

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

CASE NO. VIS(2022-23)-PL529-426-736

DATED: 05/01/2023

## PROJECT TIE-UP REPORT OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	ELAN THE PRESIDENTIAL

### SITUATED AT

REVENUE ESTATE, VILLAGE PAWALA, KHUSRUPUR,  
SECTOR -106, GURUGRAM, HARYANA

### DEVELOPER/ PROMOTER

M/S ELAN AVENUE LIMITED AND OTHERS

### REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM, HARYANA

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASAM)
- Project Techno-Financial Advisors

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

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

- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants

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

- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

#### CORPORATE OFFICE:

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

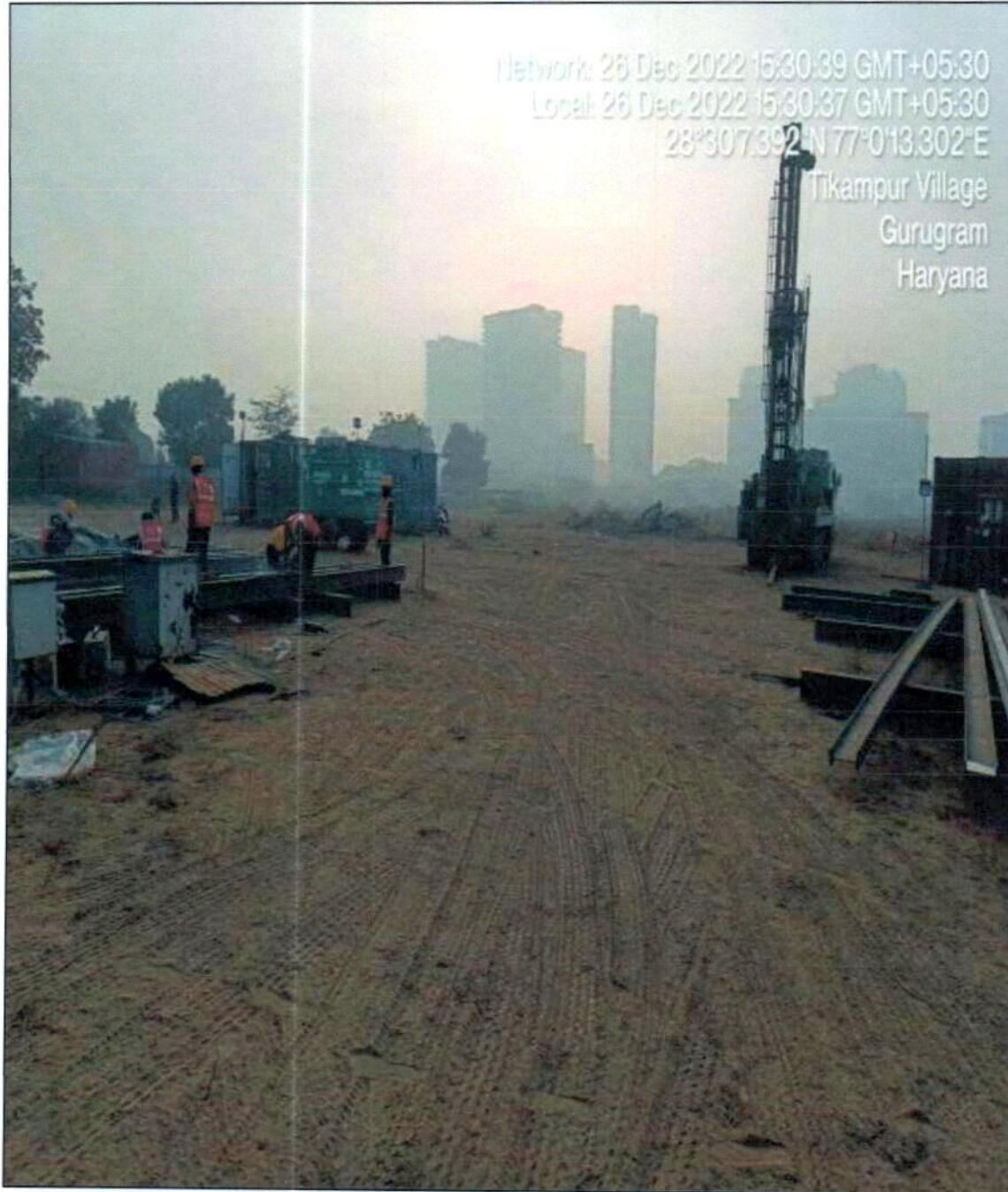
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**PART A**

**SNAPSHOT OF THE GROUP HOUSING PROJECT**



**SITUATED AT**  
**REVENUE ESTATE, VILLAGE PAWALA, KHUSRUPUR,**  
**SECTOR -106, GURUGRAM, HARYANA**

*Rohit*





**PART B**

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

<b>Name &amp; Address of Branch</b>	State Bank of India, HLST Branch, Gurugram, Haryana
<b>Name of Project</b>	Elan The Presidential
<b>Work Order No. &amp; Date</b>	Via mail dated 16/12/2022

SR. NO.	CONTENTS	DESCRIPTION									
<b>1.</b>	<b>GENERAL DETAILS</b>										
i.	Report prepared for	Bank									
ii.	Name of Developer/ Promoter	M/s Elan Avenue Ltd. (Formerly known as Airmid Developers Pvt. Ltd.)									
iii.	Registered Address of the Developer as per MCA website	15 <sup>th</sup> Floor, Two Horizon Centre, DLF Phase V, Sector 43, Golf Course Road, Gurugram-122002									
iv.	Type of the Property	Group Housing Society									
v.	Type of Report	Project Tie-up Report									
vi.	Report Type	Project Tie-up Report									
vii.	Date of Inspection of the Property	26 December 2022									
viii.	Date of Assessment	5 January 2023									
ix.	Date of Report	5 January 2023									
x.	Property Shown by	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Saket</td><td>Security Head</td><td>+91-7217727655</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Saket	Security Head	+91-7217727655			
Name	Relationship with Owner	Contact Number									
Mr. Saket	Security Head	+91-7217727655									
xi.	Purpose of the Report	For Project Tie-up for individual Flat Financing									
xii.	Scope of the Report	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.									
xiii.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work. h) Valuation techniques and principles.									
xiv.	Documents provided for perusal	<table> <tr> <th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr> <tr> <td>Total 05 Documents requested.</td><td>Total 05 Documents provided.</td><td>05</td></tr> <tr> <td>Rera Certificate</td><td>RERA Registration Certificate</td><td>Registration No.101 of 2022 Dated:</td></tr> </table>	Documents Requested	Documents Provided	Documents Reference No.	Total 05 Documents requested.	Total 05 Documents provided.	05	Rera Certificate	RERA Registration Certificate	Registration No.101 of 2022 Dated:
Documents Requested	Documents Provided	Documents Reference No.									
Total 05 Documents requested.	Total 05 Documents provided.	05									
Rera Certificate	RERA Registration Certificate	Registration No.101 of 2022 Dated:									



				21/11/2022
		LC-V	Renewal of Form LC-V (Town And Country Planning Department)	Memo No.LC- 2593-JE(VA)- 2022/8512  Dated: -29/03/2022
		Property Title document	Agreement of Land Intending to setup a group housing colony.	Dated:17/08/2012
		Approved Map	Site Plan	Dated:- Aug/2022
		NOC's & Approval	NOC's & Approval	Please referred to the sheet below.
xv.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	NA
2.	SUMMARY			
i.	Total Prospective Fair Market Value	Rs. 5,81,00,00,000 /-		
ii.	Total Expected Realizable/ Fetch Value	Rs. 4,93,85,00,000/-		
iii.	Total Expected Distress/ Forced Sale Value	Rs.4,35,75,00,000/-		
iv.	Total No. of Dwelling Units	<ul style="list-style-type: none"><li>Residential= 728 Units</li><li>EWS= 138 Units</li><li>Commercial Shops= 14 Units</li></ul>		
v.	Built up area of the project	2,49,847.613 m <sup>2</sup> /26,89,334.77 ft <sup>2</sup>		
vi.	Saleable Area of the Project	24,31,130.60 sq.ft <sup>2</sup>		
vii.	Inventory Cost as on "Date of Assessment"	Rs.34,03,58,28,400/- to Rs.36,46,69,59,000/-		
3.	ENCLOSURES			
i.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain		
ii.	Enclosure 2	Google Map		
iii.	Enclosure 3	Photographs of The property		
iv.	Enclosure 4	Copy of Circle Rate		
v.	Enclosure 5	Other Important documents taken for reference		
vi.	Enclosure 6	Consultant's Remarks		
vii.	Enclosure 7	Survey Summary Sheet		





**PART C**

**CHARACTERISTICS DESCRIPTION OF THE PROJECT**

**1. BRIEF DESCRIPTION OF THE PROJECT**



This project tie-up report is prepared for group housing project "Elan The Presidential" being part of the License land admeasuring 24.10 acres and being developed at the aforesaid address having land area admeasuring 12.767 acres/ 51666.21 m<sup>2</sup> as per the copy of RERA certificate having registration number RERA-GRG-PROJ-1194-2022.

The original License i.e. 80 of 2012 was granted in the name of M/s Elan Avenue Limited (formerly known as M/s Airmid Developers Pvt. Ltd. and others which was granted for a land parcel of 24.10 acres issued by DTCP, Haryana dated 17/08/2012 and also received the renewal certificate of the same.

All the NOC's for the subject land was allotted in the name of M/s Airmid Developers Ltd. and others for developing a group housing project. The subject project is being developed and promoted by M/s Elan Avenue Limited (formerly known as M/s Airmid Developers Pvt. Ltd.)

The subject project comprised of 8 Residential towers and 1 EWS tower (1, 2, 3, 4, 5, 6, 14, 15, EWS and commercial), each Proposed to be developed with all the basic and modern amenities. The developer has already obtained the preliminary Approvals. The No of units in the Project is as follows: -

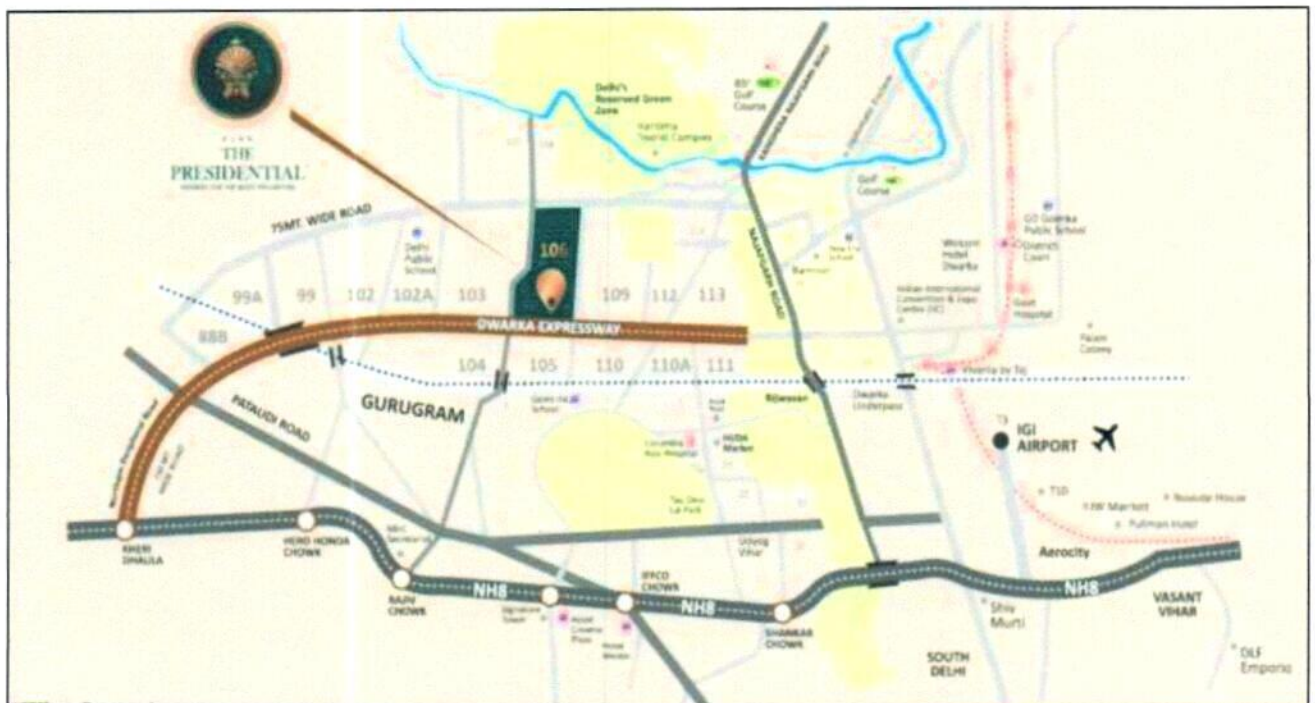
- 1) 728 units (Residential)



- 2) 138 EWS units
- 3) 14 (commercial)

As per the information and observation during the site survey the status of the project is the construction of the any tower is not started yet Only the temporary boundary has been completed by the developer.

The location of the subject project is in a good developed area of Sector-106, Gurugram. Subject Project is clearly approached from 30 ft. wide unmetalled road and the it is located approx. 3.5 km from Dwarka Expressway. There are other residential projects under development nearby and some projects are already occupied.



In case of discrepancy in the address mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or client misled the valuer by providing the fabricated document, the progress assessment should be considered of the property shown to us at the site of which the photographs are also attached. Our responsibility will be only related to the progress assessment of the property shown to us on the site and not regarding matching from the documents or searching the property from our own. Banker to verify from district administration/ tehsil level the identification of the property if it is the same matching with the document pledged.

This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report, it is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property found on as-is-where basis on site for which the Bank/ customer

*[Handwritten signature and circular stamp of R.K. Associates]*



has shown & asked us to conduct the assessment for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the assessment of the property shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

2. LOCATION CHARACTERISTICS OF THE PROPERTY				
i.	Nearby Landmark	Opposite Conscient One shopping mall		
ii.	Name of similar projects available nearby with distance from this property	Shobha International City (1.4 KM), Raheja Atharva (1.7 KM) and Paras Dewas (1.8 KM)		
iii.	Postal Address of the Project	Revenue Estate, Village Pawala, Khusrupur, Sector - 106, Gurugram, Haryana.		
iv.	Independent access/ approach to the property	Clear independent access is available		
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report		
		Coordinates or URL: 28°30'05.9"N 77°00'12.4"E		
vi.	Description of adjoining property	Vacant Land		
vii.	Plot No. / Survey No.	Refer License and the schedule attached		
viii.	Village/ Zone	Village Khusrupur		
ix.	Sub registrar	Gurugram		
x.	District	Gurugram		
xi.	City Categorization	Metro City	Urban	
	Type of Area	Residential Area		
xii.	Classification of the area/Society	Upper Middle Class (Good)	Urban developing	
	Type of Area	Within urban developing zone		
xiii.	Characteristics of the locality	Good	Within urban developing zone	
xiv.	Property location classification	Near to Dwarka Express Way	None	None
xv.	Property Facing	North Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Dwarka Expressway	120 ft. wide road	
	b) Front Road Name & width	Sector 106 Road	50 ft. wide road	
	c) Type of Approach Road	Un Metalled Road		
	d) Distance from the Main Road	Approx. ~3.5 km		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
xviii.	Is the property merged or colluded with any other property	No, it is an independent single bounded property		
xix.	BOUNDARIES SCHEDULE OF THE PROPERTY			
a)	Are Boundaries matched	No, boundaries are not mentioned in the documents.		
b)	Directions	As per Title Deed/TIR		Actual found at Site
	East	NA		Open Land
	West	NA		Open Land and Community Center



	North	NA	Entry/Road
	South	NA	Open land/Paras Dewas

3.	TOWN PLANNING/ ZONING PARAMETERS		
i.	Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP	
ii.	Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP	
iii.	Municipal limits	Municipal Corporation of Gurugram	
iv.	Developmental controls/ Authority	Haryana Shehri Vikas Pradhikaran	
v.	Zoning regulations	Residential zone	
vi.	Master Plan provisions related to property in terms of Land use	Group Housing	
vii.	Any conversion of land use done	NA	
viii.	Current activity done in the property	Group Housing Society	
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning.	
x.	Any notification on change of zoning regulation	No	
xi.	Street Notification	Residential	
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	Agreement to Sell	--
ii.	Names of the Developer/Promoter	M/s Elan Avenue Ltd.		
iii.	Constitution of the Property	Free hold, complete transferable rights		
iv.	Agreement of easement if any	Not required		
v.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain		
vi.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain		
vii.	Heritage restrictions, if any	No		
viii.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank	NA	



		to obtain details from the Developer	
x.	Comment on whether the owners of the property have issued any guarantee ( <i>personal or corporate</i> ) as the case may be	No Information available to us. Bank to obtain details from the Developer	NA
xi.	<b>Building Plan sanction:</b>		
	a) Authority approving the plan	Haryana Shehri Vikas Pradhikaran	
	b) Any violation from the approved Building Plan	Currently construction of towers not started yet. Only construction of boundary has been started.	
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property Since the license has been issued for the group Housing Society development.	
xiii.	Whether the property SARFAESI complaint	Yes	
xiv.	Information regarding municipal taxes ( <i>property tax, water tax, electricity bill</i> )	Tax name	No information available.
		Receipt number	No information available.
		Receipt in the name of	No information available.
		Tax amount	No information available.
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us	
xvi.	Is property tax been paid for this property	No information available.	
xvii.	Property or Tax Id No.	Not provided	
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information available to us.	
xix.	Property presently occupied/ possessed by	Owner	
xx.	Title verification	Title verification to be done by competent advocate as the same is out of our scope of work.	
xxi.	Details of leases if any	NA.	

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

6. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES		
i.	Drainage arrangements	Yes (proposed).
ii.	Water Treatment Plant	Yes (proposed)
	Power Supply arrangements	Permanent Yes (proposed)



iii.		Auxiliary	Yes, D.G sets (proposed)		
iv.	HVAC system		Yes, only on common mobility areas (Proposed)		
v.	Security provisions		Yes (proposed)		
vi.	Lift/ Elevators		Yes (proposed)		
vii.	Compound wall/ Main Gate		Yes (proposed)		
viii.	Whether gated society		Yes (proposed)		
ix.	Car parking facilities		Yes (proposed)		
x.	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes (proposed)	Yes (proposed)	Yes (proposed)	Yes (proposed)	Yes (proposed)

7.	INFRASTRUCTURE AVAILABILITY						
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply			Yes from municipal connection			
	b) Sewerage/ sanitation system			Underground Proposed			
	c) Storm water drainage			Yes (Proposed)			
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management			Yes available.			
	b) Electricity			Yes (Proposed)			
	c) Road and Public Transport connectivity			Yes (Proposed)			
	d) Availability of other public utilities nearby			Transport, Market, Hospital etc. available in close vicinity			
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~1.3 KM	~1.4 KM	1 KM	3 KM	4 KM	12 KM	20.7 KM
iv.	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby.			

<b>8.</b>	<b>MARKETABILITY ASPECTS OF THE PROPERTY:</b>		
i.	Location attribute of the subject property	Good	
ii.	Scarcity	Similar kind of properties are available in this area.	
iii.	Market condition related to demand and supply of the kind of the subject property in the area	Demand of the subject property is in accordance with the current use/ activity perspective only which is currently carried out in the property.	
iv.	Any New Development in surrounding area	Yes	Dwarka Expressway are under construction.
v.	Any negativity/ defect/ disadvantages in the property/ location	No	NA
vi.	Any other aspect which has relevance on the value or marketability of the property	No	



9. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
i.	Type of construction & design	RCC framed pillar beam column structure on RCC slab.	
ii.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
iii.	Specifications		
	a) Class of construction	Class A construction (Very Good) Proposed	
	b) Appearance/ Condition of structures	Internal - Class A construction (Very Good) Proposed External - Good	
	c) Roof	<b>Floors/ Blocks</b>	<b>Type of Roof</b>
		High rise towers	RCC
		Maximum Floors up to 2B+S+32 floors	RCC
	d) Floor height	~10 ft. (proposed)	
	e) Type of flooring	Italian or Laminated Wooden Flooring Or Ceramic Tile. (Proposed)	
	f) Doors/ Windows	Aluminum windows/both side laminated door (Proposed)	
	g) Interior Finishing	Good (Proposed)	
	h) Exterior Finishing	Good (Proposed)	
	i) Interior decoration/ Special architectural or decorative feature	Yes (Proposed)	
	j) Class of electrical fittings	Good (Proposed)	
	k) Class of sanitary & water supply fittings	Good (Proposed)	
iv.	Maintenance issues	No	
v.	Age of building/ Year of construction	Construction not started yet.	--
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	Construction not started yet.	
viii.	Protection against natural disasters viz. earthquakes etc.	All the structures are asumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	Construction not started yet.	
x.	System of air conditioning	VRV Air Conditioning (Proposed as per Brochure of the subject project).	
xi.	Provision of firefighting	Yes (proposed)	
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority.	
	a) Is Building as per approved Map	Can't comment since construction is not started yet.	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	c) Is this being regularized	No information provided	

*Rahul*

*[Signature]*

rk ASSOCIATES<sup>®</sup>  
Valuers & Techno Engineering Consultants (P) LTD.



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	No information available to us
iii.	Use of solar heating and lighting systems, etc.	No information available to us.
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere

11. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:		
i.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern structure

12. PROJECT DETAILS:		
a.	Name of the Developer	M/s Elan Avenue Ltd.
b.	Name of the Project	M/s Elan The Presidential
c.	Total no. of Dwelling units	<ul style="list-style-type: none"> <li>Residential= 728 Units</li> <li>EWS= 138 Units</li> <li>Commercial = 14 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	Avinash Chandra Vaidya CA/75/02006
f.	Architect Market Reputation	Not much known Architect. No information available on past Projects executed.
g.	Proposed completion date of the Project	30/10/2027 (as per the RERA certificate)
h.	Progress of the Project	Construction is not started yet.
i.	Other Salient Features of the Project	<input checked="" type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input checked="" type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,

*[Handwritten Signature]*





**PART D**

**AREA DESCRIPTION OF THE PROPERTY**

1.	Licensed Area of the project		24.1 acres/ 97529.24 m <sup>2</sup>	
2.	Area of the Project as per RERA		12.767 acres / 51666.21 m <sup>2</sup>	
3.	Ground Coverage Area	Permitted	34,135.18 m <sup>2</sup> (35%) (for entire License area)	
		Proposed	9273.48 m <sup>2</sup> /99818.90 ft <sup>2</sup>	
Covered Built-up Area	<b>UNDER FAR</b>		<b>PROPOSED AS PER APPROVED MAP (In m<sup>2</sup>)</b>	<b>ACHIEVED STATUS As per OC</b>
	TOTAL	Tower-1	16,177.484	Construction Not yet Started
		Tower-2	16,229.508	
		Tower-3	20,158.316	
		Tower-4	20,123.936	
		Tower-5	20,158.316	
		Tower-6	20,123.936	
		Tower-14	26,210.218	
		Tower-15	26,212.185	
		EWS	2,797.786	
		Convenient Shopping	359.445	
		As per RERA	1,68,551.130	
		Proposed as per Map	1,68,551.130	
		Adopted as per RERA	168551.13 m <sup>2</sup> /1814269.06 ft <sup>2</sup>	
		Permitted	175% for entire License Land	
	<b>UNDER NON-FAR</b>		<b>Proposed as per Approved Map (In m<sup>2</sup>)</b>	<b>ACHIEVED AS PER SITE SURVEY</b>
		Tower-1	1,631.60	Construction Not yet Started
		Tower-2	1,579.576	
		Tower-3	1,686.581	
		Tower-4	1,720.961	
		Tower-5	1,686.581	
		Tower-6	1,720.961	
		Tower-14	1,916.099	
		Tower-15	1,916.099	
		EWS	772.843	
		Nursery School	494.945	
		Basement	66170.237	
		Proposed NON-FAR area	81296.483	



		<b>Total Gross Built Up Area</b>	<b>2,49,847.613 m<sup>2</sup>/26,89,334.772 ft<sup>2</sup></b>	
4.	Open/ Green Area	Minimum Required	14,629.36 m <sup>2</sup> (15%)	
		Proposed	14,644.33 m <sup>2</sup> (15.02%)	
5.	Density	Permitted	100 to 300 PPA (for entire Project)	
		Proposed	170.04 PPA (for entire Project)	
6.	Carpet Area		12,94,427 sq.ft	
7.	Saleable Area		24,31,131 sq.ft	

Total Blocks/ Floors/ Flats				
	Approved as per Building site Plan	Actually provided as Per Approved Site Plan	Current Status	
1.	Tower-1 = 2B+S+32 Floors Tower-2 = 2B+S+32 Floors Tower-3 = 2B+S+32 Floors Tower-4 = 2B+S+32 Floors Tower-5 = 2B+S+32 Floors Tower-6 = 2B+S+32 Floors Tower-14 = 2B+S+32 Floors Tower-15 = 2B+S+32 Floors EWS = G+6 units Convenient Shopping = Ground floor	Tower-1 = 2B+S+32 Floors (Proposed) Tower-2 = 2B+S+32 Floors (Proposed) Tower-3 = 2B+S+32 Floors (Proposed) Tower-4 = 2B+S+32 Floors (Proposed) Tower-5 = 2B+S+32 Floors (Proposed) Tower-6 = 2B+S+32 Floors (Proposed) Tower-14 = 2B+S+32 Floors (Proposed) Tower-15 = 2B+S+32 Floors (Proposed) EWS = G+6 units (Proposed) Convenient Shopping = Ground floor (Proposed)	Tower-1 = Construction Not Yet Started Tower-2 = Construction Not Yet Started Tower-3 = Construction Not Yet Started Tower-4 = Construction Not Yet Started Tower-5 = Construction Not Yet Started Tower-6 = Construction Not Yet Started Tower-14 = Construction Not Yet Started Tower-15 = Construction Not Yet Started EWS = Construction Not Yet Started Convenient Shopping = Construction Not Yet Started	
2.	Total no. of Flats/ Units	Main Units	738 DU's	
		EWS	138 Units	
3.	Type of Flats	Type of Flat	Tower	Builtup Area (Sq. ft.)
		Please refer to the sheet attached above.	Please refer to the sheet attached above.	Please refer to the sheet attached above.



		Car Parking	1349 Numbers
4.	Land Area considered	12.767 acres / 51666.215 m <sup>2</sup> (As per RERA certificate)	
5.	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out	
6.	Remarks & observations, if any	NA	
7.	Constructed Area considered (As per IS 3861-1966)	<b>Built-up Area</b>	<b>2,49,847.613 m<sup>2</sup>/26,89,334.772 ft<sup>2</sup></b>
	Area adopted on the basis of	Property documents only since construction is not started yet..	
	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 E**

**PROJECT APPROVAL DETAILS**

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS
1.	Form LC-V (Town And Country Planning Department)	License No. 80 of 2012 Valid Upto 16/08/2024	Provided
2.	Renewal of Form LC-V (Town And Country Planning Department)	Memo No.LC-2593/JE.(DS)/2022/8512 Dated: -29/09/2022	Approved
3.	Building Plan Approval Letter from DTCP, Haryana (BR – III)	Memo No. ZP-1629/PA/(DK)/2022/32388 Dated: 26/10/2022	Approved
4.	Zonal Plan	DRG. No. DTCP 3354 Dated : -21/08/2012	Approved
5.	NOC for Height Clearance from Airport Authority of India	PALM/NORTH/B/051122/671285 Date: 05-07-2022	Approved
6.	Environmental clearance NOC from SEIAA	EC Identification No. EC22B000HR161013 Dated:05/12/2022	Approved
7.	Assurance for Strom Water Connection	Memo No. GMDA/Drainage/2021/1631 Dated:09/09/2022	Provided
8.	Assurance for Sewerage Connection	Memo No. GMDA/SEW/2022/999 Dated:01/09/2022	Provided
9.	RERA Registration Certificate (for Phase-I)	Registration No.101 of 2022 RC/REP/HARERA/GGM/ 626 /358/2022/101 Date: 21/11/2022	Approved
10.	Water Assurance Certificate	Memo No. EE(Proj)/GMDA/2022/454 Dated:01/09/2022	Approved
11.	Approval of building Plan	Architect No.CA/75/02006 Dated: AUG/2022	Provided
12.	NOC from Forest Department	No.108/MB Dated: -03/11/2022	Approved
13.	Consent to establish from HSPCB	----	No Information available to us.
14.	Provisional Fire NOC	----	No Information available to us
15.	NOC for Mining and disposal of Mineral	----	No Information available to us





**PART F**

**PROCEDURE OF ASSESMENT**


1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		26 December 2022	5 January 2023	5 January 2023
ii.	Client	State bank of India, HLST Branch, Gurugram, Haryana		
iii.	Intended User	State bank of India, HLST Branch, Gurugram, Haryana		
iv.	Intended Use	To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Project Tie-up for individual Flat Financing		
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, ascertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the property is identified	<input type="checkbox"/>	Done from the name plate displayed on the property	
		<input type="checkbox"/>	Identified by the owner	
		<input checked="" type="checkbox"/>	Identified by the owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Cross checked from the boundaries/ address of the property mentioned in the documents provided to us	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		

2.	ASSESSMENT FACTORS		
i.	Nature of the Report	Project Tie-up	
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category
		Real estate	Residential
		Classification	Residential Asset
iii.	Basis of Inventory assessment (for Project Tie up Purpose)	Primary Basis	Market Price Assessment & Govt. Guideline Value
		Secondary Basis	Not Applicable
iv.	Present market state of the Asset assumed Total No. of Dwelling Units	Under Normal Marketable State	
		Reason: Asset under free market transaction state	





v.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(in consonance to surrounding use, zoning and statutory norms)</i>		Considered for Assessment
		Residential	Residential		Residential
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents provided to us in good faith.  Verification of authenticity of documents from originals or cross checking from any Govt. dept. have to be taken care by Legal expert/ Advocate.			
vii.	Land Physical Factors	Shape		Size	
		Irregular		Large	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Good	On Wide Road	NA
		Urban developing	With in Urban Developing Area	Not Applicable	
			With in Urban Developing Area	Not Applicable	
		Property Facing			
		North Facing			
		ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system
Yes (Proposed)	Underground(Proposed)			Yes(Proposed)	Easily available
Availability of other public utilities nearby				Availability of communication facilities	
Transport, Market, Hospital etc. are available in close vicinity				Major Telecommunication Service Provider & ISP connections are available	
x.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter	Urban Developing area			



*Rahy*





	settlements nearby, etc.)						
xi.	Neighbourhood amenities	Good					
xii.	Any New Development in surrounding area	Some group housing projects are under construction in the vicinity and some are already constructed.					
xiii.	Any specific advantage/ drawback in the property	No.					
xiv.	Property overall usability/ utility Factor	Restricted to a particular use i.e., Group housing (Residential) purpose only.					
xv.	Do property has any alternate use?	None. The property can only be used for residential purpose.					
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly.					
xvii.	Is the property merged or colluded with any other property	No. <b>Comments:</b> NA					
xviii.	Is independent access available to the property	Clear independent access is available					
xix.	Is property clearly possess able upon sale	Yes					
xx.	Best Sale procedure to realize maximum Value for inventory sale (in respect to Present market state or premise of the Asset as per point (iv) above)	<b>Market Value</b> Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.					
xxi.	Hypothetical Sale transaction method assumed for the inventory cost analysis	<b>Market Value</b> Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.					
xxii.	Approach & Method Used for inventory cost analysis	<b>PROJECT INVENTORY</b> <table><tr><th>Approach for assessment</th><th>Method of assessment</th></tr><tr><td>Market Approach</td><td>Market Comparable Sales Method</td></tr></table>		Approach for assessment	Method of assessment	Market Approach	Market Comparable Sales Method
Approach for assessment	Method of assessment						
Market Approach	Market Comparable Sales Method						
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)					
xxiv.	<b>Market Comparable</b>						
	References on prevailing market Rate/ Price trend of	a	Name: Vikas property				
			Contact No : +91-9582231275				





	the property and Details of the sources from where the information is gathered (from property search sites & local information)		Nature of reference:	Property dealer
			Size of the Property:	2600sq. ft.and 3100 sq.ft (Super area)
			Location:	Elan The presidential
			Rates/ Price informed:	Rs.14,000/- to Rs.15,000 per sq.ft
			Any other details/ Discussion held:	The Price for the flat in the subject society ranges from Rs.14,000/- to Rs.15,000/- per sq.ft. as per the subject property dealer.
		b	Name:	M/s Chahat Homes
			Contact No.:	+91-9971626777
			Nature of reference:	Property Consultant
			Size of the Property:	2600 sq.ft. and 3100sq.ft (Super area)
			Location:	Elan The presidential
			Rates/ Price informed:	Rs.14,000/- to Rs.15,000 per sq.ft
			Any other details/ Discussion held:	As per the Discussion with the concern person the rate for the Flat range between 14,000/- to Rs.15,000/- 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.14,000/- to Rs.15,000/- per sq. ft. on super area for the project.		
xxvi.	OTHER MARKET FACTORS			
	Current Market condition	Normal		
		Remarks: NA		
		Adjustments (-/+): 0%		
	Comment on Property Salability Outlook	Easily sellable		
		Adjustments (-/+): 0%		
	Comment on Demand & Supply in the Market	Demand	Supply	
		Good	Adequately available	
		Remarks: Good demand of such properties in the market		
		Adjustments (-/+): 0%		
xxvii.	Any other special consideration	Reason: NA		
		Adjustments (-/+): 0%		
xxviii.	Any other aspect which has relevance on the value or marketability of the property	NA		
		Adjustments (-/+): 0%		
xxix.	Final adjusted & weighted Rates considered for the subject property	Rs.14,000/- to Rs.15,000/- per sq. ft. on super area (All Inclusive)		
xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.		
xxxi.	Basis of computation & working			



- a. *In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.*
- b. *However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the sale/Agreement provided dated 17/08/2012 of the Project which amount to be Rs.213.30 lacs /- per acre for the licensed Land of 23.95 Acres. The rate of commercial component of 0.1205 acre is Rs.284.603 crore per acre as per the LCV. The Land cost thus arrived for the particular residential phase is Rs.27,23, 20,110/- as the subject Phase has a registered area of 12.767 acres in absence of information from HRERA since project details are yet to be updated on HRERA website.*
- c. *Also, since this is a land allotted for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.*
- d. *This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report, it is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.*
- e. *Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.*
- f. *Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.*
- g. *For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.*
- h. *References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.*
- i. *Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, price assessment metrics is prepared and necessary adjustments are made on the subject asset.*
- j. *The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.*



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

xxxii.

## ASSUMPTIONS

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



	<p>f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative &amp; Estimated Fair Prospective Market Value of the asset unless otherwise stated.</p> <p>g. This Project tie up report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.</p>
xxxiii.	<b>SPECIAL ASSUMPTIONS</b>
	None
xxxiv.	<b>LIMITATIONS</b>
	None

3.	COST ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Land Value Agreement to sell
a.	Prevailing Rate range	Rs.2,50,00,000/- per acres. (For Agricultural Land)	---
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.2,50,00,000/- per acres. X 4 (factor for Group Housing)	---
d.	Total Land Area/FAR Area considered (documents vs site survey whichever is less)	12.767 acres/51,666.215 sq.mtr	12.767 acres/51,666.215 sq.mtr
e.	<b>Total Value of land (A)</b>	12.767 acres X Rs.10, 00,00,000/- per acres.	12.767 acres X Rs.2,13,30,000 /- per acres.
		<b>Rs.1,27,67,00,000 /-</b>	<b>Rs.27,23,20,110 /-</b>

Note:

- a. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.
- a. 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 sale/Agreement provided dated 17/08/2012 of the Project which amount to be Rs.213.30 lacs /- per acre for the licensed Land of 23.95 Acres. The rate of commercial component of 0.1205 acre is Rs.284.603 crore per acre as per the LCV. The Land cost thus arrived for the particular residential phase is Rs.27,23, 20,110/- as the subject Phase has a registered area of 12.767 acres in absence of information from HRERA since project details are yet to be updated on HRERA website.
- 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.

*[Signature]*





4. COST ASSESSMENT OF BUILDING CONSTRUCTION				
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR	NON-FAR
	Building Construction Value	Rate range	Rs. 1600/- to 2,000/- per sq. ft.	Rs. 1,400/- to 1,600/- per sq. ft.
		Rate adopted	Rs. 1,800/- per sq. ft.	Rs. 1500/- per sq. ft.
		Covered Area	168551.13 m <sup>2</sup> /1814269.06 ft <sup>2</sup>	81296.483 m <sup>2</sup> /8,75,067 ft <sup>2</sup>
		Pricing Calculation	Rs.1,800/- per Sq. ft. X 18,14,269.06 sq. ft	8,75,067 sq. ft. X Rs. 1,500/- per sq. ft..
		Total Value	Rs.3,26,56,81,515/-	Rs. 1,31,26,00,820/-
a.	Depreciation percentage (Assuming salvage value % per year)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor		NA	
c.	Structure Type/ Condition		RCC framed structure (Proposed)/ Yet to be Constructed	
d.	Construction Depreciated Replacement Value (B)		Rs.4,57,82,82,335 /-	

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. 22,89,14,116/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	Approx. 13% of building construction cost	Rs. 59,51,76,703 /-
d.	Add extra for internal & external development and other facilities (Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach Road, Play Area, etc.)	Approx. 3% of building construction cost	Rs. 13,73,48,470/-
e.	Expected Construction Value (C)	NA	Rs. 96,14,39,290/-

6. MARKET/ SALABLE AMOUNT OF THE FLATS	
a.	Total No. of DU
b.	Total No. of EWS Units
c.	Total Proposed Salable Area for flats
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)
	<ul style="list-style-type: none"> <li>Residential= 728 Units</li> <li>EWS= 138 Units</li> <li>Commercial = 14 Units</li> </ul>
	138 Units
	Details of total saleable area is not provided by the company.
	No information available to us.

*Rohit*





	<b>Builder's Selling Rate</b> (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.14,000/- per sq.ft. to Rs.15,000/- per sq.ft. on super area
	<b>Market Rate in secondary sale</b> (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Secondary Market is not yet developed for the Particular Project
e.	Remarks	<ul style="list-style-type: none"> <li>The value of the Flats is varying from floor to floor and direction to direction as per information gathered from the public domain &amp; dealers of that area, and it is found that flat rates vary from Rs.14,000/- to Rs.15,000/- per sq. ft. (All inclusive) for the Project and the same seems to be reasonable in our view.</li> <li>Details of the inventory is as provided by the builder.</li> <li>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.</li> </ul>

S.No	Unit Category	Tower	Floor No.	Unit No.	Unit Configuration	Approx Carpet Area (In Sqft)*	Approx Super Built-up area (In Sqft)*	Minimum Rate @Rs.14,000/- per sq.ft on Super Built-up area	Maximum Rate @Rs.15,000/- per sq.ft on Super Built-up area
1	FLAT	1	1	101	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
2	FLAT	1	1	103	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
3	FLAT	1	2	201	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
4	FLAT	1	2	202	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
5	FLAT	1	2	203	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
6	FLAT	1	3	301	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
7	FLAT	1	3	302	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
8	FLAT	1	3	303	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
9	FLAT	1	4	401	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
10	FLAT	1	4	402	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
11	FLAT	1	4	403	3BHK	1,347	2,450	3,43,00,000	3,67,50,000



12	FLAT	1	5	501	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
13	FLAT	1	5	502	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
14	FLAT	1	5	503	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
15	FLAT	1	6	601	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
16	FLAT	1	6	602	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
17	FLAT	1	6	603	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
18	FLAT	1	7	701	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
19	FLAT	1	7	702	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
20	FLAT	1	7	703	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
21	FLAT	1	8	801	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
22	FLAT	1	8	802	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
23	FLAT	1	8	803	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
24	FLAT	1	9	901	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
25	FLAT	1	9	902	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
26	FLAT	1	9	903	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
27	FLAT	1	10	1001	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
28	FLAT	1	10	1002	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
29	FLAT	1	10	1003	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
30	FLAT	1	11	1101	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
31	FLAT	1	11	1102	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
32	FLAT	1	11	1103	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
33	FLAT	1	12	1201	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
34	FLAT	1	12	1202	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
35	FLAT	1	12	1203	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
36	FLAT	1	14	1401	3BHK	1,352	2,700	3,78,00,000	4,05,00,000



37	FLAT	1	14	1402	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
38	FLAT	1	14	1403	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
39	FLAT	1	15	1501	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
40	FLAT	1	15	1502	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
41	FLAT	1	15	1503	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
42	FLAT	1	16	1601	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
43	FLAT	1	16	1602	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
44	FLAT	1	16	1603	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
45	FLAT	1	17	1701	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
46	FLAT	1	17	1702	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
47	FLAT	1	17	1703	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
48	FLAT	1	18	1801	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
49	FLAT	1	18	1802	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
50	FLAT	1	18	1803	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
51	FLAT	1	19	1901	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
52	FLAT	1	19	1902	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
53	FLAT	1	19	1903	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
54	FLAT	1	20	2001	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
55	FLAT	1	20	2002	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
56	FLAT	1	20	2003	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
57	FLAT	1	21	2101	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
58	FLAT	1	21	2102	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
59	FLAT	1	21	2103	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
60	FLAT	1	22	2201	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
61	FLAT	1	22	2202	3BHK	1,347	2,450	3,43,00,000	3,67,50,000



62	FLAT	1	22	2203	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
63	FLAT	1	23	2301	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
64	FLAT	1	23	2302	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
65	FLAT	1	23	2303	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
66	FLAT	1	24	2401	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
67	FLAT	1	24	2402	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
68	FLAT	1	24	2403	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
69	FLAT	1	25	2501	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
70	FLAT	1	25	2502	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
71	FLAT	1	25	2503	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
72	FLAT	1	26	2601	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
73	FLAT	1	26	2602	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
74	FLAT	1	26	2603	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
75	FLAT	1	27	2701	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
76	FLAT	1	27	2702	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
77	FLAT	1	27	2703	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
78	FLAT	1	28	2801	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
79	FLAT	1	28	2802	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
80	FLAT	1	28	2803	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
81	FLAT	1	29	2901	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
82	FLAT	1	29	2902	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
83	FLAT	1	29	2903	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
84	FLAT	1	30	3001	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
85	FLAT	1	30	3002	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
86	FLAT	1	30	3003	3BHK	1,347	2,450	3,43,00,000	3,67,50,000

Roy





87	FLAT	1	31	3101	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
88	FLAT	1	31	3102	3BHK - Duplex	2,107	4,210	5,89,40,000	6,31,50,000
89	FLAT	1	31	3103	3BHK - Duplex	2,107	4,210	5,89,40,000	6,31,50,000
90	FLAT	1	32	3201	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
91	FLAT	1	33	3301	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
92	FLAT	2	1	101	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
93	FLAT	2	1	102	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
94	FLAT	2	2	201	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
95	FLAT	2	2	202	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
96	FLAT	2	2	203	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
97	FLAT	2	3	301	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
98	FLAT	2	3	302	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
99	FLAT	2	3	303	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
100	FLAT	2	4	401	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
101	FLAT	2	4	402	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
102	FLAT	2	4	403	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
103	FLAT	2	5	501	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
104	FLAT	2	5	502	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
105	FLAT	2	5	503	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
106	FLAT	2	6	601	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
107	FLAT	2	6	602	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
108	FLAT	2	6	603	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
109	FLAT	2	7	701	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
110	FLAT	2	7	702	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
111	FLAT	2	7	703	3BHK	1,347	2,450	3,43,00,000	3,67,50,000



112	FLAT	2	8	801	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
113	FLAT	2	8	802	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
114	FLAT	2	8	803	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
115	FLAT	2	9	901	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
116	FLAT	2	9	902	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
117	FLAT	2	9	903	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
118	FLAT	2	10	1001	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
119	FLAT	2	10	1002	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
120	FLAT	2	10	1003	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
121	FLAT	2	11	1101	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
122	FLAT	2	11	1102	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
123	FLAT	2	11	1103	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
124	FLAT	2	12	1201	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
125	FLAT	2	12	1202	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
126	FLAT	2	12	1203	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
127	FLAT	2	14	1401	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
128	FLAT	2	14	1402	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
129	FLAT	2	14	1403	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
130	FLAT	2	15	1501	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
131	FLAT	2	15	1502	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
132	FLAT	2	15	1503	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
133	FLAT	2	16	1601	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
134	FLAT	2	16	1602	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
135	FLAT	2	16	1603	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
136	FLAT	2	17	1701	3BHK	1,352	2,700	3,78,00,000	4,05,00,000



137	FLAT	2	17	1702	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
138	FLAT	2	17	1703	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
139	FLAT	2	18	1801	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
140	FLAT	2	18	1802	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
141	FLAT	2	18	1803	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
142	FLAT	2	19	1901	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
143	FLAT	2	19	1902	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
144	FLAT	2	19	1903	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
145	FLAT	2	20	2001	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
146	FLAT	2	20	2002	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
147	FLAT	2	20	2003	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
148	FLAT	2	21	2101	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
149	FLAT	2	21	2102	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
150	FLAT	2	21	2103	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
151	FLAT	2	22	2201	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
152	FLAT	2	22	2202	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
153	FLAT	2	22	2203	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
154	FLAT	2	23	2301	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
155	FLAT	2	23	2302	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
156	FLAT	2	23	2303	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
157	FLAT	2	24	2401	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
158	FLAT	2	24	2402	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
159	FLAT	2	24	2403	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
160	FLAT	2	25	2501	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
161	FLAT	2	25	2502	3BHK	1,347	2,450	3,43,00,000	3,67,50,000



162	FLAT	2	25	2503	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
163	FLAT	2	26	2601	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
164	FLAT	2	26	2602	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
165	FLAT	2	26	2603	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
166	FLAT	2	27	2701	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
167	FLAT	2	27	2702	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
168	FLAT	2	27	2703	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
169	FLAT	2	28	2801	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
170	FLAT	2	28	2802	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
171	FLAT	2	28	2803	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
172	FLAT	2	29	2901	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
173	FLAT	2	29	2902	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
174	FLAT	2	29	2903	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
175	FLAT	2	30	3001	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
176	FLAT	2	30	3002	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
177	FLAT	2	30	3003	3BHK	1,347	2,450	3,43,00,000	3,67,50,000
178	FLAT	2	31	3101	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
179	FLAT	2	31	3102	3BHK - Duplex	2,107	4,210	5,89,40,000	6,31,50,000
180	FLAT	2	31	3103	3BHK - Duplex	2,107	4,210	5,89,40,000	6,31,50,000
181	FLAT	2	32	3201	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
182	FLAT	2	33	3301	3BHK	1,352	2,700	3,78,00,000	4,05,00,000
183	FLAT	3	1	101	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
184	FLAT	3	1	103	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
185	FLAT	3	2	201	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
186	FLAT	3	2	202	4BHK	1,692	3,075	4,30,50,000	4,61,25,000



## PROJECT TIE-UP REPORT

### ELAN THE PRESIDENTIAL

187	FLAT	3	2	203	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
188	FLAT	3	3	301	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
189	FLAT	3	3	302	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
190	FLAT	3	3	303	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
191	FLAT	3	4	401	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
192	FLAT	3	4	402	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
193	FLAT	3	4	403	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
194	FLAT	3	5	501	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
195	FLAT	3	5	502	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
196	FLAT	3	5	503	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
197	FLAT	3	6	601	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
198	FLAT	3	6	602	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
199	FLAT	3	6	603	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
200	FLAT	3	7	701	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
201	FLAT	3	7	702	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
202	FLAT	3	7	703	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
203	FLAT	3	8	801	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
204	FLAT	3	8	802	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
205	FLAT	3	8	803	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
206	FLAT	3	9	901	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
207	FLAT	3	9	902	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
208	FLAT	3	9	903	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
209	FLAT	3	10	1001	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
210	FLAT	3	10	1002	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
211	FLAT	3	10	1003	4BHK	1,692	3,075	4,30,50,000	4,61,25,000



212	FLAT	3	11	1101	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
213	FLAT	3	11	1102	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
214	FLAT	3	11	1103	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
215	FLAT	3	12	1201	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
216	FLAT	3	12	1202	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
217	FLAT	3	12	1203	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
218	FLAT	3	14	1401	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
219	FLAT	3	14	1402	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
220	FLAT	3	14	1403	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
221	FLAT	3	15	1501	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
222	FLAT	3	15	1502	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
223	FLAT	3	15	1503	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
224	FLAT	3	16	1601	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
225	FLAT	3	16	1602	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
226	FLAT	3	16	1603	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
227	FLAT	3	17	1701	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
228	FLAT	3	17	1702	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
229	FLAT	3	17	1703	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
230	FLAT	3	18	1801	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
231	FLAT	3	18	1802	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
232	FLAT	3	18	1803	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
233	FLAT	3	19	1901	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
234	FLAT	3	19	1902	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
235	FLAT	3	19	1903	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
236	FLAT	3	20	2001	4BHK	1,702	3,395	4,75,30,000	5,09,25,000



237	FLAT	3	20	2002	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
238	FLAT	3	20	2003	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
239	FLAT	3	21	2101	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
240	FLAT	3	21	2102	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
241	FLAT	3	21	2103	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
242	FLAT	3	22	2201	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
243	FLAT	3	22	2202	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
244	FLAT	3	22	2203	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
245	FLAT	3	23	2301	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
246	FLAT	3	23	2302	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
247	FLAT	3	23	2303	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
248	FLAT	3	24	2401	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
249	FLAT	3	24	2402	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
250	FLAT	3	24	2403	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
251	FLAT	3	25	2501	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
252	FLAT	3	25	2502	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
253	FLAT	3	25	2503	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
254	FLAT	3	26	2601	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
255	FLAT	3	26	2602	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
256	FLAT	3	26	2603	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
257	FLAT	3	27	2701	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
258	FLAT	3	27	2702	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
259	FLAT	3	27	2703	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
260	FLAT	3	28	2801	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
261	FLAT	3	28	2802	4BHK	1,692	3,075	4,30,50,000	4,61,25,000



262	FLAT	3	28	2803	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
263	FLAT	3	29	2901	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
264	FLAT	3	29	2902	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
265	FLAT	3	29	2903	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
266	FLAT	3	30	3001	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
267	FLAT	3	30	3002	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
268	FLAT	3	30	3003	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
269	FLAT	3	31	3101	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
270	FLAT	3	31	3102	4BHK - Duplex	2,717	5,322	7,45,02,120	7,98,23,700
271	FLAT	3	31	3103	4BHK - Duplex	2,717	5,322	7,45,02,120	7,98,23,700
272	FLAT	3	32	3201	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
273	FLAT	3	33	3301	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
274	FLAT	4	1	101	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
275	FLAT	4	1	102	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
276	FLAT	4	2	201	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
277	FLAT	4	2	202	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
278	FLAT	4	2	203	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
279	FLAT	4	3	301	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
280	FLAT	4	3	302	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
281	FLAT	4	3	303	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
282	FLAT	4	4	401	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
283	FLAT	4	4	402	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
284	FLAT	4	4	403	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
285	FLAT	4	5	501	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
286	FLAT	4	5	502	4BHK	1,692	3,075	4,30,50,000	4,61,25,000



287	FLAT	4	5	503	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
288	FLAT	4	6	601	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
289	FLAT	4	6	602	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
290	FLAT	4	6	603	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
291	FLAT	4	7	701	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
292	FLAT	4	7	702	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
293	FLAT	4	7	703	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
294	FLAT	4	8	801	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
295	FLAT	4	8	802	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
296	FLAT	4	8	803	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
297	FLAT	4	9	901	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
298	FLAT	4	9	902	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
299	FLAT	4	9	903	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
300	FLAT	4	10	1001	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
301	FLAT	4	10	1002	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
302	FLAT	4	10	1003	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
303	FLAT	4	11	1101	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
304	FLAT	4	11	1102	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
305	FLAT	4	11	1103	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
306	FLAT	4	12	1201	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
307	FLAT	4	12	1202	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
308	FLAT	4	12	1203	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
309	FLAT	4	14	1401	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
310	FLAT	4	14	1402	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
311	FLAT	4	14	1403	4BHK	1,692	3,075	4,30,50,000	4,61,25,000



312	FLAT	4	15	1501	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
313	FLAT	4	15	1502	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
314	FLAT	4	15	1503	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
315	FLAT	4	16	1601	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
316	FLAT	4	16	1602	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
317	FLAT	4	16	1603	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
318	FLAT	4	17	1701	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
319	FLAT	4	17	1702	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
320	FLAT	4	17	1703	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
321	FLAT	4	18	1801	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
322	FLAT	4	18	1802	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
323	FLAT	4	18	1803	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
324	FLAT	4	19	1901	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
325	FLAT	4	19	1902	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
326	FLAT	4	19	1903	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
327	FLAT	4	20	2001	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
328	FLAT	4	20	2002	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
329	FLAT	4	20	2003	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
330	FLAT	4	21	2101	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
331	FLAT	4	21	2102	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
332	FLAT	4	21	2103	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
333	FLAT	4	22	2201	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
334	FLAT	4	22	2202	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
335	FLAT	4	22	2203	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
336	FLAT	4	23	2301	4BHK	1,702	3,395	4,75,30,000	5,09,25,000



337	FLAT	4	23	2302	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
338	FLAT	4	23	2303	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
339	FLAT	4	24	2401	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
340	FLAT	4	24	2402	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
341	FLAT	4	24	2403	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
342	FLAT	4	25	2501	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
343	FLAT	4	25	2502	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
344	FLAT	4	25	2503	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
345	FLAT	4	26	2601	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
346	FLAT	4	26	2602	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
347	FLAT	4	26	2603	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
348	FLAT	4	27	2701	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
349	FLAT	4	27	2702	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
350	FLAT	4	27	2703	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
351	FLAT	4	28	2801	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
352	FLAT	4	28	2802	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
353	FLAT	4	28	2803	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
354	FLAT	4	29	2901	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
355	FLAT	4	29	2902	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
356	FLAT	4	29	2903	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
357	FLAT	4	30	3001	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
358	FLAT	4	30	3002	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
359	FLAT	4	30	3003	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
360	FLAT	4	31	3101	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
361	FLAT	4	31	3102	4BHK - Duplex	2,717	5,322	7,45,02,120	7,98,23,700



362	FLAT	4	31	3103	4BHK - Duplex	2,717	5,322	7,45,02,120	7,98,23,700
363	FLAT	4	32	3201	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
364	FLAT	4	33	3301	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
365	FLAT	5	1	101	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
366	FLAT	5	1	103	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
367	FLAT	5	2	201	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
368	FLAT	5	2	202	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
369	FLAT	5	2	203	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
370	FLAT	5	3	301	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
371	FLAT	5	3	302	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
372	FLAT	5	3	303	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
373	FLAT	5	4	401	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
374	FLAT	5	4	402	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
375	FLAT	5	4	403	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
376	FLAT	5	5	501	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
377	FLAT	5	5	502	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
378	FLAT	5	5	503	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
379	FLAT	5	6	601	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
380	FLAT	5	6	602	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
381	FLAT	5	6	603	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
382	FLAT	5	7	701	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
383	FLAT	5	7	702	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
384	FLAT	5	7	703	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
385	FLAT	5	8	801	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
386	FLAT	5	8	802	4BHK	1,692	3,075	4,30,50,000	4,61,25,000



387	FLAT	5	8	803	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
388	FLAT	5	9	901	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
389	FLAT	5	9	902	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
390	FLAT	5	9	903	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
391	FLAT	5	10	1001	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
392	FLAT	5	10	1002	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
393	FLAT	5	10	1003	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
394	FLAT	5	11	1101	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
395	FLAT	5	11	1102	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
396	FLAT	5	11	1103	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
397	FLAT	5	12	1201	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
398	FLAT	5	12	1202	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
399	FLAT	5	12	1203	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
400	FLAT	5	14	1401	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
401	FLAT	5	14	1402	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
402	FLAT	5	14	1403	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
403	FLAT	5	15	1501	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
404	FLAT	5	15	1502	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
405	FLAT	5	15	1503	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
406	FLAT	5	16	1601	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
407	FLAT	5	16	1602	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
408	FLAT	5	16	1603	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
409	FLAT	5	17	1701	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
410	FLAT	5	17	1702	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
411	FLAT	5	17	1703	4BHK	1,692	3,075	4,30,50,000	4,61,25,000



412	FLAT	5	18	1801	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
413	FLAT	5	18	1802	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
414	FLAT	5	18	1803	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
415	FLAT	5	19	1901	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
416	FLAT	5	19	1902	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
417	FLAT	5	19	1903	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
418	FLAT	5	20	2001	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
419	FLAT	5	20	2002	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
420	FLAT	5	20	2003	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
421	FLAT	5	21	2101	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
422	FLAT	5	21	2102	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
423	FLAT	5	21	2103	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
424	FLAT	5	22	2201	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
425	FLAT	5	22	2202	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
426	FLAT	5	22	2203	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
427	FLAT	5	23	2301	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
428	FLAT	5	23	2302	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
429	FLAT	5	23	2303	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
430	FLAT	5	24	2401	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
431	FLAT	5	24	2402	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
432	FLAT	5	24	2403	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
433	FLAT	5	25	2501	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
434	FLAT	5	25	2502	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
435	FLAT	5	25	2503	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
436	FLAT	5	26	2601	4BHK	1,702	3,395	4,75,30,000	5,09,25,000



437	FLAT	5	26	2602	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
438	FLAT	5	26	2603	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
439	FLAT	5	27	2701	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
440	FLAT	5	27	2702	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
441	FLAT	5	27	2703	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
442	FLAT	5	28	2801	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
443	FLAT	5	28	2802	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
444	FLAT	5	28	2803	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
445	FLAT	5	29	2901	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
446	FLAT	5	29	2902	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
447	FLAT	5	29	2903	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
448	FLAT	5	30	3001	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
449	FLAT	5	30	3002	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
450	FLAT	5	30	3003	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
451	FLAT	5	31	3101	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
452	FLAT	5	31	3102	4BHK - Duplex	2,717	5,322	7,45,02,120	7,98,23,700
453	FLAT	5	31	3103	4BHK - Duplex	2,717	5,322	7,45,02,120	7,98,23,700
454	FLAT	5	32	3201	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
455	FLAT	5	33	3301	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
456	FLAT	6	1	101	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
457	FLAT	6	1	102	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
458	FLAT	6	2	201	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
459	FLAT	6	2	202	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
460	FLAT	6	2	203	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
461	FLAT	6	3	301	4BHK	1,702	3,395	4,75,30,000	5,09,25,000



462	FLAT	6	3	302	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
463	FLAT	6	3	303	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
464	FLAT	6	4	401	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
465	FLAT	6	4	402	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
466	FLAT	6	4	403	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
467	FLAT	6	5	501	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
468	FLAT	6	5	502	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
469	FLAT	6	5	503	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
470	FLAT	6	6	601	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
471	FLAT	6	6	602	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
472	FLAT	6	6	603	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
473	FLAT	6	7	701	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
474	FLAT	6	7	702	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
475	FLAT	6	7	703	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
476	FLAT	6	8	801	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
477	FLAT	6	8	802	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
478	FLAT	6	8	803	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
479	FLAT	6	9	901	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
480	FLAT	6	9	902	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
481	FLAT	6	9	903	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
482	FLAT	6	10	1001	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
483	FLAT	6	10	1002	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
484	FLAT	6	10	1003	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
485	FLAT	6	11	1101	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
486	FLAT	6	11	1102	4BHK	1,692	3,075	4,30,50,000	4,61,25,000



487	FLAT	6	11	1103	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
488	FLAT	6	12	1201	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
489	FLAT	6	12	1202	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
490	FLAT	6	12	1203	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
491	FLAT	6	14	1401	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
492	FLAT	6	14	1402	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
493	FLAT	6	14	1403	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
494	FLAT	6	15	1501	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
495	FLAT	6	15	1502	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
496	FLAT	6	15	1503	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
497	FLAT	6	16	1601	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
498	FLAT	6	16	1602	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
499	FLAT	6	16	1603	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
500	FLAT	6	17	1701	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
501	FLAT	6	17	1702	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
502	FLAT	6	17	1703	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
503	FLAT	6	18	1801	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
504	FLAT	6	18	1802	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
505	FLAT	6	18	1803	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
506	FLAT	6	19	1901	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
507	FLAT	6	19	1902	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
508	FLAT	6	19	1903	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
509	FLAT	6	20	2001	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
510	FLAT	6	20	2002	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
511	FLAT	6	20	2003	4BHK	1,692	3,075	4,30,50,000	4,61,25,000



512	FLAT	6	21	2101	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
513	FLAT	6	21	2102	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
514	FLAT	6	21	2103	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
515	FLAT	6	22	2201	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
516	FLAT	6	22	2202	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
517	FLAT	6	22	2203	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
518	FLAT	6	23	2301	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
519	FLAT	6	23	2302	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
520	FLAT	6	23	2303	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
521	FLAT	6	24	2401	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
522	FLAT	6	24	2402	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
523	FLAT	6	24	2403	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
524	FLAT	6	25	2501	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
525	FLAT	6	25	2502	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
526	FLAT	6	25	2503	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
527	FLAT	6	26	2601	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
528	FLAT	6	26	2602	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
529	FLAT	6	26	2603	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
530	FLAT	6	27	2701	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
531	FLAT	6	27	2702	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
532	FLAT	6	27	2703	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
533	FLAT	6	28	2801	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
534	FLAT	6	28	2802	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
535	FLAT	6	28	2803	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
536	FLAT	6	29	2901	4BHK	1,702	3,395	4,75,30,000	5,09,25,000



537	FLAT	6	29	2902	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
538	FLAT	6	29	2903	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
539	FLAT	6	30	3001	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
540	FLAT	6	30	3002	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
541	FLAT	6	30	3003	4BHK	1,692	3,075	4,30,50,000	4,61,25,000
542	FLAT	6	31	3101	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
543	FLAT	6	31	3102	4BHK - Duplex	2,717	5,322	7,45,02,120	7,98,23,700
544	FLAT	6	31	3103	4BHK - Duplex	2,717	5,322	7,45,02,120	7,98,23,700
545	FLAT	6	32	3201	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
546	FLAT	6	33	3301	4BHK	1,702	3,395	4,75,30,000	5,09,25,000
547	FLAT	14	1	101	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
548	FLAT	14	1	102	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
549	FLAT	14	2	201	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
550	FLAT	14	2	202	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
551	FLAT	14	2	203	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
552	FLAT	14	3	301	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
553	FLAT	14	3	302	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
554	FLAT	14	3	303	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
555	FLAT	14	4	401	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
556	FLAT	14	4	402	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
557	FLAT	14	4	403	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
558	FLAT	14	5	501	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
559	FLAT	14	5	502	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
560	FLAT	14	5	503	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
561	FLAT	14	6	601	5BHK	2,283	4,495	6,29,30,000	6,74,25,000



562	FLAT	14	6	602	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
563	FLAT	14	6	603	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
564	FLAT	14	7	701	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
565	FLAT	14	7	702	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
566	FLAT	14	7	703	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
567	FLAT	14	8	801	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
568	FLAT	14	8	802	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
569	FLAT	14	8	803	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
570	FLAT	14	9	901	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
571	FLAT	14	9	902	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
572	FLAT	14	9	903	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
573	FLAT	14	10	1001	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
574	FLAT	14	10	1002	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
575	FLAT	14	10	1003	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
576	FLAT	14	11	1101	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
577	FLAT	14	11	1102	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
578	FLAT	14	11	1103	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
579	FLAT	14	12	1201	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
580	FLAT	14	12	1202	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
581	FLAT	14	12	1203	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
582	FLAT	14	14	1401	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
583	FLAT	14	14	1402	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
584	FLAT	14	14	1403	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
585	FLAT	14	15	1501	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
586	FLAT	14	15	1502	5BHK	2,275	4,095	5,73,30,000	6,14,25,000



## PROJECT TIE-UP REPORT

### ELAN THE PRESIDENTIAL

587	FLAT	14	15	1503	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
588	FLAT	14	16	1601	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
589	FLAT	14	16	1602	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
590	FLAT	14	16	1603	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
591	FLAT	14	17	1701	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
592	FLAT	14	17	1702	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
593	FLAT	14	17	1703	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
594	FLAT	14	18	1801	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
595	FLAT	14	18	1802	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
596	FLAT	14	18	1803	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
597	FLAT	14	19	1901	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
598	FLAT	14	19	1902	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
599	FLAT	14	19	1903	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
600	FLAT	14	20	2001	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
601	FLAT	14	20	2002	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
602	FLAT	14	20	2003	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
603	FLAT	14	21	2101	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
604	FLAT	14	21	2102	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
605	FLAT	14	21	2103	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
606	FLAT	14	22	2201	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
607	FLAT	14	22	2202	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
608	FLAT	14	22	2203	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
609	FLAT	14	23	2301	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
610	FLAT	14	23	2302	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
611	FLAT	14	23	2303	5BHK	2,275	4,095	5,73,30,000	6,14,25,000



612	FLAT	14	24	2401	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
613	FLAT	14	24	2402	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
614	FLAT	14	24	2403	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
615	FLAT	14	25	2501	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
616	FLAT	14	25	2502	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
617	FLAT	14	25	2503	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
618	FLAT	14	26	2601	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
619	FLAT	14	26	2602	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
620	FLAT	14	26	2603	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
621	FLAT	14	27	2701	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
622	FLAT	14	27	2702	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
623	FLAT	14	27	2703	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
624	FLAT	14	28	2801	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
625	FLAT	14	28	2802	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
626	FLAT	14	28	2803	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
627	FLAT	14	29	2901	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
628	FLAT	14	29	2902	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
629	FLAT	14	29	2903	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
630	FLAT	14	30	3001	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
631	FLAT	14	30	3002	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
632	FLAT	14	30	3003	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
633	FLAT	14	31	3101	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
634	FLAT	14	31	3102	5BHK	3,802	7,362	10,30,67,860	11,04,29,850
635	FLAT	14	31	3103	5BHK	3,802	7,362	10,30,67,860	11,04,29,850
636	FLAT	14	32	3201	5BHK	2,282	4,495	6,29,30,000	6,74,25,000



637	FLAT	14	33	3301	5BHK	2,282	4,495	6,29,30,000	6,74,25,000
638	FLAT	15	1	101	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
639	FLAT	15	1	103	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
640	FLAT	15	2	201	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
641	FLAT	15	2	202	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
642	FLAT	15	2	203	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
643	FLAT	15	3	301	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
644	FLAT	15	3	302	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
645	FLAT	15	3	303	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
646	FLAT	15	4	401	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
647	FLAT	15	4	402	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
648	FLAT	15	4	403	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
649	FLAT	15	5	501	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
650	FLAT	15	5	502	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
651	FLAT	15	5	503	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
652	FLAT	15	6	601	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
653	FLAT	15	6	602	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
654	FLAT	15	6	603	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
655	FLAT	15	7	701	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
656	FLAT	15	7	702	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
657	FLAT	15	7	703	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
658	FLAT	15	8	801	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
659	FLAT	15	8	802	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
660	FLAT	15	8	803	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
661	FLAT	15	9	901	5BHK	2,283	4,495	6,29,30,000	6,74,25,000



662	FLAT	15	9	902	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
663	FLAT	15	9	903	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
664	FLAT	15	10	1001	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
665	FLAT	15	10	1002	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
666	FLAT	15	10	1003	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
667	FLAT	15	11	1101	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
668	FLAT	15	11	1102	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
669	FLAT	15	11	1103	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
670	FLAT	15	12	1201	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
671	FLAT	15	12	1202	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
672	FLAT	15	12	1203	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
673	FLAT	15	14	1401	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
674	FLAT	15	14	1402	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
675	FLAT	15	14	1403	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
676	FLAT	15	15	1501	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
677	FLAT	15	15	1502	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
678	FLAT	15	15	1503	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
679	FLAT	15	16	1601	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
680	FLAT	15	16	1602	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
681	FLAT	15	16	1603	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
682	FLAT	15	17	1701	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
683	FLAT	15	17	1702	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
684	FLAT	15	17	1703	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
685	FLAT	15	18	1801	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
686	FLAT	15	18	1802	5BHK	2,275	4,095	5,73,30,000	6,14,25,000



687	FLAT	15	18	1803	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
688	FLAT	15	19	1901	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
689	FLAT	15	19	1902	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
690	FLAT	15	19	1903	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
691	FLAT	15	20	2001	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
692	FLAT	15	20	2002	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
693	FLAT	15	20	2003	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
694	FLAT	15	21	2101	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
695	FLAT	15	21	2102	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
696	FLAT	15	21	2103	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
697	FLAT	15	22	2201	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
698	FLAT	15	22	2202	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
699	FLAT	15	22	2203	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
700	FLAT	15	23	2301	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
701	FLAT	15	23	2302	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
702	FLAT	15	23	2303	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
703	FLAT	15	24	2401	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
704	FLAT	15	24	2402	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
705	FLAT	15	24	2403	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
706	FLAT	15	25	2501	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
707	FLAT	15	25	2502	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
708	FLAT	15	25	2503	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
709	FLAT	15	26	2601	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
710	FLAT	15	26	2602	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
711	FLAT	15	26	2603	5BHK	2,275	4,095	5,73,30,000	6,14,25,000



## PROJECT TIE-UP REPORT

### ELAN THE PRESIDENTIAL

712	FLAT	15	27	2701	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
713	FLAT	15	27	2702	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
714	FLAT	15	27	2703	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
715	FLAT	15	28	2801	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
716	FLAT	15	28	2802	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
717	FLAT	15	28	2803	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
718	FLAT	15	29	2901	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
719	FLAT	15	29	2902	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
720	FLAT	15	29	2903	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
721	FLAT	15	30	3001	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
722	FLAT	15	30	3002	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
723	FLAT	15	30	3003	5BHK	2,275	4,095	5,73,30,000	6,14,25,000
724	FLAT	15	31	3101	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
725	FLAT	15	31	3102	5BHK	3,802	7,362	10,30,67,860	11,04,29,850
726	FLAT	15	31	3103	5BHK	3,802	7,362	10,30,67,860	11,04,29,850
727	FLAT	15	32	3201	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
728	FLAT	15	33	3301	5BHK	2,283	4,495	6,29,30,000	6,74,25,000
Total						12,94,427	24,31,131	34,03,58,28,400	36,46,69,59,000

*Rohit*





7.	CONSOLIDATED COST ASSESSMENT OF THE ASSET		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs.1,27,67,00,000 /-	Rs.27,23,20,110 /-
b.	Structure Construction Value (B)	NA	Rs.4,57,82,82,335 /-
c.	Additional Aesthetic Works Value (C)	NA	Rs. 96,14,39,290/-
d.	Total Add (A+B+C)	Rs.1,27,67,00,000 /- (Only Land)	Rs. 5,81,20,41,735 /-
e.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	Total Indicative & Estimated Prospective Fair Market Value	Rs.113,01,55,840/-	Rs. 5,81,20,41,735 /-
h.	Rounded Off	Rs.113,01,55,840/-	Rs. 5,81,00,00,000 /-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Five Hundred Eighty one Crores only.
j.	Expected Realizable Value (@ ~15% less)	---	Rs. 4,93,85,00,000/-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs.4,35,75,00,000/-
l.	Percentage difference between Circle Rate and Market Value	More than 20%	
m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	Concluding Comments/ Disclosures if any		
	a. The subject property is a Group Housing project.		
	b. We are independent of client/ company and do not have any direct/ indirect interest in the property.		
	c. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		
	d. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the		



same has only been given for the reference purpose.

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

**o. IMPORTANT KEY DEFINITIONS**

***Fair Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing*



conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Report.

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

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

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

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

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

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

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

**Distress Sale Value\*** is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various



circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.

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

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

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

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

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

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

p. **Enclosures with the Report:**

- Enclosure I: Screenshot of the price trend references of the similar related properties available on public domain
- Enclosure II: Google Map Location
- Enclosure III: Photographs of the property
- Enclosure IV: Copy of Circle Guideline Rate
- Enclosure V: Other Relevant Documents/Articles taken for reference
- Enclosure VI: Consultant's Remarks





### **IMPORTANT NOTES**

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

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



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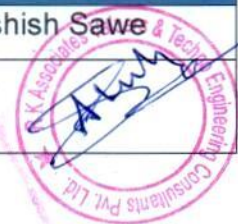
### **IF REPORT IS USED FOR BANK/ FIs**

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

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

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Harshit Mayank	Rahul Gupta	Ashish Sawe
		





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

**99acres** Buy ▾ All Residential ▾ Type Location or Project/Society or Keyword SEARCH

**3BHK Residential Apartment**  
**Elan The Presidential**  
Sector 106 Gurgaon, Gurgaon, Haryana

Why choose this project ?

- Podium Level Clubhouse
- Rooftop jogging Track
- Floating sauna and picturesque pool

Home > Properties in Gurgaon > Flats in Gurgaon > Flats in Sector 106 Gurgaon > 3 BHK Flats in Sector 106 Gurgaon

**₹4.1 Crore**  
Base Price: ₹15750 Per Sq.ft.

**2600 sq.ft.**  
(241.55 sq.m.)  
Carpet Area  
View Floor Plans

**Under Construction**  
Possession August 2024  
Construction photos

Posted on Dec. 30, 2022 by Real Estate Private Limited under Construction

[View Phone no.](#)  
[Shortlist](#)

**NO BROKERAGE** **RERA-1154/REGD** **REGISTERED** Registration No: RERA-GG-PRGJ-1154-2022 Website: <https://elangame.rk.gov.in/>

[Floor Plan](#) [Project Details](#) [Recommendations](#) [Dealer Details](#)

**FLOOR PLAN** **INCLUSIONS** **AREA DETAILS** **PRICE DETAILS**

2 Bedrooms  
1 study

Carpet Area  
2600 sq.ft.  
(241.55 sq.m.)

Base Price: **₹ 4.09 Crores**

[Activate Windows](#)  
Go to Settings to activate Windows.

HOME ABOUT US HIGHLIGHTS AMENITIES GALLERY FLOOR PLAN LOCATION +91 98999 055 893 **LUXURY**  
RESIDENCES

**Elan The Presidential**  
Sector 106, Dwarka Expressway, Gurugram

Artistic rendering of Elan The Presidential

**PRICE** **SIZES** **CONFIGURATIONS** **STATUS** **RERA NO.** **SCHEDULE SITE VISIT**

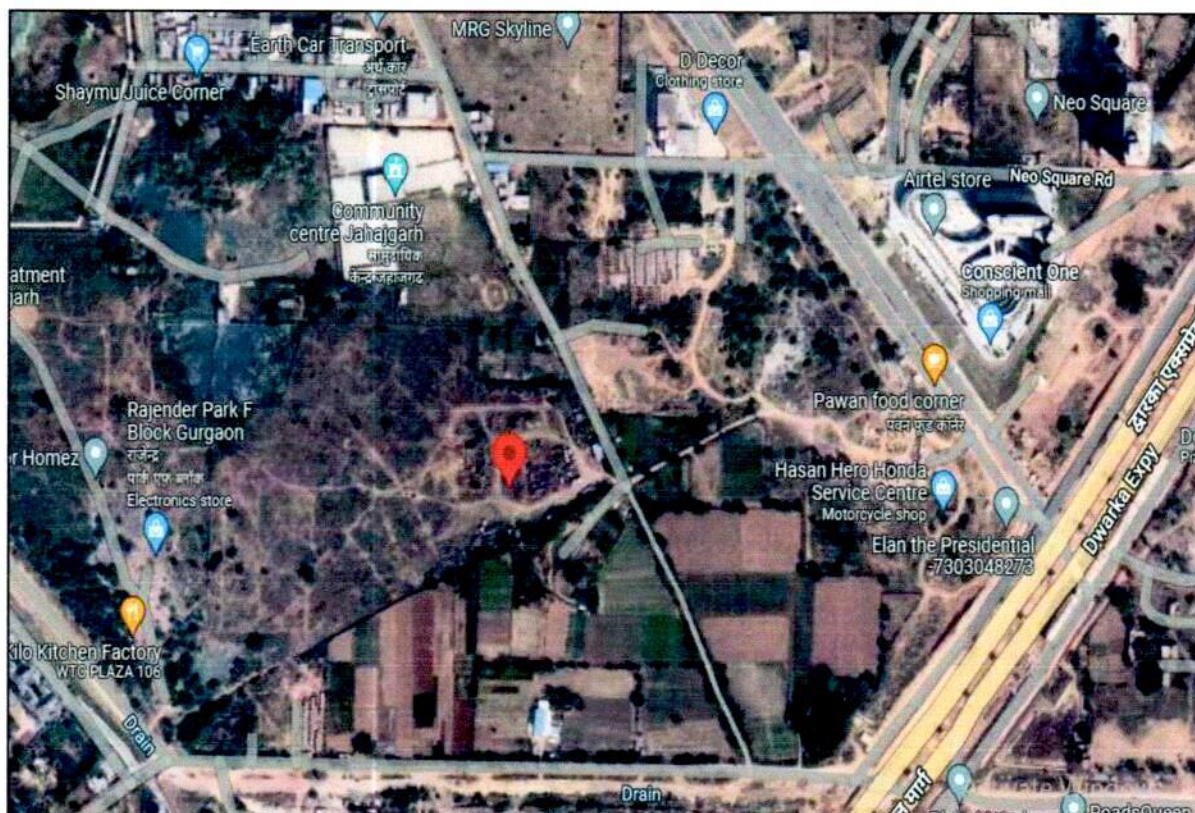
3.93 Cr\* Onwards 2600 Sq. Ft. Onwards 3, 4 & 5 BHK Apartments New Launch 101 of 2022

**Elan The Presidential Price List on Magicbricks**

Unit Types	Min Starting Price	Available listings on Magic...	Min Super Area	Carpet Area	Bathrooms
3 BHK Flat	₹ 3.73 Cr	4	2700 Sq-ft	1600 Sq-ft	3
4 BHK Flat	₹ 4.68 Cr	4	3395 Sq-ft	2150 Sq-ft	4
5 BHK Flat	₹ 6.24 Cr	4	4495 Sq-ft	2700 Sq-ft	5



**ENCLOSURE 2: GOOGLE MAP LOCATION**

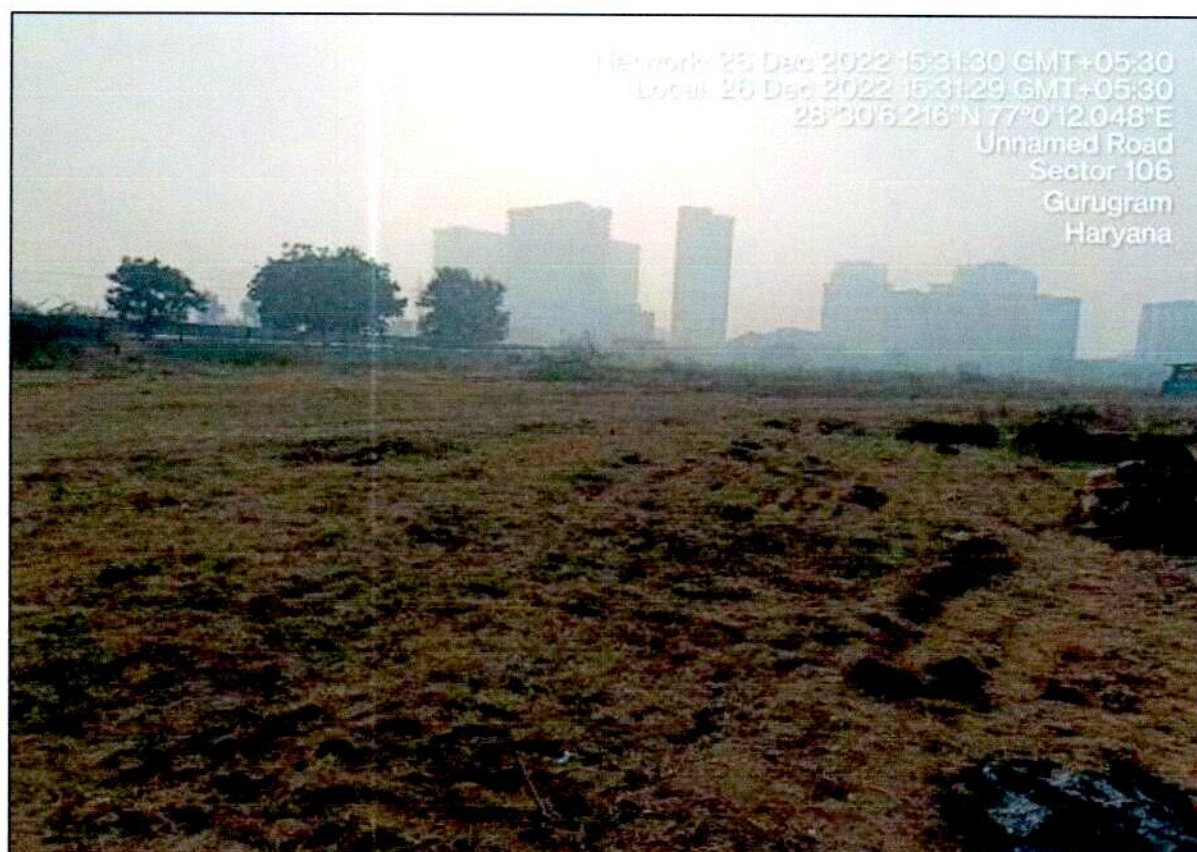




**ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY**











*Signature*  
R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

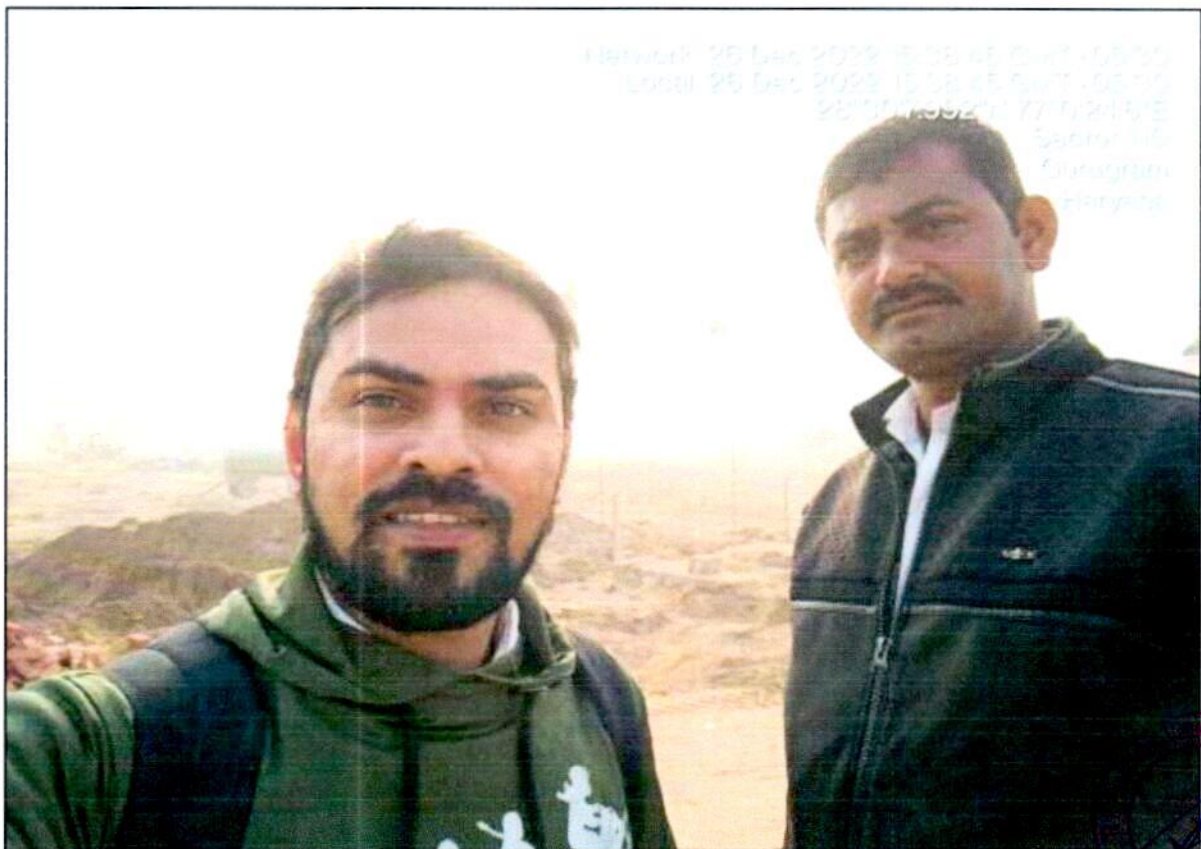




*Handwritten signature*







*Rohit*





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

Rate list of Sub Tehsil Harsru District Gurugram for the year 2021-2022 w.e.f from ..... 08-04-2021												
			Rates for the Year of 2019-2020 (2nd Half)				Proposed Rates for the Year of 2021-2022					
S.No.	Name of Village	AREA IN R ZONE/OUTSIDE R ZONE	Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial	Rates of Land upto 2 Acres depth from NH/NPR 25% Major District Roads 10%	Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial	Rates of Land upto 2 Acres depth from NH/NPR 25% Major District Roads 10%		
15	Pawala Khushnagar AREA WITH IN RES/COMM. ZONE Institutional / Industrial Zone	AREA WITH IN RES/COMM. ZONE Institutional / Industrial Zone 15.16.20. 7/758 mm - 22.28. 10/711 mm, 18 mm - 20 mm, 21.22 mm, 24 mm, 16/711.2.3 mm - 8 to 14, 15 mm - 18 mm - 19 mm, 18 to 23, 24 mm, 16/711 to 9.11 to 26.25/3.4.6 to 9.12 to 18.24.25.27/75, 23/711 to 10.12 to 18, 24 to 28, 23/711.2.8 mm, 8 mm, 10.11.12 mm, 20 mm, 21 mm, 32/75 mm, 24/711 mm, 24 mm, 23 mm, 25/711 mm, 10/711 mm, 8 to 7, 8 mm, 10 mm, 11.12 mm, 18 to 25, 20/711 mm, 10.11.12 mm, 8 mm	25000000	15000	40000	N/A	N/A	25%	31750000	N/A	N/A	30000000
16	Tikampur	Agriculture, open space, industrial, Public use (as per master plan 2081)	14000000	15000	40000	N/A	N/A	25%	17500000	N/A	N/A	14000000
		Total Area in Rep. 258 mm - 1081	25000000	8000	15000	N/A	N/A	25%	31750000	N/A	N/A	30000000

Note:

- Any land for which change of land use (CLU) has been obtained the following rates will be applicable
- Residential Group housing - Three times of Agriculture Collector rates
- Residential Group housing - Four times of Agriculture Collector rates
- Warehouse - Two times of Agriculture Collector Rates
- Institutional land - Three times of Agriculture Collector Rates
- Land falling on Gurugram Sonam Road and Gurugram - Parul Road, the value of land will be 10% more upto depth of 2 Acres
- Land falling on NH-48 & NH-73 the value of land will be 25% more upto depth of 2 Acres
- Land less than 1000 Sq. m. will be treated as residential for stamp duty, electricity
- Plot which are two and three side open will be - be 10% extra
- Land less than 1000 Sq. m. will be 10% extra


*Rohit*





**ENCLOSURE 5: OTHER RELEVANT DOCUMENTS**

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



दिल्ली DELHI Z 782704

LC-IV

AGREEMENT BY OWNERS OF LAND INTENDING TO SET UP A GROUP HOUSING COLONY




This Agreement is made on this 7<sup>th</sup> day of Aug, 2012

Between

M/s Anand Developers Limited (hereinafter called the "Developer") and M/s Albina Properties Limited and Mariana Developers Limited company registered under the provisions of the Companies Act and having its registered office at 1A, Hamilton House, 1st Floor, Connaught Place, New Delhi - 110 001 (hereinafter called the "OWNER") acting through its authorized signatory namely Mr. Satinder Singh Virk son of Late Shri B S Virk, Resident of House No 2118, Ground Floor, Sector 35C, Chandigarh - 160022 Which expression unless repugnant to the subject or context shall mean and include their successors, administrators and assigns of the ONE PART

And

The Government of Haryana, acting through the Director General, Town & Country Planning, Haryana (hereinafter referred to as the "DIRECTOR GENERAL") of the OTHER PART.

*Rohit*





WHEREAS the Owner is well entitled to the land mentioned in Annexure hereto for the purposes of converting and developing it into a Group Housing Colony.

AND WHEREAS under Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 (hereinafter referred to as the said "Rules"), one of the conditions for grant of license is that the Owner shall enter into an agreement for carrying out and completion of development works in accordance with the license finally granted for setting up a Group Housing Colony on the land measuring 24.10 acre falling in the revenue estate of Sec 106, Village Pawala Khurapur, Tehsil and District Gurgaon, Haryana.

NOW THIS DEED WITNESSETH AS FOLLOWS:

I: In consideration of the Director agreeing to grant license to the Owner to set up the said Group Housing Colony on the land mentioned in Annexure hereto on the fulfillment of all conditions laid down in Rules-11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the Owner, the Owner hereby covenants as follows:

a. That the Owner undertakes to pay proportional External Development Charges ("EDC") for the area earmarked for the group housing scheme, as per the rate schedule, terms and condition hereto:

i. That the Owner shall pay the proportionate EDC at the rate of Rs. 213.30 Lacs per gross acre of total Group Housing component of 23.9795 acres and at rate of Rs. 284.603 lacs per gross acre of total Commercial component of 0.1205 acres under the said Group Housing Colony with total gross area of 24.10 acres. These charges shall be, payable to Haryana Urban Development Authority through the Director Town and Country Planning, Haryana, either in lump sum within 30 days from the date of grant of License or in ten equal six monthly installments of 10% each i.e.

a) First installment of 10% of the total amount of EDC shall be payable within a period of 30 days from the date of the grant of license.

b) Balance 90% in nine equated six monthly installments along with interest at the rate of 12% per annum which shall be charged on the unpaid portion.

ii. In case the Owner asks for a completion certificate before the payment of EDC they would have to first deposit the entire balance of EDC and only thereafter the grant of completion certificate would be considered.

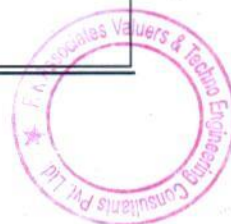
iii. The unpaid amount of EDC will carry an interest at the rate of 12% per annum (simple) and in case of any delay in the payment in installment on the due date, an additional penal interest of 3% per annum (making the total payable interest @ 15% per annum) would be chargeable up to a period of three months and an additional three months with the permission of the Director.

iv. In case HUDA executes external development works and completes the same before the final payment of EDC the Director shall be empowered to call upon

VETTED

10/10/2023

10/10/2023





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



**NOT PROVIDED**








**DOCUMENT 3: COPIES OF STATUTORY APPROVALS**

**NOC FROM AAI**

 		<b>भारतीय विमानपत्तन प्राधिकरण</b> <b>AIRPORTS AUTHORITY OF INDIA</b> PALM/NORTH/B/051122/671285	
AAI/RH8/NR/ATM/NOC/2022/416/1676-79		Revised (R)	
मालिक का नाम एवं पता OWNERS Name & Address	M/s Aramid Developers Limited and others Plot No. 448-451, Udyog Vihar, Phase V, Gurugram	दिनांक/DATE: 05-07-2022	04-07-2030 <b>RGH Seci</b>
<p align="center"><b>ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (रिव्यू)</b>  <b>No Objection Certificate for Height Clearance (Review)</b></p>			
1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (आविप्र) द्वारा प्रदत्त दायित्वों के अन्तर्गत तथा सुरक्षित एवं नियमित विमान प्रवाह हेतु भारत सरकार (मानव विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसम्बर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जा रहा है। 1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec.2020 for safe and Regular Aircraft Operations.			
2) इस कार्यालय की निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है। 2. This office has no objection to the construction of the proposed structure as per the following details:			
अनापत्ति प्रमाणपत्र आईडी / NOC ID	PALM/NORTH/B/051122/671285		
आवेदक का नाम / Applicant Name*	Bimal Kumar Srivastava		
स्थल का पता / Site Address*	Rect No 18, Killa No. 21, 22/2, Rect No 19, Killa No. 16/2, 22/1, 22/2, 23/24, 25, Rect No 21, Killa No 5, Rect. No. 22, Killa No 1/1, 1/2/1, 1/2/2, 2/1/1, 2/1/2, 2/2, 2/3, 3, 4, 5, 6, 7, 8, 9/1, 9/2, 10, 12/1, 12/2, 13, 14, 15/1, 18/2, 18/3, 27, Rect No 23, Killa No 1, 2, 3, 9/2, 10, Rect No 19, Killa No 19/1, 20, 21/1, 21/2, Rect. No. 20, Killa No 16, 25, Rect No 22, Killa No 26, Rect. No. 48, Killa No 5/15 At, Village Pawala Khairpur, Sector 106, Gurugram, Haryana, Gurugram, Gurgaon, Haryana		
स्थल के निर्देशांक / Site Coordinates*	28 30 07.76N 76 59 53.73E, 28 30 11.65N 76 59 54.34E, 28 30 10.62N 77 00 00.40E, 28 30 11.65N 77 00 00.42E, 28 30 09.61N 77 00 01.63E, 28 30 10.63N 77 00 01.67E, 28 30 00.12N 77 00 02.04E, 28 30 09.57N 77 00 06.58E, 28 30 10.55N 77 00 06.60E, 28 30 09.54N 77 00 09.05E, 28 30 10.50N 77 00 09.05E, 28 30 08.30N 77 00 11.48E, 28 30 09.50N 77 00 11.50E, 28 30 08.22N 77 00 14.44E, 28 30 06.02N 77 00 15.66E		
स्थल की ऊँचाई एएमएसएल मीटर में (औसत समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	213.66 M		
अनुमत्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसत समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	356.61 M (Restricted)		

 		<b>भारतीय विमानपत्तन प्राधिकरण</b> <b>AIRPORTS AUTHORITY OF INDIA</b> PALM/NORTH/B/051122/671285	
क्षेत्र / Region Name: DEEL/NORTH		प्रमुख अधिकारी / Manminder Singh प्रमुख अधिकारी / General Manager (ATM) राष्ट्रीय विमान प्राधिकरण / Airports Authority of India प्रमुख कार्यालय / Headquarters / Operational Offices, BHQ (HQ) प्लॉट नं. 448-451, उद्योग विहार, गुरुग्राम रोड, गुरुग्राम, हरियाणा-122002	
प्रदत्त अधिकारी / Designated Officer			
नाम: प्रदत्त अधिकारी सहित हस्ताक्षर / Name/Designation/Sign with date	5/7/22		
द्वारा तैयार Prepared by	Santhi K 5/7/22		
द्वारा जांचा गया Verified by	Dheeraj Kumar 5/7/22		
ईमेल आईडी / EMAIL ID : noc_bg@aaiaa.com फोन: Ph: 011-24653331			
ANNEXURE/अनुसूचक			
Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीच दिशा			
Airport Name/विमानक्षेत्र का नाम	Distance (Meters) from Nearest AAI/निकटतम विमानक्षेत्र से दूरी मीटर में	Bearing(Degree) from Nearest AAI/निकटतम विमानक्षेत्र से बीच दिशा (डिग्री)	
Chailani	36774.93	61.35	
IGI Airport	17895.48	234.18	
Rohini Helipad	28146.72	190.22	
Safdarjung Airport	21843.88	244.15	
Samsi	19202.56	152.57	
NOC ID	PALM/NORTH/B/051122/671285		



**NOC FOR ARAVALI**

प्रेषक:	उपायुक्त, गुरुग्राम।
सेवा में	M/s Airmid Developers Limited & Others, 15 <sup>th</sup> Floor, Two Horizon Center, DLF Phase-V, Golf Course Road, Sector-43, Gurugram
क्रमांक	108 / एमडीओ दिनांक 03/11/2022
विषय-	Setting up a proposed residential group housing colony/commercial colony/mixed land use over an area measuring 28.95 acres in the revenue estate of Village Pawala Khusrupur, Sector-106, Gurugram, Haryana-Aravali NOC.
उपरोक्त विषय के सदर्भ में।	
विषयाधीन मामले में उक्त के सम्बन्ध में नायब तहसीलदार, कादीपुर व उप वन सहायक, गुरुग्राम से रिपोर्ट प्राप्त की गई जो निम्न प्रकार है:-	
नायब तहसीलदार, कादीपुर ने अपने कार्यालय के पत्र क्रमांक 3111/रीडर दिनांक 20.09.2022 के द्वारा रिपोर्ट इस कार्यालय में प्रेषित की है जिसमें लिखा है कि रिपोर्ट पटवारी हल्का से ली गई। रिपोर्ट पटवारी हल्का अनुसार मौजा पवाला खुसरपुर उपतहसील कादीपुर जिला गुरुग्राम की मांगी गई रिपोर्ट बिन्दुवार निम्न प्रकार है:-	
<ol style="list-style-type: none"> <li>1. प्राथमिक पत्र में वर्णित खसरा नम्बरान 18//21-22/2, 19//16/2-19/1-20-21/1-21/2-22/1, 22/2-23-24-25, 20//16-25, 21//5, 22//1/1-1/2/1-1/2/2-2/1/1-2/1/2-2/2-2/3-3-4-5-6 -7-8-9/1-9/2-10-12/1-12/2-13-14-15/1-16/2-18/3-26-27, 23//1 -2-3-9/2-10 उपरोक्त सभी खसरा नम्बरान दिनांक 07.05.1992 के नोटिफिकेशन अनुसार अरावली क्षेत्र से बाहर है।</li> <li>2. उपरोक्त अराजी खसरा नम्बरान दिनांक 07.05.1992 के नोटिफिकेशन के पूर्व व उसके पश्चात मिसल हकियत/चकबन्दी तक कभी भी अराजी मुतनाजा की किस्म गैर मुमकिन पहाड, गैर मुमकिन राह, गैर मुमकिन बीहड, बजड़ बीहड या रुद नहीं रही है।</li> <li>3. उपरोक्त अराजी खसरा नम्बरान दिनांक 07.05.1992 के नोटिफिकेशन से पूर्व अराजी मुतनाजा की किस्म घाही व गैर मुमकिन व पश्चात घाही, बंजर कदीम, बंजर जदीद व गैर मुमकिन है।</li> <li>4. उपरोक्त अराजी मुतनाजा मिसल हकियत/चकबन्दी ता हाल कभी भी शामिल देह/पंथायत देह/नगरपालिका/नगर निगम की मलकियत नहीं रही है।</li> <li>5. उपरोक्त अराजी खसरा नम्बरान अराजी मुतनाजा पर राजस्व रिकार्ड के खाना कीकियत में किसी प्रकार का कोर्ट केस वगैर या स्टे का इन्दाज नहीं है।</li> <li>6. उपरोक्त अराजी खसरा नम्बरान अनुसार राजस्व रिकार्ड SEZ(Special Economical Zone) में नहीं आते है।</li> <li>7. प्राथमिक पत्र में वर्णित खसरा नम्बरान में धारा 4-6 व अर्वाइ बाते राजस्व रिकार्ड के खाना कीकियत में कोई इन्दाज नहीं है।</li> <li>8. उपरोक्त अराजी मुतनाजा खेवट/खाता नं० 39/39 व 572/574 मिन मु०/जिला नम्बरान 18//21(8-0)-22/2(4-0), 19//16/2(4-0)-24(8-0)-25(8-0), 22//5(7-3)-6(8-0)-7(8-0)-15/1(4-0)-27(0-17), 23//1(8-0)-2(8-0)-3(4-7)-9/2(3-9)-10(7-13) जिला 15 रकबा 91 कनाल 9 मरला सालम की बरुवे जमाबन्दी साल 2017-18 व बरुवे ई०नं० 3898 बैय 3863 एकसीम व बदर नं० 1 की रुह से गै० एयरमिड डवलपर्स लि० मालिक है व खेवट/खाता नं० 40/40-42/42-37/37-141/141-189/190 - 498-500, 19//19/1 (5-12)-20(8-0)-21/1(7-16)-21/2(0-4)-22/1(3-8), 22/2(4-0)-23(8-0) 20//16</li> </ol>	





**BR-III BUILDING PLAN APPROVAL**

1

FORM BR-III  
(See Code 4.2 (4))  
Form of Sanction

From  
Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee,  
O/o Director, Town & Country Planning Department,  
Haryana, Nagar Yojna Bhavan,  
Madhya Marg, Sector 18, Chandigarh,  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,  
E-mail: tcpharyana7@gmail.com  
Website www.tcpharyana.gov.in.

To  
Elan Avenue Ltd. and other  
(formerly known as Airmid Developers Ltd.),  
15<sup>th</sup> floor, Two Horizon Center,  
DLF Phase-V, Sector-43,  
Golf Course Road, Gurugram-122002.

Memo No. ZP-1629/PA(DK)/2022/ 32358 Dated 26-10-2022

Subject: Approval of building plans for Group Housing Colony on area measuring 24.10 acres (Licence no. 80 of 2012 dated 17.08.2012) in Sector -106 Gurugram being developed by Elan Avenue Ltd. and others (earlier known as Airmid Developers Ltd.).

Reference your application dated 04.10.2022 for permission to erect the buildings in Group Housing Colony on area measuring 24.10 acres (Licence no. 80 of 2012 dated 17.08.2012) in Sector -106 Gurugram 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 and Haryana Building Code-2017, subject to the following amendments, terms and 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 licenses granted for this scheme.
- The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ Engineer of the scheme.

Further that:-

- The building shall be constructed in accordance to the Structure Design by Structure Engineer and certified by Proof Consultants on prescribed FORM BR-V (A2)
- All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
- No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
- The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.



3. FIRE SAFETY:

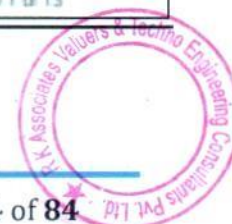
- The colonizer and the Supervising Architect of the project shall be entirely





**ENVIRONMENTAL CLEARANCE NOC FROM SEIAA**

<b>ENVIRONMENTAL CLEARANCE</b>	 <p><b>Government of India</b> <b>Ministry of Environment, Forest and Climate Change</b> <b>(Issued by the State Environment Impact Assessment Authority(SEIAA), HARYANA)</b></p>																	
	<p>To,</p> <p>The Authorized Signatory <b>AIRMD DEVELOPERS LIMITED</b> 01-1001, Wework, Blue One square, Udyog Vihar, Phase-4, Gurugram, Haryana -122016</p>																	
<b>PARIVESH</b> <i>(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)</i>	<p><b>Subject:</b> Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006 regarding</p> <p>Sir/Madam,</p> <p>This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/HR/INFRA2/402402/2022 dated-29 Oct 2022. The particulars of the environmental clearance granted to the project are as below:</p>																	
	<table border="0"> <tr> <td>1. EC Identification No.</td> <td>EC22B000HR161013</td> </tr> <tr> <td>2. File No.</td> <td>SEIAA/HR/2022/243</td> </tr> <tr> <td>3. Project Type</td> <td>New</td> </tr> <tr> <td>4. Category</td> <td>B</td> </tr> <tr> <td>5. Project/Activity including Schedule No.</td> <td>N/A</td> </tr> <tr> <td>6. Name of Project</td> <td>Proposed Residential Group Housing Colony in the Revenue Estate of Village: Pawala Khushpur, Sector-106, Gurgaon Manesar Urban Complex, and Haryana is being developed by Airmd Developers Ltd and Others.</td> </tr> <tr> <td>7. Name of Company/Organization</td> <td>AIRMD DEVELOPERS LIMITED</td> </tr> <tr> <td>8. Location of Project</td> <td>HARYANA</td> </tr> <tr> <td>9. TOR Date</td> <td>N/A</td> </tr> </table> <p>The project details along with terms and conditions are appended herewith from page no 2 onwards.</p> <p style="text-align: right;">(e-signed) Pardeep Kumar, IAS Member Secretary SEIAA - (HARYANA)</p> <p>Date: 05/12/2022</p> <p><i>Note: A valid environmental clearance shall be one that has EC identification number &amp; E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.</i></p> <p><i>This is a computer generated cover page.</i></p>	1. EC Identification No.	EC22B000HR161013	2. File No.	SEIAA/HR/2022/243	3. Project Type	New	4. Category	B	5. Project/Activity including Schedule No.	N/A	6. Name of Project	Proposed Residential Group Housing Colony in the Revenue Estate of Village: Pawala Khushpur, Sector-106, Gurgaon Manesar Urban Complex, and Haryana is being developed by Airmd Developers Ltd and Others.	7. Name of Company/Organization	AIRMD DEVELOPERS LIMITED	8. Location of Project	HARYANA	9. TOR Date
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9. TOR Date	N/A																	
	<p>EC Identification No. - EC22B000HR161013    File No. - SEIAA/HR/2022/243    Date of Issue EC - 05/12/2022    Page 1 of 13</p>																	





- No. S.O.1807 (E), dated the 12th April, 2022. The environment clearance conditions applicable till life span project will continue to apply. In case of violation the action would be taken as per the laid down law of land. Compliance report should be sent to this office till life of the project.
- xix. If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance i.e. 10 years.
- xx. The Project Proponent should intimate to the Authority as well as to the quarter concerned in case of any change in the present communication address.

(Pardeep Kumar, IAS)  
Member Secretary,  
State Level Environment Impact  
Assessment Authority, Haryana, Panchkula.

A copy of the above is forwarded to the following:

1. Director (IA Division), MoEF& CC, Govt. India Paryavaran Bhawan, Zorbagh Road- New Delhi-110003.
2. Chairman, State Environment Impact Assessment Authority, Bay No. 55-58, Prayatan Bhawan, Sector-2, Panchkula, Haryana
3. Chairman, Haryana State Pollution Control Board, C-11, Sector-6, Panchkula.
4. Director, Environment & Climate Change Department, Haryana, SCO 1-3, Sector-17 D, Chandigarh-160017
5. Director General, Town & Country Planning Haryana, Plot No. 3, Sector - 18A, Madhya Marg, Chandigarh- 160018.
6. Regional Office, Ministry of Environment, Forests & Climate Change, Govt. of India, Bay's No. 24-25, Sector 31-A, Dakshin Marg, Chandigarh-160018.
7. Concerned File/ Office Copy

(Pardeep Kumar, IAS)  
Member Secretary,  
State Level Environment Impact  
Assessment Authority, Haryana, Panchkula.

Signature Not Verified  
Digitally signed by S. Pardeep  
Kumar, IAS  
Member Secretary  
Date: 12/5/2022 4:07:43 PM  
Page 13 of 13

EC Identification No. - EC22B006HR161013 File No. - SEIAA/HR/2022/243 Date of Issue EC - 05/12/2022



**NOC FROM FOREST DEPARTMENT**

 <p><b>प्रभागीय वन अधिकारी द्वारा अनुमति पत्र</b> <b>Permission letter by</b> <b>Concerned Divisional Forest Officer</b> <b>हरियाणा सरकार / Government of Haryana</b></p> 	
<p>हरियाणा वन अधिनियम, 1900 (1900 का पंजाब का अधिनियम II) की धारा-4 के अर्धीन प्रमाणित पुत्रि में वृक्षों की कटाई की अनुमति। Permission for felling of trees in areas notified under general section-4 of Haryana Land and Preservation Act, 1900 (Punjab Act II of 1900)</p>	
नाम Name	गौरव खंडेलवाल Gaurav Khandewal
संस्था का नाम Organisation Name	Airma Developers Limited, Marana Developers Limited And Albina Properties Limited
वर्तमान पता Current Address	Residential Group Housing Colony At Village - Pawala Khuzarpur, Tehsil - Kadipur, Sector - 106, Gurugram, Haryana
भूमि स्थान Land Location	KADIPUR, Gurugram (Haryana)
भूमि मापन Land Measurements	24.10(Acre)
खसरा/प्लॉट नंबर Khasra/Plot Number	Rect. No. 18, Killa No. 21/8-01, 22/2/4-01, Rect. No. 18, Killa No. 16/2/4-01, 22/1-01-11, 22/2/4-01, 23/8-01, 24/8-01, 25/8-01, Rect. No. 21, Killa No. 31/5-12, Rect. No. 22, Killa No. 1/7/8-01, 1/2/3/9-12, 1/2/2/1-01, 2/1/1/1-01, 2/1/2/8-10, 2/2/2-01, 2/3/3-01, 3/8-01, 4/8-01, 5/7-01, 6/8-01, 7/8-01, 8/8-01, 9/1/4-01, 9/2/5-12, 10/5-16, 12/1/2-01, 12/2/5-01, 13/8-01, 14/8-01, 15/1/4-01, 18/2/3-01, 18/3/1-01, 27/8-17, Rect. No. 21, Killa No. 11/8-01, 20/8-01, 3/4-01, 9/2/3-01, 18/7-13)
रेंज ऑफिसर का नाम Range Officer Name	Karanvir Malik
Reference No. (SRN): RKRKM-YIN]	
जारी करने की तिथि / Date of Issuance:	23-11-2022
जारी करने का स्थान / Place of Issuance:	Gurgaon
जारी करने वाला अधिकारी / Issuing Authority:	Divisional Forest Officer (Range Tejwal)
	
<p>This is a Digitally Signed Certificate and does not require physical signature. The authenticity of this certificate can be verified from the verification link mentioned below: <a href="https://164-100.137-243/ser/ices/mobileapi/verify/forest/RKRKM-YIN">https://164-100.137-243/ser/ices/mobileapi/verify/forest/RKRKM-YIN</a></p>	

1 of 3



**LICENSE (LC-V)**

18

**FORM LC-V**  
(See Rule 12)  
**HARYANA GOVERNMENT**  
**TOWN AND COUNTRY PLANNING DEPARTMENT**

License No. 80 of 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Airmid Developers Ltd., Mariana Developers & Albina Properties Pvt. Ltd. C/o Airmid Developers Ltd., Plot No. 44B-451, Udyog Vihar, Phase-V, Gurgaon for setting up of RESIDENTIAL GROUP HOUSING COLONY on the land measuring 24.10 acres in the revenue estate of village Pawala Khaurpur, Sector 106, Gurgaon - Manesar Urban Complex.

- The particulars of the land wherein the aforesaid Group Housing Colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
- The License granted is subject to the following conditions:
  - That the Group Housing Colony area is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
  - That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
- That you will construct 24 mtrs wide internal circulation road passing through your site at your own cost and the portion of road shall be transferred free of cost to the Government.
- That the portion of Sector/Master plan road which shall form part of the licensed area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(ii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- That the licensee will not issue any advertisement for sale of flats/office/door area in colony before the approval of layout plan/building plan.
- That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration service. The decision of the competent authority shall be binding in this regard.
- That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2006 of Ministry of Environment & Forest, Government of India and clearance from the PLPA, 1900 before starting the development works of the colony.
- That the developer will use only CFL fittings for internal lighting as well as campus lighting.
- That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in your land for Transformers/Switching Station/Electric Sub-Station as per the norms prescribed by the power utility in the building plan of the project.
- That you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HUDA.
- That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Government notification as applicable.





**RENEWAL OF LC-V**

**Directorate of Town & Country Planning, Haryana**  
Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.  
Phone : 0172-2549349 Email: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)  
Website: <http://tcpharyana.gov.in>

Regd.

To

Airmid Developers Ltd.,  
Indiabulls House, 448-51, Udyog vihar, Phase-V,  
Gurugram.

Memo No. LC-2593/JE(DS)/2022/ 8512 Dated: 29-03-2022

**Subject:** Renewal of license No. 80 of 2012 dated 17.08.2012 granted for setting up of Group Housing Colony over an area measuring 24.10 acres in Sector-106, Gurugram Manesar Urban Complex.


Please refer to your application dated 31.12.2021, 27.01.2022 and 14.02.2022 on the subject cited above.

Your request for renewal of license No. 80 of 2012 dated 17.08.2012 granted for setting up of Group Housing Colony over an area measuring 24.10 acres in Sector-106, Gurugram Manesar Urban Complex has been accepted on account of reason submitted by you that more time is required for construction activities. Hence, the licence is hereby renewed up to 16.08.2024 on the same terms and conditions laid down therein:-

1. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
2. You shall be bound to adhere to the provisions of Section 3(3)(a)(iv) of Act No. 8 of 1975 as amended from time to time regarding construction/transfer of community sites.

3. You shall get the approval of get building plan and start construction at site within 6 months of the renewal.
4. You shall get the Bank Guarantee on account of IDW revalidated one month before its expiry.
5. You shall convey the ultimate power load required of the project to the power utility within 60 days of this renewal.
6. You shall get the licence renewed till final completion of the colony is granted.

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

  
(K. Makrand Pandurang, IAS)  
Director,  
Town & Country Planning  
Haryana Chandigarh  
Dated: 29-03-2022

Endst no: LC-2593/JE(DS)/2022/ 8513-18

- A copy is forwarded to following for information and further necessary action:-
1. Chief Administrator, HSVP, Panchkula.
  2. Chief Engineer, HSVP, Panchkula.
  3. Chief Account officer of this Directorate.
  4. Senior Town Planner, Gurugram.
  5. District Town Planner, Gurugram.
  6. Nodal Officer (website) for updation on website.

  
(S. K. Sehrawat)  
District Town Planner (HQ)  
O/o Director, Town & Country Planning  
Haryana, Chandigarh





**ASSURANCE FOR WATER CONNECTION**



**GURUGRAM METROPOLITAN DEVELOPMENT AUTHORITY**

To

M/s Airmid Developers Limited  
448-451, Udyog Vihar Phase-V,  
Gurugram

Memo No. EE (Proj)/GMDA/2022/ 454

Dated: 01-09-2022

Sub:-

Assurance of water supply for 34 KLD drinking water for labours/ staff during construction phase and 650 KLD water during operation phase for proposed residential group housing colony admeasuring 24.10 acres (Licence No. 80 of 2012 valid upto 16.08.2024) project at village Pawala Khusrupur, Sector-106, Gurugram being developed by Airmid Developers Pvt Ltd & others

Ref:

Your application dated 31.08.2022

With reference to the cited subject, it is intimated that the portable water is available in the area. The water connection can be taken by your firm from the existing master water supply line of this area.

Further after receiving occupation certificate to your said project, new connection can be released after completing the required formalities for its release from GMDA.

Executive Engineer-I  
W/S, Division, GMDA,  
Gurugram





**ASSURANCE FOR STORM WATER CONNECTION**



OFFICE OF THE EXECUTIVE ENGINEER-III, DRAINAGE DIVISION, GMDA, GURUGRAM  
E-mail - xen2infra2.gmda@gov.in

To,

Airmid Developers Ltd  
Indiabulls House, 448-51,  
Udyog Vihar Phase V,  
Gurugram

Memo No. GMDA/Drainage/2022/ 1631

Dated. 09.09.2022

Sub: - Assurance for Storm water connection of Group Housing Colony on the land measuring 24.10 Acres in Sector-106 Gurugram (License No. 80 of 2012 dated 17.08.2012)

Ref :- Your office letter on dated 07.09.2022.

In this regard, it is submitted that the Storm water connection in Master Storm water drainage sector-106, of Group Housing Colony on the land measuring 24.10 Acres in Sector-106 Gurugram being developed by your firm will be accorded after completion of your project and after proper verification of document as per requirement. The Storm water drain connection for your above said project will be accorded after completion of the master Storm water drain network which is under HSVP jurisdiction. After completion of drain by HSVP, GMDA will initiate connection process.

Executive Engineer -III,  
Drainage Division, GMDA  
Gurugram






**DOCUMENT 4: RERA CERTIFICATE**

Registration No. 101 of 2022

FORM RCP (I) (See rule 5 (1))

**HARYANA REAL ESTATE REGULATORY AUTHORITY  
GURUGRAM**

  
**HARERA  
GURUGRAM**

**REGISTRATION NO. 101 of 2022**

RC/REP/HARERA/GGM/626/358/2022/101 Date: 21.11.2022

UNIQUE NO. GENERATED ONLINE RERA-GRG-PROJ-1194 2022

**REGISTRATION CERTIFICATE**  
**REAL ESTATE PROJECT**  
**ELAN THE PRESIDENTIAL**

1. This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project.

**(A) PARTICULARS OF THE PART OF PROJECT REGISTERED**

S.N.	Particulars	Details
(i)	Name of the project	Elan The Presidential
(ii)	Location	Sector 106, Gurugram
(iii)	License no. and validity	80 of 2012 dated 17.08.2012 valid upto 16.08.2024
(iv)	Total licensed area of the project	24.10 acres
(v)	Area of project for registration	12.767 acres
(vi)	Nature of the project	Group Housing Colony
(vii)	Nature of the phase	Group Housing
(viii)	Total FAR area of the project	1,68,551.13 sqm
(ix)	Number of Towers	9 Towers (1, 2, 3, 4, 5, 6, 14, 15, EWS)
(x)	Number of units	Residential - 728, Commercial - 14, EWS- 138

**(B) NAME OF THE PROMOTERS**

S. N.	Particulars	Details
(i)	Promoter holders 1/License	1. M/s Elan Avenue Limited (formerly known as Airmid Developers Pvt. Ltd.) 2. M/s Mariana Developers Ltd. 3. M/s Albina Properties Pvt. Ltd.
(ii)	Promoter Collaborator 2/	M/s Elan Avenue Limited (formerly known as Airmid Developers Pvt. Ltd.)

**(C) PARTICULARS OF THE PROMOTER 2/ DEVELOPER**

Page 1 of 6





**ENCLOSURE 6: CONSULTANT'S REMARKS**

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



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



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

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