

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

CASE NO. VIS(2022-23)-PL491-394-684

DATED: 02/01/2023

## PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	WHITE LILY RESIDENCY

SITUATED AT

WHITE LILY RESIDENCY, SECTOR -27, SONIPAT,  
HARYANA

DEVELOPER/ PROMOTER

M/S JAI KRISHNA ARTECH J.V. FORMELY KNOWN AS M/S PARKER VRC  
INFRASTRUCTURE PVT. LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM, HARYANA

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU  
Banks

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

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

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

**CORPORATE OFFICE:**

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

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

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



**PART A**

**SNAPSHOT OF THE GROUP HOUSING PROJECT**



**SITUATED AT  
WHITE LILY RESIDENCY, SECTOR -27,  
SONIPAT, HARYANA**





**PART B**

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

<b>Name &amp; Address of Branch</b>	State Bank of India, HLST Branch, Gurugram, Haryana
<b>Name of Project</b>	M/s White Lily Residency
<b>Work Order No. &amp; Date</b>	08/12/2022

SR. NO.	CONTENTS	DESCRIPTION						
<b>1.</b>	<b>GENERAL DETAILS</b>							
i.	Report prepared for	Bank						
ii.	Name of Developer/ Promoter	M/s Jai Krishna Artech J.V. Formely Known as M/s Parker VRC Infrastructure Pvt. Ltd.						
iii.	Registered Address of the Developer as per MCA website	410, 4 <sup>th</sup> floor, D Mall, Netaji Subhash Place, Pitampura, New Delhi-110034						
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	13 December 2022						
viii.	Date of Assessment	2 January 2023						
ix.	Date of Report	2 January 2023						
x.	Property Shown by	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Samar Gupta</td><td>Marketing Head</td><td>+91-98910 43310</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Samar Gupta	Marketing Head	+91-98910 43310
Name	Relationship with Owner	Contact Number						
Mr. Samar Gupta	Marketing Head	+91-98910 43310						
xi.	Purpose of the Report	For Project Tie-up for individual Flat Financing						
xii.	Scope of the Report	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.						
xiii.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. depts. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work. h) Valuation techniques and principles.						
xiv.	Documents provided for perusal	<table> <tr> <th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr> <tr> <td></td><td></td><td></td></tr> </table>	Documents Requested	Documents Provided	Documents Reference No.			
Documents Requested	Documents Provided	Documents Reference No.						



		Total <b>04</b> Documents requested.	Total <b>02</b> Documents provided.	<b>02</b>
		Property Title document	RERA Registration Certificate	Registration No. HRERA-PKL- SNP-198-2020 Dated: 15/05/2020
		Copy of TIR	Renewal of Form LC-V (Town And Country Planning Department)	Memo No.LC-969- JE(MK)- 2020/12494 Dated: -15/07/2020
		TIR	NOC'S and Approvals	Refer Part-F of the report
		Approved Map	---	---
		NOC's & Approval	---	---
		RERA Certificate	---	---
xv.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Owner's representative	
		<input 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	<b>Rs.348,23,00,000/-</b>
ii.	Total Expected Realizable/ Fetch Value	<b>Rs.295,99,55,000/-</b>
iii.	Total Expected Distress/ Forced Sale Value	<b>Rs.261,17,25,000/-</b>
iv.	Total No. of Dwelling Units	<ul style="list-style-type: none"> <li>Residential= 770 Units</li> <li>EWS= 137 Units</li> <li>Service Units= 80 Units</li> </ul>
v.	Built up area of the project	1,17,528.235 m <sup>2</sup> /12,65,062.16 ft <sup>2</sup>
vi.	Saleable Area of the Project	Inventory Not provided to us
vii.	Inventory Cost as on "Date of Assessment"	Inventory Not provided to us



3. ENCLOSURES		
i.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 34
ii.	Enclosure 2	Google Map – Page No. 35
iii.	Enclosure 3	Photographs of The property – Pages. 36
iv.	Enclosure 4	Copy of Circle Rate – Pages 41
v.	Enclosure 5	Other Important documents taken for reference Page No. 42
vi.	Enclosure 6	Consultant's Remarks Page No. 52
vii.	Enclosure 7	Survey Summary Sheet – Pages 02





**PART C**

**CHARACTERISTICS DESCRIPTION OF THE PROJECT**

**1. BRIEF DESCRIPTION OF THE PROJECT**



This project tie-up report is prepared for group housing project "White Lily Residency" being part of the License land admeasuring 11.687 acres and being developed at the aforesaid address as per the copy of RERA certificate and the license No.292 of 2007.

The Renewal of the License i.e. 292 of 2007 was granted in the name of M/s Jai Krishna Artech J.V. Formely Known as M/s Parker VRC Infrastructure Pvt. Ltd.

All the NOC's for the subject land was allotted in the Name of M/s Jai Krishna Artech J.V. Formely Known as M/s Parker VRC Infrastructure Pvt. Ltd. for developing a group housing project. The subject project is being developed and promoted by M/s Jai Krishna Artech J.V.

The subject project comprised of 7 blocks along with other structure for the amenities as tabulated below, each Proposed to be developed with all the basic and modern amenities.

S.NO.	BLOCK	No. of Block
1	A (S+14)	1
2	B (S+14)	1
3	C (S+14)	1
4	D (S+14)	1
5	E (G+5)	8
6	F (G+5)	7
7	G (G+6)	15



8	E.W.S (G+6)	1
9	COMMERCIAL	1
10	COMMUNITY BUILDING	1
11	NURSARY SCHOOL-I	1
12	NURSARY SCHOOL-2	1
	TOTAL	39

The developer has already obtained the preliminary Approvals. The No of units in the Project is as follows: -

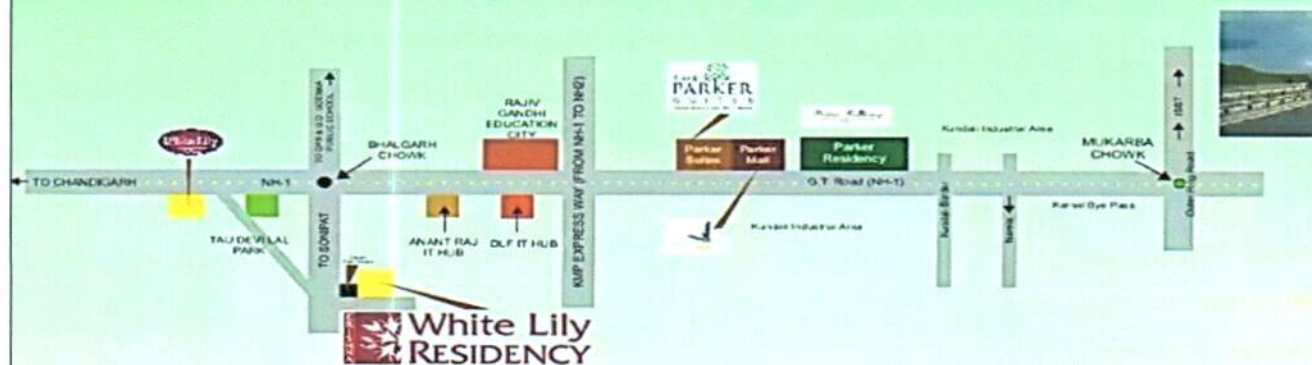
- 1) 770 units (Residential)
- 2) 137 EWS units
- 3) 80 (Service units)

The status of each Tower is described in the later part of the report as per the information and observation during the site survey.

The location of the subject project is in a good developing area of Sector-27, Gurugram. Subject Project is clearly approached from 40 ft. wide approach road and the subject project is located approx. 600 m from SH-11. There are other residential projects under development nearby and some projects are already occupied.

## Location Map

White Lily Residency is situated on NHS, near the modern city of Sonapat. Sonapat is one the the fastest India. The city is well connected to Delhi, NCR, by the means of planned transport systems and well cor Residency neighbours a bevy of prestigious group housing societies & lies in proximity to shopping m and other major centers of business and entertainment.



### Location Advantage

- The location is 15 min. from Delhi Border.
- 30 Min from Kashmere Gate by forthcoming Rapid Transport Corridor
- 30 Min. Drive from International Airport by KMP Expressway, Nearing completion
- 25 Min drive from Pitampura- Rohini

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.

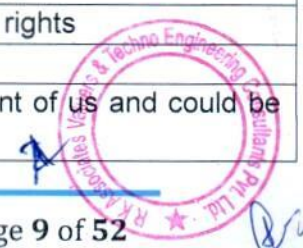
2. LOCATION CHARACTERISTICS OF THE PROPERTY				
i.	Nearby Landmark	Diwan Palace		
ii.	Name of similar projects available nearby with distance from this property	Mapsko Garden State		
iii.	Postal Address of the Project	White Lily Residency, Sector -27, Sonipat, Haryana		
iv.	Independent access/ approach 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°58'13.1"N 77°03'30.4"E		
vi.	Description of adjoining property	Other residential projects		
vii.	Plot No. / Survey No.	Refer License and the schedule attached		
viii.	Village/ Zone	--		
ix.	Sub registrar	Sonipat		
x.	District	Sonipat		
xi.	City Categorization	Scale-C City	Urban developing	
	Type of Area	Residential Area		
xii.	Classification of the area/Society	Middle Class (Ordinary)	Urban developing	
	Type of Area	Within urban developing zone		
xiii.	Characteristics of the locality	Good	Within urban developing zone	
xiv.	Property location classification	Normal location within locality	None	None
xv.	Property Facing	West Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	State Highway -11, Haryana	50 ft. wide road	
	b) Front Road Name & width	Sector-7 Road	40 ft. wide road	
	c) Type of Approach Road	Bituminous Road		
	d) Distance from the Main Road	Approx. ~600 m		



xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes															
xviii.	Is the property merged or colluded with any other property	No, it is an independent single bounded property.															
xix.	<b>BOUNDARIES SCHEDULE OF THE PROPERTY</b>																
a)	Are Boundaries matched	No, boundaries are not mentioned in the documents.															
b)	<table> <tr> <th>Directions</th><th>As per Title Deed/TIR</th><th>Actual found at Site</th></tr> <tr> <td>East</td><td>NA</td><td>Entry/Road</td></tr> <tr> <td>West</td><td>NA</td><td>Entry/Road</td></tr> <tr> <td>North</td><td>NA</td><td>Open Land</td></tr> <tr> <td>South</td><td>NA</td><td>Open Land</td></tr> </table>	Directions	As per Title Deed/TIR	Actual found at Site	East	NA	Entry/Road	West	NA	Entry/Road	North	NA	Open Land	South	NA	Open Land	
Directions	As per Title Deed/TIR	Actual found at Site															
East	NA	Entry/Road															
West	NA	Entry/Road															
North	NA	Open Land															
South	NA	Open Land															

3.	<b>TOWN PLANNING/ ZONING PARAMETERS</b>		
i.	Planning Area/ Zone	Sonipat-Kundli Multi Functional Urban Complex	
ii.	Master Plan currently in force	Sonipat-Kundli Multi Functional Urban Complex	
iii.	Municipal limits	Sonipat Municipal Council	
iv.	Developmental controls/ Authority	HSVP	
v.	Zoning regulations	Residential zone	
vi.	Master Plan provisions related to property in terms of Land use	Group Housing	
vii.	Any conversion of land use done	NA	
viii.	Current activity done in the property	Group Housing Society	
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning.	
x.	Any notification on change of zoning regulation	No	
xi.	Street Notification	Residential cum Commercial	
xii.	Status of Completion/ Occupational certificate	Under construction	
xiii.	Comment on unauthorized construction if any	Under construction.	
xiv.	Comment on Transferability of developmental rights	Freehold property (Completely Transferable)	
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential purpose.	
xvi.	Comment of Demolition proceedings if any	No information came to our knowledge.	
xvii.	Comment on Compounding/ Regularization proceedings	No information came to our knowledge.	
xviii.	Any information on encroachment	Currently under construction	
xix.	Is the area part of unauthorized area/ colony	No (As per general information available)	

4.	<b>LEGAL ASPECTS OF THE PROPERTY</b>			
i.	Ownership documents provided	License	None	None
ii.	Names of the Developer/Promoter	M/s Jai Krishna Artech J.V. Formely Known as M/s Parker VRC Infrastructure Pvt. Ltd.		
iii.	Constitution of the Property	Free hold, complete transferable rights		
iv.	Agreement of easement if any	Not required		
v.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain		





vi.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain	
vii.	Heritage restrictions, if any	No	
viii.	Comment on Transferability of the property ownership	Free hold, complete transferable rights	
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Developer	NA
x.	Comment on whether the owners of the property have issued any guarantee ( <i>personal or corporate</i> ) as the case may be	No Information available to us. Bank to obtain details from the Developer	NA
xi.	<b>Building Plan sanction:</b>		
	a) Authority approving the plan	HSVP	
	b) Any violation from the approved Building Plan	Currently under construction.	
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property Since the license has been issued. For the group Housing Society development.	
xiii.	Whether the property SARFAESI complaint	Yes	
xiv.	Information regarding municipal taxes ( <i>property tax, water tax, electricity bill</i> )	Tax name	---
		Receipt number	---
		Receipt in the name of	---
		Tax amount	---
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us	
xvi.	Is property tax been paid for this property	Not available. Please confirm from the owner.	
xvii.	Property or Tax Id No.	Not provided	
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Bank to check from their end.	
xix.	Property presently occupied/ possessed by	The property is currently possessed by the company only.	
xx.	Title verification	Title verification to be done by competent advocate as the same is out of our scope of work.	
xxi.	Details of leases if any	NA.	
5.	<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.	Medium Income Group	
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No	





6.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES				
i.	Drainage arrangements		Yes (proposed).		
ii.	Water Treatment Plant		Yes (proposed)		
iii.	Power Supply arrangements	Permanent	Yes (proposed)		
		Auxiliary	Yes, D.G sets (proposed)		
iv.	HVAC system		Yes, only on common mobility areas (Proposed)		
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	No	Yes	Yes	Yes

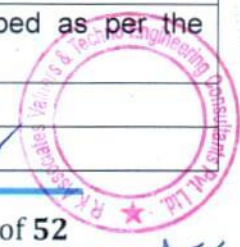
7.	INFRASTRUCTURE AVAILABILITY						
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply			Yes from municipal connection			
	b) Sewerage/ sanitation system			Underground			
	c) Storm water drainage			Yes (Proposed)			
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management			Yes available.			
	b) Electricity			Yes			
	c) Road and Public Transport connectivity			Yes			
	d) Availability of other public utilities nearby			Transport, Market, Hospital etc. available in close vicinity			
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	400 meters.	1.6 km	5 km	2.6 Km.	17.1 km	2.6 km	19.2 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		Normal
ii.	Scarcity		Similar kind of properties are easily available in this area.
iii.	Market condition related to demand and supply of the kind of the subject property in the area		Good demand of such properties in the market.
iv.	Any New Development in surrounding area		No No new major development in surrounding area. However few group housing projects are under construction.



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

9. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
i.	Type of construction & design	RCC framed pillar beam column structure on RCC slab.	
ii.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
iii.	Specifications		
	a) Class of construction	Class C construction (Simple/ Average)	
	b) Appearance/ Condition of structures	Internal - Internal finishing is yet to be complete. External - Good for the towers completed	
	c) Roof	<b>Floors/ Blocks</b>	<b>Type of Roof</b>
		High rise towers	RCC
		Maximum Floors up to S+14 floors	RCC
	d) Floor height	~10 ft. (proposed)	
	e) Type of flooring	Vitrified Or Laminated Wooden Flooring Or Ceramic Tile. (Proposed)	
	f) Doors/ Windows	Aluminum windows/both side laminated door (Proposed)	
	g) Interior Finishing	Under Construction	
	h) Exterior Finishing	Under Construction	
	i) Interior decoration/ Special architectural or decorative feature	Yes (Proposed)	
	j) Class of electrical fittings	Good (Proposed)	
	k) Class of sanitary & water supply fittings	Good (Proposed)	
iv.	Maintenance issues	No	
v.	Age of building/ Year of construction	Either newly constructed or Under Construction	--
vi.	Total life of the structure/ Remaining life expected	Approx. 65-70 years	Approx. 65-70 years (after completion)
vii.	Extent of deterioration in the structure	Under Construction	
viii.	Protection against natural disasters viz. earthquakes etc.	All the structures are asumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	Either newly constructed or Under Construction	
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	As per visual observation seems to be developed as per the approved map so far	
	b) Details of alterations/ deviations/ illegal construction/	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA





	encroachment noticed in the structure from the original approved plan		
	c) Is this being regularized	Yes	

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 Jai Krishna Artech J.V. Formely Known as M/s Parker VRC Infrastructure Pvt. Ltd.	
b.	Name of the Project	White Lily Residency	
c.	Total no. of Dwelling units	<ul style="list-style-type: none"> <li>• Main Residential= 770 Units</li> <li>• EWS= 137 Units</li> <li>• Service Units= 80 Units</li> </ul>	
d.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.	
e.	Name of the Architect	Rajesh Jain (CA91/13678)	
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	December/2022 (as per the RERA certificate)	
h.	Progress of the Project	Refer latter part of the report	
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 checked="" type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,	



## PART C

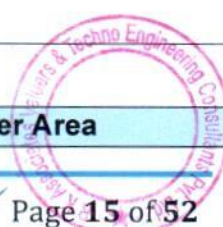
## AREA DESCRIPTION OF THE PROPERTY

1.	Licensed Area of the project		11.687 acres/ 47,295.54 m <sup>2</sup>			
2.	Area of the Project as per RERA		11.687 acres/ 47,295.54 m <sup>2</sup>			
3.	Ground Coverage Area	Permitted	16,553.44 m <sup>2</sup> (35%)			
		Proposed	12,004.24 m <sup>2</sup>			
	Covered Built-up Area	UNDER FAR		PROPOSED AS PER APPROVED MAP (In m <sup>2</sup> )	ACHIEVED STATUS As per OC	
		TOTAL	A (S+14)	9,114.18	Under construction	
			B (S+14)	9,574.92		
			C (S+14)	9,574.92		
			D (S+14)	9,574.92		
			E (G+5)	11,617.12		
			F (G+5)	8,318.38		
			G (G+6)	21,218.1		
			E.W.S (G+6)	3,112.355		
			COMMERCIAL	236.31		
			COMMUNITY BUILDING	369.75		
			NURSARY SCHOOL-1	---		
			NURSARY SCHOOL-2	---		
			Proposed as per Map	82,710.965		
			Permitted	82,767.19		
		UNDER NON-FAR		Proposed as per Approved Map (In m <sup>2</sup> )	ACHIEVED AS PER OC	
		Stilt floor area		2,590.9	Under construction	
		Basement area		29,318.11		
		Mumty Machine room and overhead Tank		2,804.36		
		Fire Stair		103.86		
		Proposed NON-FAR area		34,817.23		
		Total Gross Built Up Area		1,17,528.235 m <sup>2</sup> /12,65,062.16 ft <sup>2</sup>		
4.	Open/ Green Area	Minimum Required	7094.33 m <sup>2</sup>			
		Proposed	7761.50 m <sup>2</sup>			



5.	Density	Permitted	100 to 400 PPA (for entire Project)
		Proposed	366 PPA (for entire Project)
6.	Carpet Area	The inventory is not provided to us and we are not liable for any revise if asked afterwards	
7.	Saleable Area	The inventory is not provided to us and we are not liable for any revise if asked afterwards	

Total Blocks/ Floors/ Flats				
1.	Approved as per Building Plan		Actually provided	Current Status
	Block-A = S+14 floors		Block-A = S+14 floors (Proposed)	Block -A = Structure Complete and finishing work in Progress
	Block -B = S+14 floors		Block -B = S+14 floors (Proposed)	Block -B= Structure Complete and finishing work in Progress
	Block -C = S+14 floors		Block -C = S+14 floors (Proposed)	Block -C= Structure Complete and finishing work in Progress
	Block -D = S+14 floors		Block -D = S+14 floors (Proposed)	Block -D= Structure Complete and finishing work in Progress
	Block -E = G+5 floors		Block -E = G+5 floors (Proposed)	Block -E
	Block -F = G+5 floors		Block -F = G+5 floors (Proposed)	<ul style="list-style-type: none"><li>Total tower=8 No.</li><li>04 Tower Structure work complete and finishing work remaining</li><li>04 Not Started yet</li></ul>
	Block -G = G+6 floors		Block -G = G+6 floors (Proposed)	Block -F
	EWS=G+6 floors		EWS=G+6 floors (Proposed)	<ul style="list-style-type: none"><li>Total tower=7 No.</li><li>03 Tower Structure work complete and finishing work remaining</li><li>04 tower = 4<sup>th</sup> floor work in Progress</li></ul>
				Block -G=Raft foundation work in Progress
			EWS= Structure Complete and finishing work in Progress	
2.	Total no. of Flats/ Units	Main Units	770 DU's	
		EWS	137 Units	
	Type of Flats	Type of Flat	Super Area	





3.			(Sq. ft.)
		2 BHK, 3BHK, 4BHK and Penthouse	1225 sq.ft., 1750 sq.ft., 1875 sq.ft., 3075 sq.ft., 2665 sq.ft.
		Car Parking	1168 units
4.	Land Area considered	11.687 acres/ 47,295.54 m <sup>2</sup> (As per RERA certificate)	
5.	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out	
6.	Remarks & observations, if any	NA	
7.	Constructed Area considered (As per IS 3861-1966)	<b>Built-up Area</b>	1,17,528.235 m <sup>2</sup> /12,65,062.16 ft <sup>2</sup>
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out due to vastness of the property.	
	Remarks & observations, if any	NA	

**Note:**

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





**PART D**

**PROJECT APPROVAL DETAILS**

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS
1.	Form LC-V (Town and Country Planning Department)	License No.292 of 2007 Dated:31/12/2007  Endst. No.5DP-2007/32423 Dated:31/12/2007	Not Provided
2.	Renewal of Form LC-V (Town and Country Planning Department)	Memo No.LC-969-JE(MK)-2020/12494  Dated: -15/07/2020  Valid upto: -30/12/2024	Provided
3.	Building Plan Approval Letter from DTCP, Haryana (BR – III)	Memo No. ZP-360/SD/(DK)/2013/55808 Dated: 31/10/2013	Provided
4.	NOC for Height Clearance from Airport Authority of India	Memo No. AAI/NOC/2013/479/3354-59 Dated:05/12/2013	Not Provided
5.	NOC from HSPCB	HSPCB/Consent/ :313116320SONCTE7970651 Dated:15/09/2021	Not Provided
6.	Environmental clearance NOC from SEIAA	SEIAA/HR/2014/1258 Dated: 17/10/2014	Provided
7.	Clarification letter regarding applicability of forest laws on non-forest land	Sr. No. 186 Dated:25/04/2014	Not Provided
8.	Provisional Fire NOC	Memo No. FS/2020/108 Dated : 04/12/2020	Provided
9.	Assurance for Sewerage Connection	---	Not Provided
10.	RERA Registration Certificate	Registration No. HARERA-PKL-SNP-198-2020 Date: 15/05/2020 Valid upto: December 2022	Provided
11.	Water Assurance Certificate	---	Not Provided
12.	NOC for Mining and disposal of Mineral	---	Not Provided
13.	Approval of building Plan of Temporary Structure	---	Not Provided
14.	NOC from Forest Department	---	Not Provided

*Note:*

*All the NOC's mentioned above and not provided to us, are referred from the Old valuation report provided.*





**PART E**



**PROCEDURE OF ASSESMENT**

1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		13 December 2022	2 January 2023	2 January 2023
ii.	Client	State bank of India, HLST Branch, Gurugram, Haryana		
iii.	Intended User	State bank of India, HLST Branch, Gurugram, Haryana		
iv.	Intended Use	To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Project Tie-up for individual Flat Financing		
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, ascertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the property is identified	<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input type="checkbox"/>	Identified by the owner	
		<input checked="" type="checkbox"/>	Identified by the owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Cross checked from the boundaries/ address of the property mentioned in the documents provided to us	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		

2.	ASSESSMENT FACTORS		
i.	Nature of the Report	Project Tie-up	
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category
		Real estate	Residential
		Classification	Residential Asset
iii.	Basis of Inventory assessment (for Project Tie up Purpose)	Primary Basis	Market Price Assessment & Govt. Guideline Value
		Secondary Basis	Not Applicable
iv.	Present market state of the 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 <i>(in consonance to surrounding use, zoning and statutory norms)</i>	Considered for Assessment	
		Residential	Residential	Residential	
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents provided to us in good faith.  Verification of authenticity of documents from originals or cross checking from any Govt. dept. have to be taken care by Legal expert/ Advocate.			
vii.	Land Physical Factors	Shape		Size	
		Irregular		Very Large	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Scale-C City	Ordinary	On Wide Road	S+14 Floors
		Urban developing	Within urban developing zone	Not Applicable	
			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	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
x.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Urban Developing area			
xi.	Neighbourhood amenities	Average			







xii.	Any New Development in surrounding area	No																		
xiii.	Any specific advantage/ drawback in the property	No																		
xiv.	Property overall usability/ utility Factor	Restricted to a particular use i.e., Group housing (Residential) purpose only.																		
xv.	Do property has any alternate use?	None. The property can only be used for residential purpose.																		
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly.																		
xvii.	Is the property merged or colluded with any other property	No. <b>Comments:</b> NA																		
xviii.	Is independent access available to the property	Clear independent access is available																		
xix.	Is property clearly possessable upon sale	Yes																		
xx.	Best Sale procedure to realize maximum Value for inventory sale (in respect to Present market state or premise of the Asset as per point (iv) above)	<b>Market Value</b> Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.																		
xxi.	Hypothetical Sale transaction method assumed for the inventory cost analysis	<b>Market Value</b> Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.																		
xxii.	Approach & Method Used for inventory cost analysis	<b>PROJECT INVENTORY</b> <table border="1"> <tr> <th>Approach for assessment</th> <th>Method of assessment</th> </tr> <tr> <td>Market Approach</td> <td>Market Comparable Sales Method</td> </tr> </table>	Approach for assessment	Method of assessment	Market Approach	Market Comparable Sales Method														
Approach for assessment	Method of assessment																			
Market Approach	Market Comparable Sales Method																			
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)																		
xxiv.	<b>Market Comparable</b> References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered	<table border="1"> <tr> <td>a.</td> <td>Name:</td> <td>Aasta property</td> </tr> <tr> <td></td> <td>Contact No.:</td> <td>+91-98181 82007</td> </tr> <tr> <td></td> <td>Nature of reference:</td> <td>Property dealer</td> </tr> <tr> <td></td> <td>Size of the Property:</td> <td>1,700 sq. ft. (Super area)</td> </tr> <tr> <td></td> <td>Location:</td> <td>White lily Residency</td> </tr> <tr> <td></td> <td>Rates/ Price informed:</td> <td>Rs.65-70 Lakhs</td> </tr> </table>	a.	Name:	Aasta property		Contact No.:	+91-98181 82007		Nature of reference:	Property dealer		Size of the Property:	1,700 sq. ft. (Super area)		Location:	White lily Residency		Rates/ Price informed:	Rs.65-70 Lakhs
a.	Name:	Aasta property																		
	Contact No.:	+91-98181 82007																		
	Nature of reference:	Property dealer																		
	Size of the Property:	1,700 sq. ft. (Super area)																		
	Location:	White lily Residency																		
	Rates/ Price informed:	Rs.65-70 Lakhs																		



	(from property search sites & local information)		Any other details/ Discussion held:	The Price for the flat in the subject society ranges from Rs.3,800/- to Rs.4,200/- per sq.ft. as per the subject property dealer.	
		b.	Name:	DK properties	
			Contact No.:	+91-98730 00249	
			Nature of reference:	Property dealer	
			Size of the Property:	1,225 sq.ft. (Super area)	
			Location:	White lily Residency	
			Rates/ Price informed:	Rs.49 Lakhs	
			Any other details/ Discussion held:	As per the Discussion with the concern person the rate for the Flat range between 4,000/- to Rs.4,500/- per sq.ft. on Super area	
xxv.	Adopted Rates Justification		For the market rate of the Flats available in this project and as well as nearby project we have enquired from property dealers in that area and were able to find a Sale rate range of Rs.3,800/- to Rs.4,200/- per sq. ft on Super area for the project.		
xxvi.	OTHER MARKET FACTORS				
	Current Market condition	Normal			
		Remarks: NA			
		Adjustments (-/+): 0%			
	Comment on Property Salability Outlook	Easily sellable			
		Adjustments (-/+): 0%			
	Comment on Demand & Supply in the Market		Demand	Supply	
			Moderate	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.3,800/- to Rs.4,000/- per sq. ft. on Super area			
xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.			
xxxi.	Basis of computation & working				
	a. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.				
	b. However, for Project Tie-up, Bank requires cost of Land for their internal Project approval				



**process. Therefore, the cost of land has been taken as per the FSI rate prevailing in the market. The FSI rate for the Project land in the subject vicinity range from Rs.1,000-1,300 per sq.ft. So, the Land cost thus arrived is Rs.102,45,41,911/- for the Particular Project.**

- c. Also, since this is a land allotted for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.**
- d. This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report, it is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.**
- e. Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.**
- f. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.**
- g. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.**
- h. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.**
- i. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, price assessment metrics is prepared and necessary adjustments are made on the subject asset.**
- j. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.**
- k. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.**
- l. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.**
- m. Area measurements considered Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All**



area measurements are on approximate basis only.

- n. Area of the large land parcels of more than 2500 sq. mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- o. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- p. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- q. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- r. The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- s. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Report.
- t. Project tie-up report is prepared based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- u. Project tie up is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xxxii.

### ASSUMPTIONS

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

xxxiii.

### SPECIAL ASSUMPTIONS

None

xxxiv.

### LIMITATIONS





None

3.	COST ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Land Value as per Market
a.	Prevailing Rate range	Rs.1,15,00,000/- per acres. (For Agricultural Land)	Rs.1000/- to 1300/- per sq.ft.
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.1,15,00,000/- per acres. X 4 (factor for Group Housing)	Rs.1150/- per sq.ft.
d.	Total Land Area/FAR Area considered (documents vs site survey whichever is less)	11.687 acres/ 47,295.54 m <sup>2</sup>	82767.19 m <sup>2</sup> /8,90,906.01 ft <sup>2</sup>
e.	Total Value of land (A)	11.687 acres X Rs.4,60,00,000/- per acres.	Rs.1150/- per sq.ft. X 8,90,906.01 ft <sup>2</sup>
		<b>Rs.53,76,02,000/-</b>	<b>Rs.102,45,41,911/-</b>

Note:

- In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.
- However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the FSI rate prevailing in the market. The FSI rate for the Project land in the subject vicinity range from Rs.1000-1300 per sq.ft. So, the Land cost thus arrived is Rs.102,45,41,911/- for the Particular Project.
- Also, since this is a land allotted for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.

4.	COST ASSESSMENT OF BUILDING CONSTRUCTION			
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR	NON-FAR
	Building Construction Value	Rate range	Rs. 1,600/- to 1,800/- per sq. ft.	Rs. 1,200/- to 1,400/- per sq. ft.
		Rate adopted	Rs. 1,700/- per sq. ft.	Rs. 1,400/- per sq. ft.
		Covered Area	82,710.965 sq.mtr./8,90,292.55 sq.ft	34,817.23 sq.mtr/3,74,769.182 sq.ft.
		Pricing Calculation	Rs.1,700/- per Sq. ft. X 8,90,292.55 sq. ft	3,74,769.182 sq. ft. X Rs. 1,400/- per sq. ft..
		<b>Total Value</b>	<b>Rs.151,34,97,335/-</b>	<b>Rs.52,42,56,854/-</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)/ Yet to be Constructed	



d.	Construction Depreciated Replacement Value (B)	Rs.203,77,54,189/-
----	--	--------------------

5. COST ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS			
	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements <i>(Add lump sum cost)</i>	----	NA
b.	Add extra for fittings & fixtures <i>(Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)</i>	Approx. 5% of building construction cost	Rs.10,00,00,000/-
c.	Add extra for services <i>(Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)</i>	Approx. 13% of building construction cost	Rs.26,00,00,000/-
d.	Add extra for internal & external development and other facilities <i>(Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach Road, Play Area, etc.)</i>	Approx. 3% of building construction cost	Rs.6,00,00,000/-
e.	Expected Construction Value (C)	NA	Rs.42,00,00,000/-

6. MARKET/ SALABLE AMOUNT OF THE FLATS		
a.	Total No. of DU	<ul style="list-style-type: none"> <li>Residential= 770 Units</li> <li>EWS= 137 Units</li> <li>Service Units= 80 Units</li> </ul>
b.	Total No. of EWS Units	137 Units
c.	Total Proposed Salable Area for flats	Details of total saleable area is not provided by the company.
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.3,275/- per sq.ft. on Super area
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.3,800/- per sq.ft. to Rs.4,200/- per sq.ft. on Carpet area
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Secondary Market is not yet developed for the Particular Project
e.	Remarks	<ul style="list-style-type: none"> <li>The value of the Flats is varying from floor to floor and direction to direction as per information gathered from the public domain &amp; dealers of that area, and it is found that flat rates vary from Rs.3,800/- to Rs.4,200/- per sq. ft. for the Project and the same seems to be reasonable in our view.</li> </ul>



- Details of the inventory is as provided by the builder.
- Pricing assessment of the inventory is done based on the prospective number of flats which builder intends to create in this Project as provided by the builder.

Tower Name	Type	No of Units	Sum of Area	Min Rate	Minimum value of Individual Flats	Minimum Value of Inventory	Max Rate	Maximum value of Individual Flats	Maximum Value of Inventory
Tower-A	2BHK (1025 sq.ft.)	54	55,350	₹ 3,800	₹ 38,95,000	₹ 21,03,30,000	₹ 4,200	₹ 2,26,800	₹ 23,24,70,000
	2BHK (CORNER) (1225 sq.ft.)	28	34,300	₹ 3,800	₹ 46,55,000	₹ 13,03,40,000	₹ 4,200	₹ 1,17,600	₹ 14,40,60,000
	3BHK (1750 sq.ft.)	28	49,000	₹ 3,800	₹ 66,50,000	₹ 18,62,00,000	₹ 4,200	₹ 1,17,600	₹ 20,58,00,000
	Sub total	110	1,38,650						
Tower-B	2BHK (1215 sq.ft.)	54	65,610	₹ 3,800	₹ 46,17,000	₹ 24,93,18,000	₹ 4,200	₹ 2,26,800	₹ 27,55,62,000
	2BHK (CORNER) (1215 sq.ft.)	28	34,020	₹ 3,800	₹ 46,17,000	₹ 12,92,76,000	₹ 4,200	₹ 1,17,600	₹ 14,28,84,000
	3BHK (1740 sq.ft.)	28	48,720	₹ 3,800	₹ 66,12,000	₹ 18,51,36,000	₹ 4,200	₹ 1,17,600	₹ 20,46,24,000
	Sub total	110	1,48,350						
Tower-C	2BHK (1225 sq.ft.)	54	66,150	₹ 3,800	₹ 46,55,000	₹ 25,13,70,000	₹ 4,200	₹ 2,26,800	₹ 27,78,30,000
	2BHK (CORNER) (1225 sq.ft.)	28	34,300	₹ 3,800	₹ 46,55,000	₹ 13,03,40,000	₹ 4,200	₹ 1,17,600	₹ 14,40,60,000
	3BHK (1750 sq.ft.)	28	49,000	₹ 3,800	₹ 66,50,000	₹ 18,62,00,000	₹ 4,200	₹ 1,17,600	₹ 20,58,00,000
	Sub total	110	1,49,450						
Tower-D	2BHK (1225 sq.ft.)	54	66,150	₹ 3,800	₹ 46,55,000	₹ 25,13,70,000	₹ 4,200	₹ 2,26,800	₹ 27,78,30,000
	2BHK (CORNER) (1225 sq.ft.)	28	34,300	₹ 3,800	₹ 46,55,000	₹ 13,03,40,000	₹ 4,200	₹ 1,17,600	₹ 14,40,60,000
	3BHK (1750 sq.ft.)	28	49,000	₹ 3,800	₹ 66,50,000	₹ 18,62,00,000	₹ 4,200	₹ 1,17,600	₹ 20,58,00,000
	Sub total	110	1,49,450						
Tower-E	4 BHK (2315 sq.ft.)	64	1,48,160	₹ 3,800	₹ 87,97,000	₹ 56,30,08,000	₹ 4,200	₹ 2,68,800	₹ 62,22,72,000
	PENT HOUSE (3675 sq.ft.)	16	58,800	₹ 3,800	₹ 1,39,65,000	₹ 22,34,40,000	₹ 4,200	₹ 67,200	₹ 24,69,60,000
	Sub total	80	2,06,960						
Tower-F	3 BHK (1820 sq.ft.)	56	1,01,920	₹ 3,800	₹ 69,16,000	₹ 38,72,96,000	₹ 4,200	₹ 2,35,200	₹ 42,80,64,000
	PENT HOUSE (2820 sq.ft.)	14	39,480	₹ 3,800	₹ 1,07,16,000	₹ 15,00,24,000	₹ 4,200	₹ 58,800	₹ 16,58,16,000
	Sub total	70	1,41,400						
Tower-G	3 BHK (1820 sq.ft.)	150	2,73,000	₹ 3,800	₹ 69,16,000	₹ 1,03,74,00,000	₹ 4,200	₹ 6,30,000	₹ 1,14,66,00,000
	PENT HOUSE (2820 sq.ft.)	30	84,600	₹ 3,800	₹ 1,07,16,000	₹ 32,14,80,000	₹ 4,200	₹ 1,26,000	₹ 35,53,20,000
	Sub total	180	3,57,600						
Grand Total		770	12,91,860			₹ 4,90,90,68,000			₹ 5,42,68,12,000





7. CONSOLIDATED COST ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs.53,76,02,000/-	Rs.102,45,41,911/-
b.	Structure Construction Value (B)	NA	Rs.203,77,54,189/-
c.	Additional Aesthetic Works Value (C)	NA	Rs.42,00,00,000/-
d.	Total Add (A+B+C)	Rs.53,76,02,000/-	Rs.348,22,96,100/-
e.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs.348,22,96,100/-
h.	Rounded Off	---	Rs.348,23,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Three Hundred Forty eight Crores and twenty three Lakhs only
j.	Expected Realizable Value (@ ~15% less)	---	Rs.295,99,55,000/-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs.261,17,25,000/-
l.	Percentage difference between Circle Rate and Market Value	More than 20%	
m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	Concluding Comments/ Disclosures if any		
	a. The subject property is a Group Housing project.		
	b. We are independent of client/ company and do not have any direct/ indirect interest in the property.		
	c. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		
	d. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.		



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

**o. IMPORTANT KEY DEFINITIONS**

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

Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within



the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.

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

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

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

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

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

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

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

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



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

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

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

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

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

p. **Enclosures with the Report:**

- Enclosure I: Screenshot of the price trend references of the similar related properties available on public domain - Page No. 34
- Enclosure II: Google Map Location Page No.35
- Enclosure III: Photographs of the property Page No. 36
- Enclosure IV: Copy of Circle Guideline Rate Page No. 41
- Enclosure V: Other Relevant Documents/Articles taken for reference Page No. 42
- Enclosure VI: Consultant's Remarks Page No. 52



### **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	Abhishek Sharma	Arup Banerjee
		






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

**magicbricks**
Buy
Rent
Sell
Home Loans

Home > Property for sale In Sonapat > Flats for Sale In Sonapat > Flats for Sale In TDI City Kundli > 2 BHK Flats for Sale In TDI City Kundli > 1225 Sq-ft

**₹43.1 Lac** [Get ₹12,924 cashback on Home Loan](#)

2 BHK 1225 Sq-ft Flat For Sale **TDI City Kundli, Sonapat**



2 Beds
2 Baths
3 Balconies
Unfurnished

Carpet Area  
**980 sqft**  
₹4,396/sqft

Floor  
**5 (Out of 15 Floors)**

Age Of Construction  
**Under Construction**

Developer  
**Parker VRC Infrastructure Pvt. Ltd.**


Transaction Type  
**New Property**

Project  
**Parker VRC White Lily Residency**

Furnished Status  
**Unfurnished**

Contact Agent

Get Phone No.



4 BHK Apartment for Sale in Sector 8  
**Parker VRC White Lily**

CARPET AREA  
1700 sqft

STATUS  
Ready to Move

FLOOR  
4 out of 12

Contact Agent

Get Phone No.


Share Feedback

Posted: Oct 28, '22

Credit Certified

Sahyog Properties  
5500+ Buyers Served

Multistorey Apartment has unblocked view on front, facing Garden/Park, Pool. Situated...



3 BHK Apartment for Sale in Sector 8  
**Parker VRC White Lily**

SUPER AREA  
1725 sqft

FLOOR  
6 out of 15

TRANSACTION  
New Property

Contact Agent

Get Phone No.

Share Feedback

Posted: Nov 09, '22

Agent: D K Properties  
Operating Since: 2010  
1000+ Buyers Served

3bhk flat for sale in white lily::located on main nh 44::ready to move in apartment. ...

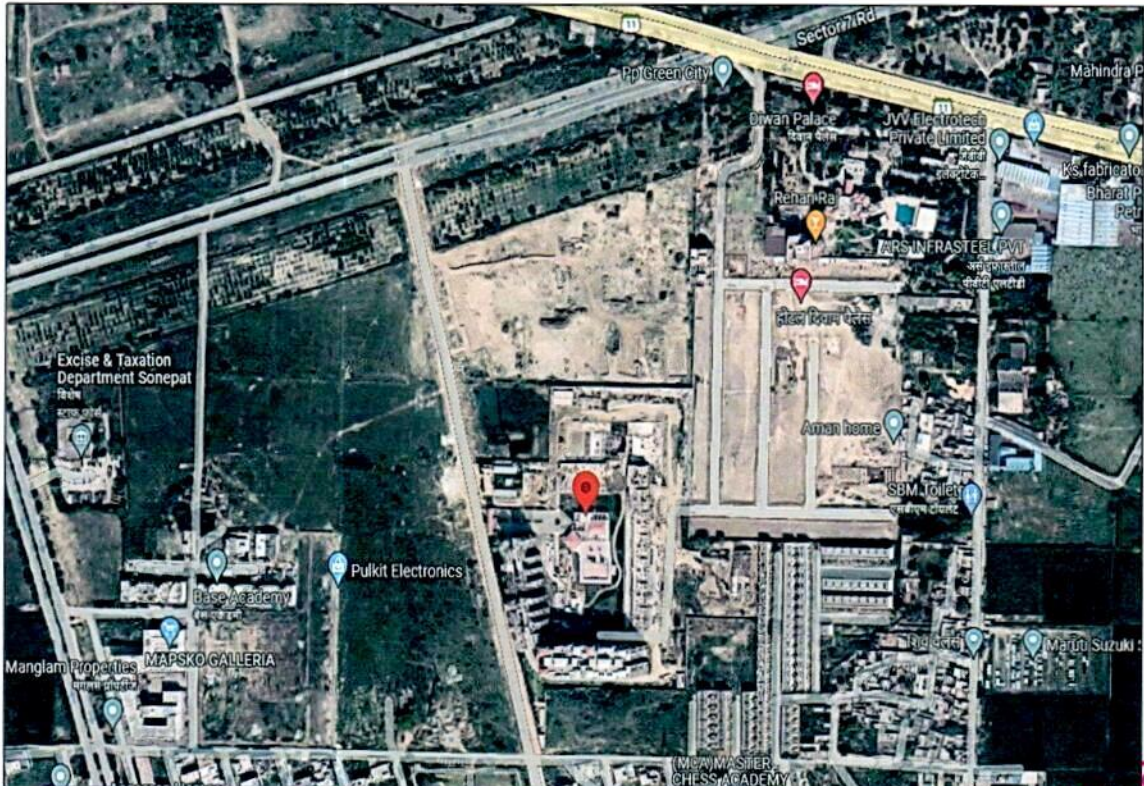
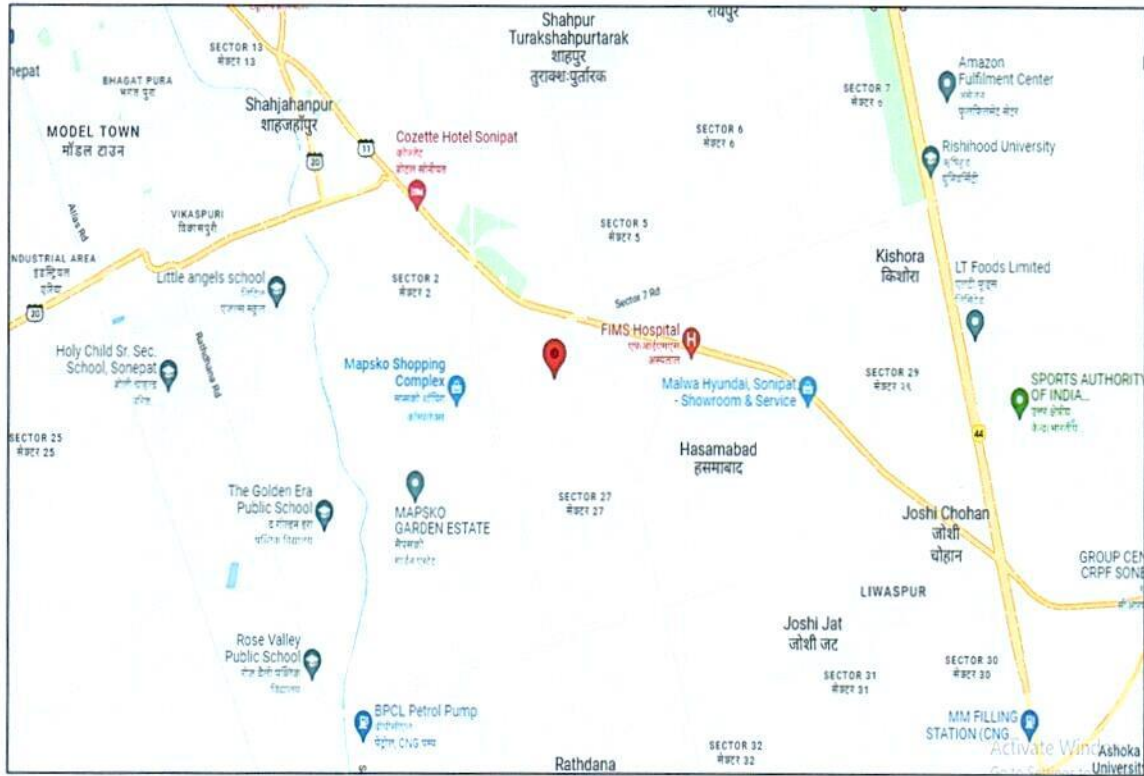
*(Handwritten signature and circular stamp of R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd.)*

CASE NO.: VIS(2022-23)-PL491-394-684

Page 32 of 52



**ENCLOSURE 2: GOOGLE MAP LOCATION**





**ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY**





















ENCLOSURE: 4- COPY OF CIRCLE RATE

[illegible]

18	महाजनपुर							11100000	11100000	11500000	3.6	10500000	10500000	11000000	4.8	8800000	8800000	9200000	4.5	6800000	7500000	10.3	4800	4800	5000	4.2	6600	6600	7000	6.1
19	महाजनपुर							11100000	11100000	11500000	3.6	10500000	10500000	11000000	4.8	8800000	8800000	9200000	4.5	6800000	7500000	10.3	6900	6900	7200	4.3	10000	10000	11000	20.0

**Note :**

1. For Sr. 12 to 50 Collector Rate of all Corner Plots will be 10% extra.
2. Any land for which change of land use (CLU) has been obtained the following rate will be applicable :
  - A. Residential Plotted Colony - Three times of Agriculture Collector rate.
  - B. Residential Group Housing - Four times of Agriculture Collector rate.
  - C. Commercial - Five times of Agriculture Collector rate.
3. Land less than 1000 Sq. Yd. will be treated as residential for stamp duty collection.

प्रस्तावित कर्ता

सब रजिस्ट्रार, सोनीपत

जांच कर्ता

जिला राजस्व अधिकारी, सोनीपत

साध्यापन कर्ता

1 उपमण्डल अधिकारी (ना०), सोनीपत

2 आयुक्त, नगर निगम, सोनीपत





**ENCLOSURE 5: OTHER RELEVANT DOCUMENTS**

**DOCUMENT 1: SALE DEED OF COMPLETE PROJECT LAND /CA CERTIFICATE  
EXTRACTED FROM RERA/ SNAPSHOT OF COST OF PROJECT IN RERA**

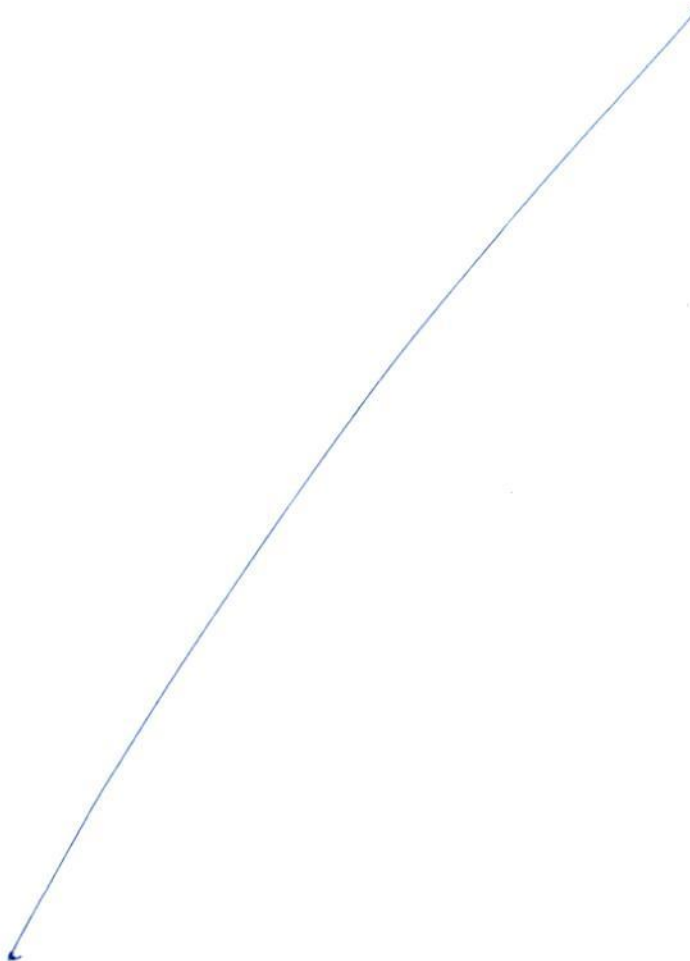
**NOT PROVIDED**





**DOCUMENT 2: PRICE LIST PROVIDED BY THE COMPANY**


**NOT PROVIDED**





**DOCUMENT 3: COPIES OF STATUTORY APPROVALS**

**NOC FROM AAI**



भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA

**BY REGD POST**

**Corrected Copy**

AAI/NO/2013/479/3354-59

Date: 03-12-2013

To:

Sh. Sudhir Gupta  
C/o M/s Jai Krishna Artec J.V.  
Flat No-173, Kargil Apartment,  
Sector-18 A, Dwarka  
New Delhi-110075

Subject: **No Objection Certificate for Height Clearance**

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 0004 (Enforced 1<sup>st</sup> Jan. 2010) for safe and Regular Aircraft Operations.

1. References:

NOCID	PALM/NORTH/B/101513/17362
Applicant Letter	Nil
AAI Reference	

2. NOC Details for Height Clearance:

Applicant Name	M/s Jai Krishna Artec J.V.
Type of Structure	Building
Site Address	Residential Colony admeasuring 1.687 acre in Sector-27 Sonapat, Haryana
Site Co-ordinates	28 58 14 N 77 03 33 E
Site Elevation AMSL (in Mtrs.)	217.00 Mtrs.
Permissible Height above Ground Level (in Mtrs.)	59.50 Mtrs. (Fifty Nine Decimal Five Zero Only)
Permissible Top Elevation AMSL in Mtrs.	276.50 Mtrs. (Two Hundred Seventy Six Decimal Five Zero Only)

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

- The site elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If, however, at any stage it is established that the actual data is different from the one provided by the applicant, this NOC will be invalid.
- The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and those of any notifications issued there under from time to time including the Aircraft (Demolition of obstruction caused by buildings and trees etc.) Rules, 1994.
- No 'radio/TV Antenna', lighting arrestors, staircase, Muntee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation **276.50 Mtrs.** indicated in para 2.





## CONSENT TO ESTABLISH FROM HSPCB



### HARYANA STATE POLLUTION CONTROL BOARD



Haryana State Pollution Control Board, 3rd Floor,  
HSIDC Office Complex, IMT Manesar, Gurugram  
Email:- hspcbrogrs@gmail.com

Website: www.hrocmms.nic.in E-Mail - hspcbho@gmail.com

Telephone No.: 0172-2577870-73

No. HSPCB/Consent/ : 329962322GU/SOCTE18917503

Dated: 12/01/2022

To.

M/s : ASHIANA HOUSING LTD  
Sector 93, Village-Wazirpur, Gurugram, Haryana  
GURGAON  
123505

### Sub. : Grant of consent to Establish to M/s ASHIANA HOUSING LTD

Please refer to your application no. 18917503 received on dated 2021-12-16 in regional office Gurgaon South.

With reference to your above application for consent to establish, M/s ASHIANA HOUSING LTD is hereby granted consent as per following specification/Terms and conditions.

Consent Under	AIR/WATER
Period of consent	12/01/2022 - 11/01/2027
Industry Type	Building and Construction projects having waste water generation more than 100 KLD in respective of their built-up area
Category	RED
Investment(In Lakh)	51441.0
Total Land Area (Sq. meter)	90422.95
Total Builtup Area (Sq. meter)	233182.8
Quantity of effluent	
1. Trade	0.0 KL/Day
2. Domestic	643.0 KL/Day
Number of outlets	1.0
Mode of discharge	
1. Domestic	Recycling/Reuse
2. Trade	0
Permissible Domestic Effluent Parameters	
1. BOD	30 mg/l
2. COD	250 mg/l
3. TSS	100 mg/l
4. Oil & grease	10 mg/l
5. pH	5.5-9.0

### Other Conditions :

1. Unit will take Consent to Operate before starting the occupation/ operation of the project. 2. The unit will install the project only on the premises for which unit has applied for NOC. 3. The unit will install adequate acoustic enclosures/ chambers on their D.G. sets with proper stack height as per prescribed norms to meet the prescribed standards under EP Rules, 1986.

SANDEEP SINGH  
Regional Officer, Gurgaon South

Haryana State Pollution Control Board.





**BR-III BUILDING PLAN APPROVAL**

- 3 -  
BR-III  
(See Rule 44)  
DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA  
SCO No. 71-75, SECTOR-17C, CHANDIGARH.  
Tele-Fax: 0172-2548475; Tel: 0172-2549852, E-mail: tcphry@gmail.com  
Website www.tcpharyana.gov.in

Memo No. TP-360/SD (DK)/2013/ 55809 Dated 31/12/13

To  
Jai Krishna Artec JV and Others,  
A-B, Mansalaya Building, 15, Barakhamba Road,  
Connaught Place, New Delhi-110001.

Subject: Approval of building plans of 2 No's Nursery Schools measuring 0.20 acre each and group housing colony measuring 11.687 acres (Licence No. 292 of 2007 dated 31.12.2007) in Sector-27, Sonapat.

Reference your Application dated 25.02.2013 and subsequent letter dated 05.09.2013 for permission to erect the buildings in group housing colony measuring 11.687 acres in Sector-27, Sonapat in accordance with the plans submitted with it.

Permission is hereby granted for the aforesaid construction subject to the provisions of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963, its rules and the zoning plan framed there under along with special reference to following conditions:-

1. The plans are valid for a period of 2 years of the buildings less than 15.00 meters in height and 5 years for the multistoried buildings from the date of issuance of sanction, subject to validity of license granted for this scheme.
2. The structural responsibility of the construction shall be entirely of the owner/supervising architect/ Engineer of the scheme.

Further that:-

- a) The building shall be constructed as per the structure design submitted by you and as certified by your Structure Engineer that the same has been designed as per the provision of NBC and relevant I.S. Code for all seismic load, all dead and live loads, wind pressure and structural safety from earth quake of the internally expected under Zone-IV.
- b) All material to be used for erection of building shall conform to I.S.I. and I.B.C. standards.
- c) No wall/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
- d) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.

3. FIRE SAFETY/FIRE FIGHTING:-  
It is clear that the appropriate provision for Fire Fighting arrangement as required in National Building Code/ISI should be provided by you and Fire Fighting Safety Certificate





**ENVIRONMENTAL CLEARANCE NOC FROM SEIAA**

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

No. SEIAA/HR/2014/1258

Dated: 17-10-2014

To

M/s Jai Krishna Artec-I.V  
(Formerly Parker VRC Infrastructure Pvt. Ltd.)  
408, D Mall, Netaji Subhash Place, Pimapura,  
New Delhi

Subject: Environment Clearance for the development of Group Housing  
Project at Sector-27, Ahmedpur, Sonapat, Haryana.

Dear Sir,

This letter is in reference to your application no Nil dated 08.08.2013 addressed to M.S. SEIAA, Haryana received on 08.08.2013 and subsequent letter dated 27.05.2014 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-I, Form-I-A, Conceptual Plan 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 meeting held on 21.07.2014 awarded "Gold" grading to the project.

[2] It is inter-alia, noted that the project involves the construction of Group Housing Project at Sector-27, Ahmedpur, Sonapat, Haryana on a plot area of 47295.54 sqm (11.687 Acres). The proposed total built up area shall be 119528.24 sqm. The proposed project shall have 07 Blocks with 1 Basement in each block i.e. Block A (S+14), Block B (S+14), Block C (S+14), Block D (S+14), Block E (G+5), Block F (G+5), Block G (G+6), EWS (G+6), Commercial building, community building, 2 Nursery School. The maximum height of the building shall be 50.85 meters. The total water requirement shall be 730 KLD. The fresh water requirement shall be 451 KLD. The waste water generation shall be 542 KLD, which will be treated in the STP of 650 KLD capacity. The total power requirement shall be 5442.5 KVA which will be supplied by UHBVN. 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 11 rain water harvesting pits. The solid waste generation will be 2530 kg/day. The bio-degradable waste will be treated in the project area by adopting appropriate technology. The total parking spaces proposed are 1455 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





**NOC FROM FIRE DEPARTMENT**

**From** Fire Station Officer

MC Sonipat

**To** M/s JAI KRISHNA ARTEC J V AND OTHERS

SEC 27 SONIPAT

Memo No. FS/2020/108 dated : 04/12/2020

**Subject :** Approval of fire fighting scheme 15 mtrs. and Above from the fire safety point of view for Group A- Residential Building at SECTOR 27 SONIPAT of WHITE LILY RESIDENCY HOUSING DEVELOPED BY M/S JAI KRISHNA ARTEC J-V & OTHERS, SEC-27, SONIPAT HARYANA (LICENCE NO 292 OF 2007) :

Reference your Transaction Id 181062023000520 dated: 23/11/2020 on the subject cited above.

Your case for the approval of fire fighting scheme has been examined by the team of Fire Station Officers, Sonipat, The means of escape and Fire Protection system were checked and found as per the National Building Code of India, Part- IV guidelines. Therefore your proposed fire fighting scheme is hereby approved as per following detail from the fire safety point of view with the following conditions:-

Tower Name	Floor Detail	Terrace Height of Last Livable Floor(In Meters)	Ground Coverage
Tower A	S+14	50.50 M	669.42 Sqm
Tower B To D	S+14	50.50 M	703.44 Sqm
Block E1 To E8	G+5	18.40.M	294.67 Sqm
Block F1 To F7 & G1 To G15	(Block F1 To F7=G+5) & (G1 To G15=G+6)	18.40 M	232.20 Sqm
EWS	G+6	26.80 M	496.44 Sqm
Convenient Shopping	GF	3.70 M	236.31 sqm
Community Building	G+1	8.50 M	446.10 Sqm
Nursery School 1 & 2	G+2	15.01 M	269.54 Sqm
Tower Name	Basement Level	Basement Area	Basement Remarks
	-3.60	29318.11 Sqm	-

- 1) The proposed fire fighting scheme is approved as submitted in the building plan subject to the approval of building plan by the competent authority.
- 2) The approval of fire scheme by this office doesn't absolve the firm from his responsibility from all consequences, in case of fire due to any deficiencies or anything left out in the scheme submitted by you.
- 3) Overhead & underground water tanks provided for firefighting shall be so constructed in such a way that the domestic water tank shall filled from overflow of the fire Water tanks.
- 4) As soon as the installations of fire fighting arrangements are completed, the same may be got inspected/ tested and clearance should be obtained from this office.

- 5) If the infringement of Byelaws remains un- noticed the Authority reserves the right to amend the Plans/Fire Fighting Scheme as and when any such infringement comes to notice after giving an opportunity of being heard and the Authority shall stand indemnified against any claim on this account.
- 6) If you fail to comply with any of the above terms & conditions you will be liable to be punished as per Chapter-III Section 3f Sub-Section 1 & 2 of Fire Act 2009 i.e. imprisonment for a term which may extend to three month or fine which may extend to five thousand rupees or both.
- 7) The staircase shall be made with the specified material enabling it non-slippery.
- 8) If the gap between ceiling and false ceiling is more than 800 mm then upright sprinkler and detectors above false ceiling & pendent sprinkler below false ceiling shall be installed in the building

Remarks:- HR



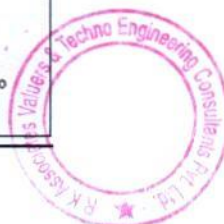
FSO Sonipat

MC Sonipat

Exercising the power of Director, Fire Services, Haryana



Digitally signed by SATYAVAN SINGH  
Date: 2020.12.08 15:08:26 +05:30  
Reason: Digital Verification





**LAND SCHEDULE**

To be read with licence No. 292 of 2007

1. Detailed of land owned by M/s. K.M. Buildtech Pvt Ltd village Ahamdpur, District Sonapat.

Village	Rect.No.	Killa No.	Area K-M
Ahmadpur	9	1	8-0
		10	8-0
		11	8-0
		20	8-0
	10	5	8-0
		6	8-0
		15	8-0
		16	8-0

**Total: 64-0 Or 8.00 Acres**

2. Detailed of land owned by M/s. R.M. Construction Pvt Ltd village Ahamdpur, District Sonapat.


Village	Rect.No.	Killa No.	Area K-M
Ahmadpur	9	12	8-0 Or 1.00 Acres

3. Detailed of land owned by M/s. Jai Krishana Hightech Infrastructure Pvt Ltd village Ahamdpur, District Sonapat.

Village	Rect.No.	Killa No.	Area K-M
Ahmadpur	10	7	8-0
		14 Min East	6-10
		17 Min East	4-0
		24 Min East	3-0

**Total: 21-10 Or 2.687 Acres**

**G. Total: 93-10 Or 11.687 Acres**

  
Director  
Town and Country Planning,  
Haryana, Chandigarh





**RENEWAL OF LC-V**

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

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh,  
Web site: [tcp.haryana.gov.in](http://tcp.haryana.gov.in) - E-mail: [tcp.haryana7@gmail.com](mailto:tcp.haryana7@gmail.com)

Regd  
To

Jai Krishna Artco J.V.,  
4-B, Mansalya Building,  
15, Barakhamba Road, Connaught Place,  
New Delhi.

Memo No.: LC-969-JE(MK)-2020/ 12444 Dated: 15-07-2020

Subject: - Renewal of Licence No. 292 of 2007 dated 31.12.2007 granted for  
development of Residential Group Housing Colony over an area measuring  
11.687 acres in Sector-27, Distt. Sonapat-Jai Krishna Artco J.V.

Reference: Your application dated 08.01.2020 on the subject cited above.

1. Licence No. 292 of 2007 dated 31.12.2007 granted for setting up Residential Group Housing Colony over an area measuring 11.687 acres in Sector-27, Distt. Sonapat is hereby renewed up to 30.12.2024 on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
3. That you shall revalidate the Bank Guarantee on account of L&W one month before its expiry.
4. That you shall be bound to adhere to the provisions of section 3(3)(a)(iv) of Act no. 8 of 1975 as amended from time to time regarding construction / transfer of community sites.
5. That you shall submit the service plan estimate for approval immediately after receipt of approval of revised building plan.
6. That you get the approval of ultimate power load requirement of the project immediately after approval of revised building plan.
7. The applicant company shall get the licence renewed till final completion of the colony is granted.
8. That the amendment in Rule 13 in respect of charging of renewal fees is under consideration, for which the draft notification was notified on 20.08.2019. Therefore, increased renewal fees shall be deposited by you within 30 days in accordance with the final notification or as decided by the Department.


The renewal of licence will be void-ab-initio, if any of the conditions mentioned above are not complied with.

(K. Makrand Pandurang, IAS)  
Director,





**DOCUMENT 4: RERA CERTIFICATE**




**HARYANA REAL ESTATE REGULATORY AUTHORITY  
PANCHKULA**

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of a "Group Housing Colony" namely "White Lily Residency" on land measuring 11.687 acres situated in sector 27, Sonapat vide

**Registration No.HRERA-PKL-SNP-198-2020 Dated: 15.05.2020**

2. The promoter of the project is Parker VRC Infrastructure Pvt. Ltd., 410, 4<sup>th</sup> Floor, D Mall, Netaji Subhash Place, Pitampura, New Delhi-110034. The promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with CIN: U70200DL2012PTC235447 having PAN No. AAGCP6047D.



Registration No HRERA-PKL-SNP-198-2020

**HARYANA REAL ESTATE REGULATORY AUTHORITY  
PANCHKULA**

iv) create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to apartments sold/booked and expenditure made in the project.


v) submit a copy of the brochure and each advertisement(s) immediately after publication.

vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.


vii) submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.

viii) submit a copy of final approval for change in developer in your favour and a copy of renewed license.


ix) complete the project by December 2022




**Dilbag Singh Sihag  
Member**



**Anil Kumar Panwar  
Member**



**Rajan Gupta  
Chairman**





## ENCLOSURE 6: CONSULTANT'S REMARKS

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



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



32.	This cost assessment is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
33.	This report is prepared on the <b>V-L10 (Project Tie Up format) _V_10.2_2022</b> Tie up format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
34.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
35.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
36.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
37.	<b>Defect Liability Period is 15 DAYS.</b> We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
38.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
39.	Our Data retention policy is of <b>ONE YEAR</b> . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
40.	This Project tie up report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
41.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
42.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
43.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.

