

REPORT FORMAT: V-L16 (Project Tie Up format) _V_10.2_2022

CASE NO. VIS(2022-23)-PL539-435-749

DATED: 11/01/2023

PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	RESIDENTIAL BUILDER FLOOR
NAME OF PROJECT	SIGNATURE GLOBAL CITY 37DII

SITUATED AT

REVENUE ESTATE OF VILLAGE GADOLI KALAN, SECTOR- 37D, GURUGRAM,
GURUGRAM, HARYANA

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU Banks

DEVELOPER/ PROMOTER

M/S. ROSE BUILDING SOLUTIONS PVT.LTD.

REPORT PREPARED FOR

BANK OF INDIA, RBC BRANCH, GURUGRAM, HARYANA

*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.*

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PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT
REVENUE ESTATE OF VILLAGE GADOLI KALAN, SECTOR- 37D, GURUGRAM,
HARYANA

Rohit



PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	Bank Of India, RBC Branch, Gurugram, Haryana
Name of Project	Signature Global City 37DII
Work Order No. & Date	Dated:- 23/12/2022

SR. NO.	CONTENTS	DESCRIPTION		
1.	GENERAL DETAILS			
i.	Report prepared for	Bank		
ii.	Name of Developer/ Promoter	M/S. Rose Building Solutions Private Limited.		
iii.	Registered Address of the Developer as per MCA website	1310, 13 th Floor, Dr. Gopal Das Bhawan, 28, Barakhambha Road, New Delhi-110001		
iv.	Type of the Property	Residential Builder Floor		
v.	Type of Report	Project Tie-up Report		
vi.	Report Type	Project Tie-up Report		
vii.	Date of Inspection of the Property	5 January 2023		
viii.	Date of Assessment	11 January 2023		
ix.	Date of Report	11 January 2023		
x.	Property Shown by	Name	Relationship with Owner	Contact Number
		Mr.Kapil Bhati	Employee	+91-9910990517
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	Documents Requested	Documents Provided	Documents Reference No.
		Total 04 Documents requested.	Total 04 Documents provided.	03
		RERA Certificate	RERA Registration Certificate	Registration No. 58 of 2022 Dated 04/07/2022

				And Registration No.93 of 2022 Dated.04/10/2022
		Inventory List	Inventory List	----
		Property Title Document	LCV 111 of 2021	Provided
		NOC's & Approval	NOC's & Approval	Please refer Part- D(Project Approval Details)
xv.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Owner's representative	
		<input 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.1,30,20,00,000 /-	
ii.	Total Expected Realizable/ Fetch Value	Rs. 1,10,67,00,000/-	
iii.	Total Expected Distress/ Forced Sale Value	Rs. 97,65,00,000/-	
iv.	Total No. of Dwelling Units	Main Units	336 (As per approved map)
		No of Plots	84 (As per RERA and Demarcation Plan)
v.	Built up area of the project	38,401.04 sq.mtr (As per approved map)	
vi.	Saleable Area of the Project	41,577.81 sq.mtr (As per Inventory Details)	
vii.	Inventory Cost as on "Date of Assessment"	Rs. 3,13,27,75,467 /- to Rs. 3,35,65,45,143 /-	

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

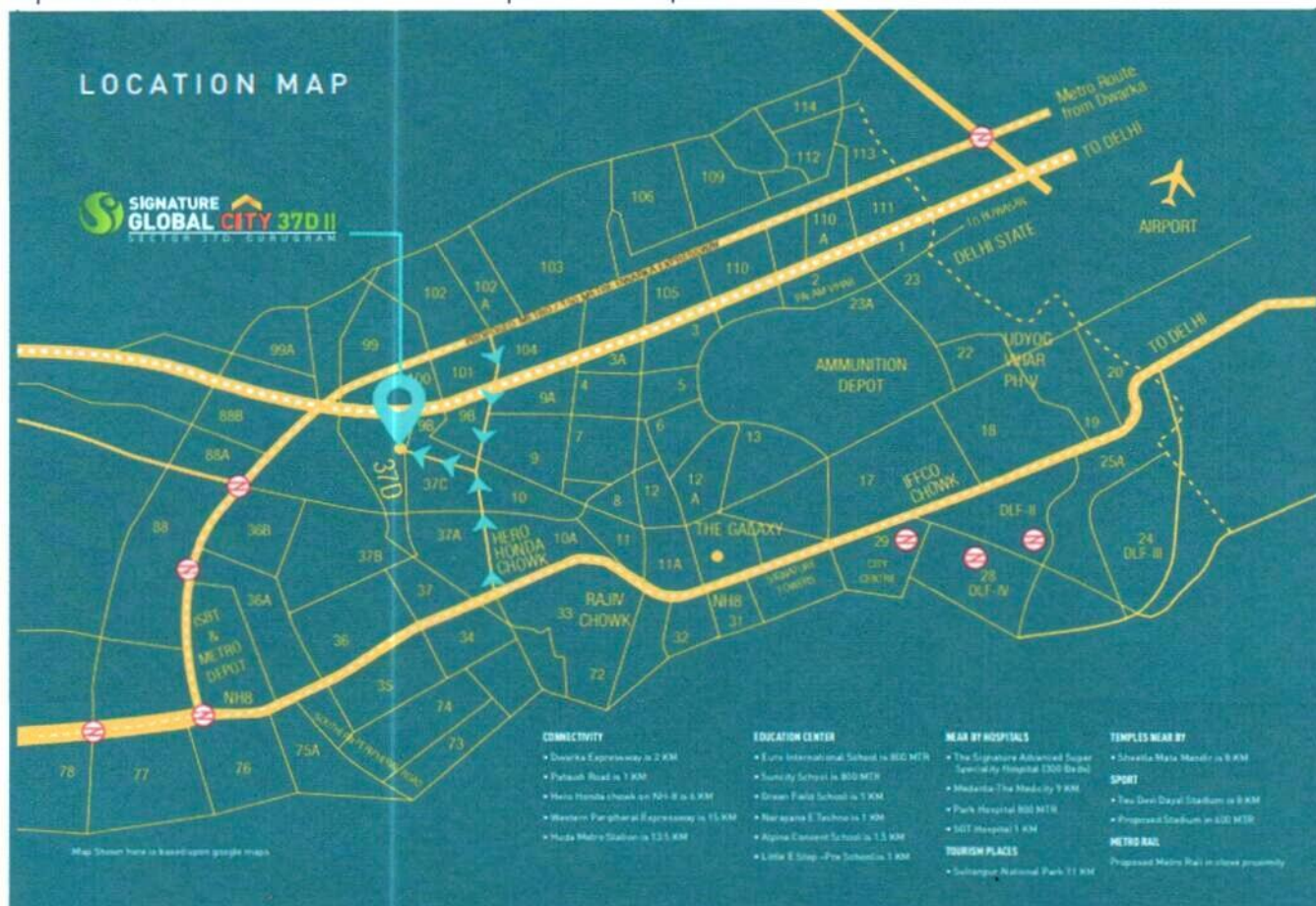


This project tie-up report is prepared for the Group housing Project in the name of "Signature Global City 37DII" being developed by M/s Rose Building Solutions Private Limited at the aforesaid address having total land area admeasuring 5.62 acres/ 22743.33 m² as per the copy of RERA certificate & License provided to us by the bank.

The subject project comprises of a total of 84 Plots. Each plot is Proposed to be developed in the configuration S+4 floors with all the basic and modern amenities. The total no. of units which are proposed in the projects counts to be 336 DU's as per the approved map provided to us. The inventory details we have received from the bank/client is for the 336 Du's. However, the total units as per Rera provided to us is 396 DU's. The details are attached below:

S.no	Rera Registration Date	Rera Registration No.	Rera Unique No.	Total License d Area	Total No. of Dwelling Units
1	04-10-2022	93 of 2022	RERA-GRG-PROJ-1136-2022	5.62 acre	176
2	04-07-2022	58 of 2022	RERA-GRG-PROJ-1061-2022		220
Total					396

In this report we have considered 336 dwelling units as per the approved map provided to us. The status of each Plot observed during site visit and after our subsequent discussion with the company's representative is described in the later part of the report.



The location of the subject project is in a good developed area of Sector-37D, Gurugram. Subject Project is clearly approached from 30 ft. wide approach road and the subject project is located approx. 2 km from Dwarka Expressway and 1 KM from Pataudi road. There are other residential projects under development nearby and some projects are already occupied.

As per the physical progress observed during site visit and our subsequent discussion with the person accompanying us during the visit construction on the plots of the building is not started yet. However, the demarcation of the plot and sewage underground pipe line work is going on.

This project is very well located in developing sector of Gurugram, Haryana which has many land marks in the vicinity like group housing projects, Schools, Hospitals, Malls and Commercial Towers.

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



This is a Project Tie-up report and not a Valuation Report. Standards and norms of Valuation is not

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

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the assessment for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the assessment of the property shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

2. LOCATION CHARACTERISTICS OF THE PROPERTY

i.	Nearby Landmark	Near MDS Public School		
ii.	Name of similar projects available nearby with distance from this property	ILD Green Society, Ramprastha The Edge Tower, The Atrium, Vista Apartment		
iii.	Postal Address of the Project	Revenue Estate Of Village Gadoli Kalan, Sector- 37D, 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°26'27.7"N 76°58'19.8"E		
vi.	Description of adjoining property	Vacant Land		
vii.	Plot No. / Survey No./Sector	Sec 37D		
viii.	Village/ Zone	Village Gadoli Kalan		
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 developing Residential zone	
xiv.	Property location classification	Normal location within locality	None	None
xv.	Property Facing	East Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Pataudi Road	Approx. 80 Feet	
	b) Front Road Name & width	Internal Road	Approx. 30 feet	
	c) Type of Approach Road	Mud surfacing		
	d) Distance from the Main Road	1 KM approximately		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
xviii.	Is the property merged or colluded with any other property	No		





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	Entry /Road
	West	NA	Road
	North	NA	Road/Entry
	South	NA	Open Land

3.	TOWN PLANNING/ ZONING PARAMETERS		
i.	Planning Area/ Zone	DTCP, Haryana, Gurugram	
ii.	Master Plan currently in force	DTCP, Haryana, Gurugram	
iii.	Municipal limits	Municipal Corporation of Gurugram	
iv.	Developmental controls/ Authority	Haryana Urban Development Authority (HUDA)	
v.	Zoning regulations	Residential (Group Housing/Plotted) zone	
vi.	Master Plan provisions related to property in terms of Land use	Group Housing	
vii.	Any conversion of land use done	NA	
viii.	Current activity done in the property	Group Housing Society is under construction.	
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning.	
x.	Any notification on change of zoning regulation	No	
xi.	Street Notification	Residential	
xii.	Status of Completion/ Occupational certificate	Not Applicable at this point of project stage as the project is currently initial construction phase and services works are under progress.	
xiii.	Comment on unauthorized construction if any	Can't comment since construction of the buildings on the plots is not started yet. However, demarcation and sewerage pipe line works is going on.	
xiv.	Comment on Transferability of developmental rights	Freehold property, easily transferrable.	
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential purpose.	
xvi.	Comment of Demolition proceedings if any	NA	
xvii.	Comment on Compounding/ Regularization proceedings	NA	
xviii.	Any information on encroachment	No encroachment observed during site visit.	
xix.	Is the area part of unauthorized area/ colony	No information available	

4.	LEGAL ASPECTS OF THE PROPERTY			
i.	Ownership documents provided	License	Rera Certificate	NA
ii.	Names of the Developer/Promoter	M/S. Rose Building Solutions Pvt. Ltd.		
iii.	Constitution of the Property	Free hold, complete transferable rights		
iv.	Agreement of easement if any	Not required		
v.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain		



vi.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain	
vii.	Heritage restrictions, if any	No	
viii.	Comment on Transferability of the property ownership	Free hold, complete transferable rights	
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us.	NA
x.	Comment on whether the owners of the property have issued any guarantee (<i>personal or corporate</i>) as the case may be	No Information available to us.	NA
xi.	Building Plan sanction:		
	a) Authority approving the plan	Department of Town & Country Planning, Haryana	
	b) Any violation from the approved Building Plan	Can't comment since construction of the buildings is not started yet.	
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property Since the project has already been issued the license for construction of group housing project.	
xiii.	Whether the property SARFAESI complaint	Yes	
xiv.	Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Tax name	No information available to us.
		Receipt number	No information available to us.
		Receipt in the name of	No information available to us.
		Tax amount	No information available to us.
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 to us.	
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	The property is currently possessed by the Owner only.	
xx.	Title verification	Title verification to be done by competent advocate as the same is out of our scope of work.	
xxi.	Details of leases if any	NA.	

5. 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
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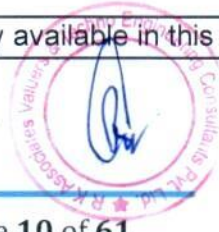



ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
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6. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES					
i.	Drainage arrangements			Yes (Proposed)	
ii.	Water Treatment Plant			Yes (Proposed)	
iii.	Power Supply arrangements	Permanent	Yes (Proposed)		
		Auxiliary	No (Proposed)		
iv.	HVAC system			No	
v.	Security provisions			Yes (Proposed)	
vi.	Lift/ Elevators			Yes (Proposed)	
vii.	Compound wall/ Main Gate			Yes (Proposed)	
viii.	Whether gated society			Yes (Proposed)	
ix.	Car parking facilities			Yes (Proposed)	
x.	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes (Proposed)	Yes (Proposed)	Yes (Proposed)	Yes (Proposed)	Yes (Proposed)

7.	INFRASTRUCTURE AVAILABILITY						
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply			Yes 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.(Proposed)			
	b) Electricity			Yes (Proposed)			
	c) Road and Public Transport connectivity			Yes (Proposed)			
	d) Availability of other public utilities nearby			Transport, Market, Hospital etc. available in close vicinity			
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~800 mtr.	~3.6 KM.	1 km.	~1.3 KM.	~5.6 KM.	~14.8 KM.	~24.3 KM.
iv.	Availability of recreation facilities (parks, open spaces etc.)			Yes ample recreational facilities are available in the vicinity. But recreational facilities are also proposed within the project.			

8. MARKETABILITY ASPECTS OF THE PROPERTY:		
i.	Location attribute of the subject property	Good
ii.	Scarcity	Similar kind of properties are easily available in this area.

iii.	Market condition related to demand and supply of the kind of the subject property in the area	Demand of the subject property is in accordance with the current use/ activity perspective only which is currently carried out in the property.	
iv.	Any New Development in surrounding area	No	No new major development in surrounding area. However few group housing projects are under construction.
v.	Any negativity/ defect/ disadvantages in the property/ location	No	NA
vi.	Any other aspect which has relevance on the value or marketability of the property	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 B construction (Good) (Proposed)	
	b) Appearance/ Condition of structures	Internal - Internal finishing Good (Proposed). External - Good (Proposed)	
	c) Roof	Floors/ Blocks	Type of Roof
		Low rise Building	RCC
		Maximum Floors up to S+ 4	RCC
	d) Floor height	Approx. 9 feet	
	e) Type of flooring	Vitrified / Laminated Wooden Flooring / Ceramic Tile. (Proposed)	
	f) Doors/ Windows	Red Miranti with Paint Window Frame, Aluminium Powder Coated	
	g) Interior Finishing	Good (Proposed),	
	h) Exterior Finishing	Good (Proposed)	
	i) Interior decoration/ Special architectural or decorative feature	N	
	j) Class of electrical fittings	Good (Proposed)	
	k) Class of sanitary & water supply fittings	Good (Proposed)	
iv.	Maintenance issues	Not applicable since construction of the buildings is not started yet.	
v.	Age of building/ Year of construction	Can't comment since construction of the buildings is not started yet.	--
vi.	Total life of the structure/ Remaining life expected	Under construction property	Approx. 60-65 years(Proposed)
vii.	Extent of deterioration in the structure	NA.	
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	None	
x.	System of air conditioning	As per requirement by individual flat owners on their own.(Proposed)	
xi.	Provision of firefighting	Yes (Proposed)	

xii.	Status of Building Plans/ Maps	Can't comment since the property is under construction..	
	a) Is Building as per approved Map	Can't comment since the property is under construction.	
	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	Can't comment since the property is under construction.	
10.	ENVIRONMENTAL FACTORS:		
i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	Can't comment since construction of the buildings is not started yet.	
ii.	Provision of rainwater harvesting	Yes (Proposed)	
iii.	Use of solar heating and lighting systems, etc.	No information available to us.	
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere	
11.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:		
i.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern structure	
12.	PROJECT DETAILS:		
a.	Name of the Developer	M/s. Rose Building Solutions Pvt. Ltd.	
b.	Name of the Project	Signature Global City 37DII	
c.	Total no. of Dwelling units	Total 84 Plots and 336 Dwelling units.	
d.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.	
e.	Name of the Architect	M/s Gian P Mathur and Associates (P) Ltd.	
f.	Architect Market Reputation	Established Architect with years long experience in market and have successfully delivered multiple Projects.	
g.	Proposed completion date of the Project	For phase 1 - 28th February, 2024 (As per RERA Certificate dated 04/07/2022). For phase 2- 28 th February 2026(As per RERA certificate for phase 2 dated 04/10/2022).	
h.	Progress of the Project	Construction of the buildings on the plots is not started yet. However, demarcation and sewage pipe line works are under progress.	
i.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input checked="" type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input checked="" type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area.	

PART C
AREA DESCRIPTION OF THE PROPERTY

1.	Licensed area of the complete project for Phase (1) and (2)		5.62 acres / 22743.33 sq. mtr		
2.	Area of Site for Phase (1) and (2) as per RERA Certificate		4.200 acres/16996.8 sq.mtr For phase 1 1.42 acres/5746.536 sq.mtr For phase 2 Total = 5.62 acres / 22743.33 sq. mtr		
3.	Ground Coverage Area (For 84 Plots)	Permitted	8469.223 sq.mtr		
		Proposed	7664.914 sq.mtr		
	Covered Built-up Area	UNDER FAR		REQUIRED AS PER APPROVED MAP	ACHIEVED STATUS Construction of the buildings on the plots is not started yet. However, demarcation and sewage pipe line works are under progress.
		TOTAL	Proposed	28924.84 sq.mtr / 311344.40 sq.ft.	
			Permitted and Purchasable	29811.70 sq.mtr/ 320890.46 sq.ft	
		UNDER NON-FAR		PROPOSED AS PER APPROVED MAP	ACHIEVED STATUS Construction of the buildings on the plots is not started yet. However, demarcation and sewage pipe line works are under progress.
		Proposed NON-FAR area		9476.19 sq. mtr./ 102000.86 sq.ft	
		Permitted		No information available	
		Total Gross Built Up Area		38401.039 sq. mtr/ 413345.343 sq.ft.	
4.	Open/ Green Area	Minimum Required	0.422 acre/1706.354 sq.mtr		
		Proposed	0.661 acre/2676.750 sq.mtr		
5.	Density	Permitted	240-400 PPA		
		Proposed	268.94 PPA		
6.	Carpet Area		2,71,628.04 sq.ft		
7.	Saleable Area		4,47,539.35 sq.ft		
Total Blocks/ Floors/ Flats					
1.	Approved as per Building Plan		Actually provided		Current Status Construction of the buildings on the plots is not started yet. However, demarcation and sewage pipe line works are under progress.
	S+4		S+4		
2.	Total no. of Flats/ Units	Main Units	336 DU on 84 Residential plots as per approved map		
3.	Type of Flats		Type of Flat	Tower	Built-up Area
			Please refer to the sheet attached above.	Please refer to the sheet attached above.	Please refer to the sheet attached above.
			336		

4.	Number of Car Parking available for main units	Covered Car Parking	At the stilt level of each plot.
5.	Land Area considered	Land Area as per RERA Certificate is 5.62 Acre / 22743.33 sq. mtr.	
6.	Area adopted on the basis of	Land Area Adopted based on RERA Certificate	
7.	Remarks & observations, if any	NA	
8.	Constructed Area considered (As per IS 3861-1966)	Plinth Area	38,401.039 sq. mtr/ 4,13,345.343 sq.ft.
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out due to vastness of the property.	
	Remarks & observations, if any	NA	

PLOT DETAILS - SIGNATURE GLOBAL CITY 37D II, SECTOR-37, GURUGRAM									
S.no	Type of Plot	Total No. of Plots	Plot Size	Permissible Ground coverage	Proposed Ground coverage	Permissible FAR Area	Proposed FAR Area	Built up Area	Non FAR Area
			Sq.mtr	Sq.mtr	Sq.mtr	Sq.mtr	Sq.mtr	Sq.mtr	Sq.mtr
1	A	23	149.741	112.305	104.518	395.315	389.575	523.353	133.778
2	B	55	131.062	98.296	88.028	346.002	334.783	441.064	106.281
3	C	5	106.65	79.988	69.91	281.556	259.32	350.9	91.58
4	M	1	106.65	79.988	69.91	281.556	259.32	350.9	91.58

S.no	Particulars	Permissible/Proposed	Area in sq.mtr
1	Total Plot Area (84 nos. of plots)		11292.35
2	Total Ground Coverage	Permissible	8469.223
		Proposed	7664.914
3	Total FAR	Permissible	29811.69
		Proposed	28929.21
4	Total Non-FAR	Proposed	9471.829
5	Built up Area	Proposed	38401.04

Note:

- Area measurements considered in the report pertaining to Land & Building is adopted from relevant approved documents only.
- 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.
- Drawing Map, design & detailed estimation of the property/ building is out of scope of our services.

PART D

PROJECT APPROVAL DETAILS

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS
1.	Sale Deed	---	Not Available to us
2.	Building Plan Approval Letter	---	Not Available to us
3.	Site Plan	Architects:-Gyan P Mathur and Associates Pvt. Ltd.	Provided
4.	Affidavit cum Declaration	Dated 08 th October, 2020	Not Available to us
5.	Demarcation Plan	Dated 17 th December, 2021	Provided
6.	LCV	LCV No.111 of 2021 Dated 20/12/2021	Provided
7.	RERA Certificate	For Phase 1 Dated 04/07/2022 For Phase 2 Dated 04/10/2022	Approved
8.	CA Certificate	BMGS & Associates FRN NO.026886N Dated 8 th February,2022.	Provided
9.	Infrastructure Development Charges Receipt	---	Not Provided
10.	Zoning Plan	DRG No.DTCP 8148 Dated:01/02/2022	Provided
11.	Environmental Clearance	---	Not Available to us
12.	Fire NOC	---	Not Available to us
13.	Pollution NOC	---	Not Available to us
14.	Forest NOC	---	NA
15.	Assurance letter for Sewerage Connection	---	Not Available to us
16.	Electricity Connection Certificate	---	Not Available to us
17.	Structural Stability Certificate	---	NA

Rahul



PART E

PROCEDURE OF ASSESMENT

1.		GENERAL INFORMATION			
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report	
		5 January 2023	11 December 2022	11 December 2022	
ii.	Client	Bank Of India, RBC Branch, Gurugram, Haryana			
iii.	Intended User	Bank Of India, RBC Branch, Gurugram, Haryana			
iv.	Intended Use	To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.			
v.	Purpose of Report	For Project Tie-up for individual Flat Financing			
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, ascertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.			
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.			
viii.	Manner in which the property is identified	<input checked="" type="checkbox"/>	Done from the name plate displayed on the property		
		<input type="checkbox"/>	Identified by the owner		
		<input checked="" type="checkbox"/>	Identified by the owner's representative		
		<input checked="" type="checkbox"/>	Enquired from local residents/ public		
		<input type="checkbox"/>	Cross checked from the boundaries/ address of the property mentioned in the documents provided to us		
		<input type="checkbox"/>	Identification of the property could not be done properly		
ix.	Type of Survey conducted	<input type="checkbox"/>	Survey was not done		
			Only photographs taken (No sample measurement verification),		
2.		ASSESSMENT FACTORS			
i.	Nature of the Report	Project Tie-up			
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type	
		Real estate	Residential	Group Housing	
		Classification	Residential Asset		
iii.	Basis of Inventory assessment (for Project Tie up Purpose)	Primary Basis	Market Price Assessment & Govt. Guideline Value		
		Secondary Basis	Not Applicable		
iv.	Present market state of the Asset assumed Total No. of Dwelling Units	Under Normal Marketable State			
		Reason: Asset under free market transaction state			
v.	Property Use factor	Current/ Existing Use	Highest & Best Use (in consonance to surrounding	Considered for Assessment	

			use, zoning and statutory norms)		
		Residential	Residential	Residential	Residential
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
vii.	Land Physical Factors	Shape		Size	
		Rectangle		Medium	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Good	On Wide Road	Under construction
		Urban developing	Within developing Residential zone	Not Applicable	
			Within urban developing zone	Not Applicable	
		Property Facing			
		East Facing(Proposed)			
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		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 settlements nearby, etc.)	Urban Developing area			
xi.	Neighbourhood amenities	Good			
xii.	Any New Development in	Some group housing projects are under construction in the vicinity and some			



	surrounding area	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. Comments:													
xviii.	Is independent access available to the property	Clear independent access is available													
xix.	Is property clearly possessable upon sale	Yes													
xx.	Best Sale procedure to realize maximum Value for inventory sale (<i>in respect to Present market state or premise of the Asset as per point (iv) above</i>)	<p align="center">Market Value</p> <p>Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.</p>													
xxi.	Hypothetical Sale transaction method assumed for the inventory cost analysis	<p align="center">Market Value</p> <p>Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.</p>													
xxii.	Approach & Method Used for inventory cost analysis	PROJECT INVENTORY													
		Approach for assessment	Method of assessment												
		Market Approach	Market Comparable Sales Method												
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)													
xxiv.	Market Comparable														
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (<i>from property search sites & local information</i>)	a.	<table border="1"> <tr> <td>Name:</td><td>Miss. Mamta Nand</td></tr> <tr> <td>Contact No.:</td><td>+91 7065048952</td></tr> <tr> <td>Nature of reference:</td><td>Property dealer</td></tr> <tr> <td>Size of the Property:</td><td>1050 sq.ft. (2BHK) , 1470 sq.ft 3BHK</td></tr> <tr> <td>Location:</td><td>Signature Global city 37DII</td></tr> <tr> <td>Rates/ Price informed:</td><td>Rs.7,000 per sq ft- Rs.7,500 per sq.ft on super built up area</td></tr> </table>	Name:	Miss. Mamta Nand	Contact No.:	+91 7065048952	Nature of reference:	Property dealer	Size of the Property:	1050 sq.ft. (2BHK) , 1470 sq.ft 3BHK	Location:	Signature Global city 37DII	Rates/ Price informed:	Rs.7,000 per sq ft- Rs.7,500 per sq.ft on super built up area
Name:	Miss. Mamta Nand														
Contact No.:	+91 7065048952														
Nature of reference:	Property dealer														
Size of the Property:	1050 sq.ft. (2BHK) , 1470 sq.ft 3BHK														
Location:	Signature Global city 37DII														
Rates/ Price informed:	Rs.7,000 per sq ft- Rs.7,500 per sq.ft on super built up area														

		Any other details/ Discussion held:	As per the discussion held with the property consultant asking price for builder floor in the Signature Global 37 D II Independent Residential Floor is Rs., 7,000/- per sq ft– Rs.7,500 per sq.ft on super built up area.	
		b. Name:	Mr.Amit Raj	
		Contact No.:	+91 07065048952	
		Nature of reference:	Property Consultant	
		Size of the Property:	1050 sq.ft. (2BHK) , 1470 sq.ft 3BHK	
		Location:	Signature Global city 37DII	
		Rates/ Price informed:	Rs.7,000 per sq ft– Rs.7,500 per sq.ft on super built up area	
		Any other details/ Discussion held:	As per the discussion held with the property consultant asking price for builder floor in the Signature Global 37 D II Independent Residential Floor is Rs.,7,000/- per sq ft– Rs.7,500 per sq.ft on super built up area. He told me that 2BHK inventory mostly sold out for phase 1 only phase 2 inventories are available.	
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.7,000 to Rs.7,500 per sq. ft on Super Built-Up Area. The saleable condition of the flat is Semi furnished.		
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		
	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.7,000 per sq ft– Rs.7,500 per sq.ft on super built up area		
xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.		

xxxii.

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 Rera website. As per the Rera the total cost of the land admeasuring 5.62 acres amounts to approximately Rs.3215.02 lakhs. Accordingly, the cost of land comes out to approximately Rs.5.73 Crore per acre. Please note that the value of Land may be different here which is not assessed in this report.
- c. Also, since this is a Licensed land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.
- 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. / We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.*
- e. Payment condition during transaction in the Project tie up report has been considered on all cash bases which includes both formal & informal payment components as per market trend.*
- f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.*
- g. This Project tie up report is prepared for the specific unit based on the assumption that complete Group*

Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

xxxiii. **SPECIAL ASSUMPTIONS**

We have assumed all inventory to be unsold.

xxxiv. **LIMITATIONS**

None

3. COST ASSESSMENT OF LAND

Sr. No.	Particulars	Govt. Circle/ Guideline Value	Cost of Land (As per RERA)
a.	Prevailing Rate range	Rs. 2,20,00,000/- per acres. (Agricultural Land)	---
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs. 8,80,00,000/- per acres. (4 Times of Agricultural land)	---
d.	Total Land Area/FAR Area considered (documents vs site survey whichever is less)	5.62 acres / 22743.33 sq. mtr	5.62 acres / 22743.33 sq. mtr
e.	Total Value of land (A)	5.62 acre. x Rs. 8,80,00,000/- per acre	---
		Rs. 49,45,60,000/-	Rs.32,15,02,000 /-

Note:

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

- However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the Rera . As per the Rera the total cost of the land admeasuring 5.62 acres amounts to approximately Rs.3215.02 lakhs. Accordingly, the cost of land comes out to approximately Rs.5.73 Crore per acre. Please note that the value of Land may be different here which is not assessed in this report.
- Also, since this is a Licensed land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.

4. COST ASSESSMENT OF BUILDING CONSTRUCTION

Particulars	EXPECTED BUILDING CONSTRUCTION VALUE		
	FAR		NON-FAR
	Rate range		Rate range
Building Construction Value	Rate range		Rs. 2,200/- to 2,400/- per sq. ft.
	Rate adopted		Rs. 1,400/- to 1,800/- per sq. ft.
	Covered Area		Rs. 2,100/- per sq. ft.
	Pricing Calculation		28924.84 sq.mtr / 311344.40 sq.ft.
	Total Value		9476.19 Sq. mtr. (102000.86 sq. ft.)
	Rs.2,100/- per Sq. ft. X 311344.40 sq. ft		102000.86 sq. ft. X Rs. 1,600/- per sq. ft.
	Rs. 65,38,23,240/-		Rs. 16,32,01,376/-

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)/ Architecturally designed	
d.	Expected Building Construction Value (B)	Rs. 81,70,24,616/-	
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. 9% of building construction cost	Rs. 7,35,32,215/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, , Firefighting etc.)	Approx. 8% of building construction cost	Rs. 6,53,61,969/-
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. 2,45,10,738/-
e.	Expected Construction Value (C)	NA	Rs. 16,34,04,922/-
6.	MARKET/ SALABLE AMOUNT OF THE FLATS		
a.	Total No. of DU	336 DU on 84 Plots	
b.	Total No. of EWS Units	NIL	
c.	Total Proposed Salable Area for flats	41577.81sq.mtr/447539.35 sq.ft (As per inventory details provided by the client/bank.)	
	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	No information available.	
d.	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.7,000 per sq ft– Rs.7,500 per sq.ft on super built up area	
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	----	
e.	Remarks	<ul style="list-style-type: none">The value of the Flats is varying from floor to floor and direction to direction as per information gathered from the public domain & dealers of that area, and it is found that flat rates vary from Rs. 7,000/- Rs. 7,500/- per sq. ft. per sq. ft. on Super area and the same seems to be reasonable in our view.	

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

S.NO	Project	Type	Unit no	Floor	Unit Type	Carpet Area/Unit (sqft.)	Super Builtup area/Saleable Area/Unit (sqft.)	Minimum Rate @Rs.7000/- per sq.ft on Super Built-up area	Maximum Rate @Rs.7500/- per sq.ft on Super Built-up area
1	SG City 37D2	A	37D2-J-A1-1F	1F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
2	SG City 37D2	A	37D2-J-A1-2F	2F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
3	SG City 37D2	A	37D2-J-A1-3F	3F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
4	SG City 37D2	A	37D2-J-A1-4F	4F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
5	SG City 37D2	A	37D2-J-A2-1F	1F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
6	SG City 37D2	A	37D2-J-A2-2F	2F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
7	SG City 37D2	A	37D2-J-A2-3F	3F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
8	SG City 37D2	A	37D2-J-A2-4F	4F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
9	SG City 37D2	A	37D2-J-A3-1F	1F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
10	SG City 37D2	A	37D2-J-A3-2F	2F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
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14	SG City 37D2	A	37D2-J-A4-2F	2F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
15	SG City 37D2	A	37D2-J-A4-3F	3F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
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17	SG City 37D2	A	37D2-J-A5-1F	1F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
18	SG City 37D2	A	37D2-J-A5-2F	2F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
19	SG City 37D2	A	37D2-J-A5-3F	3F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973



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21	SG City 37D2	A	37D2-J-A6-1F	1F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
22	SG City 37D2	A	37D2-J-A6-2F	2F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
23	SG City 37D2	A	37D2-J-A6-3F	3F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
24	SG City 37D2	A	37D2-J-A6-4F	4F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
25	SG City 37D2	A	37D2-J-A7-1F	1F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
26	SG City 37D2	A	37D2-J-A7-2F	2F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
27	SG City 37D2	A	37D2-J-A7-3F	3F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
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29	SG City 37D2	A	37D2-J-A8-1F	1F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
30	SG City 37D2	A	37D2-J-A8-2F	2F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
31	SG City 37D2	A	37D2-J-A8-3F	3F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
32	SG City 37D2	A	37D2-J-A8-4F	4F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
33	SG City 37D2	A	37D2-J-A9-1F	1F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
34	SG City 37D2	A	37D2-J-A9-2F	2F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
35	SG City 37D2	A	37D2-J-A9-3F	3F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
36	SG City 37D2	A	37D2-J-A9-4F	4F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
37	SG City 37D2	A	37D2-J-A10- 1F	1F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
38	SG City 37D2	A	37D2-J-A10- 2F	2F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
39	SG City 37D2	A	37D2-J-A10- 3F	3F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
40	SG City 37D2	A	37D2-J-A10- 4F	4F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
41	SG City 37D2	A	37D2-J-A11- 1F	1F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
42	SG City 37D2	A	37D2-J-A11- 2F	2F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
43	SG City 37D2	A	37D2-J-A11- 3F	3F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
44	SG City 37D2	A	37D2-J-A11- 4F	4F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
45	SG City 37D2	A	37D2-J-A12- 1F	1F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973

46	SG City 37D2	A	37D2-J-A12- 2F	2F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
47	SG City 37D2	A	37D2-J-A12- 3F	3F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
48	SG City 37D2	A	37D2-J-A12- 4F	4F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
49	SG City 37D2	A	37D2-T-A13- 1F	1F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
50	SG City 37D2	A	37D2-T-A13- 2F	2F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
51	SG City 37D2	A	37D2-T-A13- 3F	3F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
52	SG City 37D2	A	37D2-T-A13- 4F	4F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
53	SG City 37D2	A	37D2-T-A14- 1F	1F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
54	SG City 37D2	A	37D2-T-A14- 2F	2F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
55	SG City 37D2	A	37D2-T-A14- 3F	3F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
56	SG City 37D2	A	37D2-T-A14- 4F	4F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
57	SG City 37D2	A	37D2-T-A15- 1F	1F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
58	SG City 37D2	A	37D2-T-A15- 2F	2F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
59	SG City 37D2	A	37D2-T-A15- 3F	3F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
60	SG City 37D2	A	37D2-T-A15- 4F	4F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
61	SG City 37D2	A	37D2-T-A16- 1F	1F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
62	SG City 37D2	A	37D2-T-A16- 2F	2F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
63	SG City 37D2	A	37D2-T-A16- 3F	3F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
64	SG City 37D2	A	37D2-T-A16- 4F	4F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
65	SG City 37D2	A	37D2-T-A17- 1F	1F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
66	SG City 37D2	A	37D2-T-A17- 2F	2F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
67	SG City 37D2	A	37D2-T-A17- 3F	3F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
68	SG City 37D2	A	37D2-T-A17- 4F	4F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
69	SG City 37D2	A	37D2-T-A18- 1F	1F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
70	SG City 37D2	A	37D2-T-A18- 2F	2F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
71	SG City 37D2	A	37D2-T-A18- 3F	3F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973

72	SG City 37D2	A	37D2-T-A18- 4F	4F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
73	SG City 37D2	A	37D2-T-A19- 1F	1F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
74	SG City 37D2	A	37D2-T-A19- 2F	2F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
75	SG City 37D2	A	37D2-T-A19- 3F	3F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
76	SG City 37D2	A	37D2-T-A19- 4F	4F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
77	SG City 37D2	A	37D2-T-A20- 1F	1F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
78	SG City 37D2	A	37D2-T-A20- 2F	2F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
79	SG City 37D2	A	37D2-T-A20- 3F	3F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
80	SG City 37D2	A	37D2-T-A20- 4F	4F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
81	SG City 37D2	A	37D2-T-A21- 1F	1F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
82	SG City 37D2	A	37D2-T-A21- 2F	2F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
83	SG City 37D2	A	37D2-T-A21- 3F	3F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
84	SG City 37D2	A	37D2-T-A21- 4F	4F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
85	SG City 37D2	A	37D2-T-A22- 1F	1F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
86	SG City 37D2	A	37D2-T-A22- 2F	2F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
87	SG City 37D2	A	37D2-T-A22- 3F	3F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
88	SG City 37D2	A	37D2-T-A22- 4F	4F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
89	SG City 37D2	A	37D2-T-A23- 1F	1F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
90	SG City 37D2	A	37D2-T-A23- 2F	2F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
91	SG City 37D2	A	37D2-T-A23- 3F	3F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
92	SG City 37D2	A	37D2-T-A23- 4F	4F	3 BHK + 3T+PUJA	949.923	1469.996	10,289,975	11,024,973
93	SG City 37D2	B	37D2-T-B18- 1F	1F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
94	SG City 37D2	B	37D2-T-B18- 2F	2F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
95	SG City 37D2	B	37D2-T-B18- 3F	3F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
96	SG City 37D2	B	37D2-T-B18- 4F	4F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
97	SG City 37D2	B	37D2-T-B19- 1F	1F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463

98	SG City 37D2	B	37D2-T-B19- 2F	2F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
99	SG City 37D2	B	37D2-T-B19- 3F	3F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
100	SG City 37D2	B	37D2-T-B19- 4F	4F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
101	SG City 37D2	B	37D2-T-B20- 1F	1F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
102	SG City 37D2	B	37D2-T-B20- 2F	2F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
103	SG City 37D2	B	37D2-T-B20- 3F	3F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
104	SG City 37D2	B	37D2-T-B20- 4F	4F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
105	SG City 37D2	B	37D2-T-B21- 1F	1F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
106	SG City 37D2	B	37D2-T-B21- 2F	2F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
107	SG City 37D2	B	37D2-T-B21- 3F	3F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
108	SG City 37D2	B	37D2-T-B21- 4F	4F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
109	SG City 37D2	B	37D2-T-B22- 1F	1F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
110	SG City 37D2	B	37D2-T-B22- 2F	2F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
111	SG City 37D2	B	37D2-T-B22- 3F	3F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
112	SG City 37D2	B	37D2-T-B22- 4F	4F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
113	SG City 37D2	B	37D2-T-B23- 1F	1F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
114	SG City 37D2	B	37D2-T-B23- 2F	2F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
115	SG City 37D2	B	37D2-T-B23- 3F	3F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
116	SG City 37D2	B	37D2-T-B23- 4F	4F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
117	SG City 37D2	B	37D2-L-B30- 1F	1F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
118	SG City 37D2	B	37D2-L-B30- 2F	2F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
119	SG City 37D2	B	37D2-L-B30- 3F	3F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
120	SG City 37D2	B	37D2-L-B30- 4F	4F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
121	SG City 37D2	B	37D2-L-B31- 1F	1F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
122	SG City 37D2	B	37D2-L-B31- 2F	2F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
123	SG City 37D2	B	37D2-L-B31- 3F	3F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463

124	SG City 37D2	B	37D2-L-B31- 4F	4F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
125	SG City 37D2	B	37D2-L-B32- 1F	1F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
126	SG City 37D2	B	37D2-L-B32- 2F	2F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
127	SG City 37D2	B	37D2-L-B32- 3F	3F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
128	SG City 37D2	B	37D2-L-B32- 4F	4F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
129	SG City 37D2	B	37D2-L-B33- 1F	1F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
130	SG City 37D2	B	37D2-L-B33- 2F	2F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
131	SG City 37D2	B	37D2-L-B33- 3F	3F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
132	SG City 37D2	B	37D2-L-B33- 4F	4F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
133	SG City 37D2	B	37D2-L-B34- 1F	1F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
134	SG City 37D2	B	37D2-L-B34- 2F	2F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
135	SG City 37D2	B	37D2-L-B34- 3F	3F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
136	SG City 37D2	B	37D2-L-B34- 4F	4F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
137	SG City 37D2	B	37D2-L-B35- 1F	1F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
138	SG City 37D2	B	37D2-L-B35- 2F	2F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
139	SG City 37D2	B	37D2-L-B35- 3F	3F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
140	SG City 37D2	B	37D2-L-B35- 4F	4F	3 BHK + 3T	773.684	1304.995	9,134,965	9,787,463
141	SG City 37D2	C	37D2-J-C1-1F	1F	2 BHK + 2T	584.388	1049.996	7,349,971	7,874,969
142	SG City 37D2	C	37D2-J-C1-2F	2F	2 BHK + 2T	584.388	1049.996	7,349,971	7,874,969
143	SG City 37D2	C	37D2-J-C1-3F	3F	2 BHK + 2T	584.388	1049.996	7,349,971	7,874,969
144	SG City 37D2	C	37D2-J-C1-4F	4F	2 BHK + 2T	584.388	1049.996	7,349,971	7,874,969
145	SG City 37D2	C	37D2-J-C2-1F	1F	2 BHK + 2T	584.388	1049.996	7,349,971	7,874,969
146	SG City 37D2	C	37D2-J-C2-2F	2F	2 BHK + 2T	584.388	1049.996	7,349,971	7,874,969
147	SG City 37D2	C	37D2-J-C2-3F	3F	2 BHK + 2T	584.388	1049.996	7,349,971	7,874,969
148	SG City 37D2	C	37D2-J-C2-4F	4F	2 BHK + 2T	584.388	1049.996	7,349,971	7,874,969
149	SG City 37D2	C	37D2-J-C3-1F	1F	2 BHK + 2T	584.388	1049.996	7,349,971	7,874,969

150	SG City 37D2	C	37D2-J-C3-2F	2F	2 BHK + 2T	584.388	1049.996	7,349,971	7,874,969
151	SG City 37D2	C	37D2-J-C3-3F	3F	2 BHK + 2T	584.388	1049.996	7,349,971	7,874,969
152	SG City 37D2	C	37D2-J-C3-4F	4F	2 BHK + 2T	584.388	1049.996	7,349,971	7,874,969
153	SG City 37D2	C	37D2-J-C4-1F	1F	2 BHK + 2T	584.388	1049.996	7,349,971	7,874,969
154	SG City 37D2	C	37D2-J-C4-2F	2F	2 BHK + 2T	584.388	1049.996	7,349,971	7,874,969
155	SG City 37D2	C	37D2-J-C4-3F	3F	2 BHK + 2T	584.388	1049.996	7,349,971	7,874,969
156	SG City 37D2	C	37D2-J-C4-4F	4F	2 BHK + 2T	584.388	1049.996	7,349,971	7,874,969
157	SG City 37D2	C	37D2-J-C5-1F	1F	2 BHK + 2T	584.388	1049.996	7,349,971	7,874,969
158	SG City 37D2	C	37D2-J-C5-2F	2F	2 BHK + 2T	584.388	1049.996	7,349,971	7,874,969
159	SG City 37D2	C	37D2-J-C5-3F	3F	2 BHK + 2T	584.388	1049.996	7,349,971	7,874,969
160	SG City 37D2	C	37D2-J-C5-4F	4F	2 BHK + 2T	584.388	1049.996	7,349,971	7,874,969
161	SG City 37D2	B	37D2-L-B37- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
162	SG City 37D2	B	37D2-L-B38- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
163	SG City 37D2	B	37D2-L-B38- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
164	SG City 37D2	B	37D2-L-B38- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
165	SG City 37D2	B	37D2-L-B38- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
166	SG City 37D2	B	37D2-L-B39- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
167	SG City 37D2	B	37D2-L-B39- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
168	SG City 37D2	B	37D2-L-B39- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
169	SG City 37D2	B	37D2-L-B39- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
170	SG City 37D2	B	37D2-L-B40- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
171	SG City 37D2	B	37D2-L-B40- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
172	SG City 37D2	B	37D2-L-B40- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
173	SG City 37D2	B	37D2-L-B40- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
174	SG City 37D2	B	37D2-L-B41- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
175	SG City 37D2	B	37D2-L-B41- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500

176	SG City 37D2	B	37D2-L-B41- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
177	SG City 37D2	B	37D2-L-B41- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
178	SG City 37D2	B	37D2-L-B42- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
179	SG City 37D2	B	37D2-L-B42- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
180	SG City 37D2	B	37D2-L-B42- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
181	SG City 37D2	B	37D2-L-B42- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
182	SG City 37D2	B	37D2-L-B43- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
183	SG City 37D2	B	37D2-L-B43- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
184	SG City 37D2	B	37D2-L-B43- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
185	SG City 37D2	B	37D2-L-B43- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
186	SG City 37D2	B	37D2-L-B44- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
187	SG City 37D2	B	37D2-L-B44- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
188	SG City 37D2	B	37D2-L-B44- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
189	SG City 37D2	B	37D2-L-B44- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
190	SG City 37D2	B	37D2-L-B45- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
191	SG City 37D2	B	37D2-L-B45- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
192	SG City 37D2	B	37D2-L-B45- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
193	SG City 37D2	B	37D2-L-B45- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
194	SG City 37D2	B	37D2-L-B46- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
195	SG City 37D2	B	37D2-L-B46- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
196	SG City 37D2	B	37D2-L-B46- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
197	SG City 37D2	B	37D2-L-B46- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
198	SG City 37D2	B	37D2-L-B47- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
199	SG City 37D2	B	37D2-L-B47- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
200	SG City 37D2	B	37D2-L-B47- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
201	SG City 37D2	B	37D2-L-B47- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500

202	SG City 37D2	B	37D2-L-B48- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
203	SG City 37D2	B	37D2-L-B48- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
204	SG City 37D2	B	37D2-L-B48- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
205	SG City 37D2	B	37D2-L-B48- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
206	SG City 37D2	B	37D2-L-B49- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
207	SG City 37D2	B	37D2-L-B49- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
208	SG City 37D2	B	37D2-L-B49- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
209	SG City 37D2	B	37D2-L-B49- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
210	SG City 37D2	B	37D2-L-B50- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
211	SG City 37D2	B	37D2-L-B50- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
212	SG City 37D2	B	37D2-L-B50- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
213	SG City 37D2	B	37D2-L-B50- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
214	SG City 37D2	B	37D2-L-B51- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
215	SG City 37D2	B	37D2-L-B51- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
216	SG City 37D2	B	37D2-L-B51- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
217	SG City 37D2	B	37D2-L-B51- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
218	SG City 37D2	B	37D2-L-B52- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
219	SG City 37D2	B	37D2-L-B52- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
220	SG City 37D2	B	37D2-L-B52- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
221	SG City 37D2	B	37D2-L-B52- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
222	SG City 37D2	B	37D2-L-B53- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
223	SG City 37D2	B	37D2-L-B53- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
224	SG City 37D2	B	37D2-L-B53- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
225	SG City 37D2	B	37D2-L-B53- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
226	SG City 37D2	B	37D2-L-B54- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
227	SG City 37D2	B	37D2-L-B54- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500

228	SG City 37D2	B	37D2-L-B54- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
229	SG City 37D2	B	37D2-L-B54- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
230	SG City 37D2	B	37D2-L-B55- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
231	SG City 37D2	B	37D2-L-B55- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
232	SG City 37D2	B	37D2-L-B55- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
233	SG City 37D2	B	37D2-L-B55- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
234	SG City 37D2	M	37D2-L-M1- 1F	1F	2 BHK + 2T	584.39	1,050	7,350,000	7,875,000
235	SG City 37D2	M	37D2-L-M1- 2F	2F	2 BHK + 2T	584.39	1,050	7,350,000	7,875,000
236	SG City 37D2	M	37D2-L-M1- 3F	3F	2 BHK + 2T	584.39	1,050	7,350,000	7,875,000
237	SG City 37D2	M	37D2-L-M1- 4F	4F	2 BHK + 2T	584.39	1,050	7,350,000	7,875,000
238	SG City 37D2	B	37D2-T-B24- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
239	SG City 37D2	B	37D2-T-B24- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
240	SG City 37D2	B	37D2-T-B24- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
241	SG City 37D2	B	37D2-T-B24- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
242	SG City 37D2	B	37D2-T-B25- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
243	SG City 37D2	B	37D2-T-B25- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
244	SG City 37D2	B	37D2-T-B25- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
245	SG City 37D2	B	37D2-T-B25- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
246	SG City 37D2	B	37D2-T-B26- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
247	SG City 37D2	B	37D2-T-B26- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
248	SG City 37D2	B	37D2-T-B26- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
249	SG City 37D2	B	37D2-T-B26- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
250	SG City 37D2	B	37D2-T-B27- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
251	SG City 37D2	B	37D2-T-B27- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
252	SG City 37D2	B	37D2-T-B27- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
253	SG City 37D2	B	37D2-T-B27- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500

254	SG City 37D2	B	37D2-T-B28- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
255	SG City 37D2	B	37D2-T-B28- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
256	SG City 37D2	B	37D2-T-B28- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
257	SG City 37D2	B	37D2-T-B28- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
258	SG City 37D2	B	37D2-T-B29- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
259	SG City 37D2	B	37D2-T-B29- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
260	SG City 37D2	B	37D2-T-B29- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
261	SG City 37D2	B	37D2-T-B29- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
262	SG City 37D2	B	37D2-J-B10- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
263	SG City 37D2	B	37D2-J-B10- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
264	SG City 37D2	B	37D2-J-B10- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
265	SG City 37D2	B	37D2-J-B10- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
266	SG City 37D2	B	37D2-J-B11- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
267	SG City 37D2	B	37D2-J-B11- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
268	SG City 37D2	B	37D2-J-B11- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
269	SG City 37D2	B	37D2-J-B11- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
270	SG City 37D2	B	37D2-J-B1-1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
271	SG City 37D2	B	37D2-J-B12- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
272	SG City 37D2	B	37D2-J-B12- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
273	SG City 37D2	B	37D2-J-B12- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
274	SG City 37D2	B	37D2-J-B12- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
275	SG City 37D2	B	37D2-J-B1-2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
276	SG City 37D2	B	37D2-J-B13- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
277	SG City 37D2	B	37D2-J-B13- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
278	SG City 37D2	B	37D2-J-B13- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
279	SG City 37D2	B	37D2-J-B13- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500

280	SG City 37D2	B	37D2-J-B1-3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
281	SG City 37D2	B	37D2-J-B14- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
282	SG City 37D2	B	37D2-J-B14- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
283	SG City 37D2	B	37D2-J-B14- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
284	SG City 37D2	B	37D2-J-B14- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
285	SG City 37D2	B	37D2-J-B1-4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
286	SG City 37D2	B	37D2-J-B15- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
287	SG City 37D2	B	37D2-J-B15- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
288	SG City 37D2	B	37D2-J-B15- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
289	SG City 37D2	B	37D2-J-B15- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
290	SG City 37D2	B	37D2-J-B16- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
291	SG City 37D2	B	37D2-J-B16- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
292	SG City 37D2	B	37D2-J-B16- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
293	SG City 37D2	B	37D2-J-B16- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
294	SG City 37D2	B	37D2-J-B17- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
295	SG City 37D2	B	37D2-J-B17- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
296	SG City 37D2	B	37D2-J-B17- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
297	SG City 37D2	B	37D2-J-B17- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
298	SG City 37D2	B	37D2-J-B4-2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
299	SG City 37D2	B	37D2-J-B4-3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
300	SG City 37D2	B	37D2-J-B4-4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
301	SG City 37D2	B	37D2-J-B5-1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
302	SG City 37D2	B	37D2-J-B5-2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
303	SG City 37D2	B	37D2-J-B5-3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
304	SG City 37D2	B	37D2-J-B5-4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
305	SG City 37D2	B	37D2-J-B6-1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500

306	SG City 37D2	B	37D2-J-B6-2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
307	SG City 37D2	B	37D2-J-B6-3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
308	SG City 37D2	B	37D2-J-B6-4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
309	SG City 37D2	B	37D2-J-B7-1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
310	SG City 37D2	B	37D2-J-B7-2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
311	SG City 37D2	B	37D2-J-B7-3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
312	SG City 37D2	B	37D2-J-B7-4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
313	SG City 37D2	B	37D2-J-B2-1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
314	SG City 37D2	B	37D2-J-B2-2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
315	SG City 37D2	B	37D2-J-B2-3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
316	SG City 37D2	B	37D2-J-B2-4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
317	SG City 37D2	B	37D2-J-B3-1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
318	SG City 37D2	B	37D2-J-B3-2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
319	SG City 37D2	B	37D2-J-B3-3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
320	SG City 37D2	B	37D2-J-B3-4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
321	SG City 37D2	B	37D2-J-B4-1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
322	SG City 37D2	B	37D2-J-B8-1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
323	SG City 37D2	B	37D2-J-B8-2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
324	SG City 37D2	B	37D2-J-B8-3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
325	SG City 37D2	B	37D2-J-B8-4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
326	SG City 37D2	B	37D2-J-B9-1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
327	SG City 37D2	B	37D2-J-B9-2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
328	SG City 37D2	B	37D2-J-B9-3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
329	SG City 37D2	B	37D2-J-B9-4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
330	SG City 37D2	B	37D2-L-B36- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
331	SG City 37D2	B	37D2-L-B36- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500

332	SG City 37D2	B	37D2-L-B36- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
333	SG City 37D2	B	37D2-L-B36- 4F	4F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
334	SG City 37D2	B	37D2-L-B37- 1F	1F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
335	SG City 37D2	B	37D2-L-B37- 2F	2F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500
336	SG City 37D2	B	37D2-L-B37- 3F	3F	3 BHK + 3T	773.68	1,305	9,135,000	9,787,500

7.	CONSOLIDATED COST ASSESSMENT OF THE ASSET		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs. 49,45,60,000/-	Rs.32,15,02,000/- (As per RERA)
b.	Structure Construction Value (B)	NA	Rs. 81,70,24,616/-
c.	Additional Aesthetic Works Value (C)	NA	Rs. 16,34,04,922/-
d.	Total Add (A+B+C)	Rs. 49,45,60,000/-	Rs.1,30,19,31,538 /-
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. 49,45,60,000/- (Only Land)	Rs.1,30,19,31,538 /-
h.	Rounded Off	Rs. 49,46,00,000/-	Rs.1,30,20,00,000 /-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees One Hundred Thirty Crore and Twenty Lakh Only/-
j.	Expected Realizable Value (@ ~15% less)	---	Rs. 1,10,67,00,000/-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 97,65,00,000/-
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 Licensed land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.
- f. This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.
- g. This Project Tie-up is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.
- h. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.
- i. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- j. The pricing assessment of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- k. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- l. This report is prepared following our Standard Operating Procedures & Best Practices and will be

subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.

- m. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

o. **IMPORTANT KEY DEFINITIONS**

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

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

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

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

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

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

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

Realizable Value is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the

prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.

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

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

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

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

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

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

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

p. **Enclosures with the Report:**

- Enclosure I: Screenshot of the price trend references of the similar related properties available on public domain -
- Enclosure II: Google Map Location
- Enclosure III: Photographs of the property
- Enclosure IV: Copy of Circle Guideline
- 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. We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors, assessment or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point mentioned in the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

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



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

IF REPORT IS USED FOR BANK/ FIs



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

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

**Terms of Services & Consultant's Important Remarks are available at
www.rkassociates.org for reference.**

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Harshit Mayank	Rahul Gupta	Rajani Gupta
		



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



Signature Global City 37D  

By SIGNATURE GLOBAL BUILDERS PVT. LTD.
Sector-37D, Dwarka Expressway, Gurgaon

₹95.44 L - 1.09 Cr | ₹6.98 K/sq.ft
EMI starts at ₹47.38 K
All Inclusive

[Contact Sellers](#)

Project Images  

Project Images
+
28 more

■ square yards		
Gurgaon	Buy	Rent
Projects	Agents	Property Mgmt
More Services	Resources	Data Intelligence
Overview	Price List	Floor Plans
Resale Listings	Data Intelligence	Brochure
Video	Amenities	
Signature Global City 37D		
Unit Type	Area	New Home Price*
2 BHK 990 Sq. Ft. Ind Floor	990 Sq. Ft. (Saleable)	₹ 69.07 Lac
2 BHK 1060 Sq. Ft. Ind Floor	1060 Sq. Ft. (Saleable)	₹ 82.00 Lac
3 BHK 1250 Sq. Ft. Ind Floor	1250 Sq. Ft. (Saleable)	₹ 87.20 Lac
3 BHK 1440 Sq. Ft. Ind Floor	1440 Sq. Ft. (Saleable)	₹ 1.00 Cr
3 BHK 1535 Sq. Ft. Ind Floor	1535 Sq. Ft. (Saleable)	₹ 1.20 Cr
178 Sq. Ft. Retail Shop	178 Sq. Ft. (Saleable)	₹ 24.79 Lac

Rahy





Signature Global City 37D ♥

by Signature Global Builders

📍 Sector 37D, Gurgaon (show on map)



Download Brochures

3 BHK
Apartment

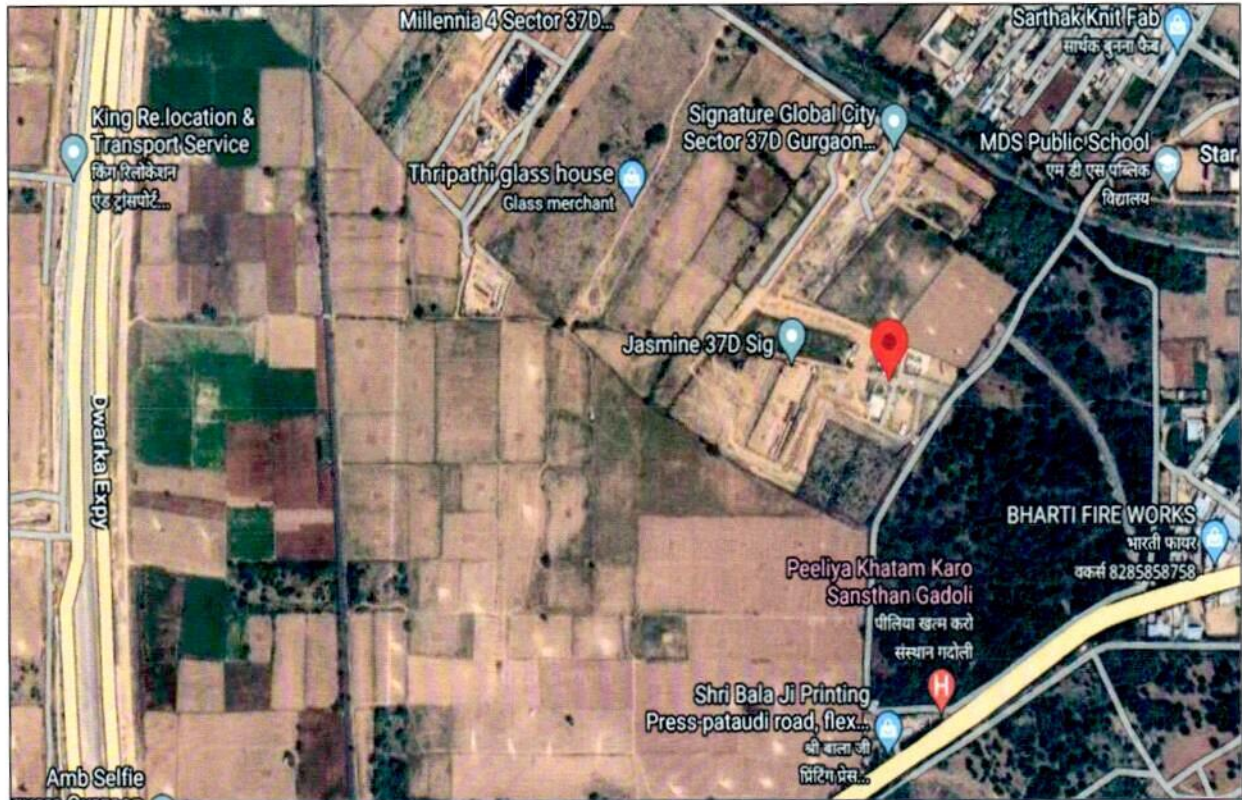
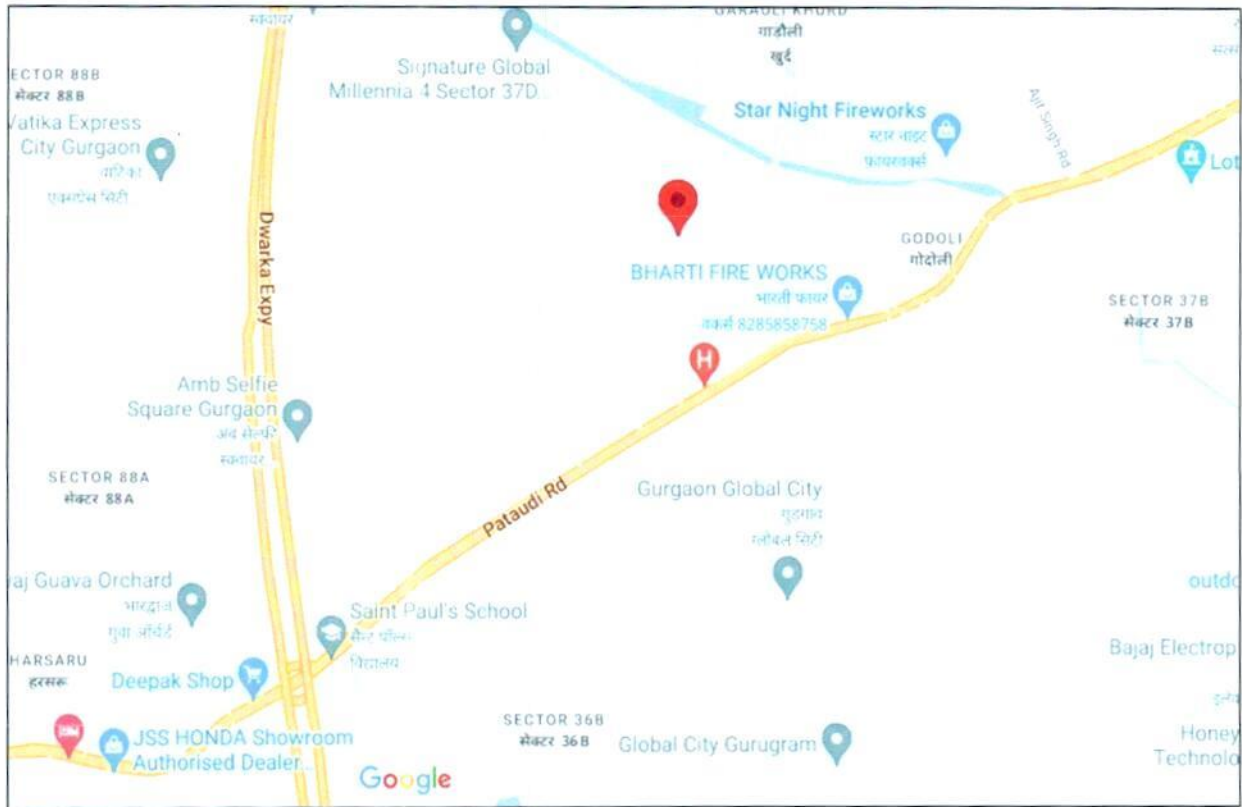
1,250 - 1,440 sq ft
Built-up area ⓘ

₹ 95.44 L - ₹ 1.09 Cr
Builder Price
See inclusions ⓘ

Rahul



ENCLOSURE 2: GOOGLE MAP LOCATION



[Handwritten signature]
[Circular stamp: R.K. Associates, Valuers & Techno Engineering Consultants (P) Ltd.]

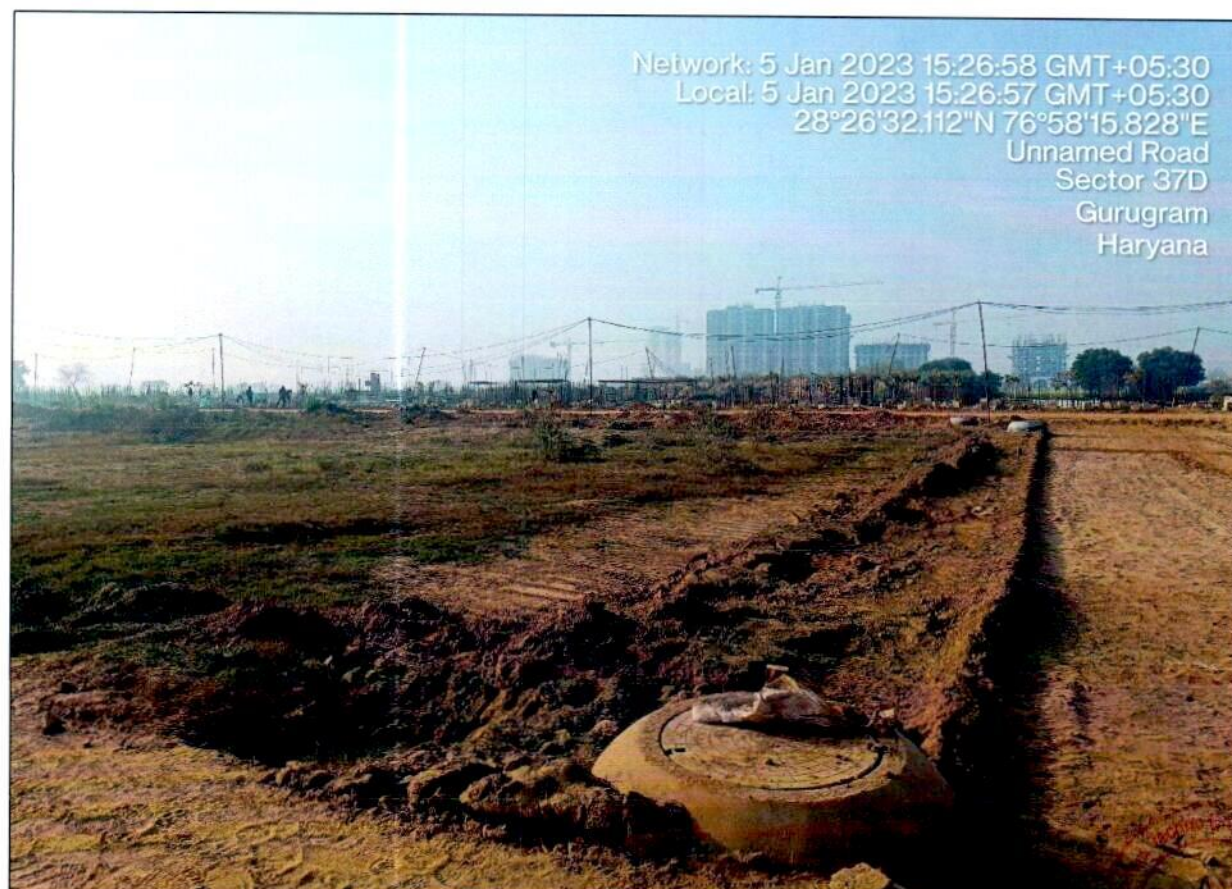
ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY





Handwritten signature





Roby





Handwritten signature





Rohit



ENCLOSURE: 4- COPY OF CIRCLE RATE

[illegible]

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

Part - C

Project Details:

1. Estimated cost of the project
(Annex a copy of the project in Folder C)


i. Cost of the land (if included in the estimated cost)	6491.93 Lakhs
ii. Estimated cost of construction of apartments	3215.02 Lakhs
iii. Estimated cost of infrastructure and other structures	0 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	368.86 Lakhs
	2908.04 Lakhs

2. The total land of the project measuring **5.62 Acres** will be utilised in the following manner

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	2.791
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	1.211
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	0.661
6	GREEN BELTS	0



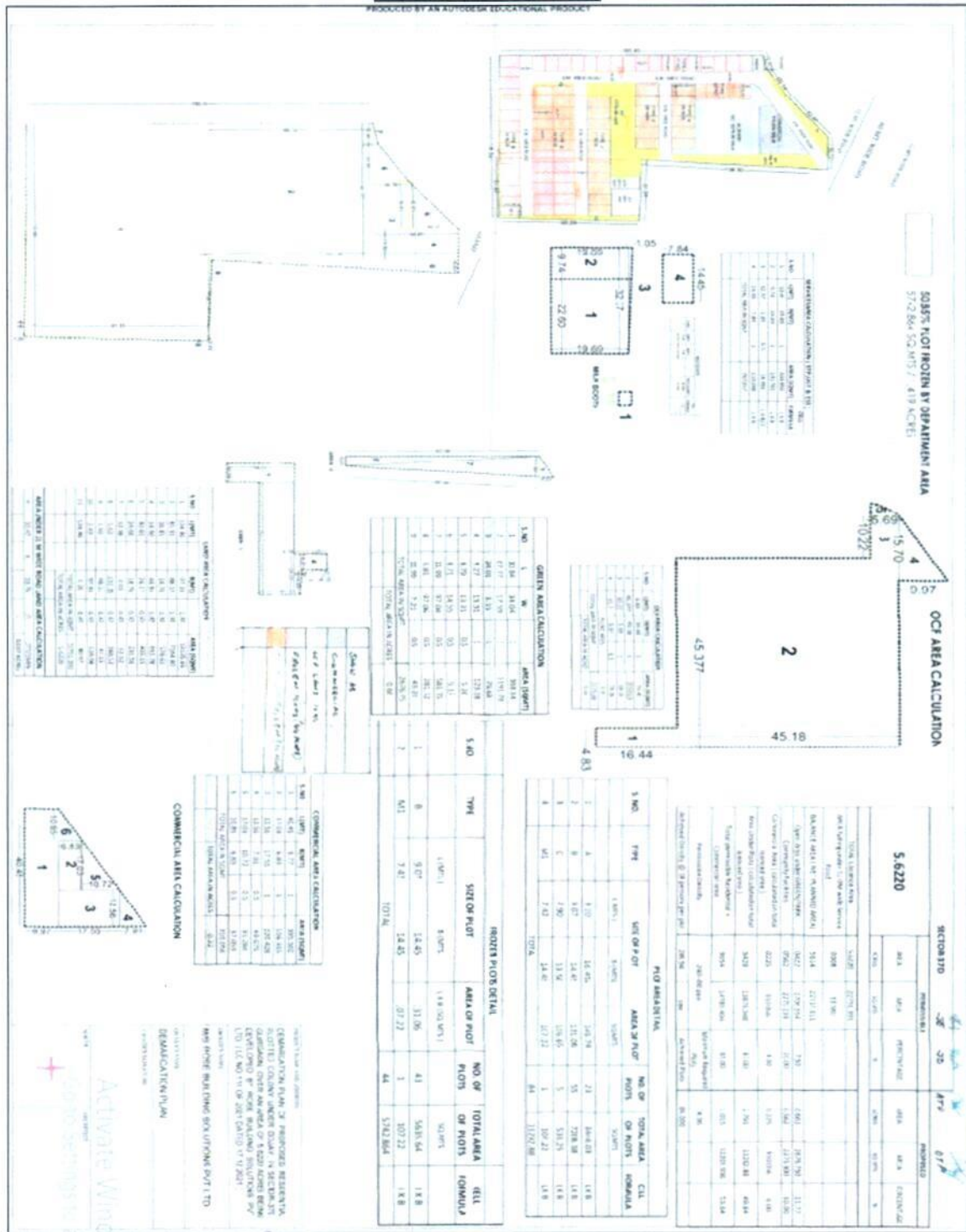
DOCUMENT 2: PRICE LIST PROVIDED BY THE COMPANY

 SIGNATURE GLOBAL CITY-37D-II										
TYPE-A						3BHK+3T+POOJA				
Floor	SIZE	ADD AREA	TOTAL SIZE	BL/C	Car Parking	Power Backup SKVA	IFMS-SQ/SQFT	Total	GST @ 5%	Final Cost
1st Floor	1470		1470	10,528,140	250,000	60,000	73,500	10,911,640	541907	11,453,547
2nd Floor	1470		1470	10,294,140	250,000	60,000	73,500	10,617,640	527207	11,144,847
3rd Floor	1470		1470	10,234,140	250,000	60,000	73,500	10,617,640	527207	11,144,847
4th Floor	1470	914	2384	10,909,140	250,000	60,000	73,500	11,352,640	563957	11,916,597
Payment Plan-CLP								1st Floor	2nd & 3rd Floor	4th Floor
At the time of Submission of Application Form							0%	1030818	1003036	1072484
On Allotment or 60 days from submission of application							16%	1822568	1762176	1904666
Within 8 months from the date of Booking OR Completion of Construction - A)Excavation of 75% Plots, B)Foundation of 25%Plots(Whichever is later)							25%	2863387	2786212	2979149
Within 16 months from the date of Booking OR Completion of Construction - A)Foundation of 50% Plots B)1st Floor roof of 50% Plots(Whichever is later)							25%	2863387	2786212	2979149
Within 24 months from the date of Booking OR Completion of 4th floor roof of 100% Plots (Whichever is later)							20%	2290709	2228969	2383319
On offer of Possession							5%	572637	557242	595830
TOTAL							100%	11453547	11144847	11916597
TYPE-B						3BHK+3T				
Floor	SIZE	ADD AREA	TOTAL SIZE	BL/C	Car Parking	Power Backup SKVA	IFMS-SQ/SQFT	Total	GST @ 5%	Final Cost
1st Floor	1305		1305	9,346,410	250,000	60,000	65,250	9,721,660	482821	10,204,481
2nd Floor	1305		1305	9,085,410	250,000	60,000	65,250	9,460,660	469771	9,930,431
3rd Floor	1305		1305	9,085,410	250,000	60,000	65,250	9,460,660	469771	9,930,431
4th Floor	1305	809	2114	9,737,910	250,000	60,000	65,250	10,113,160	502396	10,615,556
Payment Plan-CLP								1st Floor	2nd & 3rd Floor	4th Floor
At the time of Submission of Application Form							0%	918403	892729	955400
On Allotment or 60 days from submission of application							16%	1622717	1588949	1688489
Within 8 months from the date of Booking OR Completion of Construction - A)Excavation of 75% Plots, B)Foundation of 25%Plots(Whichever is later)							25%	2551130	2482608	2613889
Within 16 months from the date of Booking OR Completion of Construction - A)Foundation of 50% Plots B)1st Floor roof of 50% Plots(Whichever is later)							25%	2551130	2482608	2613889
Within 24 months from the date of Booking OR Completion of 4th floor roof of 100% Plots (Whichever is later)							20%	2040896	1986084	2123111
On offer of Possession							5%	510224	496522	530778
TOTAL							100%	10204481	9930431	10615556
TYPE-C						2BHK+2T				
Floor	SIZE	ADD AREA	TOTAL SIZE	BL/C	Car Parking	Power Backup SKVA	IFMS-SQ/SQFT	Total	GST @ 5%	Final Cost
1st Floor	1050		1050	7,520,100	250,000	60,000	52,500	7,882,600	391505	8,274,105
2nd Floor	1050		1050	7,310,100	250,000	60,000	52,500	7,672,600	381005	8,053,605
3rd Floor	1050		1050	7,310,100	250,000	60,000	52,500	7,672,600	381005	8,053,605
4th Floor	1050	651	1701	7,835,100	250,000	60,000	52,500	8,197,600	407255	8,604,855
Payment Plan-CLP								1st Floor	2nd & 3rd Floor	4th Floor
At the time of Submission of Application Form							0%	744649	724824	774437
On Allotment or 60 days from submission of application							16%	1323857	1288577	1376777
Within 8 months from the date of Booking OR Completion of Construction - A)Excavation of 75% Plots, B)Foundation of 25%Plots(Whichever is later)							25%	2068126	2013401	2151214
Within 16 months from the date of Booking OR Completion of Construction - A)Foundation of 50% Plots B)1st Floor roof of 50% Plots(Whichever is later)							25%	2068126	2013401	2151214
Within 24 months from the date of Booking OR Completion of 4th floor roof of 100% Plots (Whichever is later)							20%	1654821	1607721	1720971
On offer of Possession							5%	413705	402680	430243
TOTAL							100%	8274105	8053605	8604855
ACCOUNT DETAILS										
Cheque in favour of-RBSL SIGNATURE GLOBAL CITY 37 D II COLLECTION A/C										
Account Name-RBSL SIGNATURE GLOBAL CITY 37 D II COLLECTION A/C										
Current Account No.-8046115900										
IFSC Code-KKBK0000261										
MICR Code-110485003										
BANK NAME-KOTAK BANK LIMITED										
5% PLC for Unit on Plot No. A7 to A23										
QR CODE FOR ONLINE PAYMENT										



DOCUMENT 3: COPIES OF STATUTORY APPROVALS

Demarcation Plan



LCV

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

Licence No. 111 of 2021

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Lalwani Brothers Building LLP in collaboration with Rose Building Solutions Pvt. Ltd for setting up of an Residential Plotted Colony under Deen Dayal Jan Awas Yojna Affordable Housing Policy-2016 over an area measuring 5.62 acres in the revenue estate of village Gadoli Kadan, Sector-37/D, District Gurugram.

2. The particulars of the land, wherein the aforesaid Affordable Residential Plotted Colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
3. The Licence is granted subject to the following conditions:-
 - I. That the affordable residential plotted colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - II. That you shall abide by the Deen Dayal Jan Awas Yojna policy dated 08.02.2016, subsequent amendments from time to time and other direction given by the Director time to time to execute the project.
 - III. That you shall deposit an amount of **Rs. 1,22,81,837/-** against Infrastructural Development Charges in two equal instalments. First within 60 days from issuance of licence and second within six months be paid online at www.tcp.haryana.gov.in. In failure of which, an interest at 18% per annum for delay period shall charged.
 - IV. 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.
 - V. That you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3a)(ii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - VI. That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
 - VII. That you shall transfer 10% area of the licensed colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to work out the requirement of community infrastructure at the site and make provisions. The said area has been

[Signature]
Director
Town & Country Planning
Haryana, Chandigarh



Encl. No. LC-4443/(RKS)/2021/ 32182

Dated: 20-12-2021


A copy along with a copy of schedule of land is forwarded to the following for information and necessary action:-

1. Lalwan Brothers Buildcon LLP in collaboration with Rose Building Solutions Pvt. Ltd, 13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, New Delhi 110001.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana Cum Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Gurugram.
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram alongwith layout plan.
13. District Town Planner, Gurugram along with a copy of agreement and layout plan.
14. District Town Planner (Rof), Gurugram.
15. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
16. Project Manager (IT Cell) to update the status on the website.

(s) (Raj Kumar)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh



DOCUMENT 4: RERA CERTIFICATE



**HARERA
GURUGRAM**

CONDITIONS OF REGISTRATION

This registration is granted subject to the following conditions, namely:—

- (i) The promoter shall submit the escrow agreement executed with the bank within 15 days from the date of grant of registration.
- (ii) The promoter shall submit approved service plans and estimates within three months from the date of grant of registration.
- (iii) The promoter shall apply a fresh application for registration of commercial component as and when the building plans are approved by the competent authority.
- (iv) The promoter shall enter into an agreement for sale with the allottees as prescribed in The Haryana Real Estate (Regulation and Development) Rules, 2017 and amended as per requirements and approved by authority.
- (v) The promoter shall offer to execute a registered conveyance deed of the apartment, plot or building, as the case may be, in favour of the allottee along with the undivided proportionate title in the common areas to the association of allottees or competent authority, as the case may be, as provided under section 17 of the Act.
- (vi) The promoter shall convey/allow usage of common areas as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017.
- (vii) The promoter shall deposit hundred percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (i) of sub-section 2 of section 4.
- (viii) The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and applicable in the State.
- (ix) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- (x) The promoter shall comply with all other terms and conditions as mentioned in the attached brief and as conveyed by the Authority from time to time.

VALIDITY OF REGISTRATION


The registration of this project shall be valid for the period commencing from 31st March 2022 and ending with 28th February 2023 (completion date as declared by the promoter in RFP-II) unless extended by the Authority in accordance with the Act and rules made thereunder subject to compliance of provisions of rule 5(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

REVOCATION OF REGISTRATION

If, the above-mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

FORM 'REP-II' (See rule 5 (1)(e))

**HARYANA REAL ESTATE
REGULATORY AUTHORITY
GURUGRAM**



REGISTRATION NO. 20 OF 2022

RC/REP/HARERA/GGM/545/277/2022/20	Date: 31.03.2022
UNIQUE NO. GENERATED ONLINE	RERA-GRG-PROJ-1022-2022

**REGISTRATION CERTIFICATE
REAL ESTATE PROJECT**

Signature Global City 37D II

This registration is granted
under section 5 of
the Real Estate (Regulation & Development) Act, 2016
to the following project under project registration number
as mentioned above

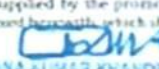
PARTICULARS OF THE NEW PROJECT		
S.N.	Particular	Detail
1.	Name of the project	Signature Global City 37D II
2.	Location	Revenue estates of Village Gadhli Kalan, Sector 17D, Gurugram
3.	License no.	111 of 2021 dated 17.12.2021
4.	Total licensed area of the project	5.62 acres
5.	Area of project for registration	5.62 acres
6.	Nature of the project	Residential Plotted Colony Under DUSAY
7.	Total saleable area of the project registered	1178840 sq. mtrs.
8.	Number of Plots	84

NAME OF THE PROMOTERS		
S.N.	Particular	Detail
1.	Promoter 1/License holder	Lalwani Brothers Builders LLP
2.	Promoter 2/Collaborator	M/s Rose Building Solutions Pvt. Ltd.

PARTICULARS OF THE PROMOTER 2/ Collaborator		
S.N.	Particular	Detail
1.	Name	M/s Rose Building Solutions Pvt. Ltd.
2.	Registered Address	13 th Floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, Connaught Place, New Delhi - 110001
3.	Corporate Office Address	Unit No. 101, Ground Floor, Tower A, Signature Tower, South City-1, Gurugram-122001
4.	Local Address	Unit No. 101, Ground Floor, Tower A, Signature Tower, South City-1, Gurugram-122001
5.	CIN	U70101DL2011PTC257303
6.	PAN	AAGCR5173G
7.	Status	Active
8.	Mobile No.	9810299181
9.	Email Id	complaints@signatureglobal.in
10.	Authorized Signatory	Kavi Agarwal

DETAILS OF THE BANK ACCOUNT			
S.N.	Type of bank account	Account No	Name and branch of the bank
1.	Master Account of the Project (100%)	8046115930	Kotak Bank Ltd., Ground Floor, JMD Regent Square, MG Road, Gurugram-122002
2.	Separate RERA account of the project (70%)	8046115924	Kotak Bank Ltd., Ground Floor, JMD Regent Square, MG Road, Gurugram-122002
3.	Free account of the promoter of the project (30%)	5145910120	Kotak Bank Ltd., Ground Floor, JMD Regent Square, MG Road, Gurugram-122002

This registration is based on the information supplied by the promoter and as authorized and confirmed by the promoter is annexed herewith, which shall be read in conjunction with the registration certificate.


Kavi Agarwal
 Joint Secretary

REGISTRATION NO. 58 of 2022

FORM REP III [See rule 5 (1)]

**HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM**



**HARERA
GURUGRAM**

REGISTRATION NO. 58 of 2022

RC/REP/HARERA/GGM/583/315/2022/58 Date: 04.07.2022

UNIQUE NO. GENERATED ONLINE RERA-GRG-PROJ-1061-2022

REGISTRATION CERTIFICATE

**REAL ESTATE PROJECT
SIGNATURE GLOBAL CITY 37D II (1)**

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	Signature Global City 37DII (1)
(ii)	Location	Sector-37D, Gurugram
(iii)	License no. and validity	111 of 2021 dated 17.12.2021 valid upto 16.12.2026
(iv)	Total licensed area of the project	5.6200 acres
(v)	Area of project for registration	4.200 acres
(vi)	Nature of the project	Independent Residential Floors
(vii)	Total FAR area of the project	16,017.1262 sqm
(viii)	Number of Blocks	3
(ix)	Number of units	220

(B) NAME OF THE PROMOTERS

S. N.	Particulars	S.N.	Details
(i)	Promoter1/License holder	1.	M/s Lalwani Brothers Buildcon LLP
(ii)	Promoter2/Collaborator	2.	M/s Rose Building Solutions Private Limited

(C) PARTICULARS OF THE PROMOTER 2/ DEVELOPER


S. N.	Particulars	Details
(i)	Name	M/s Rose Building Solutions Private Limited
(ii)	Registered Address	1310, 13th floor, Dr. Gopal Das Bhawan, 28, Barakhambha Road, New Delhi - 110001

[Signature]
RACH SINGH
PLANNING EXECUTIVE

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HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

 **HARERA**
GURUGRAM

REGISTRATION NO. 93 OF 2022

RC/REP/HARERA/GGM/618/350/2022/93 Date: 04.10.2022
UNIQUE NO. GENERATED ONLINE RERA GRG PROJ-1136-2022

REGISTRATION CERTIFICATE
REAL ESTATE PROJECT - INDEPENDENT RESIDENTIAL FLOORS
SIGNATURE GLOBAL CITY 37 D II (2)

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/PHASE REGISTERED

S.N.	Particulars	Details
(i)	Name of the project	Signature Global City 37D II (2)
(ii)	Location	Revenue estate of village Gadoli Kalan, Sector- 37D, Gurugram, Haryana
(iii)	License no. and validity	111 of 2021 dated 17.12.2021 valid upto 16.12.2026
(iv)	Total licensed area of the project	5.62 Acres
(v)	Area of project for registration	1.42 Acres
(vi)	Nature of the project	Independent Residential Floors
(vii)	Total saleable area of the project registered	15,161.16 sq. m
(viii)	Number of units	176 Units on 44 Plots

(B) NAME OF THE PROMOTERS

S. N.	Particulars	Details
(i)	Promoter 1/License holders	M/s Lalwani Brother Buildcon LLP
(ii)	Promoter 2/ Collaborator	M/s Rose Building Solutions Pvt. Ltd.

(C) PARTICULARS OF THE PROMOTER 2/ DEVELOPER

S. N.	Particulars	Details
(i)	Name	M/s Rose Building Solutions Pvt. Ltd.

AUTHENTICATED Page 1 of 6
NEERAJ KAUTAM



ENCLOSURE 6: CONSULTANT'S REMARKS

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

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

33.	This report is prepared on the V-L10 (Project Tie Up format) _V_10.2_2022 Tie up format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
34.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
35.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
36.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
37.	Defect Liability Period is 15 DAYS. We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org 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 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.
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.

