

REPORT FORMAT: V-L16 (Project Tie Up format) \_V\_10.2\_2022

CASE NO. VIS (2022-23)-PL412-322-594

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	PARK VIEW SANSKRUTI

SITUATED AT

SECTOR-92, GURGAON MANESAR URBAN COMPLEX, GURUGRAM,  
HARYANA

DEVELOPER/ PROMOTER

M/S. BESTECH INDIA PVT. LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM

■ 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.

CORPORATE OFFICE:

D-39, 2nd floor, Sector 2, Noida-201301

Ph - +91-0120-4110117, 4324647, +91 - 9958632707

E-mail - valuers@rkassociates.org | Website: [www.rkassociates.org](http://www.rkassociates.org)



**PART A**

**SNAPSHOT OF THE GROUP HOUSING PROJECT**



**SITUATED AT**  
**SECTOR-92, GURGAON MANESAR URBAN COMPLEX, GURUGRAM,**  
**HARYANA**





**PART B**

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

<b>Name &amp; Address of Branch</b>	State Bank of India, HLST Branch, Gurugram
<b>Name of Project</b>	Park View Sanskruti
<b>Work Order No. &amp; Date</b>	Assignment received through email dated 7 <sup>th</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. Bestech India Pvt. Ltd.		
iii.	Registered Address of the Developer as per MCA website	Unit No 5-D, 5 <sup>th</sup> Floor, Assets Area 4, Aerocity Hospitality District New Delhi		
iv.	Type of the Property	Group Housing Society		
v.	Type of Report	Project Tie-up Report		
vi.	Report Type	Project Tie-up Report		
vii.	Date of Inspection of the Property	9 September 2022		
viii.	Date of Assessment	15 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>
		No representative available	Not Applicable	Not Applicable
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 04 Documents provided.	04





		Property Title document		BR-VII	Dated 19/06/2018
		Approved Map		Approved Map	Dated: 03/01/2013
		Occupational Certificate		Occupational Certificate	Dated: 19/06/2018
		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.371,63,00,000/-			
ii.	Total Expected Realizable/ Fetch Value	Rs.315,88,55,000/-			
iii.	Total Expected Distress/ Forced Sale Value	Rs.278,72,25,000/-			
iv.	Total No. of Dwelling Units	607 DU			
v.	Built up area of the project	1,28,504.935 m <sup>2</sup> (13,83,215.60 ft <sup>2</sup> )			
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. 32			
ii.	Enclosure 2	Google Map – Page No. 34			
iii.	Enclosure 3	Photographs of The property – Pages. 35-36			
iv.	Enclosure 4	Copy of Circle Rate – Page No. 37			
v.	Enclosure 5	Other Important documents taken for reference Page No. 38-40			
vi.	Enclosure 6	Consultant's Remarks Page No. 41-43			
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 group housing project "Park View Sanskruti" developed at the aforesaid address. The project has obtained occupancy certificate vide Memo. No. ZP-577/SD(BS)/2018/18105 dated 19/06/2018 for a total 717 no. of dwelling units out of which there are 110 no. of EWS units.

The information like ownership, NOCs and other technical data regarding the subject project is taken from the Occupation Certificate, Approved Map and old valuation report. Moreover latest Project status has also been taken as per the old valuation report as no representative from builder side was present during the site visit to furnish any information and we have conducted the survey from outside the project after getting approval from the banker on phone call.

As per the copy of approved building plan provided to us, the project is having a total land area admeasuring 11.3555 acres/ 45,954 sq. mtr. However as per the Occupancy certificate, the project is having total land area admeasuring 12.7875 acres/ 51,749.18 sq. mtr. and land area as per Land Schedule provided to us admeasures 10.0375 acres.

As per the Land Schedule provided to us the land is owned by M/s. Spring Water Properties Pvt. Ltd. This land was developed by M/s. Bestech India Pvt. Ltd. The developer of the project has developed a modern group housing project by the name of 'Park View Sanskruti' with all the basic amenities. As per the copy of site plan and occupation certificate, it comprises of 8 high rise towers and one EWS Tower.



At present the superstructure and finishing work of all the towers has been completed and project is ready to move in. The details of each tower is tabulated below:-

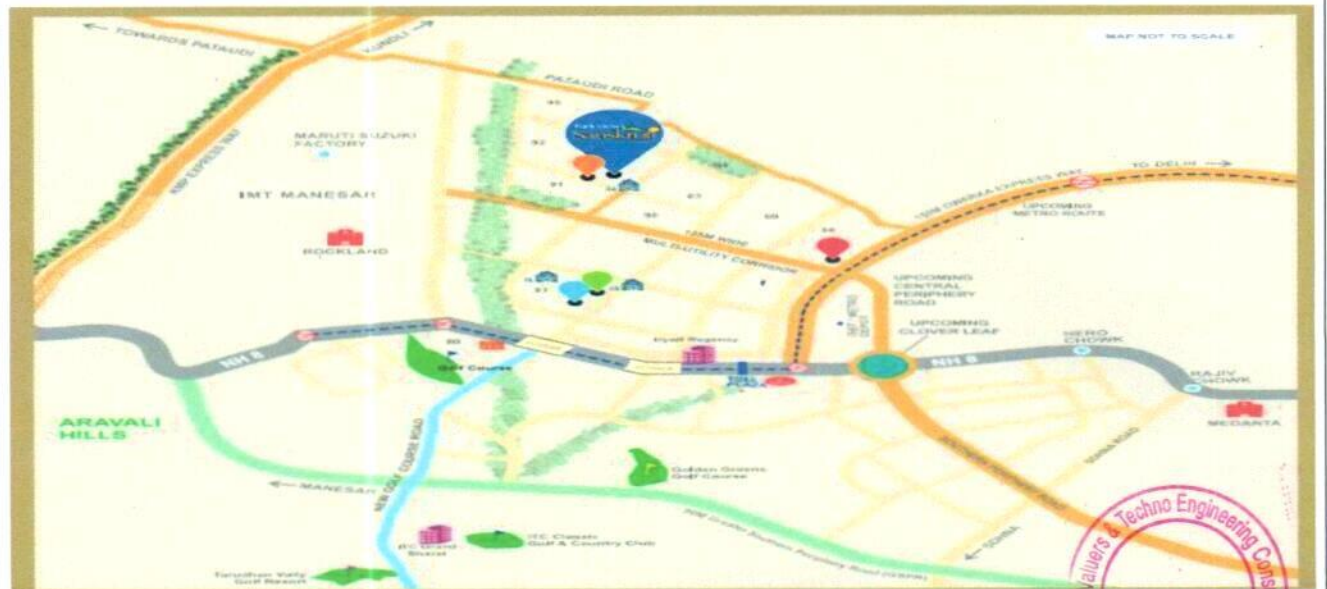
S. No.	Tower Details	Total No. of Floors	Total No. of Dwellig Units (As per Occupation Certificate)	Total No. of Dwellig Units (As per Approve Map)
1	Tower-1	19	77	74
2	Tower-2	19	78	78
3	Tower-3	19	77	74
4	Tower-4	19	73	74
5	Tower-5	19	74	74
6	Tower-6	19	76	78
7	Tower-7	19	76	78
8	Tower-8	19	76	78
<b>TOTAL</b>			<b>607</b>	<b>608</b>

As per the approved Building plan dated 03/01/2013, there are a total of 608 main Dwelling units. However as per the occupation certificate dated 19/06/2018, 607 DU's have been declared fit for occupation.

The type of flats along with their respective areas are tabulated below:

Type of Flat	Super Area (sq.ft)
03 BHK	1920
03 BHK + Servant Room	1995, 2120
03 BHK + Servant Room + Store	2375
04 BHK + Servant Room	2475

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





This tie up report has been prepared based on Occupancy certificate and Old valuation report only since our engineer was not allowed to conduct the survey from inside. Therefore we will not be able to report any change in the construction status as per the layout plan approved for the project due to practical difficulties faced during the survey. However, as per outside survey conducted by our engineer it has been observed that people are living in this group housing society.

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.

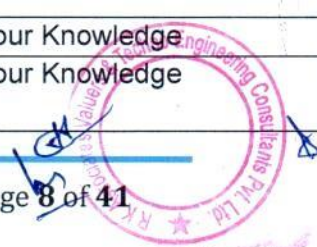
## 2. LOCATION CHARACTERISTICS OF THE PROPERTY

i.	Nearby Landmark	Near DLF Regal Gardens, Sector-92, Gurugram	
ii.	Name of similar projects available nearby with distance from this property	Signature Global, DLF New Town Heights is within the close proximity.	
iii.	Postal Address of the Project	Sector-92, Gurgaon Manesar Urban Complex, Gurugram, Haryana	
iv.	Independent access/ approach to the property	Clear independent access is available	
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°24'33.3"N 76°55'38.0"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	Sector-92	
ix.	Sub registrar	Gurugram	
x.	District	Gurugram, Haryana	
xi.	City Categorization	Metro City	Urban
	Type of Area	Residential Area	
xii.	Classification of the area/Society	Middle Class (Ordinary)	Urban developing





	Type of Area	Within urban developing zone		
xiii.	Characteristics of the locality	Good		Within developing Residential zone
xiv.	Property location classification	On Wide Road	None	None
xv.	Property Facing	East Facing		
xvi.	<b>DETAILS OF THE ROADS ABUTTING THE PROPERTY</b>			
	a) Main Road Name & Width	DLF Road	100 Feet Wide road	
	b) Front Road Name & width	Sector Road	60 ft. wide road	
	c) Type of Approach Road	Bituminous Road		
	d) Distance from the Main Road	1 Km. approximately		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
xviii.	Is the property merged or colluded with any other property	No, it is an independent single bounded property		
xix.	<b>BOUNDARIES SCHEDULE OF THE PROPERTY</b>			
a)	Are Boundaries matched	No, since no concerned documents provided.		
b)	<b>Directions</b>	<b>As per Title Deed/TIR</b>	<b>Actual found at Site</b>	
	East	No information available	Road	
	West	No information available	Other Project	
	North	No information available	Village Road	
	South	No information available	Road	
<b>3.</b>	<b>TOWN PLANNING/ ZONING PARAMETERS</b>			
i.	Planning Area/ Zone	DTCP, Haryana, Gurugram		
ii.	Master Plan currently in force	DTCP, Haryana, Gurugram		
iii.	Municipal limits	Municipal Corporation of Gurugram		
iv.	Developmental controls/ Authority	Gurugram Metropolitan Development Authority		
v.	Zoning regulations	Residential (Group Housing/Plotted) zone		
vi.	Master Plan provisions related to property in terms of Land use	Group Housing		
vii.	Any conversion of land use done	NA		
viii.	Current activity done in the property	Group Housing Society		
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning.		
x.	Any notification on change of zoning regulation	No		
xi.	Street Notification	Residential		
xii.	Status of Completion/ Occupational certificate	Yes		
xiii.	Comment on unauthorized construction if any	Not Applicable as Occupational Certificate has already been obtained.		
xiv.	Comment on Transferability of developmental rights	Freehold property, easily transferrable.		
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential purpose.		
xvi.	Comment of Demolition proceedings if any	No such information came to our Knowledge		
xvii.	Comment on Compounding/ Regularization proceedings	No such information came to our Knowledge		





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	None	NA	NA
ii.	Names of the Developer/Promoter	M/s. Bestech India Pvt. Ltd.		
iii.	Constitution of the Property	Free hold, complete transferable rights		
iv.	Agreement of easement if any	Not required		
v.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain		
vi.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain		
vii.	Heritage restrictions, if any	No		
viii.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Developer	NA	
x.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No Information available to us. Bank to obtain details from the Developer	NA	
xi.	Building Plan sanction:			
	a) Authority approving the plan	Was approved by HUDA but Currently known as HSVP.		
	b) Any violation from the approved Building Plan	Not Applicable as Occupational Certificate has already been obtained.		
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property Since the project has already been issued the license for construction of group housing project.		
xiii.	Whether the property SARFAESI complaint	Yes		
xiv.	Information regarding municipal taxes (property tax, water tax, electricity bill)	Tax name	---	
		Receipt number	---	
		Receipt in the name of	---	
		Tax amount	---	
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us		
xvi.	Is property tax been paid for this property	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	No Information available.		
xix.	Property presently occupied/ possessed by	The property is currently possessed by their respective owner's.		
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.		





<b>5.</b>	<b>SOCIO - CULTURAL ASPECTS OF THE PROPERTY</b>						
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		
<b>6.</b>	<b>FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES &amp; AMENITIES</b>						
i.	Drainage arrangements				Yes		
ii.	Water Treatment Plant				Yes		
iii.	Power Supply arrangements		Permanent		Yes		
			Auxiliary		Yes, D.G sets		
iv.	HVAC system				Yes, only on common mobility areas		
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
	Yes		Yes		Yes		Yes
<b>7.</b>	<b>INFRASTRUCTURE AVAILABILITY</b>						
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
	1 Km	7 km	2 km	500 mtr	5 km	20 km	32 km
iv.	Availability of recreation facilities (parks, open spaces etc.)				Available within the Group Housing society..		
<b>8.</b>	<b>MARKETABILITY ASPECTS OF THE PROPERTY:</b>						
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	None	

## 9. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:

i.	Type of construction & design	RCC framed pillar beam column structure on RCC slab.	
ii.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
iii.	Specifications		
	a) Class of construction	Class B construction (Good)	
	b) Appearance/ Condition of structures	Internal - Survey Not Done from inside External - Average	
	c) Roof	<b>Floors/ Blocks</b>	<b>Type of Roof</b>
		High rise towers	RCC
		08 High Rise Towers & 1 EWS Towers	RCC
	d) Floor height	Approx. 9 feet	
	e) Type of flooring	Cannot comment since internal survey couldn't be carried out.	
	f) Doors/ Windows	Cannot comment since internal survey couldn't be carried out.	
	g) Interior Finishing	Cannot comment since internal survey couldn't be carried out.	
	h) Exterior Finishing	Cannot comment since internal survey couldn't be carried out.	
	i) Interior decoration/ Special architectural or decorative feature	Cannot comment since internal survey couldn't be carried out.	
	j) Class of electrical fittings	Cannot comment since internal survey couldn't be carried out.	
	k) Class of sanitary & water supply fittings	Cannot comment since internal survey couldn't be carried out.	
iv.	Maintenance issues	Cannot comment since internal survey couldn't be carried out.	
v.	Age of building/ Year of construction	04 Years	Year 2018
vi.	Total life of the structure/ Remaining life expected	Approx. 60-65 years	Approx. 55-60 years (Subjected to proper & timely maintenance)
vii.	Extent of deterioration in the structure	Cannot comment since internal survey couldn't be carried out.	
viii.	Protection against natural disasters viz. earthquakes etc.	All the structures are asumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	Cannot comment since internal survey couldn't be carried out.	
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	Based on Occupancy Certificate, it is observed that there is slight variation in FAR area of individual towers. However total achieved FAR area of the project is within the total permissible FAR area for the project. Physical verification of the structures as per layout plan was not possible since our engineer was not allowed to conduct the visit from inside.	
	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	
<b>10.</b>	<b>ENVIRONMENTAL FACTORS:</b>		
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	
<b>11.</b>	<b>ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:</b>		
i.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern structure	
<b>12.</b>	<b>PROJECT DETAILS:</b>		
a.	Name of the Developer	M/s. Bestech India Pvt. Ltd.	
b.	Name of the Project	Parkview Sanskruti	
c.	Total no. of Dwelling units	607 Main Dwelling Units as per Occupancy Certificate 110 EWS Units	
d.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.	
e.	Name of the Architect	M/s Chapman Taylor	
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	Already completed.	
h.	Progress of the Project	Already completed.	
i.	Other Salient Features of the Project	<input checked="" type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input 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.	Total plot area of site as per Occupancy Certificate		12.7875 Acre (51,749.17 m <sup>2</sup> )		
2.	Plot Area as per Approved Map		11.36 Acre (45,972.30 m <sup>2</sup> )		
3.	Ground Coverage Area	Permitted	16,083.9 m <sup>2</sup> (35%) (1,73,125.65 ft <sup>2</sup> )		
Proposed		3,462.587 m <sup>2</sup> (37,270.94 ft <sup>2</sup> )			
	Covered Built-up Area	UNDER FAR		REQUIRED AS PER APPROVED MAP	ACHIEVED STATUS (As per OC)
		TOTAL	Proposed	80,285.525 m <sup>2</sup> (8,64,185.36 ft <sup>2</sup> )	81,160.71 m <sup>2</sup> (8,73,606.61 ft <sup>2</sup> )
			Permitted	80,419.5 m <sup>2</sup> (32,54,46,170 ft <sup>2</sup> )	
		UNDER NON-FAR		PROPOSED AS PER APPROVED MAP	ACHIEVED STATUS
		Proposed NON-FAR area		29,086.424 m <sup>2</sup>	47,344.225 m <sup>2</sup> (5,09,608.99 ft <sup>2</sup> )
		Permitted		NA	
		Total Gross Built Up Area		1,28,504.935 m <sup>2</sup> (13,83,215.60 ft <sup>2</sup> )	1,28,504.935 m <sup>2</sup> (13,83,215.60 ft <sup>2</sup> )
4.	Open/ Green Area	Minimum Required	17,018.171 m <sup>2</sup>		
		Proposed	6,893.134 m <sup>2</sup>		
5.	Density	Permitted	298.18 Persons Per Acre		
		Proposed	300 Persons Per Acre		
6.	Carpet Area/Super Area		Type of Flat		Super Area (sq.ft)
			03 BHK		1920
			03 BHK + Servant Room		1995, 2120
			03 BHK + Servant Room + Store		2375
			04 BHK + Servant Room		2475
7.	Saleable Area		No information available.		

Total Blocks/ Floors/ Flats			
	Approved as per Building Plan	Actually provided (As per OC)	Current Status
1.	Tower-1 : 2B+G+19 Floors= 74 DU Tower-2 : 2B+G+19 Floors= 78 DU Tower-3 : 2B+G+19 Floors= 74 DU Tower-4 : 2B+G+19 Floors= 74 DU	Tower-1 : 2B+G+19 Floors= 77 DU Tower-2 : 2B+G+19 Floors= 78 DU	OC has been obtained for all the towers and are ready to move.



	<b>Tower-5</b> : 2B+G+19 Floors= 74 DU  <b>Tower-6</b> : 2B+G+19 Floors= 78 DU  <b>Tower-7</b> : 2B+G+19 Floors= 78 DU  <b>Tower-8</b> : 2B+G+19 Floors= 78 DU		<b>Tower-3</b> : 2B+G+19 Floors= 77 DU  <b>Tower-4</b> : 2B+G+19 Floors= 73 DU  <b>Tower-5</b> : 2B+G+19 Floors= 74 DU  <b>Tower-6</b> : 2B+G+19 Floors= 76 DU  <b>Tower-7</b> : 2B+G+19 Floors= 76 DU  <b>Tower-8</b> : 2B+G+19 Floors= 76 DU	
2.	Total no. of Flats/ Units	Main Units	607 Main Dwelling Units as per Occupancy Certificate 110 EWS Units	
3.	Type of Flats		Type of Flat	Area (Sq. ft.)
Type of Flat			Super Area (sq.ft)	
03 BHK			1920	
03 BHK + Servant Room			1995, 2120	
03 BHK + Servant Room + Store			2375	
04 BHK + Servant Room			2475	
4.	Number of Car Parking available for main units		Required	Not mentioned in the approved map
			Proposed	959 units
5.	Land Area considered		1,28,504.935 m <sup>2</sup> (13,83,215.60 ft <sup>2</sup> )	
6.	Area adopted on the basis of		Property documents only since site measurement couldn't be carried out	
7.	Remarks & observations, if any		---	
8.	Constructed Area considered (As per IS 3861-1966)		Plinth Area	1,28,504.935 m <sup>2</sup> (13,83,215.60 ft <sup>2</sup> )



Area adopted on the basis of	Property documents only since site measurement couldn't be carried out as we were not allowed to enter into the subject 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.	BR-VII–Occupation Certificate	Memo No. ZP-577/SD(BS)/2018/18105 Dated: 19/06/2018	Approved
2.	Approved Layout plan for Group Housing Project	Dated: 03/01/2013	Approved
3.	Environmental clearance NOC from SEIAA	Memo No. SEIAA/HR/2012/222 Dated: 30/08/2012	Approved
4.	Form LC-V - Formal Grant of License for setting up Group Housing	---	Not Provided
5.	BR-III - Approval of Building Plans Letter from DTCP (HR Govt.)	---	Not Provided
6.	NOC from Forest Department	---	Not Provided
7.	Consent to Operate from Uttar Pradesh state Pollution Control Board	---	Not Provided
8.	Final NOC from Fire Authority	---	Not Provided
9.	Final Electricity Connection	---	Not Provided
10.	Final Water Connection	---	Not Provided
11.	RERA Registration	---	Not Provided
12.	Lifts NOC	---	Not Provided
13.	Ground water Abstraction Clearance	---	Not Provided
Note:- Necessary approvals, NOC'S which are not provided to us is assume to be available as Occupational Certificate of the Group Housing Project is obtained.			





**PART E**

**PROCEDURE OF ASSESMENT**

1.		GENERAL INFORMATION			
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report	
		9 November 2022	15 November 2022	15 November 2022	
ii.	Client	State Bank of India, HLST Branch, Gurugram			
iii.	Intended User	State Bank of India, HLST Branch, Gurugram			
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 checked="" type="checkbox"/>	Survey was not done		
ix.	Type of Survey conducted	Half Survey (Approximate sample random measurement verification from outside only & photographs),			
2.		ASSESSMENT FACTORS			
i.	Nature of the Report	Project Tie-up			
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type	
		Real estate	Residential	Group Housing	
		Classification	Residential Asset		
iii.	Basis of Inventory assessment (for Project Tie up Purpose)	Primary Basis	Market Price Assessment & Govt. Guideline Value		
		Secondary Basis	Not Applicable		
iv.	Present market state of the Asset assumed Total No. of Dwelling Units	Under Normal Marketable State			
		Reason: Asset under free market transaction state			
v.	Property Use factor	Current/ Existing Use	Highest & Best Use	Considered for	
			(in consonance to surrounding		



			use, zoning and statutory norms)	Assessment	
		Residential	Residential	Residential	
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents provided to us in good faith.  Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
vii.	Land Physical Factors	Shape		Size	
		Irregular		Large	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Good	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, economic levels, location of slums/ squatter settlements nearby, etc.)	Urban Developing area			
xi.	Neighbourhood amenities	Good			
xii.	Any New Development in surrounding area	Some group housing projects are under construction in the vicinity and some are already constructed.			



xiii.	Any specific advantage/ drawback in the property	None		
xiv.	Property overall usability/ utility Factor	Restricted to a particular use i.e., Group housing (Residential) purpose only.		
xv.	Do property has any alternate use?	None. The property can only be used for residential purpose.		
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly		
xvii.	Is the property merged or colluded with any other property	Yes.		
		Comments: ---		
xviii.	Is independent access available to the property	Clear independent access is available		
xix.	Is property clearly possessable upon sale	Yes		
xx.	Best Sale procedure to realize maximum Value for inventory sale (in respect to Present market state or premise of the Asset as per point (iv) above)	Market Value		
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxi.	Hypothetical Sale transaction method assumed for the inventory cost analysis	Market Value		
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxii.	Approach & Method Used for inventory cost analysis	PROJECT INVENTORY		
		Approach for assessment	Method of assessment	
		Market Approach	Market Comparable Sales Method	
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)		
xxiv.	Market Comparable  References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	a	Name:	M/s. ADS Reality
			Contact No.:	+91 9540111101
			Nature of reference:	Property dealer
			Size of the Property:	1920 sq.ft.(SBUA)
			Location:	Sector-92, Gurugram
			Rates/ Price informed:	Rs. 5,000/- to Rs. 6,500/- per sq.ft. (on super area)
			Any other details/ Discussion held:	The price for a 3BHK apartment in the subject Society is in between Rs.1.11-1.25 cr. which



			translate to a rate of Rs. 5,000/- to Rs. 6,500/- per sq.ft. (on super area)
	b	Name:	kanwalpreet Singh Bindra
		Contact No.:	+91 9810319447
		Nature of reference:	Property dealer
		Size of the Property:	2120 sq.ft.
		Location:	Bestech Park view Sanskruti
		Rates/ Price informed:	Rs.1.4 cr.
		Any other details/ Discussion held:	The price for a 3BHK apartment in the subject Society is in between Rs.1.2-1.4 cr. which translate to a rate of Rs.5,600/- to Rs. 6,600/- per sq.ft. (on super area)
	c	Name:	---
		Contact No.:	---
		Nature of reference:	---
		Size of the Property:	---
		Location:	---
		Rates/ Price informed:	---
		Any other details/ Discussion held:	---
xxv.	Adopted Rates Justification		For the market rate of the Flats available in this project and as well as nearby project we have enquired from property dealers in that area and were able to find a Sale rate range of Rs.5,000 to Rs.6,500 per sq. ft on SBUA. The condition of the flat is Semi furnished.
xxvi.	<b>OTHER MARKET FACTORS</b>		
	Current Market condition	Normal	
		Remarks: NA	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Easily sellable	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	<b>Demand</b>	
		Good	
		<b>Supply</b>	
		Adequately available	
		Remarks: Good demand of such properties in the market	
		Adjustments (-/+): 0%	
xxvii.	Any other special consideration	Reason: NA	
		Adjustments (-/+): 0%	
xxviii.	Any other aspect which has relevance on the value or marketability of the property	NA	
		Adjustments (-/+): 0%	
xxix.	Final adjusted & weighted Rates considered for the subject property	Rs. 5,000/- per sq.ft. to Rs.6,500/- on SBUA for residential flats.	





xxx.	<b>Considered Rates Justification</b>	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. <i>In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.</i></p> <p>b. <i>However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the prevailing FSI rates and is indicative. Please note that the value of Land may be different here which is not assessed in this report.</i></p> <p>c. <i>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.</i></p> <p>d. <i>This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report, it is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.</i></p> <p>e. <i>Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.</i></p> <p>f. <i>Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.</i></p> <p>g. <i>For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.</i></p> <p>h. <i>References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time &amp; 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></p> <p>i. <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.</i></p> <p>j. <i>The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary &amp; tertiary market research and is not split into formal &amp; informal payment arrangements. Most of the deals takes place which includes both formal &amp; 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.</i></p>	



- k. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
- l. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- m. Area measurements considered Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- n. Area of the large land parcels of more than 2500 sq. mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- o. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- p. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- q. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- r. The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- s. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Report.
- t. Project tie-up report is prepared based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- u. Project tie up is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xxxii.

#### **ASSUMPTIONS**

- a. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- c. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.
- d. It is assumed that the concerned Lender/ Financial Institution has asked for the Project Tie up report of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Project Tie up report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- e. Payment condition during transaction in the Project tie up report has been considered on all cash bases which includes both formal & informal payment components as per market trend.
- f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion





unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.

g. This Project tie up report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

xxxiii. **SPECIAL ASSUMPTIONS**

None

xxxiv. **LIMITATIONS**

None

3. COST ASSESSMENT OF LAND			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Cost of Land As per FSI rates
a.	Prevailing Rate range	Rs.3,40,00,000/- per acres. (For Agricultural Land)	Rs.1,500/- to Rs.2,000/- per sq. ft.
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.13,60,00,000/- per acres (4 times of agricultural land for group housing societies)	Rs.1,800/- per sq.ft.
d.	Total Land Area/FAR Area considered (documents vs site survey whichever is less)	11.36 Acre (45,972.30 m <sup>2</sup> )	80,419.50 m <sup>2</sup> (8,65,628.3 ft <sup>2</sup> ) (Permissible FAR)
e.	Total Value of land (A)	11.36 Acres. X Rs.13,60,00,000/- per acres	Rs.1,800/- per sq.ft. x 8,65,628.3 sq.ft.
		<b>Rs. 154,49,60,000/-</b>	<b>Rs. 155,81,30,940/-</b>

**Note:**

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

However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the prevailing FSI 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. 1,200/- to 1,700/- per sq. ft.	Rs. 800/- to 1,500/- per sq. ft.
	Rate adopted		Rs.1,400/- per ft <sup>2</sup>	Rs.1,100/- per ft <sup>2</sup>
	Covered Area		81,160.71 m <sup>2</sup> (8,73,606.61 ft <sup>2</sup> )	47,344.225 m <sup>2</sup> (5,09,608.99 ft <sup>2</sup> )
	Pricing Calculation		8,73,606.61 ft <sup>2</sup> X Rs.1,400/- per ft <sup>2</sup>	5,09,608.99 ft <sup>2</sup> X Rs.1,100/- per ft <sup>2</sup>
	Total Value		<b>Rs. 1,22,30,49,254/-</b>	<b>Rs. 56,05,69,889/-</b>
a.	Depreciation percentage		NA	



	(Assuming salvage value % per year)	(Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor	2-5 years old construction	
c.	Structure Type/ Condition	RCC framed structure Good	
d.	Construction Depreciated Replacement Value (B)	Rs. 178,36,19,143/-	
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. 8,91,80,957/-
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. 23,18,70,489/-
d.	Add extra for internal & external development and other facilities (Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach Road, Play Area, etc.)	Approx. 3% of building construction cost	Rs. 5,35,08,574/-
e.	Expected Construction Value (C)	NA	Rs. 37,45,60,020/-
6.	MARKET/ SALABLE AMOUNT OF THE FLATS		
a.	Total No. of DU	607 Main Dwelling Units as per Occupancy Certificate	
b.	Total No. of EWS Units	110 EWS Units	
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 (Including PLC + Car Parking + EDC + IDC + Club & other charges)	No information available.	
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs. 5,000/- to Rs. 6,500 per sq. ft.	
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. 5,000/- Rs. 6,500/- 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,</li></ul>	



		inventory analysis is not provided for this phase. (If inventory analysis is not done)	
7.	CONSOLIDATED COST ASSESSMENT OF THE ASSET		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs. 154,49,60,000/-	Rs.155,81,30,940/-
b.	Structure Construction Value (B)	NA	Rs.178,36,19,143/-
c.	Additional Aesthetic Works Value (C)	NA	Rs.37,45,60,020/-
d.	Total Add (A+B+C)	Rs. 154,49,60,000/-	Rs.371,63,10,103/-
e.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	Total Indicative & Estimated Prospective Fair Market Value	Rs. 154,49,60,000/-	Rs.371,63,10,103/-
h.	Rounded Off	Rs. 154,49,60,000/-	Rs.371,63,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Three Hundred Seventy one Crore and sixty three lakhs Only/-
j.	Expected Realizable Value (@ ~15% less)	---	Rs.315,88,55,000/-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs.278,72,25,000/-
l.	Percentage difference between Circle Rate and Market Value	Not applicable	
m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Not Applicable	
n.	Concluding Comments/ Disclosures if any		
	a. The subject property is a Group Housing project.		
	b. We are independent of client/ company and do not have any direct/ indirect interest in the property.		
	c. This Project tie up report has been 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.

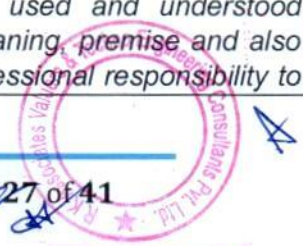
Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the Market Value definition.

**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. 30
- Enclosure II: Google Map Location Page No. 31
- Enclosure III: Photographs of the property Page No. 32-33
- Enclosure IV: Copy of Circle Guideline Rate Page No. 34
- Enclosure V: Other Relevant Documents/Articles taken for reference Page No. 35-37
- Enclosure VI: Consultant's Remarks Page No. 38-40





### 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	Gaurav Sharma	Adil Afanque
		





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



**Bestech Park View Sanskruti** 5.0 ★

3, 4 BHK Apartment in Sector-92 Gurgaon

Nearby : 📍 Sapphire 93 Mall 📍 Holiday Inn Sector 90 📍 Aarvy Healthcare Ho...

**₹ 1.13 - 1.74 Cr**

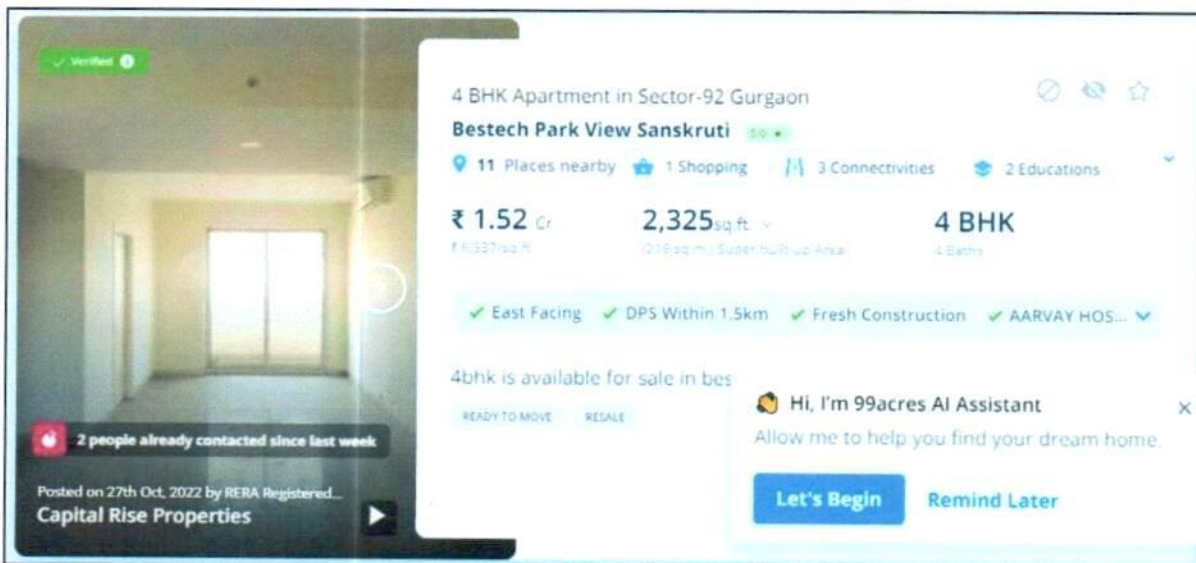
3 BHK Apartment	4 BHK Apartment
Super built up Area 1,920 - 2,120 sq.ft. (176.37 - 196.98 sq.m)	Super built up Area 2,325 - 2,475 sq.ft. (216.0 - 229.94 sq.m)
₹ 1.13 - 1.53 Cr	₹ 1.56 - 1.74 Cr

✓ Project amidst more than 10,000 sq. mt. of lush green surroundings ✓ Resi... ✓

No Brokerage 3D Floor Plans Available

Hi, I'm 99acres AI Assistant  
Allow me to help you find your dream home.

**Let's Begin** **Remind Later**



✓ Verified

4 BHK Apartment in Sector-92 Gurgaon

**Bestech Park View Sanskruti** 5.0 ★

11 Places nearby 1 Shopping 3 Connectivities 2 Educations

**₹ 1.52 Cr** **2,325 sq.ft.** **4 BHK**  
(216 sq.m.) Super built up Area 4 Baths

✓ East Facing ✓ DPS Within 1.5km ✓ Fresh Construction ✓ AARVAY HOS...

4bhk is available for sale in bes

READY TO MOVE RESALE

Hi, I'm 99acres AI Assistant  
Allow me to help you find your dream home.















**Let's Begin** **Remind Later**

2 people already contacted since last week















Posted on 27th Oct, 2022 by RERA Registered...  
**Capital Rise Properties**





 <b>Park View Sanskruti</b> Sector-92		 <b>Bestech Park View Sanskruti</b> Sector-92	
 Transaction Date		 Transaction Date	
2022-03-17		2021-12-22	
 Floor/Unit		 Floor/Unit	
Floor 4, Unit 402		Floor 10, Unit 1003	
 Tower/Wing		 Tower/Wing	
C			
 Area		 Area	
1995 Sq. Ft.		1995 Sq. Ft.	
 Value		 Value	
₹ 1.11 Cr		₹ 1.07 Cr	
 Rate/Sq. Ft.		 Rate/Sq. Ft.	
₹ 5,569		₹ 5,363	

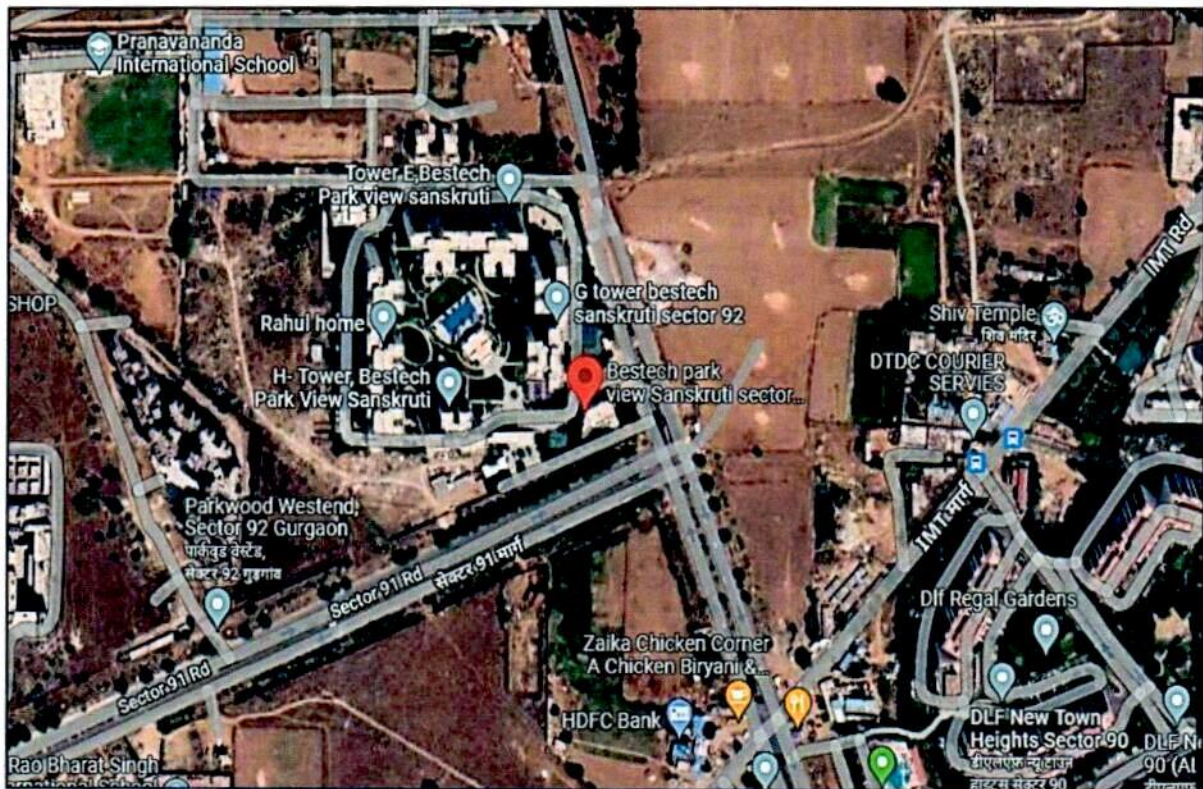
  

 <b>Park View Sanskruti</b> Sector-92		 <b>Park View Sanskruti</b> Sector-92	
 Transaction Date		 Transaction Date	
2022-05-25		2022-05-23	
 Floor/Unit		 Floor/Unit	
Floor 10, Unit 1003		Floor , Unit 602	
 Tower/Wing		 Tower/Wing	
H			
 Area		 Area	
1995 Sq. Ft.		2325 Sq. Ft.	
 Value		 Value	
₹ 96.76 L		₹ 1.5 Cr	
 Rate/Sq. Ft.		 Rate/Sq. Ft.	
₹ 4,850		₹ 6,448	





**ENCLOSURE 2: GOOGLE MAP LOCATION**





**ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY**









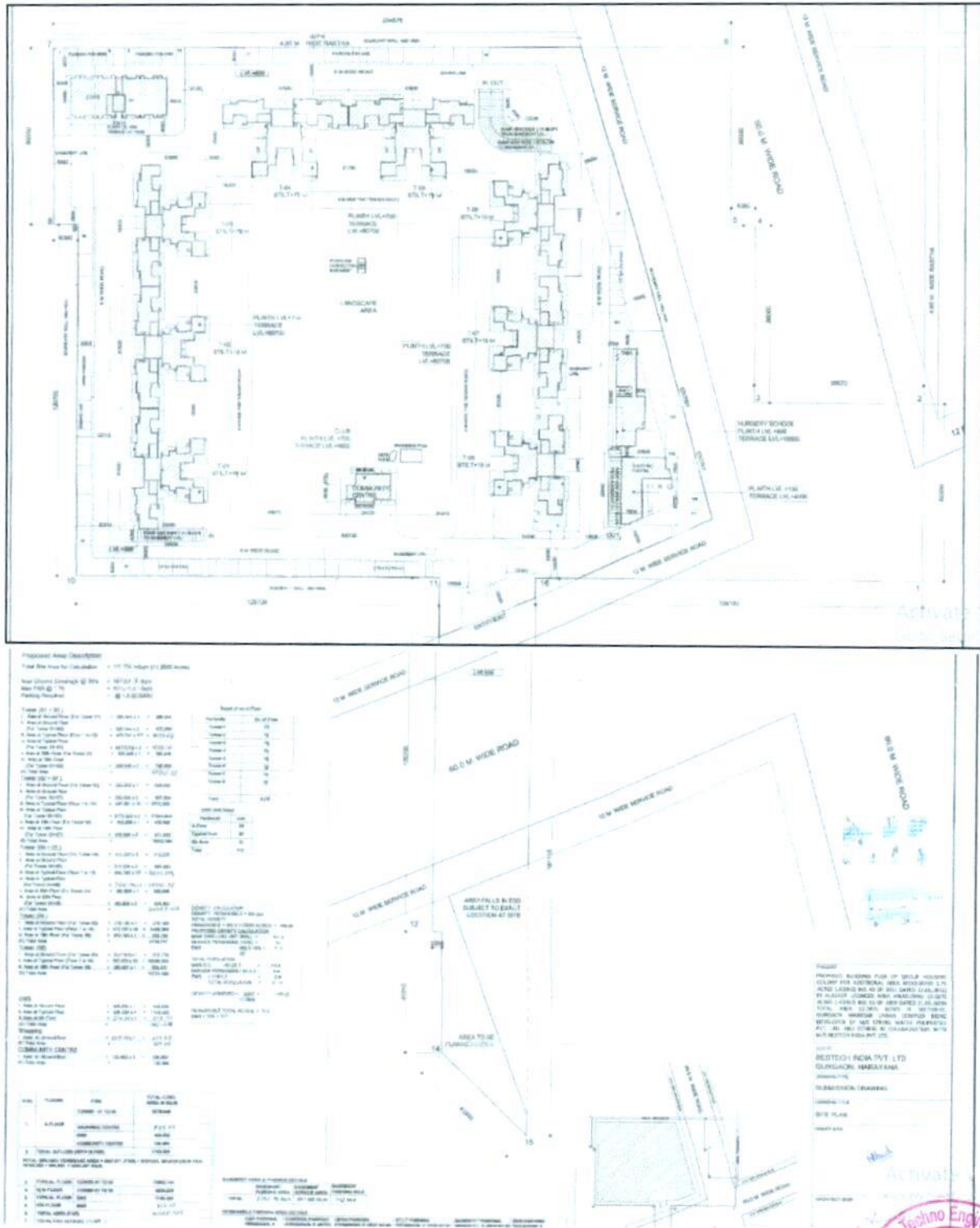
**ENCLOSURE: 4- COPY OF CIRCLE RATE**

Proposed Collector rate list of Tehsil Wazirabad District Gurugram for the year 2021-2022 WEP :- 08-04-2022													
S. No.	Name of Village	Must No.	Rates for the year of 2019 to 2020 Second Half				Rates for the year of 2021 to 2022						
			Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards.)	Commercial	Rates of Land upto 2 Acre depth from NH/NPR 25% Major district Roads 10%	Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards.)	Commercial	Rates of Land upto 2 Acre depth from NH/NPR 25% Major district Roads 10%			
											NH/NPR 25%	Major Road 10%	NH/NPR 25%
11	Uttawas	AREA WITH RESI./COMM./INDUST./INSTL. ZONE'S Must No And Salem Must No 1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1292-1293-1294-1295-1296-1297-1298-1299-1300-1301-1302-1303-1304-1305-1306-1307-1308-1309-1310-1311-1312-1313-1314-1315-1316-1317-1318-1319-1320-1321-1322-1323-1324-1325-1326-1327-1328-1329-1330-1331-1332-1333-1334-1335-1336-1337-1338-1339-1340-1341-1342-1343-1344-1345-1346-1347-1348-1349-1350-1351-1352-1353-1354-1355-1356-1357-1358-1359-1360-1361-1362-1363-1364-1365-1366-1367-1368-1369-1370-1371-1372-1373-1374-1375-1376-1377-1378-1379-1380-1381-1382-1383-1384-1385-1386-1387-1388-1389-1390-1391-1392-1393-1394-1395-1396-1397-1398-1399-1400-1401-1402-1403-1404-1405-1406-1407-1408-1409-1410-1411-1412-1413-1414-1415-1416-1417-1418-1419-1420-1421-1422-1423-1424-1425-1426-1427-1428-1429-1430-1431-1432-1433-1434-1435-1436-1437-1438-1439-1440-1441-1442-1443-1444-1445-1446-1447-1448-1449-1450-1451-1452-1453-1454-1455-1456-1457-1458-1459-1460-1461-1462-1463-1464-1465-1466-1467-1468-1469-1470-1471-1472-1473-1474-1475-1476-1477-1478-1479-1480-1481-1482-1483-1484-1485-1486-1487-1488-1489-1490-1491-1492-1493-1494-1495-1496-1497-1498-1499-1500-1501-1502-1503-1504-1505-1506-1507-1508-1509-1510-1511-1512-1513-1514-1515-1516-1517-1518-1519-1520-1521-1522-1523-1524-1525-1526-1527-1528-1529-1530-1531-1532-1533-1534-1535-1536-1537-1538-1539-1540-1541-1542-1543-1544-1545-1546-1547-1548-1549-1550-1551-1552-1553-1554-1555-1556-1557-1558-1559-1560-1561-1562-1563-1564-1565-1566-1567-1568-1569-1570-1571-1572-1573-1574-1575-1576-1577-1578-1579-1580-1581-1582-1583-1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-1604-1605-1606-1607-1608-1609-1610-1611-1612-1613-1614-1615-1616-1617-1618-1619-1620-1621-1622-1623-1624-1625-1626-1627-1628-1629-1630-1631-1632-1633-1634-1635-1636-1637-1638-1639-1640-1641-1642-1643-1644-1645-1646-1647-1648-1649-1650-1651-1652-1653-1654-1655-1656-1657-1658-1659-1660-1661-1662-1663-1664-1665-1666-1667-1668-1669-1670-1671-1672-1673-1674-1675-1676-1677-1678-1679-1680-1681-1682-1683-1684-1685-1686-1687-1688-1689-1690-1691-1692-1693-1694-1695-1696-1697-1698-1699-1700-1701-1702-1703-1704-1705-1706-1707-1708-1709-1710-1711-1712-1713-1714-1715-1716-1717-1718-1719-1720-1721-1722-1723-1724-1725-1726-1727-1728-1729-1730-1731-1732-1733-1734-1735-1736-1737-1738-1739-1740-1741-1742-1743-1744-1745-1746-1747-1748-1749-1750-1751-1752-1753-1754-1755-1756-1757-1758-1759-1760-1761-1762-1763-1764-1765-1766-1767-1768-1769-1770-1771-1772-1773-1774-1775-1776-1777-1778-1779-1780-1781-1782-1783-1784-1785-1786-1787-1788-1789-1790-1791-1792-1793-1794-1795-1796-1797-1798-1799-1800-1801-1802-1803-1804-1805-1806-1807-1808-1809-1810-1811-1812-1813-1814-1815-1816-1817-1818-1819-1820-1821-1822-1823-1824-1825-1826-1827-1828-1829-1830-1831-1832-1833-1834-1835-1836-1837-1838-1839-1840-1841-1842-1843-1844-1845-1846-1847-1848-1849-1850-1851-1852-1853-1854-1855-1856-1857-1858-1859-1860-1861-1862-1863-1864-1865-1866-1867-1868-1869-1870-1871-1872-1873-1874-1875-1876-1877-1878-1879-1880-1881-1882-1883-1884-1885-1886-1887-1888-1889-1890-1891-1892-1893-1894-1895-1896-1897-1898-1899-1900-1901-1902-1903-1904-1905-1906-1907-1908-1909-1910-1911-1912-1913-1914-1915-1916-1917-1918-1919-1920-1921-1922-1923-1924-1925-1926-1927-1928-1929-1930-1931-1932-1933-1934-1935-1936-1937-1938-1939-1940-1941-1942-1943-1944-1945-1946-1947-1948-1949-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959-1960-1961-1962-1963-1964-1965-1966-1967-1968-1969-1970-1971-1972-1973-1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532											



**ENCLOSURE 5: OTHER RELEVANT DOCUMENTS**

**DOCUMENT 1: COPY OF APPROVED BUILDING PLAN**





**DOCUMENT 2: COPIES OF OCCUPANCY CERTIFICATE**

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

From: Director,  
Town & Country Planning Department,  
Haryana, SCO-71-75, Sector-17-C, Chandigarh.  
Tel- Fax: 0172-2548475; Tel: 0172-2549851.  
E-mail: tcpharyana7@gmail.com  
Web site: www.tcpharyana.gov.in

To: Spring Water Properties & Others,  
in collaboration with Bestech India Pvt Ltd.,  
Bestech House, 51, Sector-44,  
Gurugram.

Memo No. ZP-577/SD(BS)/2018/ 18105 Dated: 19-06-18

Whereas Spring Water Properties & Others in collaboration with Bestech India Pvt Ltd. has applied for the issue of an occupation certificate on 22.02.2018 in respect of the buildings described below: -

**DESCRIPTION OF BUILDING**

City: Gurugram: -

- Licence No. 13 of 2009 dated 21.05.2009 & Licence no. 43 of 2011 dated 13.05.2011
- Total area of the Group Housing Colony measuring 12.7875 acres
- Sector-91 & 92, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc

Tower/ Block No.	No. of dwelling units sanctioned	No. of dwelling units	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sqm.	%	Area in Sqm.	%
Tower-1	74	77	Ground Floor to 19 <sup>th</sup> Floor	8983.44	19.04	9170.155	19.44
Tower-2	78	78	Ground Floor to 19 <sup>th</sup> Floor	9471.783	20.08	9320.725	19.76
Tower-3	74	77	Ground Floor to 19 <sup>th</sup> Floor	8983.44	19.04	9170.155	19.44
Tower-4	74	73	Ground Floor to 19 <sup>th</sup> Floor	10374.511	21.99	10749.189	22.78
Tower-5	74	74	Ground Floor to 19 <sup>th</sup> Floor	10374.511	21.99	10749.189	22.78
Tower-6	78	76	Ground Floor to 19 <sup>th</sup> Floor	9119.747	19.33	9022.422	19.12
Tower-7	78	76	Ground Floor to 19 <sup>th</sup> Floor	9471.783	20.08	9320.725	19.76
Tower-8	78	76	Ground Floor to 19 <sup>th</sup> Floor	10734.458	22.75	10606.926	22.48
HWS Block	110	110	Ground Floor to 5 <sup>th</sup> Floor	2411.254	5.11	2492.06	5.28
Community Building Shopping			Ground Floor	130.905	0.27	319.57	0.67
			Ground Floor	229.69	0.48	239.6	0.50
NON FAR AREA IN SQM							
Nursery School			G+2	805.348	99.50	762.19	94.17
Swimming Pool				0.00		598.475	
Gate Post				0.00		13.00	
Basement-1				28796.128		27796.63	
Basement-2				0.00		18263.93	

I hereby grant permission for the occupation of the said building.





# PROJECT TIE-UP REPORT

## PARK VIEW SANSKRUTI, GURUGRAM

1. The building shall be used for the purposes for which the occupation certificate is being granted and in accordance with the uses defined in the approved Zoning Regulations/Zoning Plan and terms and conditions of the licence.

2. That you shall abide by the provisions of Haryana Apartment Ownership Act, 1963 and Rules framed thereunder. All the flats for which occupation certificate is being granted shall have to be compulsorily registered and a deed of declaration will have to be filed by you within the time schedule as prescribed under the Haryana Apartment Ownership Act 1963. Failure to do so shall invite legal proceedings under the statute.

3. That you shall apply for the connection for disposal of sewerage, drainage & water supply from HUDA at and when the services are made available, within 15 days from its availability. You shall also maintain the site-ral services at the satisfaction of the Director till the colony is handed over.

4. That you shall be fully responsible for supply of water, disposal of sewerage and storm water of your colony till these services are made available by HUDA/State Government as per their scheme. That in case some additional structures are required to be constructed as decided by HUDA at later stage, the same will be binding upon you.

5. That you shall maintain roof top rain water harvesting system properly and keep it operational as per the provisions of Haryana Building Code, 2017.

6. The basements and cell shall be used as per provisions of approved zoning plan and building plans.

7. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoarding.

8. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.

9. That you shall comply with all the stipulations mentioned in the Environment clearance issued by State Environment Impact Assessment Authority, Haryana vide No. SEIAA/HR/2013/1379 dated 12.12.2013.

10. That you shall comply with all conditions laid down in the Memo. No. DPS/Suptd/2018/265/13797 dated 08.03.2018 of the Director General, Fire Service, Haryana, Panchkula with regard to fire safety measures.

11. You shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts cum Executive Engineer, Electrical Inspectorate, Haryana, HUDA, Primary School Building, Block-C-2, Sector-14, Gurugram.

12. The day to night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.

13. That you shall use Light Emitting Diode lamps (LED) in the building as well as street lighting.

14. That you shall dispose condition in the allotment/declaration letter that the allottee shall use Light Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.

15. That you shall apply for connection of Electricity within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DGVV.

16. That provision of parking shall be made within the area earmarked/designated for parking in the colony and no vehicle shall be allowed to park outside the premises.

17. Any violation of the above said conditions shall render this occupation certificate null and void.

(PS. Mohrand Pandurang, IAS)  
Director, Town and Country Planning  
Haryana, Chandigarh.

Encl: No. ZP-577/SOVS/2018  
Date: 19-06-18

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

1. The Director General, Fire Service, Haryana, Panchkula with reference to his office Memo. No. DPS/Suptd/2018/265/13797 dated 08.03.2018 vide which no objection certificate for occupation of the above referred buildings have been granted. It is requested for ensure compliance of the conditions imposed by you letter under reference. Further in case of any lapse by the owner, ensure that adequate fire fighting infrastructure is created at Gurugram for the high-rise buildings and concerned Fire Officer will be personally responsible for any irregularities.
2. Superintendent Engineer (EOP), HUDA, Panchkula with reference to his office memo no. 76930 dated 19.04.2018.
3. Senior Town Planner, Gurugram with reference to his office memo no. 44998 dated 08.03.2018.
4. District Town Planner, Gurugram with reference to his office memo. No. 2367 dated 29.03.2018.
5. Model Officer, website update.

(Sandeep Kishore)  
District Town Planner (HQ),  
For Director, Town and 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.

