

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

CASE NO. VIS(2022-23)-PL450-358-636

DATED: 05/12/2022

# PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	TATA LA VIDA

SITUATED AT

TATA LA VIDA, SECTOR- 113, VILLAGE: BAJGHERA, TEHSIL & DISTRICT:  
GURUGRAM, HARYANA

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU  
Banks

DEVELOPER/ PROMOTER

M/S. SECTOR 113 GATEVIDA DEVELOPERS PVT. LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, SECTOR-18, GURUGRAM

NOTE: In case of any queries/ 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 RBI Guidelines, your feedback on the report within 15 days of its submission after which  
report will be considered to be accepted & correct.

Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.

CORPORATE OFFICE:

D-37, 2nd floor, Sector 2, Noida-201301

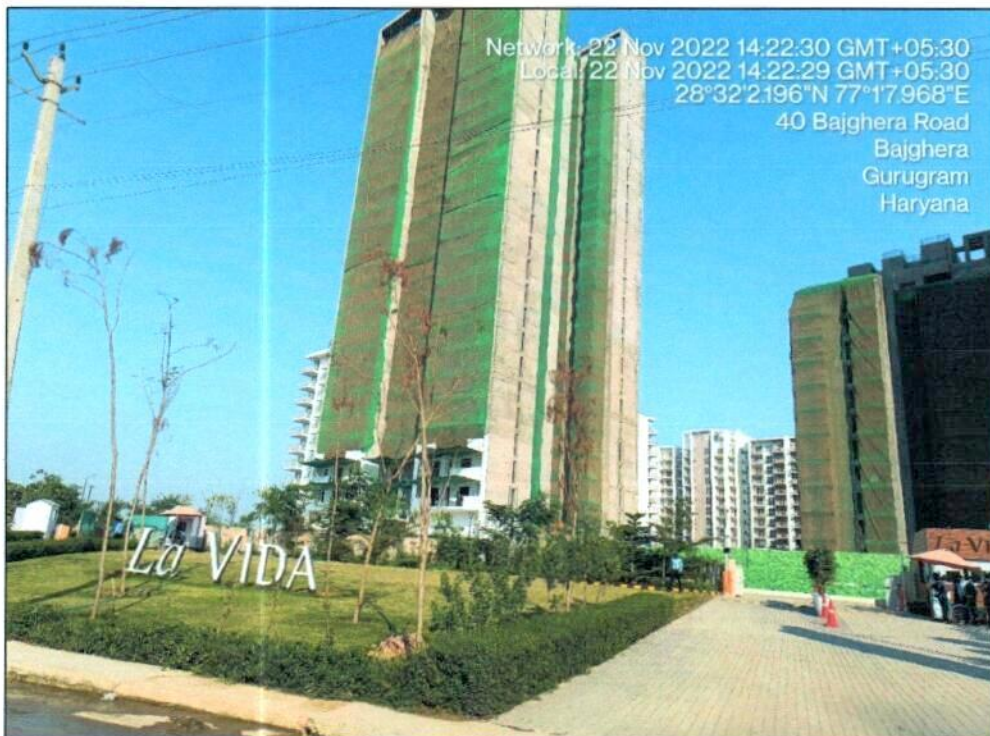
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**PART A**

**SNAPSHOT OF THE GROUP HOUSING PROJECT**



**SITUATED AT**

**TATA LA VIDA, SECTOR- 113, VILLAGE: BAJGHERA, TEHSIL & DISTRICT:  
GURUGRAM, HARYANA**



**PART B**

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

<b>Name &amp; Address of Branch</b>	State Bank of India, HLST Branch, Sector-18, Gurugram
<b>Name of Project</b>	La Vida
<b>Work Order No. &amp; Date</b>	Assignment received through an email dated 18/11/2022

SR. NO.	CONTENTS	DESCRIPTION		
<b>1.</b>	<b>GENERAL DETAILS</b>			
i.	Report prepared for	State Bank of India, HLST Branch, Sector-18, Gurugram		
ii.	Name of Developer/ Promoter	M/S. Sector 113 Gatevida Developers Pvt. Ltd.		
iii.	Registered Address of the Developer as per MCA website	Plot no.5, J block, Community Centre, Rajouri Garden New Delhi 110027		
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	22 November 2022		
viii.	Date of Assessment	5 December 2022		
ix.	Date of Report	5 December 2022		
x.	Property Shown by	<b>Name</b>	<b>Relationship with Owner</b>	<b>Contact Number</b>
		Mr. Ajit Singh	Employee	+91-9899860221
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		Collaboration Agreement	Dated 16/07/2010, Dated 15/03/2011,
		Approved Map		Sanctioned letter of building plans from HUDA	Dated 24/02/2016
		Approved Map		Approve Map & Layout Plan	III-298/ 1084/ 26.12/ 2018
		Other NOC's		Other NOC's	Refer to page 15
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 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.162,33,00,000/-			
ii.	Total Expected Realizable/ Fetch Value	Rs.1,37,98,00,000/-			
iii.	Total Expected Distress/ Forced Sale Value	Rs.1,21,74,75,000/-			
iv.	Total No. of Dwelling Units	277 DU (For Tower A1, A2 & B6)			
v.	Carpet area of the project	3,20,475 sq. ft.			
vi.	Saleable Area of the Project	5,71,234 sq. ft.			
vii.	Inventory Cost as on "Date of Assessment"	Rs.77,02,24,809/- (Cost of Construction)			
3. ENCLOSURES					
i.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 30			
ii.	Enclosure 2	Google Map – Page No. 31			
iii.	Enclosure 3	Photographs of The property – Pages. 32-33			
iv.	Enclosure 4	Copy of Guideline rates– Pages 34			
v.	Enclosure 5	Other relevant documents Page No. 35-39			
vi.	Enclosure 6	Consultant's Remarks Page No. 40-42			
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 a group housing project "Tata la Vida" being developed at the aforesaid address. The owner / developers of the project have decided to give two separate names to each part of the whole project, namely phase 1: "Gurgaon Gateway" (on 8.65275 acres) and phase 2: "Tata La-Vida" (on 10.175 acres). This report has been prepared for the 3 towers (A1, A2 & B6) in phase 2 work under the project name "Tata La-Vida" having a land area of 10.175 acres.

As per the copy of license, these land parcels belong to the companies namely M/s. CSC Estate Pvt. Ltd., M/s. Abag Hi-tech Education Ltd. and others and they have vested a project development agreement in favour of M/s. Tata Housing Development Company Limited for the development of project. As per the bank official, they all have formed a Special Purpose Vehicle (SPV) Company namely M/s. Sector- 113 Gatevida Developers Pvt. Ltd. which was previously known as M/s. Lemon Tree Land & Developers Pvt. Ltd., for the development of this project.

The developer of the project has proposed to develop a group housing project with all the basic amenities. As per the inventory, the details of each tower and type of Dwelling Unit are tabulated below:

Tower Name	Description of tower with salabale area in sq. ft.	Unit No.	Sum no DU per Tower
TOWERA1	3 BHK+SER	74	98
	2217		
	3 BHK+Ser - L	24	
	2691		
TOWERA2	3 BHK+SER	76	100
	2217		
	3 BHK+Ser - L	24	
	2691		
TOWERB6	2BHK (L)	28	79
	1330		
	2BHK (S)	27	
	1276		
	2BHK+Study	12	
	1573		
	3BHK COMPACT	12	
	1579		
Grand Total			277

As per the physical progress observed during the site visit and our subsequent discussion with the person accompanying us during the visit, main superstructure for Tower A1, A2 & B6 have been completed only finishing work is still in progress.

Location of the subject project is in a good developed Sector-113, Gurugram in which other group housing projects are also under development. Subject project is located ~1.7 km. away from main Dwarka Expressway Road which is ~100 ft. wide and abutted by Nazafgarh- Gurgaon road which is ~60ft. wide road. The subject project is also near to metro station and airport and has good connectivity.



As per the information provided by the company's representative we come to know that service units are sold along with the main units only.

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 Tata Gurgaon Gateway	
ii.	Name of similar projects available nearby with distance from this property	Tata Gurgaon Gateway, M3M Capital etc. are located in the close proximity of the subject property.	
iii.	Postal Address of the Project	Tata La-Vida, Sector- 113, Village: Bajghera, Tehsil & District: 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°32'02.8"N 77°01'08.9"E	
vi.	Description of adjoining property	Other residential projects/ vacant land	
vii.	Plot No. / Survey No.	Refer above point 1	
viii.	Village/ Zone	Bajghera	
ix.	Sub registrar	Gurugram	
x.	District	Gurugram	
xi.	City Categorization	Metro City	Urban developed
	Type of Area	Residential Area	
xii.	Classification of the area/Society	Upper Middle Class (Good)	Urban developed
	Type of Area	Within urban developed area	



xiii.	Characteristics of the locality	Good	Within good urban developed area
xiv.	Property location classification	On Wide Road	Good location within locality None
xv.	Property Facing	West Facing	
xvi.	<b>DETAILS OF THE ROADS ABUTTING THE PROPERTY</b>		
	a) Main Road Name & Width	Dwarka Expressway	~100 ft. wide road
	b) Front Road Name & width	Nazafgarh-Bajghera road	~60 ft. wide road
	c) Type of Approach Road	Bituminous Road	
	d) Distance from the Main Road	1.7 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	
xix.	<b>BOUNDARIES SCHEDULE OF THE PROPERTY</b>		
a)	Are Boundaries matched	No, boundaries are not mentioned in the documents.	
b)	<b>Directions</b>	<b>As per Title Deed/TIR</b>	<b>Actual found at Site</b>
	East	Not available in the documents	Other's property
	West	Not available in the documents	Road / entrance
	North	Not available in the documents	Other's property / road
	South	Not available in the documents	Orchids International School / other's property

<b>3. TOWN PLANNING/ ZONING PARAMETERS</b>		
i.	Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP -2031
ii.	Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP -2031
iii.	Municipal limits	Municipal Corporation of Gurugram
iv.	Developmental controls/ Authority	Haryana Urban Development Authority (HUDA)
v.	Zoning regulations	Residential
vi.	Master Plan provisions related to property in terms of Land use	Group Housing
vii.	Any conversion of land use done	NA
viii.	Current activity done in the property	Group Housing Society is under construction
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning.
x.	Any notification on change of zoning regulation	No
xi.	Street Notification	Residential
xii.	Status of Completion/ Occupational certificate	Not Applicable at this point of project stage as the project is currently under construction phase.
xiii.	Comment on unauthorized construction if any	Not Applicable at this point of project stage as the project is currently under construction phase.
xiv.	Comment on Transferability of developmental rights	Subjected to prior permission from competent authority.
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential & commercial purpose.
xvi.	Comment of Demolition proceedings if any	NA



xvii.	Comment on Compounding/ Regularization proceedings	NA		
xviii.	Any information on encroachment	No encroachment observed during site visit.		
xix.	Is the area part of unauthorized area/ colony	No information available		
4.	LEGAL ASPECTS OF THE PROPERTY			
i.	Ownership documents provided	Collaboration agreement	License	NA
ii.	Names of the Developer/Promoter	M/S. Sector 113 Gatevida Developers Pvt. Ltd.		
iii.	Constitution of the Property	Freehold		
iv.	Agreement of easement if any	Not required		
v.	Notice of acquisition if any and area under acquisition	No, as per general information available in the public domain		
vi.	Notification of road widening if any and area under acquisition	No, as per general information available in the public domain		
vii.	Heritage restrictions, if any	No		
viii.	Comment on Transferability of the property ownership	Freehold		
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	Haryana Urban Development Authority (HUDA)		
	b) Any violation from the approved Building Plan	Not applicable as the construction of the project is in progress		
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property		
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	Not available. Please confirm from the owner.		
xvii.	Property or Tax Id No.	Not provided		
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information available.		
xix.	Property presently occupied/ possessed by	The property is currently possessed by the subject promoter/company only.		
xx.	Title verification	Title verification to be done by competent advocate as the same is out of our scope of work.		



xxi.	Details of leases if any	Not applicable
<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.	High Income Group
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

6.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES				
i.	Drainage arrangements		Yes, proposed		
ii.	Water Treatment Plant		Yes, proposed		
iii.	Power Supply arrangements	Permanent	Yes/ Proposed		
		Auxiliary	Yes, D.G sets Proposed		
iv.	HVAC system		No		
v.	Security provisions		Yes, proposed		
vi.	Lift/ Elevators		Yes, proposed		
vii.	Compound wall/ Main Gate		Yes, proposed		
viii.	Whether gated society		Yes, proposed		
ix.	Car parking facilities		Yes, proposed		
x.	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes/ Proposed	Yes/ Proposed	Yes/ Proposed	Yes/ Proposed	Yes/ Proposed

7.	INFRASTRUCTURE AVAILABILITY						
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply			Yes,proposed			
	b) Sewerage/ sanitation system			Yes,proposed			
	c) Storm water drainage			Yes,proposed			
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management			Yes,proposed			
	b) Electricity			Yes,proposed			
	c) Road and Public Transport connectivity			Yes,proposed			
	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
	01 Km	03 Km	05 Km	05 Km	07 Km	09 Km	16 Km



iv.	Availability of recreation facilities (parks, open spaces etc.)	It is a developing area and recreational facilities are planned to be developed nearby.	
8.	MARKETABILITY ASPECTS OF THE PROPERTY:		
i.	Location attribute of the subject property	Good	
ii.	Scarcity	Similar kind of properties are 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	
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, proposed.	
ii.	Method of construction	Construction proposed to be done using professional contractor workmanship based on architect plan	
iii.	Specifications		
	a) Class of construction	Class B construction (Good), proposed.	
	b) Appearance/ Condition of structures	Internal - Under construction	
		External - Under construction (Main superstructure for Tower A1, A2 & B6 have been completed only finishing work is still in progress)	
	c) Roof	Floors/ Blocks	Type of Roof
		Tower A1: G+25 floors Tower A2: G+25 floors Tower B6: G+ 13 floors (Proposed as per the master site plan)	RCC
	d) Floor height	Approx. 10 feet (proposed)	
	e) Type of flooring	Vitrified tiles, Ceramic Tiles (Proposed)	
	f) Doors/ Windows	No information	
	g) Interior Finishing	Neatly plastered and putty coated walls (Proposed)	
	h) Exterior Finishing	Simple plastered walls (Proposed)	
	i) Interior decoration/ Special architectural or decorative feature	Good looking interiors. Medium use of interior decoration. (Proposed)	
	j) Class of electrical fittings	Internal/ Normal quality fittings (Proposed)	
k) Class of sanitary & water supply fittings	Internal/ Normal quality fittings (Proposed)		
iv.	Maintenance issues	Not Applicable since construction work is in progress	
v.	Age of building/ Year of construction	Under Construction	Under Construction
vi.	Total life of the structure/ Remaining life expected	Approx. 60-65 years	Approx. 60-65 years (after Completion)



vii.	Extent of deterioration in the structure	Not applicable as project is under construction stage	
viii.	Protection against natural disasters viz. earthquakes etc.	All the proposed structures are asumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	Not applicable as project is under construction stage	
x.	System of air conditioning	As per requirement by individual flat owners on their own	
xi.	Provision of firefighting	Yes, proposed	
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority.	
	a) Is Building as per approved Map	Not applicable as building structure is not completed yet.	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	c) Is this being regularized	No information provided	
10.	ENVIRONMENTAL FACTORS:		
i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	No information available to us	
ii.	Provision of rainwater harvesting	Yes, proposed	
iii.	Use of solar heating and lighting systems, etc.	No information available to us.	
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere	
11.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:		
i.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern structure	
12.	PROJECT DETAILS:		
a.	Name of the Developer	M/S. Sector 113 Gatevida Developers Pvt. Ltd.	
b.	Name of the Project	Tata La Vida	
c.	Total no. of Dwelling units	277 units (for three subject towers) (as per approved map & inventory)	
d.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.	
e.	Name of the Architect	M/s. Arcop Associates Pvt. Ltd.	
f.	Architect Market Reputation	Established Architect with years long experience in market and have successfully delivered multiple Projects.	
g.	Proposed completion date of the Project	As per HRERA Gurugram- 31/12/2022	
h.	Progress of the Project	Main superstructure of all three towers (A1, A2, & B6) have been completed. Only the finishing work is in progress.	



i.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input checked="" type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,
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**PART C**

**AREA DESCRIPTION OF THE PROPERTY**

1.	Licensed area of the complete project		10.175 acres (For Phase 2)		
2.	Ground Coverage Area	Permitted		35 % (14,412 sq. mtr.) for whole phase 2	
		Proposed		1414.01 sq. mtr. (For three subject towers)	
3.	Covered Built-up Area	UNDER FAR		REQUIRED AS PER APPROVED MAP	ACHIEVED STATUS
		TOTAL	Proposed	Residential: 38,827.43 sq. mtr. / 4,17,938 sq.ft. (for three subject towers)	OC not obtained yet.
			Permitted	1,47,572.685 sq. mtr. (For Phase 1 & Phase 2)	
		UNDER NON-FAR		PROPOSED AS PER APPROVED MAP	ACHIEVED STATUS
		Non-FAR area		14,331.07sq. mtr. (154259.67 sq. ft.)	OC not obtained yet.
		Total Gross Built Up Area		5,72,198 sq. ft.	OC not obtained yet.
4.	Open/ Green Area	Minimum Required		Not mentioned in the approved map	
		Proposed		Not mentioned in the approved map	
5.	Density	Permitted		1602 (For our subject tower)	
		Proposed		1602 (For our subject tower)	
6.	Carpet Area		3,20,475 sq. ft. (For three subject towers)		
7.	Saleable Area		5,71,234 sq. ft. (For three subject towers)		

Total Blocks/ Floors/ Flats			
	Approved as per Building Plan	Actually provided	Current Status
1.	<b>Tower-A1</b> : G+25 Floors= 98 DU <b>Tower-A2:</b> G+25 Floors= 100DU <b>Tower-B6:</b> G+13 Floors= 79 DU	<b>Tower-A1</b> : G+25 Floors= 98 DU <b>Tower-A2:</b> G+25 Floors= 100DU <b>Tower-B6:</b> G+13 Floors= 79 DU	Main superstructure for Tower A1, A2 & B6 have been completed. Finishing work is in progress.
2.	Total no. of Flats/ Units	<b>277 DU</b>	
3.	Type of Flats	Refer to the attached sheet above	
4.	Number of Car Parking available for main units	Required	755 ECS
		Proposed (basement)	563 ECS (at Upper basement) 169 ECS (at lower basement) Total = 732 ECS
		Surface parking	247 ECS (at podium)
5.	Land Area considered	Subject Project: 10.175 acres / 14,412 sq. mtr.	
6.	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out due to the size of the property	



7.	Remarks & observations, if any	Land area is considered only for phase 2 work	
8.	Constructed Area considered (As per IS 3861-1966)	<b>Built-up Area</b>	5,72,198 sq. ft. (FAR + NON FAR) (for three subject towers)
	Area adopted on the basis of	Approved Map.	
	Remarks & observations, if any	None	

**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.	Approved Building Plan	Dated 24/02/2016	Provided
2.	Revalidation of Building Plan	Memo No. ZP-766/SD(DK)/2022/21926 Dated: 26/07/2022	Provided
3.	NOC for Height Clearance from Airport Authority of India	AAI/RHQ/NR/ATM/NOC/2019/222/1084-1087 Dated:27/06/2019	Provided
4.	Environmental clearance NOC from SEIAA	No. SEIAA/HR/2013/962 Dated: 15/10/2013	Provided
5.	NOC from Pollution Control Board	Dated: 28/03/2018	Provided
6.	Provisional NOC from Fire Authority	Memo No. FS/2021/87 Dated;24/04/2021 (For Tower B1 to B5)	Not Provided
7.	RERA Registration Certificate	Memo No. HRERA – 181/2017/203 Dated: 28.08.2017	Provided
8.	Forest NOC by Conservator of Forests	Dated: 08/05/2013	Provided





**PART E**


**PROCEDURE OF ASSESMENT**

1.	GENERAL INFORMATION			
i.	Important Dates	<b>Date of Inspection of the Property</b>	<b>Date of Assessment</b>	<b>Date of Report</b>
		22 November 2022	5 December 2022	5 December 2022
ii.	Client	State Bank of India, HLST Branch, Sector-18, Gurugram		
iii.	Intended User	State Bank of India, HLST Branch, Sector-18, 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 nameplate 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 checked="" type="checkbox"/> Cross checked from the boundaries/ address of the property mentioned in the documents provided to us <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		

2.		ASSESSMENT FACTORS		
i.	Nature of the Report	Project Tie-up		
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		Group Housing Project	Residential	Group Housing Society
		Classification	Residential Group Housing	
iii.	Basis of Inventory assessment (for Project Tie up Purpose)	Primary Basis	Market Price Assessment & Govt. Guideline Value	
		Secondary Basis	Not Applicable	
iv.	Present market state of the Asset assumed Total No. of Dwelling Units	Under Normal Marketable State		
		Reason: Asset under free market transaction state		
v.	Property Use factor	Current/ Existing Use	Highest & Best Use (in consonance to surrounding use, zoning and statutory norms)	Considered for Assessment
		Residential	Residential	Residential
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. dept. have to be taken care by Legal expert/ Advocate.		



vii.	Land Physical Factors	Shape		Size	
		Irregular		Large	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Good	On Wide Road	Refer to the attached sheet
		Urban developed	Within good urban developed area	Near to Metro Station	
			Within developing Residential zone	Not Applicable	
		Property Facing			
		West Facing			
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes, proposed	Underground	Yes, proposed	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.)	High Income Group			
xi.	Neighbourhood amenities	Good			
xii.	Any New Development in surrounding area	Some group housing projects are under construction in the vicinity and some are already constructed.			
xiii.	Any specific advantage/ drawback in the property	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	No			
		Comments: ---			
xviii.	Is independent access available to the property	Clear independent access is available			
xix.	Is property clearly	Yes			





	possessable upon sale				
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:	Dwarka Homes	
			Contact No.:	+91-8383041518	
			Nature of reference:	Property dealer	
			Size of the Property:	Approx. similar size of our subject property	
			Location:	Sector- 113, Gurugram	
			Rates/ Price informed:	Rs.10,000/- to Rs.13,000/- per sq. ft. on super built up area	
			Any other details/ Discussion held:	The price of the flat depends on various physical attributes, like location, floor, amenities included, etc.	
			b.	Name:	Raj Properties
				Contact No.:	+91 9810793251
				Nature of reference:	Property Consultant
				Size of the Property:	Approx. similar size of our subject property
				Location:	Subject Vicinity
			Rates/ Price informed:	Around Rs.12,000/- to Rs.13,000/- on super built up area	
			Any other details/ Discussion held:	The price of the flat depends on various physical attributes, like location, floor, amenities included, etc.	
xxv.	Adopted Rates Justification	As per our discussion with the locals inhabitants and property dealers of the subject location we came to know that rates for residential flats in resale in the subject locality varies from Rs.10,000/- to Rs.13,000/- per sq. ft. on super built up area depending upon the various attributes of the flats.			
xxvi.	OTHER MARKET FACTORS				
	Current Market condition	Normal			
		Remarks: NA			
		Adjustments (-/+): 0%			



	Comment on Property Salability Outlook	Easily sellable
		Adjustments (-/+): 0%
	Comment on Demand & Supply in the Market	<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.8,38,72,236/- per acres for land (as per the HRERA) and Rs.10,000/- to Rs.13,000/- per sq. ft. on Saleable Area (Ongoing basic selling price of builder/developer) for built-up dwelling unit
xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.
xxxi.	<b>Basis of computation &amp; working</b>	
	<p>a. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.</p> <p>b. However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore the cost of land which is Rs.85,31,00,000/- (~Rs.8,38,72,236/- per acres), has been taken as per the information mentioned in HRERA.</p> <p>c. For calculating NON FAR we have taken total 29,832.17 sq. mtr. as NON FAR area for the total upper &amp; lower basement, stilt area under towers, mummy &amp; machine room areas of 8 towers in phase 2 work. Then we have divided the whole NON FAR area by weighted average for our subject three towers and arrived at 14,331.07sq. mtr. / 1,54,259 sq. ft.as NON FAR area for our three subject towers.</p> <p>d. 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 in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.</p> <p>e. This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report, it is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.</p> <p>f. Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.</p> <p>g. 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</p>	



TOR and definition of different nature of values.

- h. 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. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
- j. 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.
- k. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- l. 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.
- m. 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.
- n. 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.
- o. 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.
- p. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- q. 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.
- r. 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.
- s. 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.
- t. 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.
- u. 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.

- v. 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

- 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.
- Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- 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.
- 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.
- 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.
- 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.
- 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 HRERA)
a.	Prevailing Rate range	Rs.30,000/- per sq.yds.	---
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.30,000/- per sq.yds.	---
d.	Total Land Area/ FAR Area considered (documents vs site survey whichever is less)	10.175 acres / 49,247 sq.yds	10.175 acres / 49,247 sq.yds
e.	Total Value of land (A)	Rs.30,000/- per sq.yds. X 49,247 sq.yds	Rs.85,31,00,000/-
		<b>Rs.147,74,10,000/-</b>	<b>Rs.85,31,00,000/-</b>

#### Note:

However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore the



cost of land which is Rs.85,31,00,000/- (~Rs.8,38,72,236/- per acres), has been taken as per the information mentioned in HRERA official website. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.

Also, since this is a 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.1,300/- to 1,500/- per sq. ft.	Rs.1,000/- to 1,400/- per sq. ft.
		Rate adopted	Rs.1,400/- per sq. ft.	Rs.1,200/- per sq. ft.
		Built-up Area	38,827.43 sq. mtr. / 4,17,938 sq.ft. (for three subject towers)	14331.07sq. mtr. / 1,54,259 sq. ft.
		Pricing Calculation	Rs.1,400/- per Sq. ft. X 4,17,938 sq.ft.	Rs. 1,200/- per sq. ft. x 1,54,259 sq. ft.
		<b>Total Value</b>	<b>Rs. 58,51,13,200/-</b>	<b>Rs.18,51,11,609/-</b>
a.	Depreciation percentage (Assuming salvage value % per year)	NA (Above replacement rate is calculated after deducting the prescribed depreciation)		
b.	Age Factor	NA		
c.	Structure Type/ Condition	RCC framed structure (Proposed)/ Construction of super structure completed only		
d.	Construction Depreciated Replacement Value (B)	<b>Rs.77,02,24,809/-</b>		

5. COST ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS			
	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements (Add lump sum cost)	----	Incorporated in the above valuation
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	Incorporated in the above valuation
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Incorporated in the above valuation
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.)	----	Incorporated in the above valuation
e.	<b>Expected Construction Value (C)</b>	----	<b>Incorporated in the above valuation</b>



6.	MARKET/ SALABLE AMOUNT OF THE FLATS	
a.	Total No. of DU	277
b.	Total No. of EWS Units	No information available.
c.	Total Proposed Saleable Area for flats	5,38,355 sq. ft.
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	No information is provided
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	No information is provided
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.10,000/- to Rs.13,000/- per sq. ft. on salable area
e.	Remarks	The value of flats in the subject locality varies from Rs.10,000/- to Rs.13,000/- per sq. ft. on salable area depending upon various physical attributes and amenities available within a group housing society. In our opinion, the same has been considered fair and reasonable for estimating the value of inventory of the subject project.

**Residential Units Sale Price (Inventory Analysis):**

Tower Name	Description of tower with salabale area in sq. ft.	Unit No.	DU per Tower	Sum of RERA Carpet Area (Sq. Ft.)	Sum of Saleable Area	Sum of Market value @Rs10,000/- per sq. ft.	Sum of Market value @Rs13,000/- per sq. ft.
TOWERA1		74	98	1,25,807	2,28,642	₹ 2,28,64,20,000	₹ 2,97,23,46,000
	3 BHK+SER			89,966	1,64,058	1,64,05,80,000	2,13,27,54,000
	2217	24		35,841	64,584	64,58,40,000	83,95,92,000
	3 BHK+Ser - L			2691			
TOWERA2		76	100	1,28,239	2,33,076	₹ 2,33,07,60,000	₹ 3,02,99,88,000
	3 BHK+SER			2217	92,398	1,68,492	1,68,49,20,000
	3 BHK+Ser - L	24		35,841	64,584	64,58,40,000	83,95,92,000
	2691						
TOWERB6	2BHK (L)	28	79	66,429	1,09,516	₹ 1,09,51,60,000	₹ 1,42,37,08,000
	1330			22,683	37,240	37,24,00,000	48,41,20,000
	2BHK (S)	27		21,480	34,452	34,45,20,000	44,78,76,000
	1276			10,849	18,876	18,87,60,000	24,53,88,000
	2BHK+Study	12		11,417	18,948	18,94,80,000	24,63,24,000
	1573						
	3BHK COMPACT	1579					
Grand Total			277	3,20,475	5,71,234	₹ 5,71,23,40,000	₹ 7,42,60,42,000



7. CONSOLIDATED COST ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs.147,74,10,000/-	Rs.85,31,00,000/-
b.	Structure Construction Value (B)	---	Rs.77,02,24,809/-
c.	Additional Aesthetic Works Value (C)	---	---
d.	<b>Total Add (A+B+C)</b>	<b>Rs.147,74,10,000/-</b>	<b>Rs.162,33,24,809/-</b>
e.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	<b>Total Indicative &amp; Estimated Prospective Fair Market Value</b>	<b>Rs.147,74,10,000/-</b>	<b>Rs.162,33,24,809/-</b>
h.	<b>Rounded Off</b>	<b>Rs.147,74,10,000/-</b>	<b>Rs.162,33,00,000/-</b>
i.	Indicative & Estimated Prospective Fair Market Value in words	---	<b>Rupees One Hundred &amp; Sixty Two Crores Thirty Three Only</b>
j.	<b>Expected Realizable Value</b>	---	<b>Rs.137,98,00,000/-</b>
k.	<b>Expected Distress Sale Value</b>	---	<b>Rs.121,74,75,000/-</b>
l.	Percentage difference between Circle Rate and Market Value	More than 20%	
m.	<b>Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%</b>	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	<b>Concluding Comments/ Disclosures if any</b>		
	a. The latest guidelines for the building construction are not available on the U.P. government's website so we have only considered for land valuation.		
	b. The subject property is a Group Housing project.		
	c. We are independent of client/ company and do not have any direct/ indirect interest in the property.		
	d. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		
	e. 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.		



- f. 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.
- g. 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.
- h. 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.
- i. 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.
- j. 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.
- k. 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.
- l. 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.
- m. 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.
- n. 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. 35-39
- Enclosure VI: Consultant's Remarks Page No. 40-42





### IMPORTANT NOTES

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

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




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

### IF REPORT IS USED FOR BANK/ FIs

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

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

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Harshit Mayank	Babul Akhtar Gazi	Ashish Sawe
		



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

99acres Buy Gurgaon Add more

**Tata Gurgaon Gateway** ☆  
Sector 113, Gurgaon

CONSTRUCTION STATUS  
**Ready To Move**  
Since Oct, 2017

₹ 1.6 - 3.7 Cr + Govt. Charges  
PRICE RANGE

2 BHK Apartment	3 BHK Apartment
Super Built up Area: 1580 sq.ft. (146.79 sq.m.)	Super Built up Area: 2215 - 2925 sq.ft. (205.78 - 271.74 sq.m.)
₹ 1.6 - 2 Cr + Govt. Charges	₹ 2.24 - 3.7 Cr + Govt. Charges

99acres Buy Gurgaon Add more

**M3M Capital** ☆  
Sector 113, Gurgaon

CONSTRUCTION STATUS  
**Under Construction**  
Completion in Feb, 2025


₹ 1.3 - 3.28 Cr + Govt. Charges  
PRICE RANGE



2 BHK Apartment	3 BHK Apartment	4 BHK Apartment
Carpet Area: 1300 - 1350 sq.ft. (120.77 - 125.42 sq.m.)	Carpet Area: 1650 - 1700 sq.ft. (153.29 - 157.94 sq.m.)	Carpet Area: 2055 - 2249 sq.ft. (191.14 - 209.14 sq.m.)
₹ 1.3 - 1.97 Cr + Govt. Charges	₹ 1.65 - 2.48 Cr + Govt. Charges	₹ 2.06 - 3.28 Cr + Govt. Charges



99acres


Buy ▾ | Gurgaon ✕ | Add more




[All Photos & Videos](#)


[Home](#) > [Projects in Gurgaon](#) > [Sector 113 Gurgaon](#) > [Tata La Vida](#)




**Tata La Vida** ☆  
Sector 113, Gurgaon

Request for a callback



**No Brokerage**


**3D Floor Plans Available**


**30 Top Facilities**

CONSTRUCTION STATUS

Ready To Move



**₹ 1.25 - 1.66 Cr + Govt. Charges**  
PRICE RANGE

**2, 3 BHK Apartment**

**2 BHK Apartment**

Super Built up Area  
1276 - 1573 sq.ft. (118.84 - 145.14 sq.m.) ▾

**₹ 1.25 - 1.65 Cr + Govt. Charges**

**3 BHK Apartment**

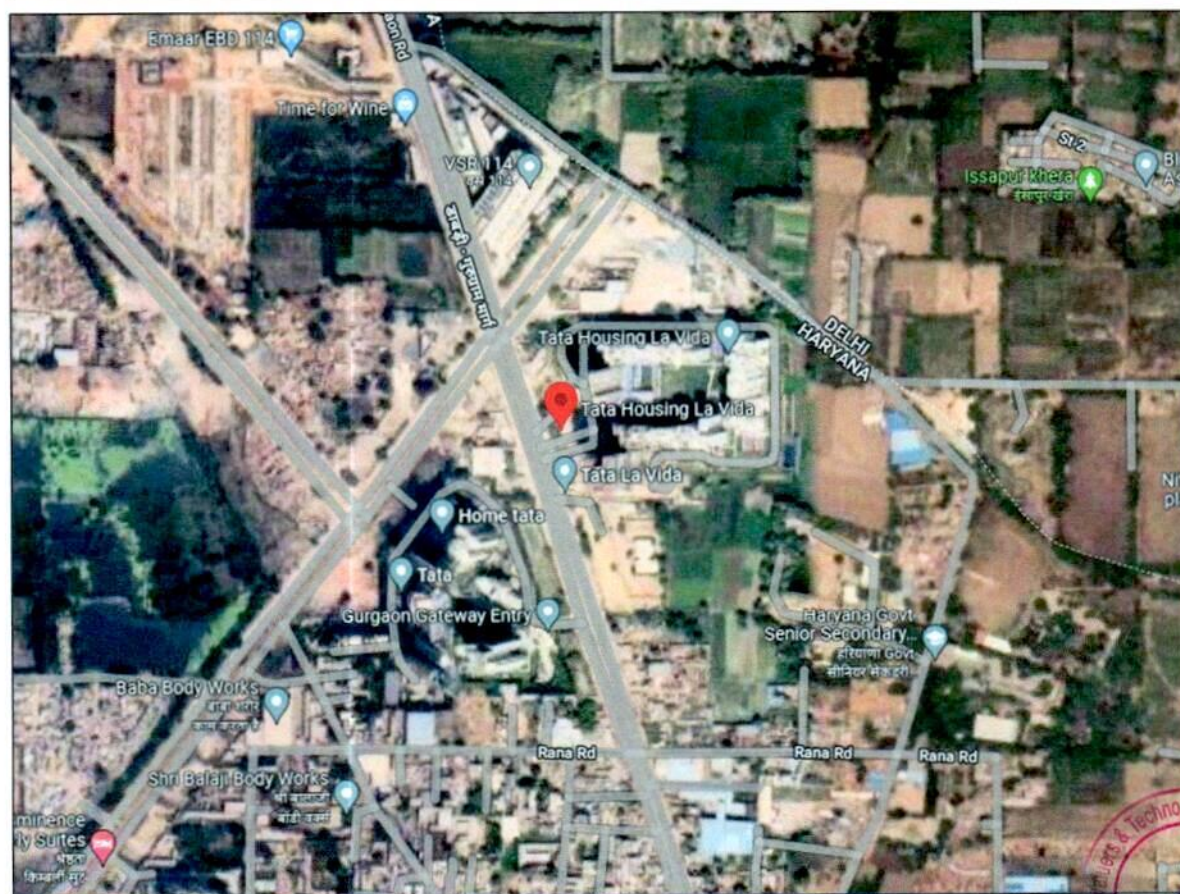
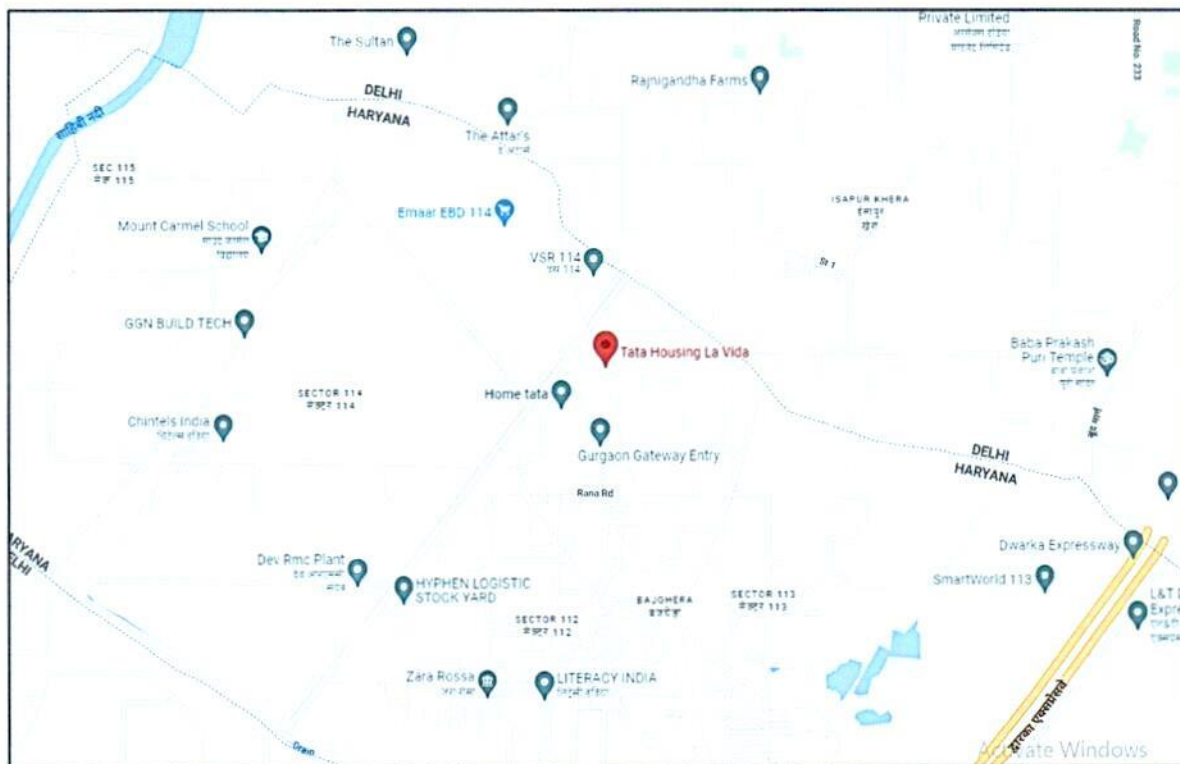
Super Built up Area  
1579 sq.ft. (146.69 sq.m.) ▾

**₹ 1.55 - 1.66 Cr + Govt. Charges**

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

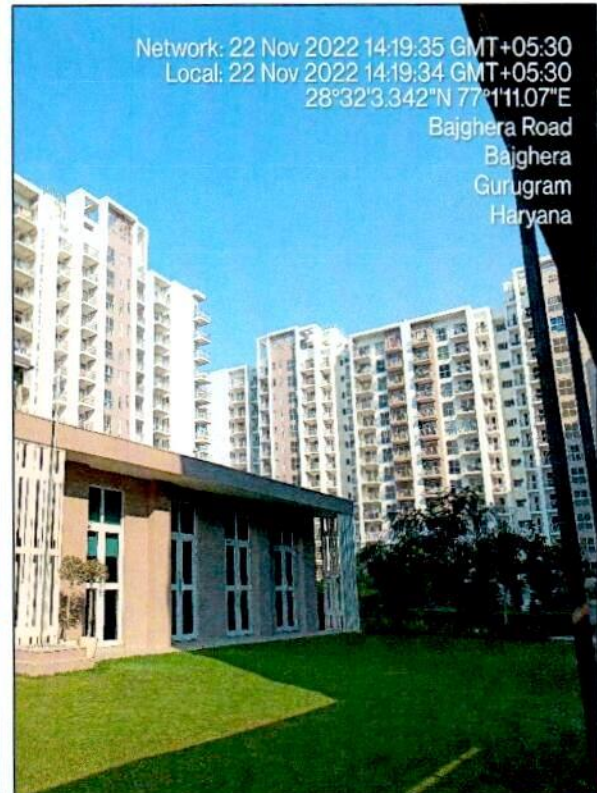
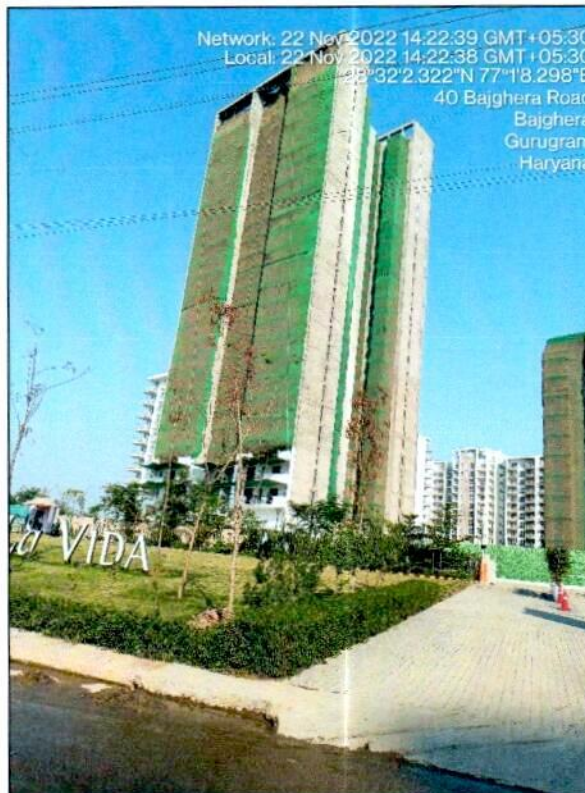
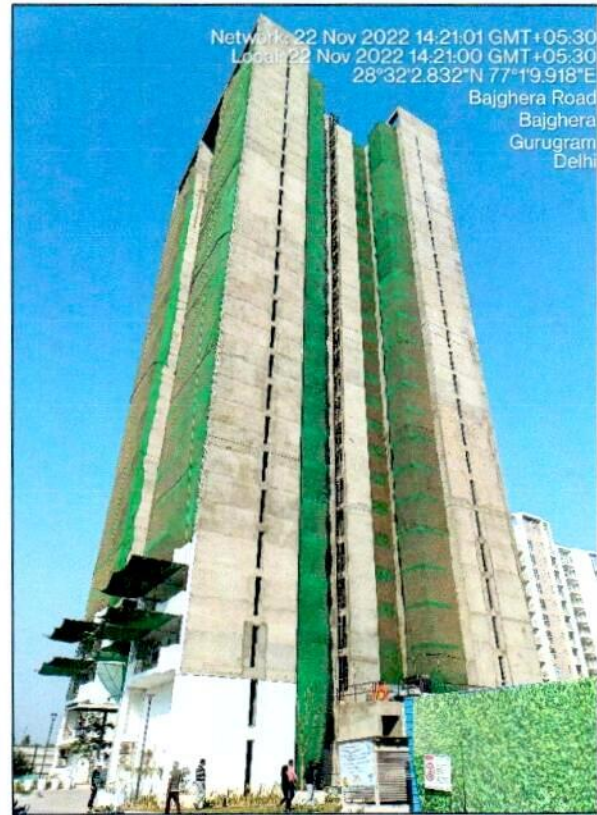


**ENCLOSURE 2: GOOGLE MAP LOCATION**

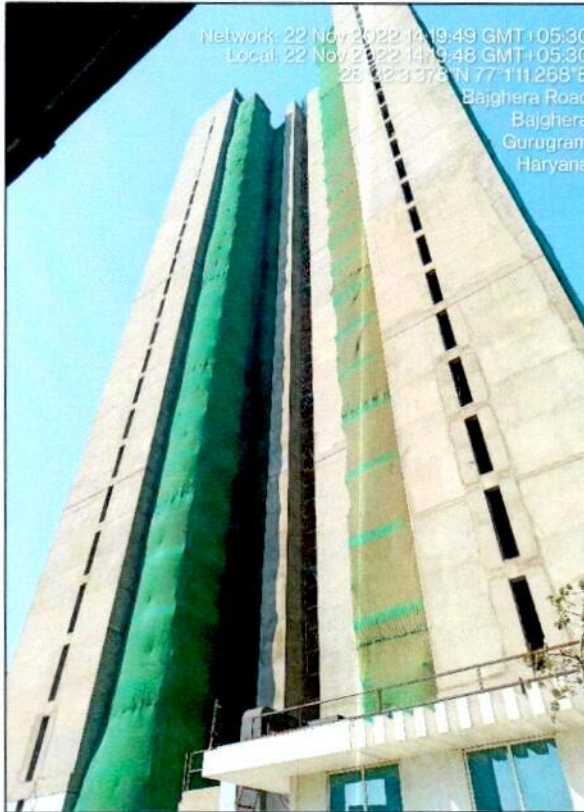




**ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY**













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


Rate list of Tehsil Gurugram for the year 2021-2022 w.e.f. ....)													
Sr. No.	Huda Sectors	Proposed Rates for the Year of 2019-2020				Proposed 2nd Half Rates for the Year of 2019-2020				Proposed for the Year of 2021-2022			
		Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. Yards)	Commercial/Retail (Rs. Per Sq. Feet)	Office/IT Space Rs. Per Sq. Feet)	Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. Yards)	Commercial/Retail (Rs. Per Sq. Feet)	Office/IT Space Rs. Per Sq. Feet)	Residential (Rs. Per Sq. Yards)	Commercial/Retail (Rs. Per Sq. Feet)	Office/IT Space Rs. Per Sq. Feet)	
1	Sec- 42, 43	50000	165000	10000	7000	50000	165000	10000	7000	50000	165000	10000	7000
2	Sec-14, 15, 16, 17, 40	45000	150000	9000	6600	45000	150000	9000	6600	45000	150000	9000	6600
3	Sec-38,	40000	140000	8900	6300	40000	140000	8900	6300	40000	140000	8900	6300
4	Sec- 21,22, 22A, 23, 23A,	35000	140300	8600	6100	35000	140300	8600	6100	35000	140300	8600	6100
5	Sector 1, 2, 3, 3A, 4, 5, 6, 7, 12, 12A, 13	35000	135000	9000	6600	35000	135000	9000	6600	35000	135000	9000	6600
6	Sec-18, 19, 20,	NA	110000	9000	6600	NA	110000	9000	6600	NA	110000	9000	6600
7	Sec-25	NA	88000	9000	6600	NA	88000	9000	6600	NA	88000	9000	6600
8	Sector 104, 105, 106, 109, 110, 110A, 111, 112, 113, 114, 115	30000	100000	4500	3000	30000	100000	4500	3000	30000	100000	4500	3000


  
 Joint Sub Registrar  
Gurugram

  
 Sub Registrar  
Gurugram

  
 SDO  
Gurugram

  
 DRO  
Gurugram

  
 Additional Deputy Commissioner  
Gurugram

  
 Deputy Commissioner-cum-Registrar,  
Gurugram

Activat  
 G... Sen

Joint S.D. Registrar  
Gurugram

Sub Registrar  
Gurugram

S.D.O.  
Gurugram

D.D.O.  
Gurugram

Additional Deputy Commissioner  
Gurugram

Deputy Commissioner-cum-  
Registrar, Gurugram

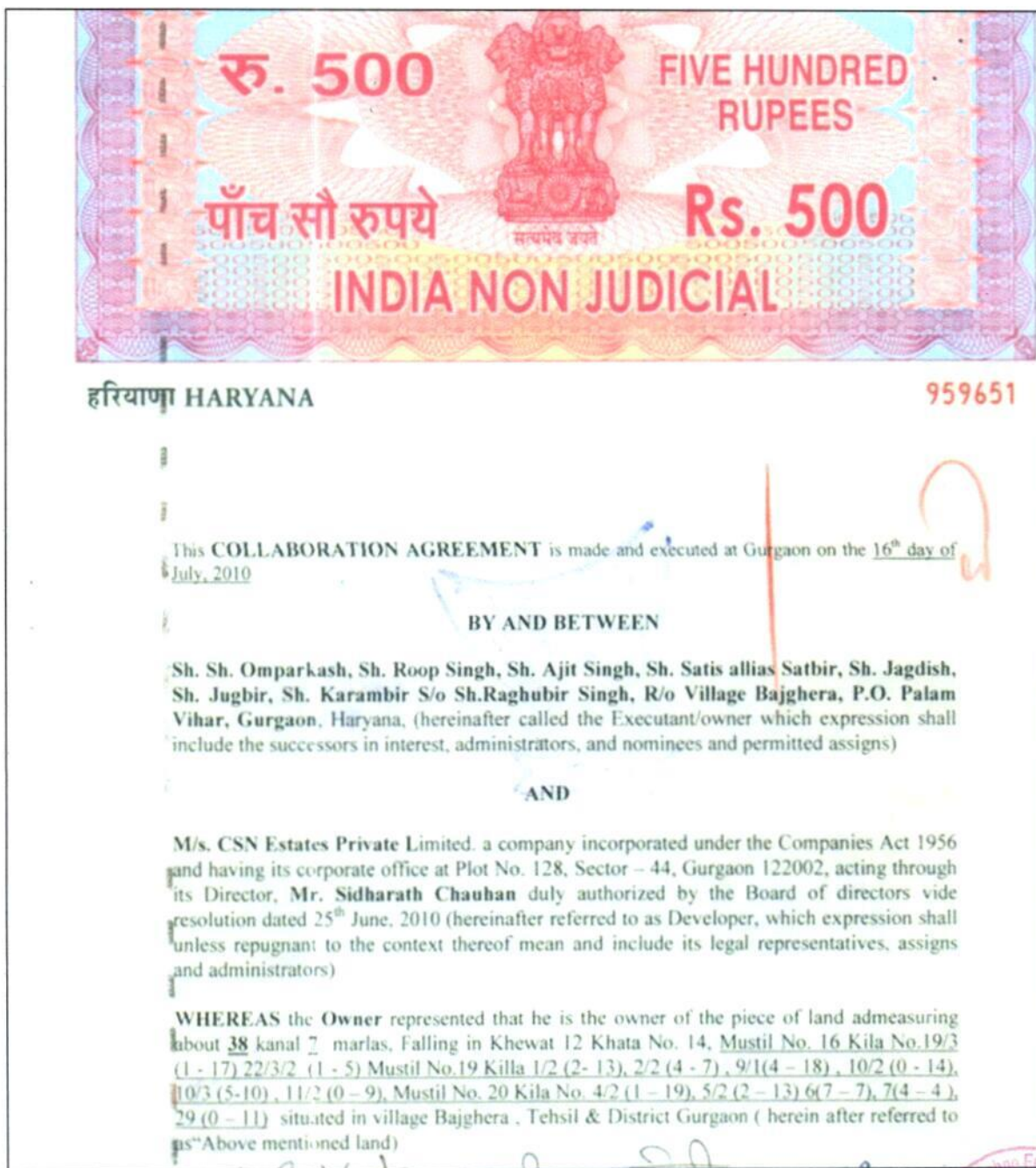
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**ENCLOSURE 5: OTHER RELEVANT DOCUMENTS**

**DOCUMENT 1: PROPERTY TITLE DOCUMENT**





STATE OF HARYANA

A 717

**COLLABORATION AGREEMENT**

OF INDIA

THIS COLLABORATION AGREEMENT is made and executed at Gurgaon on the 15<sup>th</sup>  
March, 2011.

BY AND BETWEEN

ABAG Hi-Tech Education Pvt Ltd a company, incorporated under the Companies  
Act 1956 and having its registered office at 106, Vishwadeep Tower District Center  
Janakpuri District Center Janakpuri, New Delhi - 110058 acting through its Director,  
Mr. Amul Gabrani Director of Company and /or Mr. Rajesh Katyal duly authorized by  
the Board of directors vide resolution dated 14<sup>th</sup> March 2011 (hereinafter referred to as  
Developer, which expression shall unless repugnant to the context thereof mean and include its  
legal representatives, assigns and administrators).

1276

acting through its Director, Mr. Sidhartha Chauhan Director of Company and /or Mr.  
Satyapal Singh duly authorized by the Board of directors vide resolution dated 25<sup>th</sup> July,  
2010 (hereinafter referred to as Developer, which expression shall unless repugnant to the  
context thereof mean and include its legal representatives, assigns and administrators)

WHEREAS the FIRST PARTY has represented to the second party that he is the lawful owner  
in possession and otherwise well and sufficiently entitled to that entire piece and parcel of  
Farming land, Khewat No.2 Min, Khata No. 2 Rect.No.16 Kila No.21 Rakba 7 Kanal 7  
Marla, Khewat No. 285. Khata No.299 Rect. No. 19 Kila No.2/1 Rakba 0 Kanal 9  
Marla and Khewat No.45 Khata No.48 Rect No.16 of Killa No. 22/2 Rakba 2 Kanal 0  
Marla, Rect. No. 19 of Killa No. 2/3 Rakba 2 Kanal 1 Marla Total Kila 4 Total Area  
of 11 kanal 17 Marla. Situated in the Revenue Estate of Village Baghera, Tehsil and  
District Gurgaon, as per Jamabandi for the year of 2004-2005 vide Mutation No: 1915  
dated 11<sup>th</sup> March 2011 hereinafter referred to as the "Said Land":

NOT  
402  
OF INDIA



To be read with License No. 105 of 2011/11/12/2011.

1. Detail of the land owned by M/s ABAO Hi-Tech Education (P) Ltd. Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Bajghera	16	21	7-7
		22/2	2-0
	19	2/1	0-9
		2/3	2-1
		<b>Total</b>	<b>11-17</b>

2. Detail of the land owned by M/s CSN Estates (P) Ltd. Distt. Gurgaon.

Bajghera	15	24/2	5-5
		25	7-7
	16	22/1	1-13
		22/3/1	1-10
	19	1/1	5-7
	20	4/1	4-10
		5/1	5-7
		28	0-5
		<b>Total</b>	<b>31-4</b>

3. Detail of the land owned by Orn Parkash, Roop Singh, Ajeet Singh, Satish uref Satbir, Jagdish, Jagbir, Karambir Ss/o Raghbir, Distt. Gurgaon.

Bajghera	16	19/3	1-17
		22/3/2	1-5
		4/2	1-19
		5/2	2-13
		6	7-7
	20	7	4-4
		29	0-11
		1/2	2-13
		2/2	4-7
		9/1	4-18
		10/2	0-14
		10/3	5-10
		11/2	0-9
		<b>Total</b>	<b>38-7</b>
		<b>G. Total</b>	<b>81-8 or 10.175 acres</b>

Director General  
Town and Country Planning,  
Haryana, Chandigarh  
CHD-160002





**DOCUMENT 2: RERA CERTIFICATE**

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

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

**REGISTRATION CERTIFICATE OF PROJECT  
(Regd. No. 148 of 2017 dated 28.08.2017)**

To

Sector 113 Gatevida Developers Pvt. Ltd.  
Flat No. GF-3, Naurang House,  
21, Kasturba Gandhi Marg,  
New Delhi 110001

Memo No. HRERA-181/2017/803

Dated 28.08.2017

**Subject: Registration of Real Estate Project Area 4002.379 sq. mtrs. Group Housing Colony ("La Vida") situated in Village Bajghera, Sector 112/113, Tehsil and District Gurgaon, Haryana by Sector 113 Gatevida Developers Pvt. Ltd. under RERA Act, 2016 and HRERA Rules, 2017**

**Ref: Your application dated 31.07.2017**

Your request for registration of Group Housing Colony for 4002.379 sq. mtrs. situated in Village Bajghera, Sector 112/113, Tehsil and District Gurgaon, Haryana with regard to License no. 105 of 2011 dated 11.12.2011 issued by the Director, Town and Country Planning Department, Haryana, has been examined vis-a-vis the provisions of the Real Estate (Regulation and Development) Act, 2016 and HRERA Rules, 2017 and accordingly a registration certificate is herewith issued with following terms and conditions:-

- (i) The Promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (ii) The Promoter shall deposit seventy percent of the amount to be realized from the allottees by the Promoter in a separate account to be maintained in a schedule bank to meet exclusively the cost of land and construction purpose as per provision of Section 4 (2) (L) (D);
- (iii) The registration shall be valid for a period commencing from 28.08.2017 to 31.12.2022;
- (iv) The Promoter shall enter into an agreement for sale with the allottees as prescribed in the Act and Rules made thereunder;
- (v) The Promoter shall offer to execute and register a conveyance deed in favour of the allottees or the association of the allottees, as the case may be, of the





**DOCUMENT 3: ENVIRONMENTAL CLEARANCE NOC FROM SEIAA**

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

No. SEIAA/HR/2013/962

Dated: 15-10-2013...

To

M/s Lemon Tree Land & Developers Pvt. Ltd.  
Regd. Office Plot No. 128,  
Sec-44, Gurgaon.

**Subject: Environmental Clearance for the Residential Group Housing Colony  
Located at Sector 112-113, Bajghera Road, Distt. Gurgaon.**

Dear Sir,

This letter is in reference to your application no. Nil dated 30-11-2012 addressed to M.S. SEIAA, Haryana received on 30-11-2012 and subsequent letters dated 22-12-2012 and 04-05-2013 seeking prior Environmental Clearance, for the above project under the EIA Notification, 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, Form1-A & Conceptual Plan, EIA/EMP on the basis of approved TOR and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MOEF, GOI vide their Notification 23.3.2012, in its meetings held on 17-01-2013 and 06-06-2013 awarded "Gold" grading to the project.


[2] It is inter-alia, noted that the project involves the construction of Residential Group Housing Colony Located at Sector 112-113, Bajghera Road, Distt. Gurgaon on a plot area of 85161.03 sqmt comprising of plot no.I and plot no.II The total built up area shall be 206029.404 sqmt. The Group Housing project shall have 14 Towers (665 General DU's+117 EWS+67 service personnel), Community building, Nursery School, Shopping Complex etc.. The maximum height of the building shall be 82.17 meters. The total water requirement shall be 598 KLD. The fresh water requirement shall be 302 KLD. The waste water generation shall be 370 KLD, which will be treated in the 2 STPs of 440 & 340 KLD capacities. The total power requirement shall be 9847.7 KVA which will be supplied by DHBVN. The Project Proponent has proposed to develop green belt on 30% of project area (20% tree plantation + 10% landscaping). The Project Proponent proposed to construct 21 rain water harvesting pits. The solid waste generation will be 1991 kg/day. The bio-degradable waste will be treated in the project area by adopting appropriate technology. The total parking spaces proposed are 1823 ECS.

[3] The State Expert Appraisal Committee, Haryana after due consideration of the relevant documents submitted by the project proponent and additional clarification furnished in response to its observations have recommended the grant of environmental clearance for the project mentioned above, subject to compliance with the stipulated conditions. Accordingly, the State Environment Impact Assessment Authority in its





**DOCUMENT 4: NOC FOR HEIGHT CLEARANCE FROM AIRPORT AUTHORITY OF INDIA**



**भारतीय विमानपत्तन प्राधिकरण**  
**AIRPORTS AUTHORITY OF INDIA**

**API/RHR/NR/ATM/NOC/2019/222/1084-1087**  
Ms CSN Estates Pvt Ltd

Office No-3 Ground Floor, Naurang House, 21  
Kasturba Gandhi Marg Connaught Place, New  
Delhi

Date: 27-06-2019  
Valid Upto: 26-06-2027

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID:	PALM/NORTH/B/060519/402642
Applicant Name*	Satpal Singh
Site Address*	Village bajghera Rectangle No.15(Killa No.24/2, 25)Rectangle No.16(Killa No.21, 22/2, 22/1, 22/3/1, 19/3, 22/3/2)Rectangle No.19 (Killa No.2/1, 2/3, 1/1, 1/2, 2/2, 9/1, 10/2, 10/3, 11/2)Rectangle No.20 (Killa No.4/1, 5/1, 28, 4/2, 5/2, 6, 7, 29)Sector 113,Village bajghera, Gurugram, Haryana,Bajghera,Gurgaon,Haryana
Site Coordinates*	77 01 09.28-28 32 06.34, 77 01 11.40-28 31 56.95, 77 01 12.60-28 31 56.97, 77 01 13.26-28 32 03.33, 77 01 13.95-28 32 00.34, 77 01 17.17-28 32 06.16, 77 01 17.36-28 32 01.22
Site Elevation in mtrs AMSL as submitted by Applicant*	214.14 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	297.44M

\*As provided by applicant

3. This NOC is subject to the terms and conditions as given below:

- Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994\*
- The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.
- Airport operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.
- The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.
- The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, परिचालन कार्यालय परिसर रंगपुरी, नई दिल्ली - 110037 दूरभाष संख्या - 91-11-25653566

Regional headquarter Northern Region, Operational Offices Complex Rangpuri, New Delhi-110 037 Tel: 91-11-25653566

*K. K. K. K.*  
के.के.के.के. / K.K.K. KASHIAR  
महानिदेशक (सु. विमानपत्तन) / General Manager (A/C), NR  
भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India

"हिंदी पत्रों का स्वागत है।"



**DOCUMENT 5: CERTIFICATE OF INCORPORATION PURSUANT OF CHANGE OF NAME**



सत्यमेव जयते  
GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies  
4th Floor, IFCI Tower 61, New Delhi, Delhi, India, 110019

**Certificate of Incorporation pursuant to change of name**  
*[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]*

Corporate Identification Number (CIN): U45202DL2011PTC277182

I hereby certify that the name of the company has been changed from LEMON TREE LAND & DEVELOPERS PRIVATE LIMITED to SECTOR 113 GATEVIDA DEVELOPERS PRIVATE LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name LEMON TREE LAND & DEVELOPERS PRIVATE LIMITED.

Given under my hand at New Delhi this Twenty second day of December two thousand sixteen.

DS Ministry of  
Corporate Affairs -  
Govt of India 14

Prahlad Meena  
Deputy Registrar of Companies  
Registrar of Companies  
RoC - Delhi

Mailing Address as per record available in Registrar of Companies office:

SECTOR 113 GATEVIDA DEVELOPERS PRIVATE LIMITED

Flat No. GF-3, Naurang House, Plot No.5, Block-134, 21, Kasturba Gandhi Marg., New Delhi, Central  
Delhi, Delhi, India, 110001





## ENCLOSURE 6: CONSULTANT'S REMARKS

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



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



	our pricing analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
32.	This cost assessment is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
33.	This report is prepared on the V-L10 (Project Tie Up format) _V_10.2_2022 Tie up format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
34.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
35.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
36.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
37.	<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.

