO
Gurgaon

Additional Deputy Commissioner
Gurgaon

Deputy Commissioner-Cum
Registrar
Gurgaon



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**

FORM REP-I
Part - B

Information relating to the project land and license:

| | |
|---|-----------------------|
| 1. Land area of the project | 5.50 (Acre) |
| 2. Permissible FAR | 175 |
| 3. FAR proposed to be utilized in the project | 175 |
| 4. Total licensed area, if the land area of the present project is a part thereof | 24.477 (Acre) |
| 5. License number granted by the Town & Country Planning Department for the project/Allotted By Municipal Corporation/Permission by Local Bodies (Annex copy in folder B) | 56 of 2009 62 of 2013 |
| 6. Is the applicant owner-licensee of the land for which the registration is being sought. | Yes |

FORM REP-I
Part - C

Project Details:

| | |
|--|-------------|
| 1. Estimated cost of the project (Annex a copy of the project in Folder C) | 31000 Lakhs |
| i. Cost of the land (if included in the estimated cost) | 8830 Lakhs |
| ii. Estimated cost of construction of apartments | 18700 Lakhs |
| iii. Estimated cost of infrastructure and other structures | 0 Lakhs |
| iv. Other Costs including EDC, Taxes, Levies etc. | 1200 Lakhs |
| 2. The total land of the project measuring 5.50 Acres will be utilised in the following manner: | |



DOCUMENT 2: PRICE LIST PROVIDED BY THE COMPANY

NOT PROVIDED



DOCUMENT 3: COPIES OF STATUTORY APPROVALS
LICENSE (LC-V)

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

Licence No. 56 of 2009

1. This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to (i) M/s Robin software Pvt. Ltd., Sh. Sanjay Passi, S/o Sh. B.L. Passi, in collaboration with M/s Emaar MGF Land Ltd. C/o M/s Emaar MGF Land Ltd., ECE House, 28 KG Marg, New Delhi-110001, to develop a Group Housing on the land measuring 24.477 acres falling in revenue estate village Shikhopur, Tehsil and Distt. Gurgaon in sector 77.
2. The particulars of the land wherein the aforesaid colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, and Haryana.
3. The Licence is granted subject to the following conditions:
 - a) That the residential Group Housing Colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
 - c) That the demarcation plan of the colony area is submitted before starting the development Works in the colony and for the approval of zoning plan.
4. That the portion of Sector /Master plan road which shall form part of the licenced area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
5. That the licensee shall derive permanent approach from the service road only.
6. That the licensee will not give any advertisement for sale of shops/office/ floor area in Commercial colony before the approval of layout plan/ building plans.



RENEWAL OF LC-V

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

website: http://tcpharyana.gov.in

To

Sh. Sanjay Passi S/o Sh. B.L. Passi,
Robin Software LLP,
C/o Emaar MGF Land Ltd.
Emaar MGF Business Park,
Mehrauli-Gurugram Road, Sikandarpur, Chowk,
Sector-28, Gurugram.

Memo No. LC-1031-IV-JE (VA)-2019/ 31749

Dated 24-12-2019

Subject: Renewal of license no. 56 of 2009 dated 31.08.2009 granted for development of a Group Housing Colony on the land measuring 24.477 acres in the revenue estate of village Sikhopur, Sector 77, Gurugram-Manesar Urban Complex.

Ref: Your application dated 29.07.2019 on the subject mentioned above.

Licence no. 56 of 2009 dated 31.08.2009 granted to you vide this office Endst No. LC-5DP-III-2009/9147 dated 31.08.2019 for setting up of a Group Housing Colony over an area measuring 24.477 acres in the revenue estate of village Sikhopur, Sector 77, Gurugram Manesar Urban Complex is hereby renewed upto 30.08.2024 on the terms & conditions laid down therein and further subject to the following conditions:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence
2. You shall get the licence renewed till the final completion of the colony is granted

The renewal of license will be void ab-Initio, if any of the above conditions are not complied with.

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

Endst. No. LC-1031-IV-JE (VA)-2019/

Dated

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Accounts Officer of this Directorate.
6. Project Manager (IT Cell) O/o DTCP with request to update the status on website.

(Sanjay Kumar)

DOCUMENT 4: RERA CERTIFICATE

CONDITIONS OF REGISTRATION

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

- The promoter shall submit payment plan, project report, mining permission within three months.
- The promoter shall enter into an agreement for sale with the allottees as prescribed by the Government.
- The promoter shall offer to execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the unit/apartment, plot or building as the case may be.
- The promoter shall convey/allow usage of common areas as per Rule 2(1)(c) of thearyana 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 (b) of clause (3) of sub-section (2) of section 4.
- The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Araryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and as 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 conveyed by the Authority.

VALIDITY OF REGISTRATION

The registration shall be valid for the period commencing from 29th November, 2018 and ending with 31st August, 2022 unless extended by the Authority in accordance with the Act and rules made thereunder subject to compliance of provisions of rule 5(1) of the Araryana 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.

| | |
|-----------------------------|------------|
| NO. RC/REP/HARERA/GGM/2018/ | 29 |
| DATE | 29-11-2018 |

**REGISTRATION CERTIFICATE
REAL ESTATE PROJECT
PALM HEIGHTS**

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 | PALM HEIGHTS |
| 2. | Location | Section 77, Sakhaspur, Gurugram |
| 3. | Total licensed area of the project | 24.677 Acres of License No. 56 of 2018 issued in the name M/s Robin Software Pvt Ltd and M/s Sanjay Pans in collaboration with M/s Emaraa MGF Land Ltd and 4.872 acres of License No. 62 of 2013 issued in the name M/s Sanjay Pans, Robin Software LLP, Neerwana developers in collaboration with M/s Emaraa MGF Land Ltd |
| 4. | Area of project for registration | 5.50 Acres out of total site area 29.147 Acres |
| 5. | Type of Project | Group Housing Colony |
| 6. | Total FAR of the phase registered | 42109.504 sq.mtrs |
| 7. | Number of Towers | 2 Towers |
| 8. | Number of Units | 297 |

| NAME OF THE PROMOTERS | | |
|-----------------------|---------------------------|-------------------------------|
| S.N. | Particular | Detail |
| 1. | Promoter 1/License holder | Robin Software LLP and others |

| PARTICULARS OF THE PROMOTER / DEVELOPER | | |
|---|--------------------------|---|
| S.N. | Particular | Detail |
| 1. | Name | Emaraa MGF Land Ltd |
| 2. | Registered Address | 304-306, Square ONE, I-2 District Centre, Saket, New Delhi-110017 |
| 3. | Corporate Office Address | Emaraa Business Park, Sakhaspur, Section 77, Gurugram-122001 |
| 4. | Local Address | Same as above |
| 5. | CIN | U45201HR2005PLC1531K |
| 6. | PAN | SAABY4300B |
| 7. | Status | Active |
| 8. | Mobile No. | 919650521940 |
| 9. | Landline No. | 911241471155 |
| 10. | Email id | emaraamgf@gmail.com |
| 11. | Authorized Signatory | Raj Kumar |

| FINANCIAL DETAILS | | |
|-------------------|---|-------------|
| S.N. | Particular | Amount (Rs) |
| 1. | Estimated cost | 7.100 |
| 2. | Amount spent up to date | 26.5 |
| 3. | Rebate to be given on the project | 26.7 |
| 4. | Cost of infrastructure | 22.4 |
| 5. | Remaining expenditure on infrastructure | 11.98 |
| 6. | No. of plots sold | Nil |

This registration certificate is based on the information supplied by the promoter and as authenticated true and correct as shown hereunder.


(Dr. K.K. Khandelwal)
 Chairman
 Haryana Real Estate Regulatory Authority

Dated: 29-11-2018
 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. |

A. R. Ravi

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| 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, |

A. Rishi

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| | 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. |

A
Rohit

