

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

- Corporate Valuers
- Business/Enterprise/Equity Valuations
  STATE BANK OF INDIA, HLST BRANCH, GURUGRAM, HARYANA
- Lender's Independent Engineers (LIE)
- Techno Economic Viditing Consultains (TEV) 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.
- Agency for Specialized Account Monitoring (ASM)
  - report will be considered to be accepted & correct.
- Project Techno-Financial Advisors
  - erms of Services & Consultant's important Remarks are available at <u>www.rkassociates.org</u> for reference.
- Chartered Engineers
- Industry/Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

#### CORPORATE OFFICE:

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PART A

#### SNAPSHOT OF THE GROUP HOUSING PROJECT



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



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PART B

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

Name & Address of Branch State Bank of India, HLST Branch, Gurugram, Ha		
Name of Project M/s White Lily Residency		
Work Order No. & Date 08/12/2022		

SR. NO.	CONTENTS	DESCRIPTIO	)N				
1.	GENERAL DETAILS						
i.	Report prepared for	Bank	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				
٧.	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 202					
ix.	Date of Report	2 January 2023					
Χ.	Property Shown by	Name	Relationship with Owner	Contact Number			
		Mr. Samar Gupta	Marketing Head	+91-98910 43310			
xi.	Purpose of the Report		-up for individual Flat Finan	cing			
xii.	Scope of the Report		neral assessment of Project				
V.7. (Mark)			ory for Project Tie-up.				
xiii.	Out-of-Scope of Report	<ul> <li>a) Verification of authenticity of documents from originals of cross checking from any Govt. deptt. is not done at our end.</li> <li>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 provide documents.</li> <li>d) Getting cizra map or coordination with revenue officers for sit identification is not done at our end.</li> <li>e) Measurement is only limited up to sample randor measurement.</li> <li>f) Measurement of the property as a whole is not done at our end.</li> <li>g) Designing and drawing of property maps and plans is out of scope of the work.</li> </ul>					
xiv.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.			

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		Total <b>04</b> Documents	Total <b>02</b> Documents provided.	02
		requested.	provided.	
		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	1/218	checked from boundaries of the same same same same same same same sam	the property or
	□ Done		one from the name plate displayed on the property	
				ative
		☐ Enquire	ed from local residents/ publi	С
		☐ Identific	cation of the property could r	not be done properly
		□ Survey	was not done NA	

2.	SUMMARY			
i.	Total Prospective Fair Market Value	Rs.348,23,00,000/-		
ii.	Total Expected Realizable/ Fetch Value	Rs.295,99,55,000/-		
iii.	Total Expected Distress/ Forced Sale Value	Rs.261,17,25,000/-		
iv.	Total No. of Dwelling Units	<ul> <li>Residential= 770 Units</li> <li>EWS= 137 Units</li> <li>Service Units= 80 Units</li> </ul>		
٧.	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		

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## PROJECT TIE-UP REPORT



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



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#### PROJECT TIE-UP REPORT

WHITE LILY RESIDENCY



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PART C

#### CHARACTERISTICS DESCRIPTION OF THE PROJECT

#### 1. BRIEF DESCRIPTION OF THE PROJECT

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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

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### PROJECT TIE-UP REPORT

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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: -

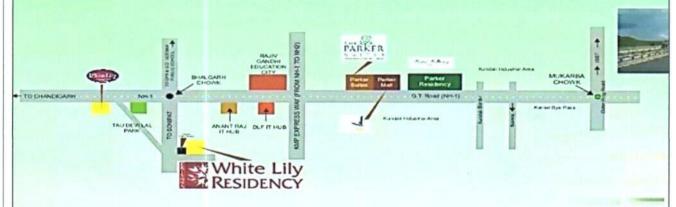
- 1) 770 units (Residential)
- 2) 137 EWS units
- 3) 80 (Service units)

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 Sonepat. Sonepat is one the the fastest India. The city is well connected to Delhi, NCR, by the means of planned transport systems and well con 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 frothcoming 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

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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 TH	E 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	or -27, Sonipat, Haryana		
iv.	Independent access/ approach to the property	Clear independent access is available			
٧.	Google Map Location of the Property with a	Enclosed with the Report			
	neighborhood layout map	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 developin zone		
XIV.	Property location classification	Normal location within locality N	one 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 100 Engine		
	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			

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

3.	TOWN PLANNING/ ZONING PARAMETERS			
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		
٧.	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.	LEGAL ASPECTS OF THE PROPERTY			
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			ts hou Fagin
iv.	Agreement of easement if any	Not required		8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8
V.	Notice of acquisition if any and area under acquisition	No such informati found on public do	on came in front or	fus and could be

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vi.	Notification of road widening if any and area	and the same and t	came in front of us and could be	
	under acquisition	found on public doma No	in	
vii.	Heritage restrictions, if any			
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	
Χ.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No Information available to us. Bank to obtain details from the Developer	NA	
xi.	Building Plan sanction:			
	a) Authority approving the plan	HSVP		
	b) Any violation from the approved Building Plan	Currently under const	ruction.	
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property Since the license had been issued. For the group Housing Societ development.		
xiii.	Whether the property SARFAESI complaint	Yes		
xiv.	Information regarding municipal taxes (property	Tax name		
	tax, water tax, electricity bill)	Receipt number		
		Receipt in the name o	f	
		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 th	eir end.	
xix.	Property presently occupied/ possessed by	The property is curre only.	ntly possessed by the company	
XX.	Title verification	Title verification to be the same is out of our	done by competent advocate as scope of work.	
xxi.	Details of leases if any	NA.		
5.	SOCIO - CULTURAL ASPECTS OF THE P	ROPERTY		
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 Grou	p Sectino Engineering	
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No	De la	

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6.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES					
i.	Drainage arrangements	Yes (propose	Yes (proposed).			
ii.	Water Treatment Plant	Yes (propose	Yes (proposed)			
iii.	iii. Power Supply arrangements Permanent Yes (proposed)					
	Auxiliary		Yes, D.G sets	Yes, D.G sets (proposed)		
iv.	HVAC system	Yes, only on	es, only on common mobility areas (Proposed)			
٧.	Security provisions	Yes (propose	Yes (proposed)			
vi.	Lift/ Elevators	Yes (propose	Yes (proposed)			
vii.	Compound wall/ Main Gate	Compound wall/ Main Gate				
viii.	Whether gated society		Yes (propose	d)		
ix.	Car parking facilities		Yes (propose	d)		
X.	Internal development					
	Garden/ Park/ Wat Land scraping	er 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 I	Yes from municipal connection		
	b) Sewerage/ sanitation system			Underground			
	c) Storm water drainage			Yes (Prop	osed)		
ii.	Description of other Physical Infrastructure facili			acilities in terms	of:		
	a) Solid waste management			Yes available.			
	b) Electricity			Yes	Yes		
	c) Road and Public Transport connectivity			Yes			
	d) Availability of other public utilities nearb			by Transport,	Market, Hos	oital etc. avail	able in close
iii.	Proximity & av	ailability of civic	amenities & s	ocial infrastruct	ure		
	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 r spaces etc.)	ecreation facilit	ies (parks, open	THE CHEST PRINT CONTRACTOR	loping area ar developed nea		facilities are

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				
iv.	Any New Development in surrounding area	No No new major development in surrounding area.  However few group housing projects are under construction.			

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V	Any negativity/ defect/ disadvantages in	No	NA	

٧.	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 TECHNOLO	DGY ASPECTS OF THE PROPE	RIY:		
i.	Type of construction & design	RCC framed pillar beam column s	tructure on RCC slab.		
ii.	Method of construction	Construction done using professional contractor workmans based on architect plan			
iii.	Specifications				
	a) Class of construction	Class C construction (Simple/ Ave	Class C construction (Simple/ Average)		
	b) Appearance/ Condition of	Internal - Internal finishing is yet to	be complete.		
	structures	External - Good for the towers con	npleted		
	c) Roof	Floors/ Blocks	Type of Roof		
		High rise towers	RCC		
		Maximum Floors up to S+14	RCC		
		floors			
	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)			
	<ul> <li>k) Class of sanitary &amp; water supply fittings</li> </ul>	Good (Proposed)			
iv.	Maintenance issues	No			
٧.	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 consideration for Zone IV	to be designed for seismic		
ix.	Visible damage in the building if any	Either newly constructed or Under	Construction		
Χ.	System of air conditioning	As per requirement by individual fla	at owners on their own		
xi.	Provision of firefighting	Yes (proposed)			
xii.	Status of Building Plans/ Maps	Building plans are approved by the	e concerned authority.		
	a) Is Building as per approved	As per visual observation seems	s to be developed as per the		
	Мар	approved map so far	Sucon sucon		
	b) Details of alterations/ deviations/	☐ Permissible Alterations	NA .		
	illegal construction/	☐ Not permitted alteration	NA TO S		

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	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.	- Maria 110 (Maria 110)		

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> <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	☐ High end modern apartment, ☒ Ordinary Apartments, ☐ Affordable housing, ☒ Club, ☒ Swimming Pool, ☒ Play Area, ☒ Walking Trails, ☒ Gymnasium, ☒ Convenient Shopping, ☒ Parks, ☒ Multiple Parks, ☒ Kids Play Area,

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# PROJECT TIE-UP REPORT WHITE LILY RESIDENCY



#### PART C

#### AREA DESCRIPTION OF THE PROPERTY

1.	Licensed Area of the pro	ject		11.687 acres/ 47,295.54 m <sup>2</sup>		
2.	Area of the Project as pe	r RERA		11.687 acres/ 47,295.54 m <sup>2</sup>		
	Permitte		d	16,553.44 m <sup>2</sup> (35%)		
3.	Ground Coverage Area	Proposed		12.004.24 m²		
		UNDER	FAR	PROPOSED AS PER APPROVED MAP (In m²)	ACHIEVED STATUS As per OC	
			A (S+14)	9,114.18		
			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	Under construction	
	Covered Built-up Area	TOTAL	COMMERC	236.31		
			COMMUNI TY BUILDING	369.75		
			NURSARY		†	
			SCHOOL-I			
			NURSARY			
			SCHOOL-2			
			Proposed			
			as per Map	82,710.965		
			Permitted	82,767.19		
		UNDER	NON-FAR	Proposed as per Approved Map	ACHIEVED AS PER	
				(In m²)		
		Stilt floor	A TOTAL CONT.	2,590.9		
		Baseme	nt area	29,318.11		
		Mumty Machine room and overhead Tank		2,804.36	Under construction	
		Fire Stai	r	103.86		
		Proposed NON-FAR area		34,817.23		
		Total Gr	oss Built Up	1,17,528.235	Sectino Engine	
		Area		m <sup>2</sup> /12,65,062.16 ft <sup>2</sup>	(3)	
-0	Open/ Green Area	Minimun	n Required	7094.33 m <sup>2</sup>	New Ment	
	Openi Green Area	Propose	d	7761.50 m <sup>2</sup>	1 2	

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## WHITE LILY RESIDENCY



5.	Donaitu	Permitted	100 to 400 PPA (for entire Project)
5.	Density	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	
	Approved as Building Pla		Actually provided	Current Status
1.	The same area account.	ors ors ors ors ors ors	Block-A = S+14 floors (Proposed) Block -B = S+14 floors (Proposed) Block -C = S+14 floors (Proposed) Block -D = S+14 floors (Proposed) Block -E = G+5 floors (Proposed) Block -F = G+5 floors (Proposed) Block -G = G+6 floors (Proposed) EWS=G+6 floors (Proposed)	Block -A = Structure Complete and finishing work in Progress  Block -B= Structure Complete and finishing work in Progress  Block -C= Structure Complete and finishing work in Progress  Block -D= Structure Complete and finishing work in Progress  Block -E  • Total tower=8 No.  • 04 Tower Structure work complete and finishing work remaining  • 04 Not Started yet  Block -F  • Total tower=7 No.  • 03 Tower Structure work complete and finishing work remaining
		T. A. A. i. a.		04 tower = 4 <sup>th</sup> floor work in Progress  Block -G=Raft foundation work in Progress  EWS= Structure Complete and finishing work in Progress
2.	Total no. of Flats/	Main Units	770 DU's	cochno Engine
	Units	EWS	137 Units	
	Type of Flats		Type of Flat	Super Area







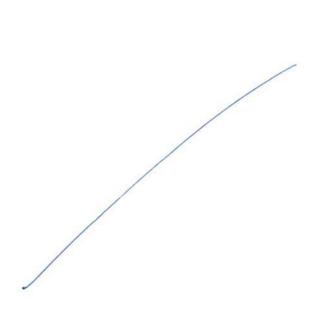
## PROJECT TIE-UP REPORT WHITE LILY RESIDENCY



				(Sq. ft.)	
3.		2 BHK, 3BHK, 4BHK and Penthouse	1225 sq.ft., 175 2665 sq.ft.	50 sq.ft., 1875 sq.ft., 3075 sq.ft.,	
		Car Parking	1168 un	its	
4.	Land Area considered	11.687 acres/ 47,295.54	<sup>2</sup> (As per RERA	A certificate)	
5.	Area adopted on the basis of	Property documents only	ince site measi	urement couldn't be carried out	
6.	Remarks & observations, if any	NA			
	Constructed Area considered (As per IS 3861-1966)	Built-up Area	,17,528.235 m²	/12,65,062.16 ft²	
7.	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.



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### PROJECT TIE-UP REPORT

WHITE LILY RESIDENCY



**PART E** 

#### PROCEDURE OF ASSESMENT

1.		GENERAL INF	ORMATION				
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, HL	ST Branch, Gurugram, I	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, asertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tle up report.					
vii.	Restrictions		e referred for any other puner than as specified above				
viii.	Manner in which the		ne plate displayed on the p	property			
	property is identified	☐ Identified by the owner					
		□ Identified by the owner's representative					
		☐ Enquired from loca	water programmer of the control of t				
		m the boundaries/ address provided to us	of the property mentioned				
		☐ Identification of the	property could not be dor	ne properly			
		☐ Survey was not do					
ix.	Type of Survey conducted	Only photographs taken (	No sample measurement	verification),			

2.		ASSESS	MENT FACTORS		
i.	Nature of the Report	Project Tie-up			
ii. Nature/ Category/ Type		Nature	Category	Туре	
	Classification of Asset under Valuation	Real estate	Residential	Group Housing	
		Classification	Residential Asse	Residential Asset	
iii.	Basis of Inventory	Primary Basis	sis Market Price Assessment & Govt. Guidelin		
	assessment (for Project Tie up Purpose)	Secondary Basis	Not Applicable		
iv.	Present market state of the	Under Normal Marketable State			
	Asset assumed Total No. of Dwelling Units	Reason: Asset und	der free market transacti	on state	

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### PROJECT TIE-UP REPORT

WHITE LILY RESIDENCY



V.	Property Use factor	Current/ Existing	0	in consonance	a Best Use to surrounding statutory norms)	Considered for Assessment	
		Residential		Resid	lential	Resid	dential
vi.	Legality Aspect Factor	Assumed to be find us. However, Lega the Services. In te provided to us in governification of auth any Govt. dept. har	al aspects erms of the ood faith. enticity of	of the proper legality, was documents	perty of any na we have only g	ture are our gone by the	t-of-scope of documents necking from
vii.	Land Physical Factors	Sh	ape			Size	
		Irreç	gular		\	Very Large	
viii.	Property Location Category Factor	City Categorization	The same of the same of	ality teristics	Property location characterist		oor Level
		Scale-C City	Ordi	nary	On Wide Ro	oad S+	-14 Floors
		Urban developing	and the control of th	urban ing zone	Not Applical	ble	
			Within de Residen	eveloping tial zone	Not Applical	ble	
				Property	Facing		
				West F	acing		
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewe sanit sys		Electricity	Т	oad and Public ransport nnectivity
		Yes	Under	ground	Yes		ly available
		Availability of other public utilities nearby  Transport, Market, Hospital etc. are available in close vicinity		utilities	Availability of communication facilities		
					Major Teleco Provider &	ommunicati ISP connec available	
х.	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			SA FROM	Engineering Consultarity
	Neighbourhood amenities	Average				100	10

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Integrating Valuation Life Cycle -

### PROJECT TIE-UP REPORT

WHITE LILY RESIDENCY



-	A product of R.K. Associates						
xii.	Any New Development in surrounding area	No					
xiii.	Any specific advantage/ drawback in the property	No					
xiv.	Property overall usability/ utility Factor	Res	stricted to a particular use	e i.e., Grou	p housing (Residential) purpose only.		
XV.	Do property has any alternate use?	No	ne. The property can only	y be used for	or residential purpose.		
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes	Yes demarcated properly.				
xvii.	Is the property merged or	No.					
	colluded with any other property	Comments: 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			Market	Value		
	realize maximum Value for inventory sale (in respect to Present market state or premise of the Asset as per point (iv) above)	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			Market	Value		
	transaction method assumed for the inventory cost analysis				h wherein the parties, after full market dently and without any compulsion.		
xxii.	Approach & Method Used		P	ROJECT II	NVENTORY		
	for inventory cost analysis		Approach for assess	ment	Method of assessment		
			Market Approach		Market Comparable Sales Method		
xxiii.	Type of Source of Information	Lev	vel 3 Input (Tertiary)				
xxiv.	Market Comparable						
	References on prevailing	a.	Name:	Aasta pro			
	market Rate/ Price trend of		Contact No.:	+91-9818			
	the property and Details of		Nature of reference:	Property of	THE STATE OF THE S		
	the sources from where the information is gathered		Size of the Property: Location:		ft. (Super area)		
	illomation is gathered		Rates/ Price informed:	Rs.65-70			
			. tatour i noo mnonnou.		Zakilo Isl		

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### PROJECT TIE-UP REPORT

WHITE LILY RESIDENCY



	(from property search & local information)	h sites		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 Iily 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.	vi. OTHER MARKET FACTOR						
	Current Market	Norma	1				
	condition	Remar	Remarks: NA				
	Adjust			Adjustments (-/+): 0%			
	Comment on		sella	able			
			tme	nts (-/+): 0%			
			Demand Supply				
	Demand & Supply		Moderate Adequately available				
	in the Market		djustments (-/+): 0%				
xxvii.	Any other special	Reaso					
AAVII.	consideration			nts (-/+): 0%			
xxviii.	Any other aspect which has relevance on the value or	NA		nts (-/+): 0%			
	marketability of the property	Aujusi	une	ints (-/+). 0 /0			
xxix.	Final adjusted & weighted Rates considered for the subject property			Rs.3,800/- to Rs.4	I,000/- per sq. ft. on Super area		
XXX.	Considered Rates Justification		erec		narket factors analysis as described above, the urchase of flats appears to be reasonable in our		
xxxi.	Basis of computat			ing			
	since this is or of land is imme then the same	nly a tie aterial a has on	up and ly b	report and not a projec have no relevance. If a een given for the refere	ed any Market Valuation of Land in this report t valuation report. Therefore, as such the value ny Value/Market rates are enquired for the land ence purpose. ost of Land for their internal Project approval		



# PROJECT TIE-UP REPORT WHITE LILY RESIDENCY



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.
- 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

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### PROJECT TIE-UP REPORT

WHITE LILY RESIDENCY



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

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None

xxxiv. LIMITATIONS

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## PROJECT TIE-UP REPORT WHITE LILY RESIDENCY



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 m²/8,90,906.01 ft²				
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>				
		Rs.53,76,02,000/-	Rs.102,45,41,911/-				

#### Note:

- a. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.
- b. However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the 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.
- a. 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.	<b>经营业</b> 给10 %	COST AS	SESSMENT OF BUILDING CONS	TRUCTION			
PER INCHES	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE				
	Particulars	4	FAR	NON-FAR			
		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.				
	Building	Covered Area Pricing	82,710.965 sq.mtr./8,90,292.55	34,817.23 sq.mtr/3,74,769.182			
	Construction		sq.ft	sq.ft.			
	Value		Rs.1,700/- per Sq. ft. X	3,74,769.182 sq. ft. X Rs. 1,400/-			
		Calculation	8,90,292.55 sq. ft	per sq. ft			
		Total Value	Rs.151,34,97,335/-	Rs.52,42,56,854/-			
a.	Depreciation pe		(Above replacement rate is calculated after deducting the prescribed depreciation)				
b.	. Age Factor		NA S				
C.	Structure Type/	Condition	RCC framed structure (Prop	posed)/ Yet to be Constructed			

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d. Construction Depreciated Replacement Value (B) Rs.203,77,54,189/-	
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5.	COST ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS									
	Particulars	Specifications	Expected Construction Value							
a.	Add extra for Architectural aesthetic developments, improvements  (Add lump sum cost)		NA							
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	Approx. 5% of building construction cost	Rs.10,00,00,000/- Rs.26,00,00,000/-							
C.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	Approx. 13% of building construction cost								
d.	Add extra for internal & external development and other facilities (Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach Road, Play Area, etc.)	Approx. 3% of building construction cost								
e.	Expected Construction Value (C)	NA	Rs.42,00,00,000/-							

6.	MARKET/ SAL	ABLE AMOUNT OF THE FLATS				
a.	Total No. of DU	<ul> <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 compar				
	Launch Price = (approx.)  (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.3,275/- per sq.ft. on Super area				
d.	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	The value of the Flats is varying from floor to floor and direction to direction as per information gathered from the public domain & dealers of that area, and it is found that flat rates vary from Rs.3,800/- to Rs.4,200/- per sq. ft. fo the Project and the same seems to be reasonable in our view.				

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### PROJECT TIE-UP REPORT

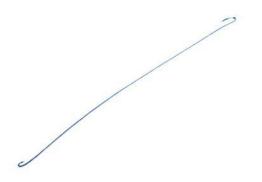
WHITE LILY RESIDENCY



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.

ower Name	Туре	No of Units	Sum of Area	Min Rat	e	Minimum value of Individual Flats	ı	Minimum Value of Inventory	Max	Rate	Maximum value of Individual Flats	Ma	ximum Value of Inventory
	2BHK (1025 sq.ft.)	54	55,350	₹ 3,8	000	₹ 38,95,000	₹	21,03,30,000	₹	4,200	₹ 2,26,800	₹	23,24,70,000
Tower-A	2BHK (CORNER) (1225 sq.ft.)	28	34,300	₹ 3,8	00	₹ 46,55,000	₹	13,03,40,000	₹	4,200	₹ 1,17,600	₹	14,40,60,000
IOWEI-A	3BHK (1750 sq.ft.)	28	49,000	₹ 3,8	00	₹ 66,50,000	₹	18,62,00,000	₹	4,200	₹ 1,17,600	₹	20,58,00,000
	Sub total	110	1,38,650										
	2BHK (1215 sq.ft.)	54	65,610	₹ 3,8	00	₹ 46,17,000	₹	24,93,18,000	₹	4,200	₹ 2,26,800	₹	27,55,62,000
Tower-B	2BHK (CORNER)(1215 sq.ft.)	28	34,020	₹ 3,8	800	₹ 46,17,000	₹	12,92,76,000	₹	4,200	₹ 1,17,600	₹	14,28,84,000
Iowei-p	3BHK (1740 sq.ft.)	28	48,720	₹ 3,8	000	₹ 66,12,000	₹	18,51,36,000	₹	4,200	₹ 1,17,600	₹	20,46,24,000
	Sub total	110	1,48,350										
	2BHK (1225 sq.ft.)	54	66,150	₹ 3,8	000	₹ 46,55,000	₹	25,13,70,000	₹	4,200	₹ 2,26,800	₹	27,78,30,000
Tower-C	2BHK (CORNER) (1225 sq.ft.)	28	34,300	₹ 3,8	000	₹ 46,55,000	₹	13,03,40,000	₹	4,200	₹ 1,17,600	₹	14,40,60,000
Tower-C	3BHK (1750 sq.ft.)	28	49,000	₹ 3,8	000	₹ 66,50,000	₹	18,62,00,000	₹	4,200	₹ 1,17,600	₹	20,58,00,000
	Sub total	110	1,49,450										
	2BHK (1225 sq.ft.)	54	66,150	₹ 3,8	00	₹ 46,55,000	₹	25,13,70,000	₹	4,200	₹ 2,26,800	₹	27,78,30,000
Tower-D	2BHK (CORNER) (1225 sq.ft.)	28	34,300	₹ 3,8	00	₹ 46,55,000	₹	13,03,40,000	₹	4,200	₹ 1,17,600	₹	14,40,60,000
Tower-D	3BHK (1750 sq.ft.)	28	49,000	₹ 3,8	00	₹ 66,50,000	7	18,62,00,000	₹	4,200	₹ 1,17,600	₹	20,58,00,000
	Sub total	110	1,49,450										
	4 BHK (2315 sq.ft.)	64	1,48,160	₹ 3,8	00	₹ 87,97,000	₹	56,30,08,000	₹	4,200	₹ 2,68,800	₹	62,22,72,000
Tower-E	PENT HOUSE (3675 sq.ft.)	16	58,800	₹ 3,8	00	₹ 1,39,65,000	3	22,34,40,000	₹	4,200	₹ 67,200	₹	24,69,60,000
	Sub total	80	2,06,960										
	3 BHK (1820 sq.ft.)	56	1,01,920	₹ 3,8	00	₹ 69,16,000	₹	38,72,96,000	₹	4,200	₹ 2,35,200	₹	42,80,64,000
Tower-F	PENT HOUSE (2820 sq.ft.)	14	39,480	₹ 3,8	00	₹ 1,07,16,000	₹	15,00,24,000	₹	4,200	₹ 58,800	₹	16,58,16,000
	Sub total	70	1,41,400										
	3 BHK (1820 sq.ft.)	150	2,73,000	₹ 3,8	00	₹ 69,16,000	₹	1,03,74,00,000	₹	4,200	₹ 6,30,000	₹	1,14,66,00,000
Tower-G	PENT HOUSE (2820 sq.ft.)	30	84,600	₹ 3,8	00	₹ 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				₹	5,42,58,12,000





Integrating Valuation Life Cycle -

## PROJECT TIE-UP REPORT WHITE LILY RESIDENCY



A product of R.K. Associates CONSOLIDATED COST ASSESSMENT OF THE ASSET 7. Govt. Circle/ Guideline Indicative & Estimated Sr. **Particulars** No. Value Prospective Market Value Land Value (A) Rs.53,76,02,000/a Rs.102,45,41,911/-NA Rs.203,77,54,189/b. Structure Construction Value (B) Additional Aesthetic Works Value (C) NA C. Rs.42,00,00,000/-Total Add (A+B+C) d. Rs.53,76,02,000/-Rs.348,22,96,100/-Additional Premium if any NA NA e. Details/ Justification NA NA Deductions charged if any f. Details/ Justification Total Indicative & **Estimated** Rs.348,22,96,100/g. **Prospective Fair Market Value** Rounded Off Rs.348,23,00,000/h. Rupees Three Hundred Forty Indicative & Estimated Prospective Fair eight Crores and twenty three i. Market Value in words Lakhs only Expected Realizable Value (@ ~15% Rs.295,99,55,000/j. Expected Distress Sale Value (@ Rs.261,17,25,000/k. ~25% less) Percentage difference between Circle More than 20% 1. Rate and Market Value Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum Likely reason of difference in Circle valuation of the property for property registration tax Value and Fair Market Value in case collection purpose and Market rates are adopted based on m. prevailing market dynamics found as per the discrete market of more than 20% enquiries which is explained clearly in Valuation assessment factors. Concluding Comments/ Disclosures if any n. 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.

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## PROJECT TIE-UP REPORT WHITE LILY RESIDENCY



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.
- 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

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# PROJECT TIE-UP REPORT WHITE LILY RESIDENCY



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 marker 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.

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#### PROJECT TIE-UP REPORT WHITE LILY RESIDENCY



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

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#### IMPORTANT NOTES

<u>DEFECT LIABILITY PERIOD</u> - In case of any query/ issue or escalation you may please contact Incident Manager by writing at 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 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.

<u>COPYRIGHT FORMAT</u> - 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 for reference.

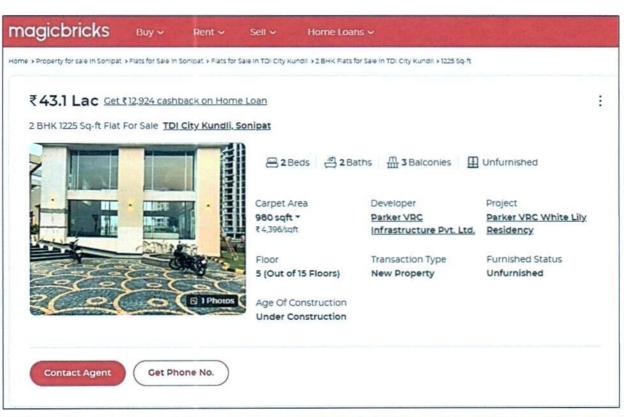
ENGINEERING ANALYST	REVIEWER
Abhishek Sharma	Arup Banerjee
<b>V</b> '/	S Valley Coursult
	1000

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



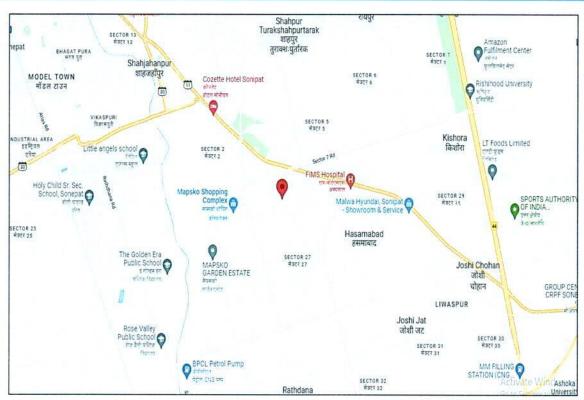


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#### **ENCLOSURE 2: GOOGLE MAP LOCATION**





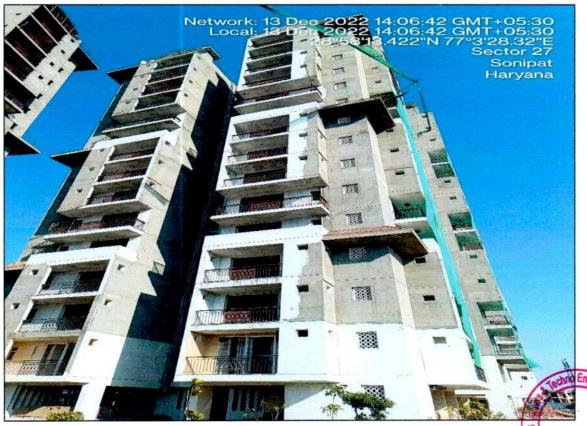


# PROJECT TIE-UP REPORT WHITE LILY RESIDENCY



#### **ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY**







REINFORCING YOUR BUSINESS ASSOCIATES
VALUERS & TECHNO ENGINEERING CONSULTANTS (P) LTD.

World's first fully digital Automated Platform for Integrating Valuation Life Cycle -A product of R.K. Associates





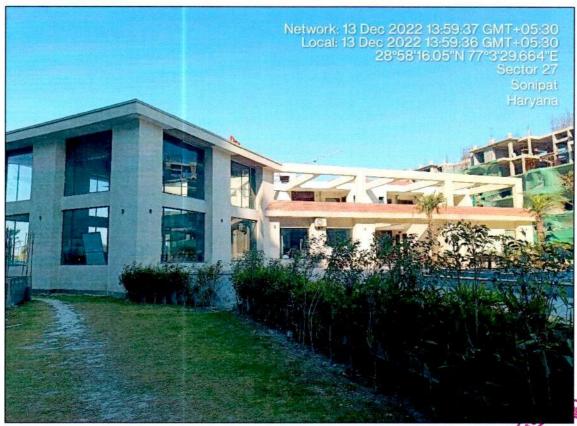


Integrating Valuation Life Cycle -A product of R.K. Associates

## PROJECT TIE-UP REPORT WHITE LILY RESIDENCY









REINFORCING YOUR BUSINESS®

ASSOCIATES

VALUERS & TECHNO ENGINEERING CONSULTANTS (P) LTD.

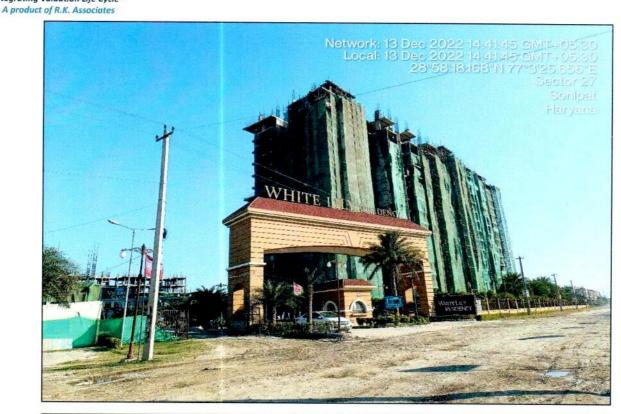
World's first fully digital Automated Platform for Integrating Valuation Life Cycle -A product of R.K. Associates

















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

4	त्रंव का त्रम			লগৰী খুমি বন্ধ খনি গ্ৰুম	1	<b>165 à 2</b>		व नगती भृषि चीच एकट त		12 2 12 10 10 10		200		15-0 -0.00	जीवक पांतू	गती भूमि सट प्रांत एकड् व		100		थ नगती पृथि तक प्रति एन			साथ लगती । गरगई तक प	fe yes	1	¥ 1000		et.		F# 1000	/बाहर कर्मा सर्गणय सक	
		कर्तेक्टर रेटल 2020-21	कर्तन्दर रेटन 2021-22	1 4	ed d	रंटस	कर्तेक्टर रेटस 2021-22	1.0	4.5	रेटम	रेटस	करीक्टर रेटस 2022		रेटम	रेटस	कतैक्टर		रेटस	रेटस	कतैक्टर	of #	रेटस		of t		रेटस	रेटम 2022	वं% ब्होरचे	रेटस	रेटस 2021-22	कर्तेक्टर टिस १०२२	या वर्ष सं % स्टोटर्ग नगम कर्म •/-
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19	<sup>9</sup> बुबतानपुर									1110000	0 1110000	1150000	0 3.	6 1050000	1050000	0 1100000	0 4	B 880000	880000	920000	0 4.5	5 6800000	750000	0 10.3	6900	690	0 720	4.3	10000	10000	12000	20.

Note:	
1. For Sr. 12 to 50 Collect	ctor Rate of all Corner Plots will be 10% extra.
2. Any land for which cha	nge of land use (CLU) has been obtained the following rate will be applicable:
The state of the s	ed Colony - Three times of Agriculture Collector rate.
The state of the s	up Husing - Four times of Agriculture Collector rate.
	ve times of Agriculture Collector rate.
3. Land less then 1000 So	q. Yd. will be treated as residential for stamp duty collection.
प्रस्तावित कर्ता	सब रजिस्ट्रार, सोनीपत
जांच कर्ता	जिला राजस्य अधिकारी, सोनीपत
सत्यापन कर्ता	1 उपमण्डल अधिकारी (ना०), सोनीपत
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	2 आयुक्त, नगर निगम, सोनीपत



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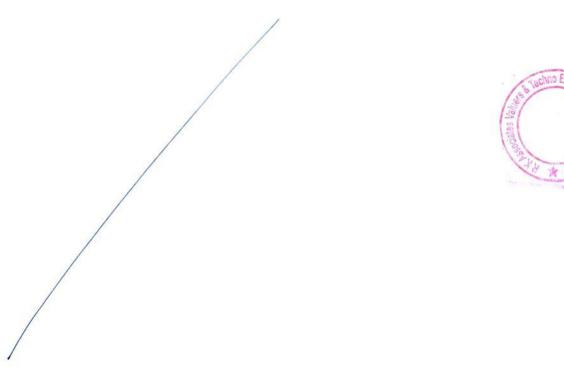




#### **ENCLOSURE 5: OTHER RELEVANT DOCUMENTS**

# <u>DOCUMENT 1</u>: SALE DEED OF COMPLETE PROJECT LAND /CA CERTIFICATE EXTRACTED FROM RERA/SNAPSHOT OF COST OF PROJECT IN RERA

**NOT PROVIDED** 



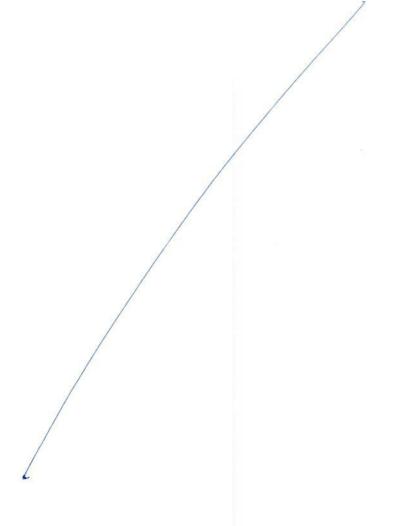
CASE NO.: VIS(2022-23)-PL491-394-684 Page 40 of 52





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

**NOT PROVIDED** 





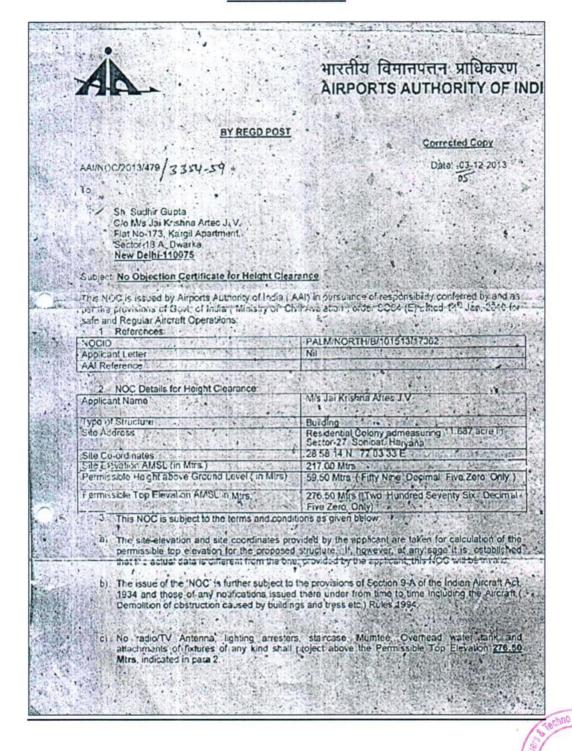


### PROJECT TIE-UP REPORT



#### **DOCUMENT 3: COPIES OF STATUTORY APPROVALS**

#### **NOC FROM AAI**



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## PROJECT TIE-UP REPORT WHITE LILY RESIDENCY



#### **CONSENT TO ESTABLISH FROM HSPCB**



#### HARYANA STATE POLLUTION CONTROL BOARD



Haryana State Pollution Control Board, 3rd Floor, HSHDC 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/: 329962322GUSOCTE18917503

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 here by 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 E	fluent Parameters
I. 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 SECTION AND ASSESSED AND ASSESSED ASSESSED

Regional Officer, Gurgaon South Haryana State Pollution Control Board.



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To

## PROJECT TIE-UP REPORT WHITE LILY RESIDENCY

REINFORCING YOUR BUSINESS ASSOCIATES

#### **BR-III BUILDING PLAN APPROVAL**

BR-SI

j\* (See Rule 44)

DIRECTORATE DE FOUND & COUNTRY PLAINNING, HARYANA
SCO No. 71-75, SECTOR-17C, CHANDIGARH.
Tele-Fax: 0172-2548475; Tel: 0172-2548553, E-mail: tephny@gmail.com
Website www.tepharyana.gov.in

Memo No. ZF-360/5D (DK)/2013/ 55808

sted 31/10/13

Jai Krishna Artec JV and Others,

4-8, Mansalaya Building, 15, Barakhamba Road,
Connaught Place, New Dehli-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 (Licente No. 292 of 2007 dated 31.12.2007) in Sector-27, Sonepat.

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 12.687 acres in Sector-27, Sanepat 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:

- 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.
- 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 pertified 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 Intensity expected under Zone IV.
  - All material to be used for erection of building shall conform to I.S.I. and N.E.C.
     standards.
  - c) No walls/celling shall be constructed of easily inflammable material and statitates shall be built of the fire resisting material as per standard specification.
  - d) The roof stab of the basement external to the buildings if any shall be designed/ constructed to taxe the load of fire tender up to 45 tones.
- 3. FIRE SAFETY/FIRE FIGHTING:-

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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



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### PROJECT TIE-UP REPORT WHITE LILY RESIDENCY



#### **ENVIRONMENTAL CLEARANCE NOC FROM SEIAA**

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

No. SELAA/HR/2014 1858

Dated: 17-10-2014

To

M/s Jai Krishna Artec-J.V

(Formerly Parker VRC Infrastructure PM. Ltd.) 408, D Mall, Netaji Subhash Place, Ptimapura,

New Delhi

Subject:

Environment Clearance for the development of Group Housing

Project at Sector-27, Ahmedpur, Sonepat, 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-1, Form1-A, Conceptual Plan and additional clarifications furnished in response to the observations of the State Expert Appeaisal 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.

It is inter-alia, noted that the project involves the construction of Group Housing Project at Sector-27, Ahmedpur, Sonepat, 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



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### PROJECT TIE-UP REPORT



#### 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

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 preposed 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(fn 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	

- 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.
- 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

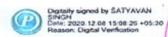


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FSO Sonipat

MC Sonipat

Exercising the power of Director, Fire Services, Haryana







#### LAND SCHEDULE

			To be read with	licence No. 292. of 286
	Detailed of land District Sonepa		K.M. Buildtech P	nt Ltd village Ahamdpur,
	Village	Rect.No.	Killa No.	Area K-M
27	Ahmadpur	9	1	K-0
			10	8-0
			11	N-C)
			20	8-0
		10	5	8-0
			6	8-0
			15	8-0
			16	8-0
			Total:	64-8 Or 8,00 Acres
	Village	Rect.No.	Killa No.	Area K-M
	Ahmadpur	9	12	K-M S-D Or 1.00 Acres
	Detailed of lan	d owned by M/ pur, District So	's, Jai Krishana Ilig onepat.	ghtech Infrastructure Pvt Ltd
	Village	Reet.No.	Kills No.	Arca
	v mage	roces, vo	144	K-M
	Ahmadpur	10	7	8-0
	Attition par		14 Min East	6-10
			17 Min East	4-0
			24 Min East	3.0
			Total:	21-10 Or 2.687 Acres
				к-м
			G. Total:	93-10 Or 11.687 Acres
				Makeler.
				Director





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#### RENEWAL OF LC-V

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

Nagar Yojana Bhayan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Web site tepharyana.gov.in - E-mail: tepaharyana7@gmail.com

Rego.

To

Jai Krishna Artec 5.V., 4-B., Honsalya Building, 15. Barakhamba Road, Cannaught Place, New Delhi.

Memo No: LC-969 - JE(MK) - 2020 / 12494

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. Distr. Sonepat-Jai Krishna Artech J.V.

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

- Licence No. 792 of 2007 dated 31.17.2007 granted for setting up Residential Group Housing Colony over an area measuring 11.687 acres in Sector-27, Distt. Scriepat Is hereby renowed up to 30.12.7024 on the same terms and conditions laid down therein.
- It is further clarified that this renewal will not cantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
- That you shall revalidate the Bank Guarantee on account of IBW one mouth before its expiry.
- That you shall be bound to arihere 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.
- That you shall submit the service plan estimate for approval invinediately after receipt of approval of revised building plan.
- That you get the approval of sitimate power load requirement of the project immediately after approval of revised building plan.
- 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 tipesice will be void-ab-initio, if any of the conditions mentioned above are not complied with.

(K. Makrand Pandurang, IAS) Director,

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#### **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, Sonepat 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, 4th 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 PKI, 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



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#### PROJECT TIE-UP REPORT

WHITE LILY RESIDENCY



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FNCL OSURE 6: CONSULTANT'S REMARKS

	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. If 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 in 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
17.	the limited time of this assignment, which may vary from situation to situation.  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.

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photographs are provided as general illustrations only.

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### PROJECT TIE-UP REPORT

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19.	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 financer 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
25.	property shown to Valuer/ Banker is the same as for which documents are provided.  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.

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32. This cost assessment is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the

	micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
33.	This report is prepared on the V-L10 (Project Tie Up format) _V_10.2_2022 Tie up format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
34.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
35.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
36.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / Fls 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.	Defect Liability Period is 15 DAYS. 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 <u>ONE YEAR</u> . After this period we remove all the concerned records related to the assignment from our repository. No clarification or guery 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

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