



PRICE LIST - TOWER F&G

w.e.f. from August 24, 2022

S.No.	Particular	Measure	Standard	Corner
	Saleable Area	Sq. ft.	1453	1505
1.	Saleable Area	INR per Sq. ft.	5100	5100
2.	Basic Selling Price (BSP)	IINK per 54. re.		7/75500
3.	Sale Value	INR	7410300	7675500

CNO	Particular	Measure	Charge(₹)
S.No.	1st & 2nd Floors	INR per Sq. ft.	300
1.	3rd, 4th & 5th Floors	INR per Sq. ft.	150
2.		INR per Sq. ft.	200
3.	Podium Level	INR per Sq. ft.	70/140

S.No.	Particular	Measure	Charge(₹)
1.	Covered Car Parking Slot	INR	150000
2.	Fittings & Fixtures: 4 ACs/ Wardrobes/ Modular Kitchen/ Ceiling Fans/ Geyser/ Motion Light Sensors/ Video Door Phone	INR	250000

Particular	Measure	Standard	Corner 1505
Saleable Area	Sq. ft.	· 1453	1503
	INIR	259559	274559
	Saleable Area	Particular Sa ft	Saleable Area Sq. ft. Sq. ft. 259559

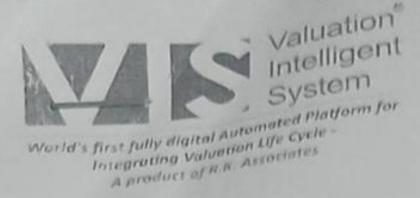
PAYMENT PLANS

DOWN PAYMENT PLAN: DISCOUNT C	OF 5% ON 85% OF BASIC SELLING	
Particular	Installment	
At the time of booking	10% of BSP	
	85% of BSP+Other Charges+PLC	
Within 45 days from date of booking	5% of BSP+Possession Charges+IFMS	
On offer of possession	5% of BSP+Possession	

SPECIAL PAY	MENT PLAN Installment
	Installing
Particular	10% of BSP
At the time of booking	30% of BSP+50% of (Other Charges+PLC)
Within 30 days from the date of booking	40% of BSP+50% of (Other Charges+PLC)
On completion of super structure	20% of BSP+Possession Charges+IFMS

	D PAYMENT PLAN
CONSTRUCTION LINKE	Installment
Particular	10% of BSP
At the time of booking	10% of BSP + 14% of (Other Charges + PLC)
Within 30 days from the date of booking	20% of BSP + 14% of (Other Charges + PLC)
Within 90 days from the date of booking	10% of BSP + 14% of (Other Charges + PLC)
On completion of First Floor Roof Slab	10% of BSP + 14% of (Other Charges + PLC)
On completion of Third Floor Roof Slab	10% of BSP + 14% of (Other Charges + PLC) 10% of BSP + 14% of (Other Charges + PLC)
On completion of Fifth Floor Roof Slab	10% of BSP + 14% of (Other Charges + PLC)
On completion of Eight Floor Roof Slab	10% of BSP + 14% of (Other Charges + PLC) 10% of BSP + Balance of (Other Charges + PLC)
On completion of On commencement of Internal Flooring (Common Area)	10% of BSP + Balance of Courses + IFMS
On commencement of free of Possession	10% of BSP + Possession Charges + IFMS

- 1. Cheques/ Bank Drafts to be issued in favor of "UCHDPL Eligo " Payable at New Delhi. Outstation cheques will be accepted only if payable at par at all branches.
- 3. Stamp Duty, Legal & Registration fee, Maintenance Charges (advance) shall be payable extra on offer of possession.
- 4. In the event the government / competent authority levies additional charges on account of Peripheral Charges, High End-Electrification Charges. Electrification Charges, Infrastructure Development Charges or any other charges in relation to the project, the same shall be charged on pro-rate from charged on pro-rata from the customers.
- 6. All prices & schemes subject to change without prior notice at sole discretion of the developer.



Billing Details

8.

File No. VIS-(2021-2023-PL-398-310-548-SSOCIATES)

SURVEY FORM FOR GROUP HOUSING PROJECTS

Date of implementation: 9.02.2011 Last Revision: 30.01247p Latest Revision: 04.03.2022	Integrating Valuetion A product of R.R. Associates	SURVE	Y FORM FOR	GROUP HO	אוופנ		701300000	
Assigned to Date Comparison Condition Conditio				ION FO	DM	Revision: 0	4.03.2022	
Bank/ Fil Organization Survey of customer Servey Contact Number Survey hand		implementation: 9.0 Assigned To	Assigned	1010	Submitted On date	Grade	HOD Er Signat	ngg. ure
reparation A - Very Good, B - Satisfactory, C - Average, D - Poor, E - Extremely Poor A - Very Good, B - Satisfactory, C - Average, D - Poor, E - Extremely Poor A - Very Good, B - Satisfactory, C - Average, D - Poor, E - Extremely Poor A - Very Good, B - Satisfactory, C - Average, D - Poor, E - Extremely Poor A - Very Good, B - Satisfactory, C - Average, D - Poor, E - Extremely Poor Identification is not clearly done, Gelfiel Market survey for rates is not properly done, Delta is not clearly done, Gelfiel Owner or owner rates is not properly done, Photographs not clearly date, Gelfiel Owner or owner rates is not properly done, Photographs not clearly done, Gelfiel Owner or owner rates is not properly done, Delta is not clearly done, Market survey in the properly done, Gelfiel Owner or owner rates is not properly done, Delta is not clearly done, Market survey or materials in the survey materials on the clearly done, Market survey or materials in the survey summary sheet not filled Google Map not taken, Survey summary sheet not filled Surveyor. Report preparer to collect the missing information on his own. Surveyor. Report preparer to collect the missing information on his own. Surveyor. Report preparer to collect the missing information on his own. Surveyor. Report preparer to collect the missing information on his own. Surveyor. Report preparer to collect the missing information on his own. Surveyor. Report preparer to collect the missing information on his own. Surveyor. Report preparer to collect the missing information on his own. Surveyor. Report preparer to collect the missing information on his own. Surveyor. Report preparer to collect the missing information on his own. Surveyor. Report preparer to collect the missing information on his own. Surveyor. Report preparer to collect the missing information on his own. Surveyor. Report preparer to collect the missing information on his own. Surveyor. Report preparer to collect the missing information on his own. Surveyor. Report preparer to				by date				
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Ref. No. Valuation Report, □ Construction cost estimate, □ Cost voting 2. Type of Service Other CE Certificates, □ TEV Report, □ LIE Other CE Certificates, □ LIE	1. Proposal/ Wo	ork Order or					Pact vetting	certificate
3. Type of customer Bank Fl/ Organization Company Private client Direct client through Bank Private client Direct client through Bank Direct Cli	Ref. No.		Valuation Repo	ort, □ Constru ates, □ TEV R	ction cost est Report, [] LIE	mate, L Co	rporate	
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9 Rilling Details	e Billing Deta		Billed	To Party Nam	ie		GSTI	

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1	Type of Property	CASE DETAILS		
/		Tie- up- project		
2.	Purpose of Valuation/ Assignment	□ Value assessment of the asset for □ Periodic Re-Valuation for Bank, □ □ For DRT Recovery purpose, □ Capacitation purpose, □ Capacitation	pital Gains Wea	llateral mortgage r NPA A/c., lth Tax purpose
3.	Owner/ Applicant Details	Any other: Tie- Up- pr Name Conta	act Number	Email Id
4.	Account Name	M/S Eliga.		
5.	Property Address	wave city gaziyaba	d., Elig	0,
6.	Who will coordinate on site for the site survey	Shahil	95825	ntact Number
7.	Preferred time of survey	Date 29-10-22		00pi
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	 Ownership Documents: Sale Delection Sale Delect	ed, Power of It Deed, Trans etter, Posses p, Site Plan ment receipt, ment receipt	Attorney, sfer Deed, sion Letter Water Bill & payment
9.	Documents received from	Bank		
10.	Special Instructions if any:			
11.	11 1 - 1 - distart any facto	ationed above for the preparation of Valuation F and would not try to influence any member or vidual or organization by any means illegitimate	Official of the min	in the ill spirit or vested

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FILE RECEIVER CASE COLLECTION PROCESS COMPLIANCE CHECKLIST (To be filled by Surveyor) COMPLIANCE CHECKLIST NO. STATUS APPROVER SIGNATURE/ Is Case collection Form properly filled by Receiver? 1. REMARKS IN CASE OF ANY (X) Is purpose of the assignment understood clearly by the Has receiver checked if this is a new case or existing 3. case of the Bank? Has receiver fixed the fees with the manager/ client 4. and sent quotation properly or have taken approval of the work over email? Has receiver taken proper Work Order/ Email/ CESA 5. form formality? In case of private case or for fresh case 50% advance 6. is received? 7. Is document checklist email sent to the customer? 100 Has the received documents is having 'documents 8. provided by stamp'?

IMPORTANT INSTRUCTIONS TO SURVEYOR

1.	Please fill the above compliance checklist before moving for the survey.
2.	Please do not do the survey if you do not have proper documents.
3.	For Vacant Plot/ Land – Cizra Map/ Master/ Zonal/ Site Plan is must to identify the Plot. For Agriculture or converted land from agriculture – Mutation documents, CLU is must.
4.	Firstly please first study the documents of the property which needs to get surveyed.
5.	Mark the Owner/ Area/ Boundaries mentioned in the ownership documents with bold florescent marker pen before moving for the survey. During site survey if any difference is found in the above fields from the ownership documents then please contact the owner immediately to know the reason for the difference.
6.	Confirm ongoing property rates in the subject location through public domain, property sites and contact dealers to show you the available properties in that area during your survey.
7.	Identify the Property clearly by matching the boundaries and area mentioned in the property papers.
8.	Do sample physical or google measurements of the property.
9.	a. Take owner/ representative photograph along with the property. b. Take your selfie along with the property and the owner/ representative. c. Take full scale photo of the property with gate. d. Take photo of the property along with abutting road, towards left, right and center. e. Take multiple photos of inside-out of the property. f. Take nearby photographs of the Property. g. Take a short video to cover property and neighborhood.
10.	Take Google Map location. Check main road name & width and approach road width and distance of property from main road.
11.	Check main road name & width and approach.
12.	Check Jurisdiction Municipal Limits & Ward Name. Check Jurisdiction Municipal Limits & Ward Name. Fill each column of survey form diligently in detail and tick the appropriate option clearly. Fill each column of survey form.
13.	Fill each column of survey form diligently in detail and tick the appropriate from the fill each column of survey form diligently in detail and tick the appropriate from the fill each column of survey form. Check any defects or negativity in the property and comment in detail on survey form. Check any defects or negativity in the property and comment in detail on survey form.
14.	Check any defects or negativity in the property and comment in actual defects or negativity in the property actual defects or negativity actual defects or negativity actual defects or negativity actual defects or negativity actual
15. 16.	Do extensive market rate enquines and solding information to you or trying to influence you by money
	or cash their infinediate,

	SURVEY GRADING MATRIX
KADE	PARAMETERS/ CRITERIA
A	in case all the points below are done properly, timely with full care and diligence:
	Survey started with proper work order and knowing the source of payment. Survey done with proper documents.
	 Done complete homework and studied the documents properly with highlighting the main points before moving for the survey.
	Chosen correct survey form as per the property type
	5. All fields of Survey form are properly filled
	6. All site special observations and negative and positive factors are clearly mentioned.
	7. Self & client signatures taken on survey form. 8. Property rates information properly taken, mentioned and verified.
	9. Site rough sketch plan made.
	10. Proper photographs taken.
	11. Selfie with property taken.
	12. Selfie and owner photograph with property taken.
В	In case of 3 minor mistakes in any of the above points except Point 1, 2, 3, 4, 6, 8, 10, 11, 12 but all the points are covered.
С	In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any points are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12.
D	In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.
E	In case of more than 1 major mistakes or missing of more than 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.

Note (Survey Grading Matrix):

- For special assignments like LIE, Stock Valuation, etc. where till date survey format is not specified or released, in such cases point wise site observation report has to be submitted by the Surveyor duly signing it properly. Without signed Site Observation report, Point 4 will be considered as not done and will fall under Category E.
- 2. Similar Grading Matrix is issued for Case Collection & Report Preparation as well.

Note (Overall Grading Matrix):

1. In case client reports any careless mistake in the report for which revision has to be done in the report then in that case Grading Matrix may be revised and Grade E will be awarded.

100	SURVEY PROCESS COMPLIANCE CHECKLIST	
1	(To be submitted by Surveyor with each Survey)	
S.NO.	COMPLIANCE CHECKLIST POINTS	
1.	Did you take proper property documents to carry out the survey?	STATUS
2.	Have you properly studied & highlighted Owner/ Area/ Boundaries in the property	
	documents with bold florescent before moving for the survey?	4
3.	Did you check prominent landmark nearby the subject property and mentioned in the survey form?	9
4.	Did you identified the Property clearly by matching the boundaries and area mentioned in the property papers?	9
5.	Did you check if property is merged with any other property or it is an independent property?	
6.	Did you do sample physical or google measurements of the property in case of property more than 2500 sq.mtr?	
7.	Did you check for any building violations in the property?	
8.	Did you check municipal limits/ jurisdiction/ ward?	2
9.	Did you take Google Map location and shared it to Maps whatsapp group?	
10.	Did you check Main road name & width and its distance from the subject property?	V.
11.	Did you check approach Lane width on which property is located?	10
12.	Have you taken property full scale photograph with gate?	
13.	Have you taken owner/ representative photograph with the property?	
	Have you taken your selfie with the property along with owner/ representative?	1,0
14.	Have you taken photograph of the property along with abutting road and towards left and	1 00
15.	right of the property?	
10	Have you taken multiple photographs of the property from inside-out?	
16.	Did you check nearby development and whereabouts and commented on survey	
18.	Did you check any defects or negativity in the property in terms of location, legality disputes, marketability, salability, etc. and commented on survey form in detail?	, 5
19.	Have you filled all the columns of survey form including survey summary since	t
	properly?	U
20.	Did you draw site key plan (location map)?	V
21.	Did you draw rough site sketch plan? Did you draw rough site sketch plan? To the stand documents from owner/ representative and stamped	d V
22.	Have you taken self-attested documents non owner.	
23.	Did you check any defects or negativity in the property in terms of rocality,	
24.	Have you confirmed any recent past transactions during many	ev D
25.	Did you take signatures of the owner representative on	ey
	summary sheet?	
26.	Did you signed the undertaking?	

For File No.	PL-398-310-578.
Surveyor Name	Harshit
Signature	30
Date	

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	GI	ENERAL DETAILS
-	PROJECT NAME:	MIS 'UEHDPL-Elugo
	PROJECT PROMOTER/S: Company Name/ Director/s Name)	Same.
1	PROJECT BUILDER:	Upal dand
F	PROJECT ARCHITECT:	Palafox.
	TOTAL ESTIMATED PROJECT COST:	As per doc
	LAND COST: (PMR Value)	As per doc
	CONSTRUCTION COST: (Total/ Per sq. ft.)	As per doc.
3.	COMPLETED CONSTRUCTION COST: (Total/ Per sq.ft)	As per doc
9.	TOTAL NO. OF TOWERS/ BLOCKS:	As per doc 3 tower. F1
10.	NAME OF TOWERS (as per map)	1. f, q, H.
11.	NAME OF TOWERS (as per survey)	F GH.
12.	STRUCTURE CONSULTANTS	
13.	TOTAL NO. OF FLOORS PER TOWER:	S+8. H=Basement.
14.	TOTAL NO. OF FLATS: (Total/ Per Tower)	384.
15.	TYPE OF UN ITS /TOWERS	3BHK.
16.	SUPER AREA/ COVERED AREA OF UNITS:	1453, 1505 sq6t (Super ano,
17.	AMENETIES PRESENT IN THE PROJECT: (Club/ Gymnasium/ Swimming Pool/ Recreational Centre / Others)	111
18.	HVAC SYSTEM	Mo. wooden, files.
19.	FLOORING TYPE (in flats)	
20	TOTAL LAND AREA:	ods per do c
21	TOTAL GROUND COVERAGE	At not class
22	FAR/ TOTAL COVERED AREA	

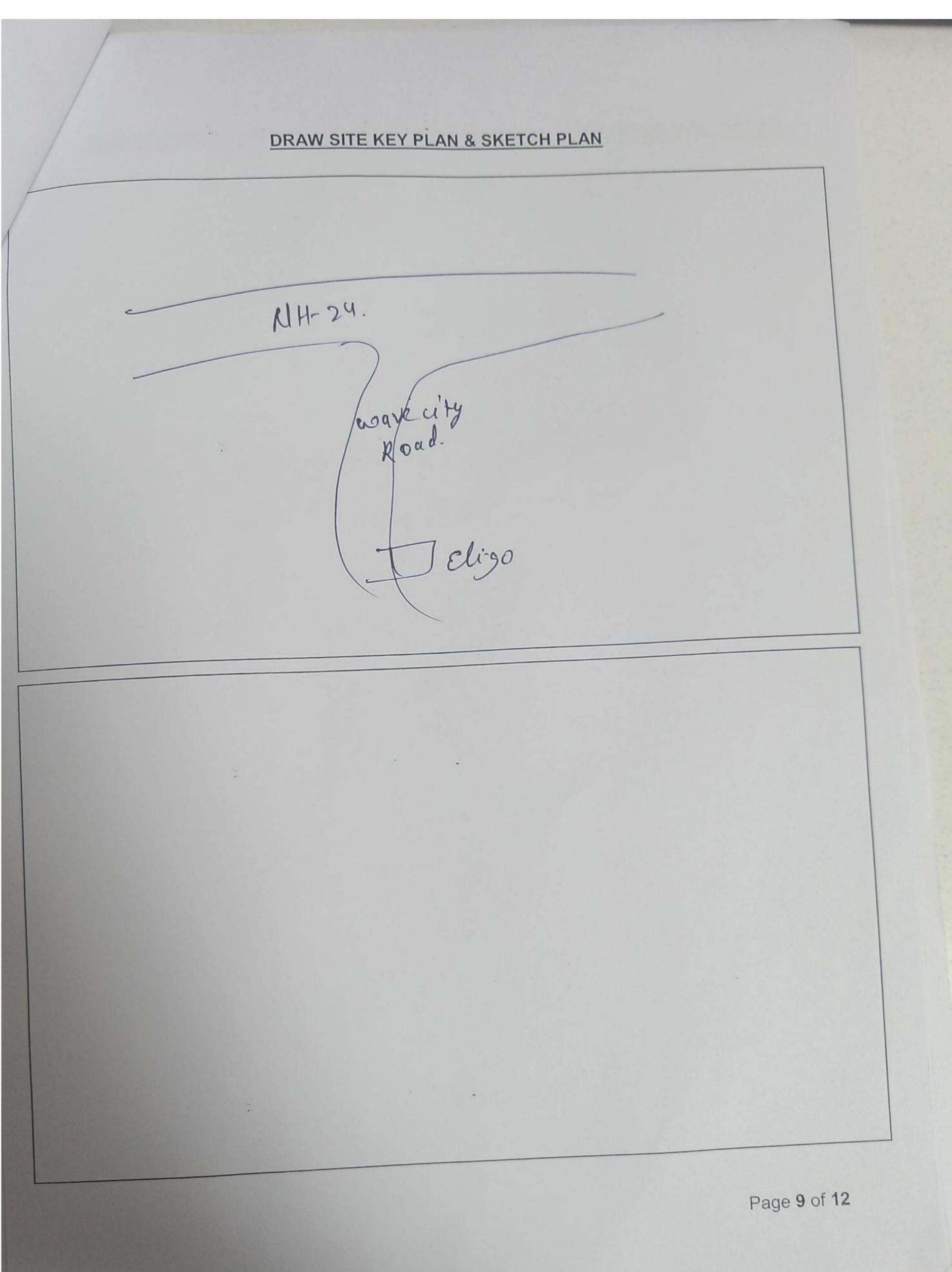
. 1	PROPOSED GREEN AREA:	As per doc
. (7	PARKING AREA DETAILS Total Area/ Parking for No. of Cars)	
	Basement Parking:	
	Stilt Parking:	
	Open Parking:	
5.	PROPOSED COMPLETION DATE OF THE PROJECT:	2027 (18 per RERA).
26.	PROGRESS OF THE PROJECT: (Total No. of Towers constructed/ Total FAR constructed)	: Construction Started.
27.	DEVELOPER/ BUILDER PAST PROJECTS:	
28.	LANDMARK:	wave city central park.
29.	APPROACH ROAD WIDTH:	5+m
30.	PROJECT LAUNCH RATE:	1 4800 sy 64 (Luper).
31.	PROPERTY CONSULTANTS NAME & RATE	1. ware
32	CURRENT BASIC SALE PRIC	
33	LAND RATE (agricultural)/group	P
34	DOLINDADIES OF THE	
	NORTH:	Road. wave vity existive floor. central part Road/soviety.
	SOUTH:	carlow pord
	EAST:	poul 1 10 viery

ATTACH & VERIFY ON SITE:

- 1. PROJECT APPROVAL DOCUMENTS (Applicable only For Gurgaon)
 - (a) Letter of Intent for grant of license from DTCP (HR Govt.) LC-III
 - (b) Form LC-IV License No. for setting up Group Housing Society
 - (c) Approval of Building Plans Letter from DTCP (HR Govt.) BR-III
 - (d) Sanctioned Map/ Building Plans from HUDA
 - (e) NOC from Airport Authority of India (If Applicable)
 - (f) NOC from Pollution Control Board
 - (g) NOC from SEIAA for Environmental clearances
 - (i) NOC from Ministry of Environment & Forest (As per notification S.O 1533 (E) Dated
 - (j) NOC from Forest Officer for Aravali Hills conservation area conformity

 - (k) Structural stability certificate 2. SITE PLAN - Should have FAR/ Area Summary Details
 - 3. LOCATION MAP
 - 5. FLATS STOCK LIST Category wise detail with selling area of each category | 4. FLOOR PLANS Tower/ Block wise detail | Count of flats for each category
 - 6. SPECIFICATIONS
 - 7. PHOTOGRAPHS

*NOTE: Please complete all the details reference to the sanctioned Maps and Approvals.



UNDERTAKING BY THE CUSTOMER

I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided all its information to the surveyor true to the best of my knowledge. I understand that any false or manipulative information provided by me will be considered as cheating with the professional organization since it will lead to incorrect valuation report and I'd be solely responsible for this unlawful act and will bear the charges for the changes/ modifications which have to undergo due to the false information. I also undertake that I have not given any cash or in kind to any member of R.K Associates to influence the Value of the Property or favor any individual or organization and the same is not accepted or asked by the member of R.K Associates. Any such act will lead to cancellation of the material prepared by R.K Associates with forfeiting of the fees and i'll be completely responsible for its repercussions and legal actions taken for it.

IMPORTANT: We have not authorized any of our person/ Surveyor to take Cash or kind from the customers in any situation. In case Surveyor or any member of R.K Associates asks for any money or kind from you then kindly please inform on number +91-9958632707, 0120-4110117. Our Valuation process is very stringent and have multiple check points to ensure correct & error free reports to keep the lending agency risk free. In case Surveyor claims that he would be able to arbitrary effect the Valuation figures unfairly or as per your requirement & need, then he is making a false claim to you and we request you to complaint such act immediately on the number provided above.

Name	Shail.
Relationship with owner	
Signature	
Mobile No.	9582567960.
Date	29-10-22

UNDERTAKING BY THE SURVEYOR

I confirm that I have carried out the Survey of the property properly as per the fair professional best practices and Valuation & Survey policy guidelines issued by R.K Associates. I have not taken any cash or kind from the customer nor have I come into any kind of influence of the customer / bank for arbitrary providing the Property Valuation as per one's need. I further state that I have not given any assurances to the customer nor given any wrong or false information or statement. In case at any point of time it is found that I have done any kind of fraudulent activity in this case and misled the company then I understand its legal consequences and appropriate fraudulent activity in this case are against me. Also in regard to it any monetary or reputation loss will be recovered from me by the company.

For File No.	PL-398-310-578.
Surveyor Name	Harshit
Signature	111
Date	29-10-22

UNDERTAKING BY THE PREPARER

I confirm that this Valuation Report is prepared as per the fair professional best practices and Valuation & Survey Policy Guidelines issued by the organization. I also confirm that without any personal interest, partiality or information collected from the site came to my knowledge during the course of the asset is based on various facts, sincere efforts to review, cross check & confirm this data/ information from all different angles using my prudent approach without any biasedness or pressure. I have prepared the report based on true facts & information as per best of my knowledge & case facts. I understand that any false information provided by me will lead to the incorrect valuation report and I'd be solely responsible for it and will bear the losses which will be put on the Company in form of monetary or reputation loss by its client or statutory bodies.

I also undertake that I did not come into any influence by the customer, Bank representative (officer or agent), colleagues, coworkers or any other person to arbitrary change the Valuation figures or facts unethically or illegitimately which may put the public money at risk which is in the form of Bank deposits.

In case at any point of time in future, if I am found guilty of illegitimately distorting the facts in the Valuation or any other professional services which company offers in the market on being influenced by the customer or Bank representative (officer or agent) or for whatsoever reason then I'd solely responsible of any such act and I understand that the Company can take appropriate legal action against me which may include suspension from the current roles & responsibilities or termination from the employment with immediate effect.

I also undertake that I have not taken any cash, favor or in kind from the customer for favoring any individual or organization by unfair means.

I also undertake that I'll not prepare any report on incomplete Survey form which is not properly filled as per the Company guidelines and in case I am preparing it which is creating an incorrect report then I'd be responsible for its consequences.

For File No.			
Preparer Name	•		
Signature			
Date			