

REPORT FORMAT: V-L16 (Project Tie Up format) \_V\_11.2\_2022

CASE NO. VIS (2022-23) PL409-319-589

DATED: 15/11/2022

## PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	SLF ANUSHREE APARTMENTS

SITUATED AT

SECTOR 75 & 76, TEHSIL & DISTRICT FARIDABAD, HARYANA

DEVELOPER/ PROMOTER

M/S. ANU SHREE HOME DEVELOPERS PRIVATE LIMITED

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST GURGAON, SECTOR 18

■ 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

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

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

*Terms of Services & Consultant's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.*

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**PART A**

**SNAPSHOT OF THE GROUP HOUSING PROJECT**



**SITUATED AT**  
**SECTOR 75 & 76, TEHSIL & DISTRICT FARIDABAD, HARYANA**

**PART B**

**SUMMARY OF THE PROJECT TIE-UP REPORT**

<b>Name &amp; Address of Branch</b>	State Bank of India, HLST Branch, Gurgaon, Sector 18
<b>Name of Project</b>	SLF Anushree Apartments
<b>Work Order No. &amp; Date</b>	Dated 1 <sup>st</sup> November, 2022

SR. NO.	CONTENTS	DESCRIPTION		
<b>1.</b>	<b>GENERAL DETAILS</b>			
i.	Report prepared for	Bank		
ii.	Name of Developer/ Promoter	M/s. Anu Shree Home Developers Private Limited		
iii.	Registered Address of the Developer as per MCA website	A-71, FIEE Complex, Okhla Industrial Area, Phase-II, New Delhi-110020		
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	1 November 2022		
viii.	Date of Assessment	15 November 2022		
ix.	Date of Report	15 November 2022		
x.	Property Shown by	<b>Name</b>	<b>Relationship with Owner</b>	<b>Contact Number</b>
		Mr. Abhishek	Representative	+91 8447747633
xi.	Purpose of the Report	For Project Tie-up for individual Flat Financing		
xii.	Scope of the Report	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.		
xiii.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work. h) Valuation techniques and principles.		
xiv.	Documents provided for perusal	<b>Documents Requested</b>	<b>Documents Provided</b>	<b>Documents Reference No.</b>
		Total 04 Documents requested.	Total 03 Documents provided.	02



		Property Title document	Not provided	----
		HRERA Certificate	HRERA Certificate	Regd. No.215 of 2017 Dated 18/09/2017
		Approved Map	Approved Map	Dated 25/02/2015
		NOC's & Approval	NOC's & Approval	Please refer Part-D (Project Approval Details)
xv.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Owner's representative	
		<input 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.2,06,00,00,000/-
ii.	Total Expected Realizable/ Fetch Value	Rs.1,75,10,00,000/-
iii.	Total Expected Distress/ Forced Sale Value	Rs.1,54,50,00,000/-
iv.	Total No. of Dwelling Units	247
v.	Built up area of the project	Not mentioned in for the specific phase in the approved site plan
vi.	Saleable Area of the Project	No information provided
vii.	Inventory Cost as on "Date of Assessment"	No information provided

3.	ENCLOSURES	
i.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 33,34
ii.	Enclosure 2	Google Map – Page No. 35
iii.	Enclosure 3	Photographs of The property – Pages. 36-40
iv.	Enclosure 4	Copy of Circle Rate – Pages 41
v.	Enclosure 5	Other Important documents taken for reference Page No. 37-46
vi.	Enclosure 6	Consultant's Remarks Page No. 46-49
vii.	Enclosure 7	Survey Summary Sheet – Pages 02

**PART C**

**CHARACTERISTICS DESCRIPTION OF THE PROJECT**

**1. BRIEF DESCRIPTION OF THE PROJECT**



This project tie-up report is prepared for the Group Housing Project in the name of "SLF Anushree Apartments" which is being developed on total land area admeasuring 10.925 Acre / 44,211.94 sq. mtr. as per the copy of RERA Certificate. The subject project is part of a bigger project which is proposed to be developed in multiple 3 sites. Site 1 & Site 3 work has already been completed. The subject report is for the progress of work for Site 2.

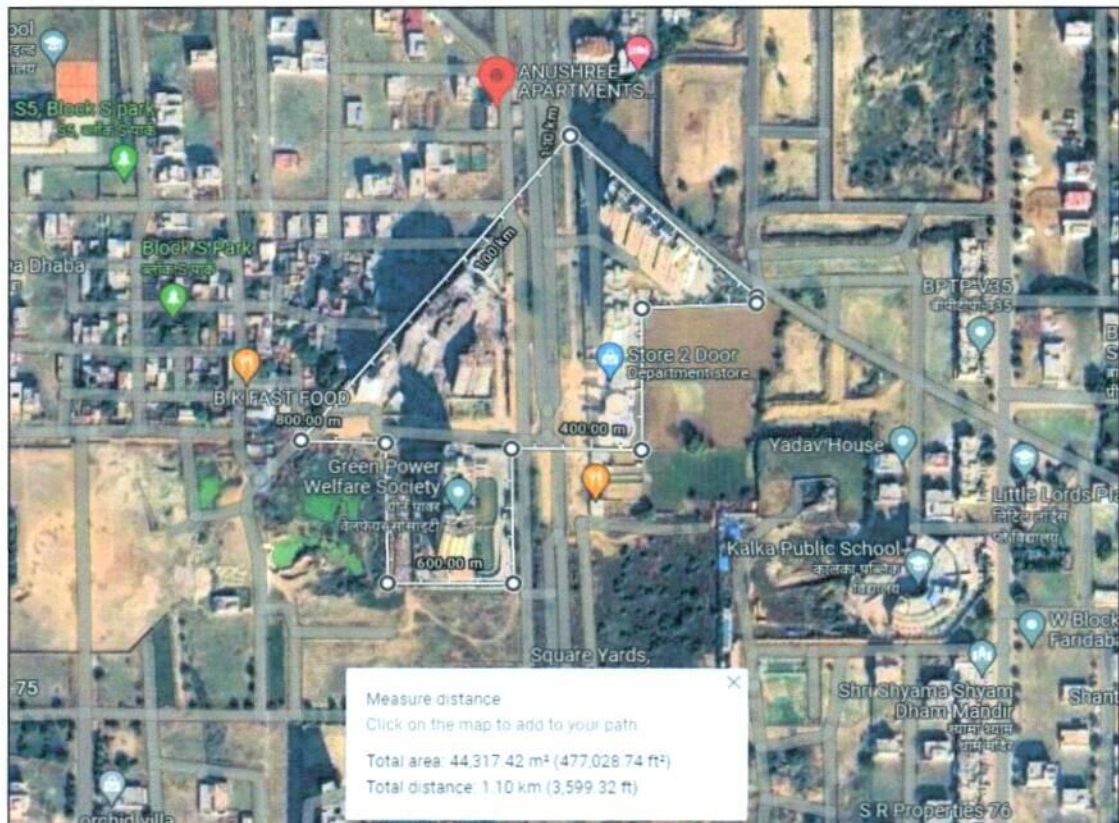
This project is being developed by M/s. Anu Shree Home Developers Private Limited. The subject Phase consists of four main towers with tower name as P1A, P1B, P2 & P3. As per the approved site plan a total of 247 DU's are proposed in this report. Summary of type and number of dwelling units is as below:

Tower	Unit Type	Floors	No. of Dwelling Units
P1A	2 BHK UNIT	S + 19	57
P1B	2 BHK UNIT	S + 19	57
P2	2 BHK + SERVANT	S + 19	76
P3	2 BHK UNIT	S + 19	57
Grand Total			247

As per the approved building plan provided to us the total proposed covered area (FAR) for Tower P1 (P1A & P1B), P2 & P3 are 5137.97 sq.mtr, 5137.97 sq.mtr, 9428.203 sq.mtr. & 6041.093 sq.mtr. respectively. Therefore, collective proposed covered area (FAR) for Phase 1 comes out to be 25,745.25 sq.mtr.

As per the physical progress observed during site visit and our subsequent discussion with the person accompanying us during the visit superstructure of this phase is ready & finishing works is under progress.

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



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	Palm Residency		
ii.	Name of similar projects available nearby with distance from this property	Palm Residency, Lord Krishna Residency is located within the close proximity.		
iii.	Postal Address of the Project	Sector 75 & 76, Tehsil & District: Faridabad, Haryana		
iv.	Independent access/ approach to the property	Clear independent access is available		
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report		
		Coordinates or URL: 28°22'16.2"N 77°21'02.0"E		
vi.	Description of adjoining property	Other residential projects		
vii.	Plot No. / Survey No.	For survey numbers please refer to the copy of sale deed.		
viii.	Village/ Zone	Residential zone		
ix.	Sub registrar	Faridabad		
x.	District	Faridabad		
xi.	City Categorization	Scale-B 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 developing Residential zone	
xiv.	Property location classification	Normal location within locality	None	None
xv.	Property Facing	East Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Faridabad Bypass Road	Approx. 70 ft.	
	b) Front Road Name & width	Internal Road	Approx. 60 ft.	
	c) Type of Approach Road	Bituminous Road		
	d) Distance from the Main Road	2.3 kms. approximately		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
xviii.	Is the property merged or colluded with any other property	No		
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		Road
	West	NA		Other's property
	North	NA		Other's property
	South	NA		Kutcha Road

3. TOWN PLANNING/ ZONING PARAMETERS		
i.	Planning Area/ Zone	DTCP, Haryana, Chandigarh
ii.	Master Plan currently in force	DTCP Faridabad Haryana-2031
iii.	Municipal limits	Faridabad Municipal Corporation
iv.	Developmental controls/ Authority	Faridabad Metropolitan Development Authority
v.	Zoning regulations	Residential (Group Housing/Plotted) zone
vi.	Master Plan provisions related to property in terms of Land use	Group Housing
vii.	Any conversion of land use done	NA
viii.	Current activity done in the property	Group Housing Society is under construction
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	As per the physical progress observed during site visit and our subsequent discussion with the person accompanying us during the visit superstructure of this phase is ready & finishing works are under progress.
xiii.	Comment on unauthorized construction if any	No Unauthorized construction observed during site visit.
xiv.	Comment on Transferability of developmental rights	Cannot comment since property documents was not provided to us.
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential purpose.
xvi.	Comment of Demolition proceedings if any	NA
xvii.	Comment on Compounding/ Regularization proceedings	NA
xviii.	Any information on encroachment	No encroachment observed during site visit.
xix.	Is the area part of unauthorized area/ colony	No information available

4. LEGAL ASPECTS OF THE PROPERTY				
i.	Ownership documents provided	License for setting up a group housing society	NA	NA
ii.	Names of the Developer/Promoter	M/s. Anu Shree Home Developers Private Limited.		
iii.	Constitution of the Property	Cannot comment since property documents was not provided to us.		
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	Cannot comment since property documents was not provided to us.		

ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Developer	NA
x.	Comment on whether the owners of the property have issued any guarantee ( <i>personal or corporate</i> ) as the case may be	No Information available to us. Bank to obtain details from the Developer	NA
xi.	<b>Building Plan sanction:</b>		
	a) Authority approving the plan	Department of Town & Country Planning, Haryana, Chandigarh	
	b) Any violation from the approved Building Plan	As per visual observation the building is seems to be built as per the approved map only	
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property since the project has already been issued the license for construction of group housing project.	
xiii.	Whether the property SARFAESI complaint	Yes	
xiv.	Information regarding municipal taxes ( <i>property tax, water tax, electricity bill</i> )	Tax name	No information available
		Receipt number	No information available
		Receipt in the name of	No information available
		Tax amount	No information available
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	No information available	
xvii.	Property or Tax Id No.	Not provided	
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Bank to check from their end	
xix.	Property presently occupied/ possessed by	The property is currently possessed by the company only	
xx.	Title verification	Title verification to be done by competent advocate as the same is out of our scope of work.	
xxi.	Details of leases if any	NA	

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



6. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES					
i.	Drainage arrangements			Yes	
ii.	Water Treatment Plant			Yes	
iii.	Power Supply arrangements	Permanent	Yes		
		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, Proposed	Yes/ Proposed	Yes/ Proposed	Yes/ Proposed	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 available.			
	b) Electricity			Yes			
	c) Road and Public Transport connectivity			Yes			
	d) Availability of other public utilities nearby			Transport, Market, Hospital etc. available in close vicinity			
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	Within the site	~ 3.5 km.	~ 300 mtr.	~2.3 km.	~ 7.5 km.	~ 7 km.	~ 42 km.
iv.	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby.			

8. MARKETABILITY ASPECTS OF THE PROPERTY:		
i.	Location attribute of the subject property	Good
ii.	Scarcity	Similar kind of properties are easily available in this area.
iii.	Market condition related to demand and supply of the kind of the subject property in the area	Demand of the subject property is in accordance with the current use/ activity perspective only which is currently carried out in the property.
iv.	Any New Development in surrounding area	No No new major development in surrounding area. However few group housing projects are under construction.



v.	Any negativity/ defect/ disadvantages in the property/ location	No	NA
vi.	Any other aspect which has relevance on the value or marketability of the property	No	

9. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
i.	Type of construction & design	RCC framed 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 - Internal finishing is yet to be completed.	
		External - New construction although finishing work is yet to be completed	
	c) Roof	<b>Floors/ Blocks</b>	<b>Type of Roof</b>
		High rise towers	RCC
		Maximum Floors up to S+19	RCC
	d) Floor height	Approx. 9 feet	
	e) Type of flooring	Ceramic Tiles / Vitrified Tiles (Proposed)	
	f) Doors/ Windows	7x3 Flush Doors With Wooden Door Frames / Seasoned Hardwood Frames With European Style Moduled Shutters (Proposed)	
	g) Interior Finishing	Yet to be completed	
	h) Exterior Finishing	Finishing work yet to be completed	
	i) Interior decoration/ Special architectural or decorative feature	NA	
	j) Class of electrical fittings	Good (Proposed)	
	k) Class of sanitary & water supply fittings	Good (Proposed)	
iv.	Maintenance issues	No	
v.	Age of building/ Year of construction	New Construction	--
vi.	Total life of the structure/ Remaining life expected	Approx. 60-65 years	Approx. 60-65 years
vii.	Extent of deterioration in the structure	No deterioration observed in structure.	
viii.	Protection against natural disasters viz. earthquakes etc.	All the structures are assumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	None	
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.	

	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	c) Is this being regularized	No information provided	

10. ENVIRONMENTAL FACTORS:		
i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	No information available to us
ii.	Provision of rainwater harvesting	Yes
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.	Traditional structure

12. PROJECT DETAILS:		
a.	Name of the Developer	M/s. Anu Shree Home Developers Private Limited.
b.	Name of the Project	SLF Anushree Apartments
c.	Total no. of Dwelling units	247 (For main towers)
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. Nirman Architect & Interior Designers
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	As per HRERA site project completion date is 30/11/2021 but as of now the project is in progress.
h.	Progress of the Project	Super Structure of the project is ready with finishing works under progress.
i.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input checked="" 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 type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,

**PART C**
**AREA DESCRIPTION OF THE PROPERTY**

1.	Licensed area of the complete project		10.925 Acres / 44,211.94 sq. mtr	
2.	Area of Site 2 as per HRERA Certificate		Not mentioned in HRERA Certificate	
3.	Ground Coverage Area	Permitted	No information available. (For specific towers)	
		Proposed	Tower P1A: 283.351 sq. mtr. Tower P1B: 283.351 sq. mtr. Tower P2: 518.406 sq. mtr. Tower P3: 259.657 sq. mtr. <b>Total: 1344.765 sq. mtr.</b>	
	Covered Built-up Area	<b>UNDER FAR</b>		<b>REQUIRED AS PER APPROVED MAP</b>
		<b>TOTAL</b>	Proposed	25745.252 sq.mtr.
			Permitted	No information available.
		<b>UNDER NON-FAR</b>		<b>PROPOSED AS PER APPROVED MAP</b>
		Proposed NON-FAR area		11763.395 Sq. mtr.
		Permitted		No information available
		Total Gross Built Up Area (FAR + NON-FAR)		37508.647 Sq. mtr.
				OC not obtained yet.
4.	Open/ Green Area	Minimum Required		No information available in Approved Plan for the specific Phase.
		Proposed		No information available in Approved Plan for the specific phase.
5.	Density	Permitted		No information available in Approved Plan for the specific phase.
		Proposed		No information available in Approved Plan for the specific phase.
6.	Carpet Area		No information available for the specific phase.	
7.	Saleable Area		No information available for the specific phase.	

**Total Blocks/ Floors/ Flats**

	Approved as per Building Plan		Actually provided		Current Status
1.	S+19 (For all type of tower)		S+19 (For all type of tower)		Superstructure of both the towers is completed. Finishing works under progress.
2.	Total no. of Flats/ Units	Main Units	247 DU in site 2 as per Approved map		
3.	Type of Flats		Type of Flat	Tower	Carpet Area (Sq. ft.)

		<table><tr><th>DESCRIPTION</th><th>CARPET AREA (In sqft)</th><th>BALCONY AREA (In sqft)</th><th>COMMON AREA (In sqft)</th><th>SUPER AREA (In sqft)</th></tr><tr><td>3BHK</td><td>1101</td><td>100</td><td>227</td><td>1614</td></tr><tr><td>2BHK+1 STUDY ROOM</td><td>936</td><td>160</td><td>254</td><td>1347</td></tr><tr><td>2BHK</td><td>792</td><td>165</td><td>265</td><td>1201</td></tr></table>					DESCRIPTION	CARPET AREA (In sqft)	BALCONY AREA (In sqft)	COMMON AREA (In sqft)	SUPER AREA (In sqft)	3BHK	1101	100	227	1614	2BHK+1 STUDY ROOM	936	160	254	1347	2BHK	792	165	265	1201
DESCRIPTION	CARPET AREA (In sqft)	BALCONY AREA (In sqft)	COMMON AREA (In sqft)	SUPER AREA (In sqft)																						
3BHK	1101	100	227	1614																						
2BHK+1 STUDY ROOM	936	160	254	1347																						
2BHK	792	165	265	1201																						
4.	Number of Car Parking available for main units	Required		371 Cars for site 2																						
		Proposed		371 Cars for site 2																						
5.	Land Area considered	Land Area as per RERA Certificate is 10.925 Acres/44,211.94 sq. mtr. (For the whole project)																								
6.	Area adopted on the basis of	Land Area Adopted based on RERA Certificate (for the whole project)																								
7.	Remarks & observations, if any	NA																								
8.	Constructed Area considered (As per IS 3861-1966)	Plinth Area	37,508.647 sq. mtr.																							
	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																								

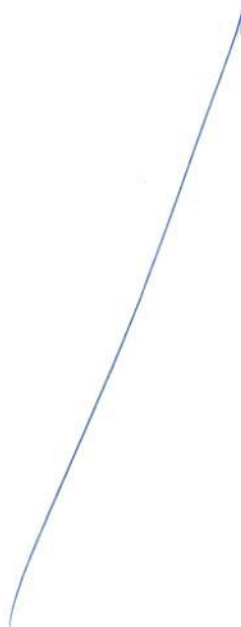
**Note:**

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.

**PART D**

**PROJECT APPROVAL DETAILS**

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS
1.	Environmental Clearance	Dated 12 <sup>th</sup> November, 2009	Approved
2.	Fire NOC	Year 2017	Approved
3.	Pollution NOC	Dated 2 <sup>nd</sup> November, 2015	Approved
4.	RERA Certificate	Dated 18 <sup>th</sup> September, 2017	Approved
5.	Renewal of license	Dated 13 <sup>th</sup> October, 2020	Approved
6.	Forest NOC	Dated 29 <sup>th</sup> October, 2009	Approved
7.	Height clearance certificate	Dated 3 <sup>rd</sup> November, 2011	Approved
8.	Consent to Established from pollution angle	Dated 8 <sup>th</sup> October, 2007	Approved



**PART E**

**PROCEDURE OF ASSESMENT**

1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		1 November 2022	15 November 2022	15 November 2022
ii.	Client	State Bank of India, HLST Branch, Gurgaon, Sector 18		
iii.	Intended User	State Bank of India, HLST Branch, Gurgaon, Sector 18		
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
		Real estate	Residential
		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	Under Normal Marketable State	

	Asset assumed Total No. of Dwelling Units	Reason: Asset under free market transaction state			
v.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(in consonance to surrounding use, zoning and statutory norms)</i>	Considered for Assessment	
		Residential	Residential	Residential	
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents provided to us in good faith.  Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
vii.	Land Physical Factors	Shape		Size	
		Irregular		Large	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Scale-B City	Good	On Wide Road	NA
		Urban developing	Within developing Residential zone	Not Applicable	
			Within urban developing zone	Not Applicable	
		Property Facing			
		East Facing			
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
x.	Social structure of the area (in terms of population, social stratification, regional origin, age groups,	Urban Developing area			

	economic levels, location of slums/ squatter settlements nearby, etc.)			
xi.	Neighbourhood amenities	Good		
xii.	Any New Development in surrounding area	Some group housing projects are under construction in the vicinity and some are already constructed.		
xiii.	Any specific advantage/ drawback in the property	No		
xiv.	Property overall usability/ utility Factor	Restricted to a particular use i.e., Group housing (Residential) purpose only.		
xv.	Do property has any alternate use?	None. The property can only be used for residential purpose.		
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly.  This tie up report is prepared for site 2 of the M/s. SLF Anushree Apartments which is being constructed in many phases. All 3 sites are demarcated separately.		
xvii.	Is the property merged or colluded with any other property	Yes.  <b>Comments:</b> This Phase of the project is being constructed under site 2 phase of work. Any relevant documents related to the plot area of site 2 is not provided to us. Total area under which the whole project is going on is 10.925 Acres. Therefore, the same is merged with remaining land parcels which are to be used for other phases of the project.		
xviii.	Is independent access available to the property	Clear independent access is available		
xix.	Is property clearly possessable upon sale	Yes		
xx.	Best Sale procedure to realize maximum Value for inventory sale (in respect to Present market state or premise of the Asset as per point (iv) above)	<b>Market Value</b>  Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxi.	Hypothetical Sale transaction method assumed for the inventory cost analysis	<b>Market Value</b>  Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxii.	Approach & Method Used for inventory cost analysis	<b>PROJECT INVENTORY</b> <table><tr><td><b>Approach for assessment</b></td><td><b>Method of assessment</b></td></tr></table>	<b>Approach for assessment</b>	<b>Method of assessment</b>
<b>Approach for assessment</b>	<b>Method of assessment</b>			

		Market Approach	Market Comparable Sales Method	
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)		
xxiv	Market Comparable			
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	a.	Name:	Mrs. Surbhi Kohli
			Contact No.:	+91 9711432413
			Nature of reference:	Property dealer
			Size of the Property:	2019 sq. ft. super built up area
			Location:	BPTP resort, Faridabad sector 75
			Rates/ Price informed:	~Rs.3500/- per sq. ft. on super built up area
			Any other details/ Discussion held:	As per the discussion held with the property dealer the prevailing residential flat rate near our subject property will be ~Rs.3,200/- to Rs.3,800/- on super built up area. Further depends on floor heights and extra amenities located nearby.
		b.	Name:	Mr. Deepak Garg
			Contact No.:	+91 9818635644
			Nature of reference:	Property Consultant
			Size of the Property:	800 sq. ft. super built up area
			Location:	Terra Lavinium, Faridabad sector 75
			Rates/ Price informed:	~ Rs.3,750/- per sq. ft. on super built up area
			Any other details/ Discussion held:	As per the discussion held with the property dealer the prevailing residential flat rate near our subject property will be ~Rs.3,300/- to Rs.4,000/- on super built up area. Further depends on floor heights and extra amenities located nearby.
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.2,800 to Rs.4,000 per sq. ft on Super built up area. Further depends on floor height and extra amenities located nearby.		
xxv	OTHER MARKET FACTORS			
Current Market condition	Normal			
	Remarks: NA			
	Adjustments (-/+): 0%			
Comment on Property Salability Outlook	Easily sellable			
	Adjustments (-/+): 0%			
Comment on Demand & Supply in the Market	Demand		Supply	
	Good		Adequately available	
	Remarks: Good demand of such properties in the market			
	Adjustments (-/+): 0%			

xxvi	Any other special consideration	Reason: NA Adjustments (-/+): 0%
xxvii	Any other aspect which has relevance on the value or marketability of the property	NA Adjustments (-/+): 0%
xxix	Final adjusted & weighted Rates considered for the subject property	Rs. 29,990/- per sq. mtr. for land parcel and a rate range of Rs.2,800 to Rs.4,000 per sq. ft. on super built up for flats.
xxx	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.
xxxi.	<b>Basis of computation &amp; working</b>	
	<p>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.</p> <p>b. However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the current circle rates Please note that the value of Land may be different here which is not assessed in this report.</p> <p>c. Also, since this is a Licensed land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.</p> <p>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.</p> <p>e. Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.</p> <p>f. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.</p> <p>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.</p> <p>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</p>	

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.	<b>ASSUMPTIONS</b>
	<p>a. Documents/ Information/ Data provided by the client/ property owner or his representative both written &amp; verbally is true and correct without any fabrication and has been relied upon in good faith.</p> <p>b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true &amp; factual.</p> <p>c. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.</p> <p>d. It is assumed that the concerned Lender/ Financial Institution has asked for the Project Tie up report of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Project Tie up report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.</p> <p>e. Payment condition during transaction in the Project tie up report has been considered on all cash bases which includes both formal &amp; informal payment components as per market trend.</p> <p>f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative &amp; Estimated Fair Prospective Market Value of the asset unless otherwise stated.</p> <p>g. This Project tie up report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.</p>
xxxiii.	<b>SPECIAL ASSUMPTIONS</b>
	None
xxxiv.	<b>LIMITATIONS</b>
	None

3.	COST ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Cost of Land As per Circle rate
a.	Prevailing Rate range	Rs. 29,990/- per sq.mtr	Rs.29,990/- per sq.mtr
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.29,990/- per sq.mtr	Rs.29,990/- per sq.mtr
d.	Total Land Area/FAR Area considered (documents vs site survey whichever is less)	10.925 Acre / 44211.94 sq. mtr.	10.925 Acre / 44211.94 sq. mtr.
e.	Total Value of land (A)	44211.94 sq. mtr. x Rs.29,990/- per sq.mtr.	44211.94 sq. mtr. x Rs.29,990/- per sq.mtr.
		<b>Rs.1,32,59,16,081/-</b>	<b>Rs.1,32,59,16,081/-</b>

**Note:**

a. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and

have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.

b. However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the current circle rates Please note that the value of Land may be different here which is not assessed in this report.

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

4. COST ASSESSMENT OF BUILDING CONSTRUCTION				
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR	NON-FAR
	Building Construction Value	Rate range	Rs. 1,500/- to 1,700/- per sq. ft.	Rs. 1,200/- to 1,400/- per sq. ft.
		Rate adopted	Rs. 1,600/- per sq. ft.	Rs. 1,300/- per sq. ft.
		Covered Area	25,745.252 sq. mtr. (2,77,121.89 sq. ft.)	11,763.395 sq. mtr. (1,26,621.18 sq. ft.)
		Pricing Calculation	Rs.1,600/- per sq. ft. X 2,77,121.89 sq. ft.	Rs. 1,300/- per sq. ft. X 1,26,621.18 sq. ft.
		<b>Total Value</b>	<b>Rs. 44,33,95,028/-</b>	<b>Rs. 16,46,07,539/-</b>
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)/ Good (construction of super structure has been completed but finishing work is in progress)	
d.	Construction Depreciated Replacement Value (B)		<b>Rs.60,80,02,567/-</b>	

5. COST ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS			
	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements (Add lump sum cost)	----	NA
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings) (Approx. 5% of building construction cost)	----	Rs. 1,92,62,913/-
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. 5,00,83,575/-
d.	Add extra for internal & external development and other facilities	----	Rs. 1,15,57,748/-



	(Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach Road, Play Area, etc.) (Approx. 3% of building construction cost)		
e.	<b>Expected Construction Value (C)</b>	<b>NA</b>	<b>Rs.12,76,80,539/-</b>

6.	MARKET/ SALABLE AMOUNT OF THE FLATS		
a.	Total No. of DU	247 DU (for the main towers)	
b.	Total No. of EWS Units	123 DU	
c.	Total Proposed Salable Area for flats	Details of Total saleable area is not provided by the company.	
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	No information available.	
	Builder's Selling Rate Range (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.2,800/- to Rs. 3,800/- per sq. ft. on super built up (above mentioned price is for 4 <sup>th</sup> floor onwards, price will increase for floors lower than 4 <sup>th</sup> floor.	
	Market Rate Enquiry (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.2,800/- Rs. 4,000/- per sq. ft. on super built up area	
e.	Remarks	<ul style="list-style-type: none"> <li>The value of the Flats is varying from floor to floor and direction to direction as per information gathered from the public domain &amp; dealers of that area, and it is found that flat rates vary from Rs. 2,800/- Rs. 4,000/- per sq. ft. per sq. ft. on Super area and the same seems to be reasonable in our view.</li> <li>However, we have not received the area of the flats which are proposed under this Phase of the project. Therefore, inventory analysis is not provided for this phase. (If inventory analysis is not done)</li> </ul>	

7.	CONSOLIDATED COST ASSESSMENT OF THE ASSET		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs.1,32,59,16,081/-	Rs.1,32,59,16,081/-
b.	Structure Construction Value (B)	NA	Rs. 60,80,02,567/-
c.	Additional Aesthetic Works Value (C)	NA	Rs. 12,76,80,539/-
d.	<b>Total Add (A+B+C)</b>	<b>Rs.1,32,59,16,081/-</b>	<b>Rs.2,06,15,99,187/-</b>
e.	Additional Premium if any	NA	NA

	Details/ Justification	NA	NA
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	<b>Total Indicative &amp; Estimated Prospective Fair Market Value</b>	<b>Rs.1,32,59,16,081/-</b>	<b>Rs.2,06,15,99,187/-</b>
h.	<b>Rounded Off</b>	<b>Rs.1,32,59,16,081/-</b>	<b>Rs.2,06,00,00,000/-</b>
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Two Hundred & Six Crore Only
j.	<b>Expected Realizable Value (@ ~15% less)</b>	---	<b>Rs.1,75,10,00,000/-</b>
k.	<b>Expected Distress Sale Value (@ ~25% less)</b>	---	<b>Rs.1,54,50,00,000/-</b>
l.	Percentage difference between Circle Rate and Market Value	Not applicable	
m.	<b>Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%</b>	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.	<b>Concluding Comments/ Disclosures if any</b>		
	a. The subject property is a Group Housing project.		
	b. We are independent of client/ company and do not have any direct/ indirect interest in the property.		
	c. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		
	d. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.		
	e. Also, since this is a Licensed land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.		
	f. This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this		

report is Project status.

- g. This Project Tie-up is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.
- h. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.
- i. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- j. The pricing assessment of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- k. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- l. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- m. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

**o. IMPORTANT KEY DEFINITIONS**

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

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

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

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

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

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

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

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

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

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

**Difference between Costs, Price & Value:** Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility

to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

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

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

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

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

p. **Enclosures with the Report:**

- Enclosure I: Screenshot of the price trend references of the similar related properties available on public domain - Page No. 31
- Enclosure II: Google Map Location Page No. 32
- Enclosure III: Photographs of the property Page No. 33-35
- Enclosure IV: Copy of Circle Guideline Rate Page No. 36
- Enclosure V: Other Relevant Documents/Articles taken for reference Page No. 37-46
- Enclosure VI: Consultant's Remarks Page No. 47-49



### **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](mailto: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](mailto:valuers@rkassociates.org) within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

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





**COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format or any content of this report wholly or partially other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

### **IF REPORT IS USED FOR BANK/ FIs**

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

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

**Terms of Services & Consultant's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.**

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Harshit Mayank	Babul Akhtar Gazi	Gaurav Sharma
		 


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

**magicbricks** Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for sale in Faridabad > Flats for Sale in Faridabad > Flats for Sale in Sector 75 > 2 BHK Flats for Sale in Sector 75 > 1240 Sq-ft

**₹45.0 Lac** [Get ₹13,500 cashback on Home Loan](#)

2 BHK 1240 Sq-ft Flat For Sale **Sector 75, Faridabad**



2 Beds 2 Baths 2 Balconies 1 Covered Parking

Super Built-Up Area  
1240 sqft ~  
₹3,629/sqft

Developer  
**Rass Development Ltd.**

Project  
**Palm Residency**

Floor  
**9 (Out of 19 Floors)**

Transaction Type  
**Resale**

Status  
**Ready to Move**

Additional Rooms  
**1 Study Room**

Facing  
**East**

Lifts  
**2**


+6 Photos

**magicbricks** Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for sale in Faridabad > Flats for Sale in Faridabad > Flats for Sale in Sector 75 > 2 BHK Flats for Sale in Sector 75 > 1200 Sq-ft

**₹40.0 Lac** [Get ₹12,000 cash back on Home Loan](#)

2 BHK 1200 Sq-ft Flat For Sale **Sector 75, Faridabad**



2 Beds 2 Baths 3 Balconies 1 Covered Parking

Carpet Area  
900 sqft ~  
₹4,444/sqft

Project  
**SLF Anushree**

Floor  
**5 (Out of 19 Floors)**

Transaction Type  
**New Property**

Facing  
**North**

Lifts  
**2**

Furnished Status  
**Unfurnished**

Car Parking  
**1 Covered, 1 Open**

Type Of Ownership  
**Freehold**

+13 Photos


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

**magicbricks**
Buy
Rent
Sell
Home Loans

Home > Property for Sale in Faridabad > Flats for Sale in Faridabad > Flats for Sale in Sector 75 > 3 BHK Flats for Sale in Sector 75 > 2052 Sq.ft.

**₹70.0 Lac**
[Get ₹ 21,000 cashback on Home Loan](#)

3 BHK 2052 Sq-ft Flat For Sale [Sector 75, Faridabad](#)



3 Beds
3 Baths
3 Balconies
Semi-Furnished

Super Built-Up Area  
2052 sqft  
₹ 3,411/sqft

Developer  
**BPTP Ltd.**

Project  
**BPTP Resort**

Floor  
12 (Out of 20 Floors)


Transaction Type  
**Resale**

Status  
**Ready to Move**

Additional Rooms  
1 Servant Room

Facing  
**North**

Furnished Status  
**Semi-Furnished**



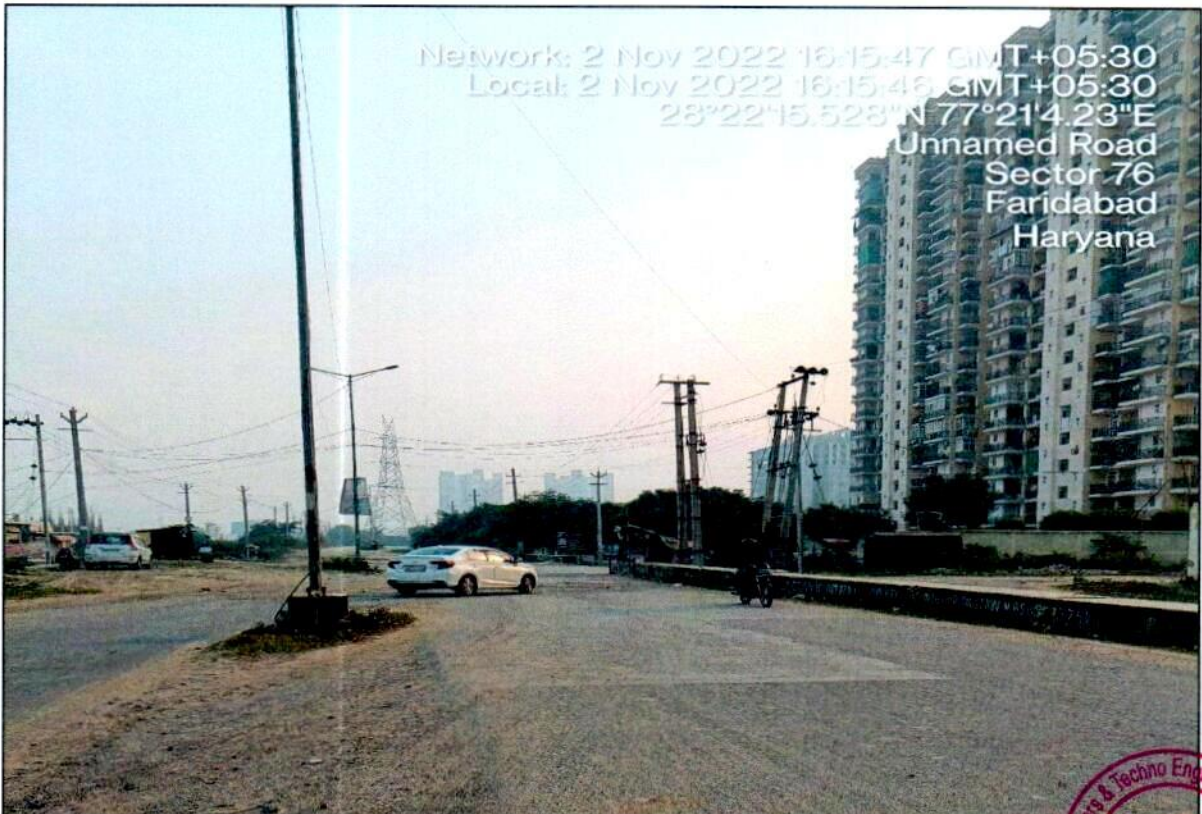
17 Photos

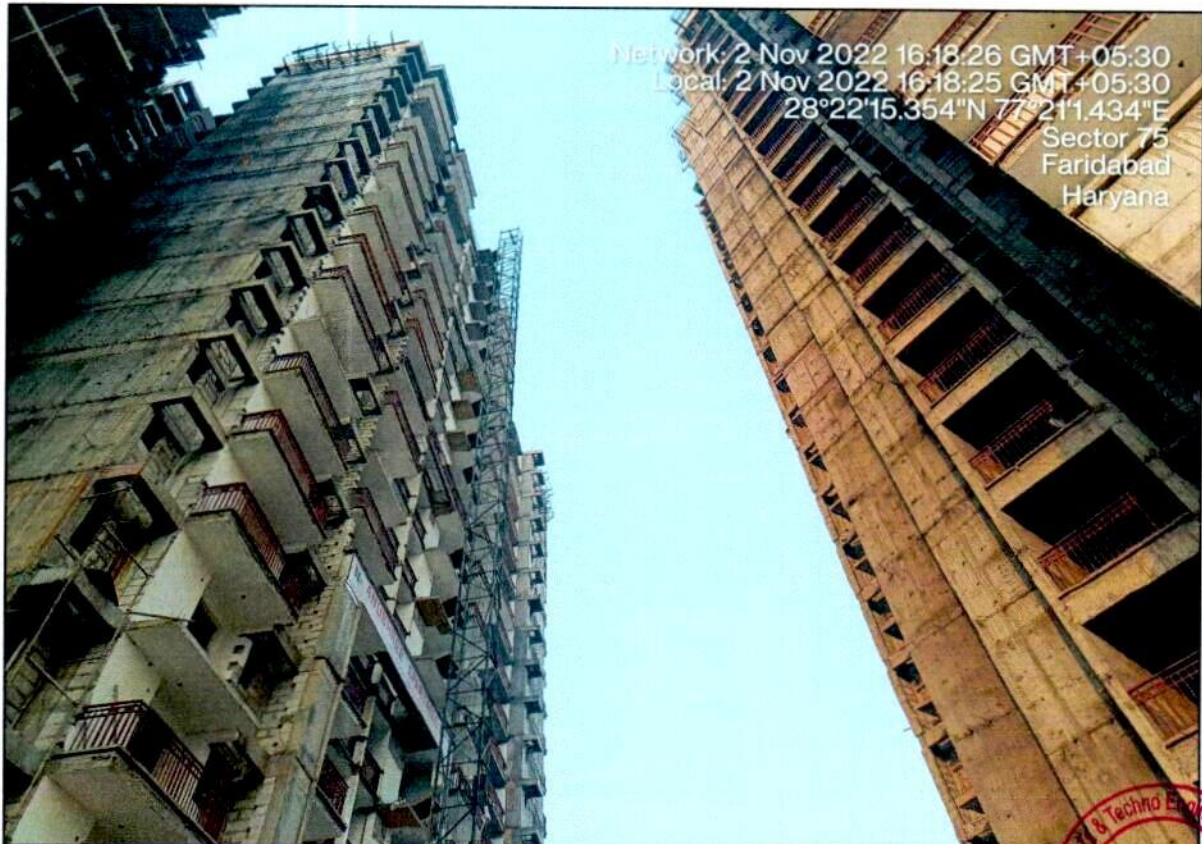
Near Omaxe World Street, Near Hospital, Near School

**ENCLOSURE 2: GOOGLE MAP LOCATION**



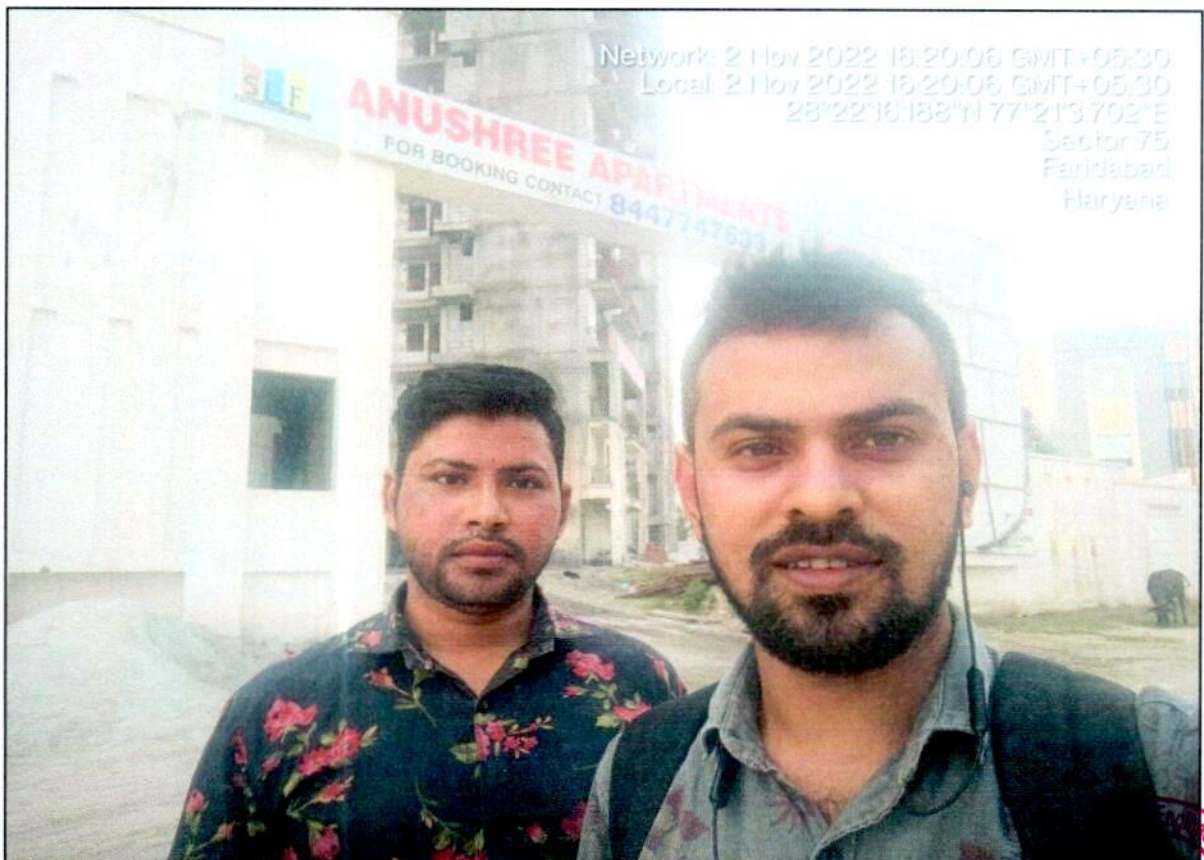
**ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY**













**ENCLOSURE: 4- COPY OF CIRCLE RATE**


**LICENSED COLONY**


5


Sr. No	NAME OF COLONY	Residential Collector rate for 2020-21 (in Rs. Per Sq. Yard)	Proposed Residential Collector Rates, 2022-22, 01.01.2022 to 31.12.2022		Incl/Dec %	Commercial Collector rate for 2020-21 (in Rs. Per Sq. Yard)	Proposed Commercial Collector Rates, 2022-22, 01.01.2022 to 31.12.2022		Incl/Dec %
			Per sqyds	Per sq. mtrs.			Per sqyds	Per sq. mtrs.	
1	DURGA BUILDER COLONY	16000	20000	23920	25%	60000	61000	72956	1.66%
2	INDRAPRASTHA COLONY	23000	26000	31096	13.04%	60000	61000	72956	1.66%
3	SPRING FIELD COLONY	23000	26000	31096	13.04%	60000	61000	72956	1.66%
4	ASHOKA ENCLAVE	31000	31000	37076	0%	60000	61000	72956	1.66%
5	NEHAR PAR SECTOR-79,80,81,82,83,	35000	35000	41860	0%	40000	55000	65780	37.5%
6	NEHAR PAR SEC.	30000	30000	35800	0%	40000	55000	65780	37.5%
7	OTHER RESIDENTIAL SECTOR	25000	25000	29990	0%	50000	50000	59800	0%


  
 Sub Registrar  
Faridabad


  
 DTP(P)  
Faridabad

  
 Distt. Revenue Officer  
Faridabad

  
 Joint Commissioner  
Faridabad

  
 Sub Divisional Officer (c)  
Faridabad


  
 Add. Deputy Commissioner  
Faridabad.

  
 DISTRICT COLLECTOR  
FARIDABAD

ENCLOSURE 5: OTHER RELEVANT DOCUMENTS


DOCUMENT 1: PRICE LIST PROVIDED BY THE COMPANY

New Price List - For details Call - @ 8447747633



## ANUSHREE APARTMENTS

Site -II, Sector 75-76, Faridabad



PRICE LIST & PAYMENT PLAN					w.e.f: 1 <sup>st</sup> SEPTEMBER, 2022
DESCRIPTION	CARPET AREA (In sqft)	BALCONY AREA (In sqft)	COMMON AREA (In sqft)	SUPER AREA (In sqft)	Basic Sales Price [BSP] in Rs (Inclusive of EDC & IDC)
3BHK	1191	198	227	1814	67,00,000 (Above mentioned price is for 4th floor onwards, pricing will increase for the lower floors)
2BHK+1 STUDY ROOM	936	168	264	1347	56,00,000 (Above mentioned price is for 4th floor onwards, pricing will increase for the lower floors)
2BHK	792	166	266	1201	45,00,000 (Above mentioned price is for 4th floor onwards, pricing will increase for the lower floors)

Payment Plan A	
At the time of Booking	5 Lakh, 6 Lakh, 7 Lakh
Within 45 days of booking	Total 70% Complete
Offer of Fitouts	25%
At the time of possession/Conveyance Deed	5%
Discount	3%

Payment Plan B	
At the time of Booking	5 Lakh, 6 Lakh, 7 Lakh
Within 45 days of booking	Total 50% Complete
Offer of Fitouts	45%
At the time of possession/Conveyance Deed	5%

**GST REBATE OF 6% ON BASIC SALES PRICE**

**ADDITIONAL COST (One Time)**

1	Interest Free Maintenance Security	RS. 75/- Per Sqft. on Apartments Carpet Area
---	------------------------------------	--

For Arriving Cost of Carpet Area Rs per Sqft = Total Price in Rs/Carpet Area in sqft. For detailed breakup please refer to Marketing Team

Project is Registered in RERA. Project HR RERA Registration Number is 216 of 2017 dated 18.09.2017.

Conversion (1 sqm = 10.764 sqft)

1. Prices indicated above are subject to revision at the sole discretion of the Company

2. Prices Prevailing at the time of booking and acceptable by company shall be final

3. All payments must be made by Cheques/Pay Order/Demand Draft/ Online only issued in favour of "SLF ANUSHREE APARTMENTS"

**DOCUMENT 2: COPIES OF STATUTORY APPROVALS**

To: Director,  
Fire Service, Haryana,  
Panchkula.

M/s SLF Anushree Apartments village-Martjapur,  
Sec-75-76, Faridabad.

Memo No. DFS/F.A./2017/589/  
Dated: 845909/217

**Subject: Approval of fire fighting scheme from the fire safety point of view of the Residential Building of Site -II (Tower P1,P2,P1,P3, Nursery School & EWS Block & Basement) meas. 10.925 acres at Vill- Martjapur, Sector-75-76, Faridabad of M/s SLF Anushree Apartments.**

Reference on the subject cited above.

Your case for the approval of fire fighting scheme has been examined as recommended by the Asst. Divisional Fire Station Officer, Faridabad. The Fire fighting scheme is found as per the N.B.C. 1983 Part IV revised 2005/ guidelines. Therefore, your proposed fire fighting scheme is hereby approved from the fire safety point of view with the following conditions:-

- 1) The proposed fire fighting scheme is approved as submitted in the building plan subject to the approval of building plan by the competent authority.
- 2) The approval of fire scheme by this office doesn't absolve the firm from his responsibility from all consequences, in case of fire due to any deficiencies or anything left out in the scheme submitted by you.
- 3) Overhead & underground water tanks provided for firefighting shall be so constructed in such a way that the domestic water tank shall filled from overflow of the fire Water tanks.
- 4) As soon as the installations of fire fighting arrangements are completed, the same may be got inspected/ tested and clearance should be obtained from this office.
- 5) If the infringement of Byelaws remains un-noticed the Authority reserves the right to amend the Plans/Fire Fighting Scheme as and when any such infringement comes to notice after giving an opportunity of being heard and the Authority shall stand Indemnified against any claim on this account.
- 6) If you fail to comply with any of the above terms & conditions you will be liable to be punished as per Chapter-III Section 31 Sub-Section 1 & 2 of Fire Act 2009 i.e. imprisonment for a term which may extend to three month or fine which may extend to five thousand rupees or both.
- 7) The staircase shall be made with the specified material enabling it non-slippery.
- 8) If the gap between ceiling and false ceiling is more than 800 mm then upright sprinkler and detectors above false ceiling & pendent sprinkler below false ceiling shall be installed in the building.

Fire Officer (HQ)  
for Director, Haryana Fire Service,  
Panchkula.

Endst. No- DFS/F.A./2017/589/ Dated

A copy is forwarded to the Asst. Divisional Fire Station Officer, Faridabad with reference to his Memo No. ADFO/2016/G/426, dated 08.08.2016 for information and necessary action.

PHOTO COPY ATTESTED

Fire Officer (HQ)  
for Director, Haryana Fire Service,  
Panchkula.



**C-11, SECTOR-6, PANCHKULA**

Website - [www.hspcb.gov.in](http://www.hspcb.gov.in) E-Mail - [hspcb.pkt@sifymail.com](mailto:hspcb.pkt@sifymail.com)

Telephone No. - 0172-2577870-73

No. HSPCB/Consent/ : 2821215FDBDCTE2205170

Dated:02/11/2015

To

M/s : SLF Anushree Apartments  
Sector 75-76 Faridabad haryana  
FARIDABAD  
121002

**Sub. : Issue of Consent to Establish from pollution angle .**

Please refer to your Consent to Establish application received in this office on the subject noted above Under the Authority of the Haryana State Pollution Control Board vide its agenda Item No. 47.8 dated 28.04.83 sanction to the issue of "Consent to Establish" with respect to pollution control of Water and Air is hereby accorded to the unit SLF Anushree Apartments , for manufacturing of <group housing society> with the following terms and conditions:-

1. The industry has declared that the quantity of effluent shall be 450 KL/Day i.e 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 450 KL/Day for Domestic and the same should not exceed .
2. The above "Consent to Establish" is valid for 24 months from the date of its issue to be extended for another one year at the discretion of the Board or till the time the unit starts its trial production whichever is earlier. The unit will have to set up the plant and obtain consent during this period.
3. The officer/officials of the Board shall have the right to access and inspection of the industry in connection with the various processes and the treatment facilities being provided simultaneously with the construction of building/machinery. The effluent should conform the effluent standards as applicable
4. That necessary arrangement shall be made by the industry for the control of Air Pollution before commissioning the plant. The emitted pollutants will meet the emission and other standards as laid/will be prescribed by the Board from time to time.
5. The applicant will obtain consent under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21/22 of the Air (Prevention & Control of Pollution) Act, 1981 as amended to-date-even before starting trial production
6. The above Consent to Establish is further subject to the conditions that the unit complies with all the laws/rules/decisions and competent directions of the Board/Government and its functionaries in all respects before commissioning of the operation and during its actual working strictly.
7. No in-process or post-process objectionable emission or the effluent will be allowed, if the scheme furnished by the unit turns out to be defective in any actual experience
8. The Electricity Department will give only temporary connection and permanent connection to the unit will be given after verifying the consent granted by the Board, both under Water Act and Air Act.
9. Unit will raise the stack height of DG Set/Boiler as per Board's norms.
10. Unit will maintain proper logbook of Water meter/sub meter before/after commissioning.



**GOVERNMENT OF HARYANA  
STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY HARYANA  
Bay No. 55-58, Prayatan Bhawan, Sector-2, PANCHKULA.**

No. SEIAA/HR/09

1158

Dated: 12-11-09

To

✓ M/S Swatantra Land & Finance Ltd.  
M-95, Lower Ground Floor,  
Greater Kailash -II, New Delhi

**Subject:** Environmental Clearance for construction of residential complex "SLF Anushree Apartments" at village Martjapur, Sector-75-76, Faridabad Land & Finance Ltd.

Dear Sir,

This has reference to your application No. Nil dated Nil and received in the office of MS. SEIAA on 18.12.08 and subsequent letters dated 29.04.09, 25.08.09, 02.06.09 and 14.09.09 seeking prior environmental clearance for the above project under EIA Notification, 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-I and project report and the additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MOEF, GOI vide their Notification 21.4.2006, in its meetings held on 24.06.09 and 03.09.09.

[2] It is, interalia, noted that the project involves construction of Group Housing Project on a plot area of 44211.51 Sq. M. The total built up area is 76273.47 Sq. M + 17166.85 Sq.mt. (Basement). The proposed building will house 540 no. of flats. The project is located at a distance of 22 Km from IGI Airport therefore permission of AAI is not required. The total fresh water requirement is 530 KLD. The water requirement will be met from HUDA. The quantity of waste water generated from the project activity will be about 41185 LPD which will be treated in the STP by primary, secondary and tertiary treatment. The capacity of STP will be 11250 LPD. The treated water will be recycled back and utilized for horticulture, cooling of DG, flushing and excess of treated water will be discharged in sewer. Total solid waste generation will be 11000 KG per day which will be disposed off as per Solid Waste Management & Handling Rules. The project proponent will segregate the solid waste at the site and bio-degradable waste will be composted in the ear-marked site within 2017.



AAI/NOC/2011/446/3527

भारतीय विमानपत्तन प्राधिकरण  
**AIRPORTS AUTHORITY OF INDIA**

Date : 03-11-2011

M/s Anushree Home Developers Pvt. Ltd  
C/o RSMS Architects Pvt. Ltd,  
69, Nora Niwas, Bhawani Kunj,  
Behind D-2, Vasant Kunj,  
New Delhi-110070

**SUBJECT: NO OBJECTION CERTIFICATE - (FOR HEIGHT CLEARANCE ONLY)**

Sir,

Please refer to your letter no Nil Dated Nil on the subject mentioned above.

This office has no objection to the construction of the proposed Construction of **Group Housing (admeasuring 10.925 Acres)** by **M/s Anu Shree Home Developers Pvt. Ltd** herein after referred to as the applicant(s) at location **Sector- 75 & 76, Faridabad, (Co-ordinates - 28 22 07 N 77 21 17 E)** for a height of **80.00 Mts.** (in figure) **Eighty Meter** (in words) above ground level so that the top of the proposed structure when erected shall not exceed **201.00 Mts.** (site elevation) plus (+) **80.00 Mts.** (height of structure) = **281.00 Mts.** above mean sea level.

This no objection certificate is being issued on the express understanding that the site elevation (height above mean sea level) viz **201.00 Mts.** relative location of the proposed building/structure & its distances and bearings from ARP/ Runway ends, as tendered by the applicant(s) are correct. If, however, at any stage it is established that the said data as tendered & which could adversely effect aircraft operations, the structure or part(s) thereof in respect of which this 'No Objection Certificate' is being issued will have to be demolished at his own cost as may be directed by the Airports Authority of India. The Applicant(s) are therefore advised in his /their own interest to verify the elevation and other data furnished for the site, before embarking on the proposed construction.

The issue of this 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and those of any notifications issued there under from time to time and under which also the applicant may be called upon by the Airports Authority of India (National Airports Division) to demolish in whole or in part the structure now being authorized vide this 'No Objection Certificate'.

The use of electric fire or oil fired furnace is obligatory.

This certificate is valid for a period of **five years** from the date of issue. If the building /structure /chimney is not constructed & completed within the above mentioned period of **five years**, you will be required to obtain a fresh 'No Objection Certificate' from the Airports Authority of India (National Airports Division) and/or the General Manager, Aerodromes, Northern Region. The date of completion of the building/ structure/chimney should be intimated to the Airports Authority of India and/or the General Manager, Aerodromes, Northern Region.

No light or a combination of lights which by reason of its intensity, configuration or, colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time during or after the construction of the building.

**Day & Night markings with secondary power supply may be provided as per ICAO Standard.**

"The permissible top elevation/height includes height for superstructures ( eg. Wireless, TV antennas, munties, lift machine room, overhead water tank cooling towers etc.)"

**NOTE:- THE SITE IS EXAMINED W.R.T IGI AIRPORT AND SAFDARJUNG AIRPORT ONLY**

(ABHIJIT BANERJI)  
DY. GENERAL MANAGER (ATM-NOC)  
NORTHERN REGION

- Copy to:-
1. The Chairman, Airports Authority of India, Rajiv Gandhi Bhawan, Safdarjung
  2. Chief Executive Officer, DIAL, New Uddan Bhawan, International T-3, Opp. ATS Complex, IGI Airport, New Delhi- 37.
  3. The Town Planner, Huda Complex, Sector-12, Faridabad
  4. GM, Cargo Airports Authority of India, Rajiv Gandhi Bhawan, Safdarjung Airport, N.D.

Dy. GENERAL MANAGER (ATM - NOC) NR

PHOTO COPY ATTESTED

**Office of the Deputy Conservator of Forests,**  
**Faridabad Forest Division, Faridabad**  
**By Pass road, Sector-14, Faridabad**

Phone No: 0129-2286760

Fax No: 0129-2261735

No: 4005

Dated: 29/10/09

To: SLF- ANUSHREE APARTMENTS,  
B-4152, Green Field Colony,  
Sector 41, Faridabad - 121003

Sub: Issuance of No Objection Certificate towards Group Housing Project "SLF-  
ANUSHREE APARTMENTS" on the land measuring 10.925 acres, License  
No. 61 of 2007 at Sector 75-76, Faridabad, Haryana.

Based on the report of Range Forest Officer, Ballabgarh vide his letter no. 543  
dated 27-10-2009 it is informed that the above area does not fall under Forest category  
accordingly NOC is issued for your further necessary action.

Deputy Conservator of Forests,  
Faridabad.

29 JUL 2017

PHOTO COPY ATTESTED

**DOCUMENT 3: RERA CERTIFICATE**

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

**FORM 'REP-III'  
(See rule 5(1))**

**REGISTRATION CERTIFICATE OF PROJECT  
(Regd. No. 215 of 2017 dated 18.09.2017)**

To

SLF Anushree Apartments  
A-71, FIEE Complex, Okhla,  
Industrial Area, Phase-II,  
New Delhi 110020

Memo No. HRERA-439/2017/116

Dated 18.09.2017

**Subject:** Registration of Real Estate Project Area 10.925 Acres Group Housing Colony ("SLF Anushree Apartments") situated in Sector 75 & 76, Tehsil and District Faridabad, Haryana by SLF Anushree Apartments under RERA Act, 2016 and HRERA Rules, 2017

**Ref:** Your application dated 31.07.2017 and 30.08.2017

Your request for registration of Group Housing Colony for Area 10.925 Acres situated in Sector 75 & 76, Tehsil and District Faridabad, Haryana with regard to License no. 51 of 2007 dated 09.02.2007, issued by the Director, Town and Country Planning Department, Haryana, has been examined vis-a-vis the provisions of the Real Estate (Regulation and Development) Act, 2016 and HRERA Rules, 2017 and accordingly a registration certificate is herewith issued with following terms and conditions:-

- (i) The Promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (ii) The Promoter shall deposit seventy percent of the amount to be realized from the allottees by the Promoter in a separate account to be maintained in a schedule bank to meet exclusively the cost of land and construction purpose as per provision of Section 4 (2) (i) (D);
- (iii) The registration shall be valid for a period commencing from 18.09.2017 to 17.09.2022
- (iv) The Promoter shall offer to execute and register a conveyance deed in favour of the allottees or the association of the allottees, as the case may be, of the apartment, plot or building as the case may be, or on the common areas as per provision of section 17 of the Act;
- (v) The Promoter shall take all the pending approvals from various competent authorities on time;
- (vi) The Promoter shall pay all outstanding payment i.e. land cost, construction cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, bank and

**DOCUMENT 4: RENEWAL OF LICENSE**

**Directorate of Town & Country Planning, Haryana**

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

Regd.

To

Anu Shree Home Developers Pvt. Ltd.,  
In collaboration with Swantantra Land & Finance Pvt. Ltd.,  
A-71, FIEE Complex, Okhla Industrial Area,  
Phase-II, New Delhi-110020.

Memo. No. LC-821-JE (SK)-2020/ 18109 Dated: 13-10-2020

**Subject:** Renewal of licence no. 61 of 2007 dated 09.02.2007 granted for setting up of Group Housing Colony over an area measuring 10.925 acres in sectoe-75 & 76, Faridabad- Anu Shree Home Developers Pvt. Ltd., in collaboration with Swantantra Land & Finance Pvt. Ltd.

Please refer to your application dated 19.03.2020 and 07.07.2020 on the above cited subject.

The licence No. 61 of 2007 dated 09.02.2007 granted for setting up of Group Housing Colony over an area measuring 10.925 acres in sectoe-75 & 76, Faridabad is hereby renewed upto 08.02.2025 on the following terms & conditions laid down therein:-

1. It is further clarified that this renewal will not tantamount to certification on licensee satisfactory performance entitled licensee for renewal of licence for further period and licensee will get the licence renewed upto the period till the final completion of the colony is granted.
2. That you shall submit the Compliance of Rule 24, 26 (2), 27 and 28 for financial of Haryana Development and Regulation of Urban Areas Rules, 1976 timely online in future.
3. That you shall deposit differential amount of licence renewal fees deposited in accordance with the final notification or as decided by the Department within 30 days as per your Undertaking dated 03.07.2020.
4. That you shall get the ultimate power load requirement of the project to the power utility within renewal validity period.



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

Dated:

Endst. No. LC-821-JE (SK)-2020/

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

- i. Chief Administrator, HSVP, Panchkula.
- ii. Senior Town Planner, Faridabad.
- iii. District Town Planner, Faridabad.
- iv. Chief Account Officer of this Directorate.
- v. Project Manager (IT) with a request to update the status of renewal of license on the website of Department.



(SAVITRI JINDAL)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana, Chandigarh



## ENCLOSURE 6: CONSULTANT'S REMARKS

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

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

	our pricing analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
32.	This cost assessment is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
33.	This report is prepared on the <b>V-L10 (Project Tie Up format) _V_10.2_2022</b> 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.	<b>Defect Liability Period is 15 DAYS.</b> 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 <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> 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 <b>ONE YEAR</b> . 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.

