

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

CASE NO. VIS(2022-23)-PL584-477-819

DATED: 27/01/2023

PROJECT TIE-UP REPORT OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	RESIDENTIAL BUILDER FLOOR
NAME OF PROJECT	M3M ANTALYA HILLS PHASE-II

SITUATED AT

REVENUE ESTATE OF VILLAGE-NAURANGPUR, SECTOR- 79 and 79B,
DISTRICT-GURUGRAM, HARYANA

DEVELOPER/ PROMOTER

M/S. LOON LAND DEVELOPMENT LIMITED.

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM, HARYANA

- Corporate Valuers
 - Business/ Enterprise/ Equity Valuations
 - Lender's Independent Engineers (LIE)
 - Techno Economic Viability Consultants (TEV)
 - Agency for Specialized Account Monitoring (ASM)
 - Project Techno-Financial Advisors
 - Chartered Engineers
 - Industry/ Trade Rehabilitation Consultants
 - NPA Management
 - Panel Valuer & Techno Economic Consultants for PSU Banks
- NOTE: As per IBR Guidelines please provide your feedback on the report within 15 days of its submission after which report will be considered to be accepted & correct.
- Important Remarks are available at www.rkassociates.org for reference.

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PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT
REVENUE ESTATE OF VILLAGE-NAURANGPUR, SECTOR- 79 and 79B,
DISTRICT-GURUGRAM, HARYANA

PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	Revenue Estate Of Village Naurangpur, Sector- 79 and 79B, District Gurugram, Haryana
Name of Project	M3M Antalya Hills Phase-II
Work Order No. & Date	Dated:- 17/01/2023

SR. NO.	CONTENTS	DESCRIPTION						
1.	GENERAL DETAILS							
i.	Report prepared for	Bank						
ii.	Name of Developer/ Promoter	M/S. Loon Land Development limited.						
iii.	Registered Address of the Developer as per MCA website	Office No.1221-A, Deveika Tower, 12 th Floor, 6, Nehru Place, New Delhi-110018.						
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	18 January 2023						
viii.	Date of Assessment	27 January 2023						
ix.	Date of Report	27 January 2023						
x.	Property Shown by	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Mahesh Kaushal</td><td>Employee</td><td>+91-9711000680</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Mahesh Kaushal	Employee	+91-9711000680
Name	Relationship with Owner	Contact Number						
Mr. Mahesh Kaushal	Employee	+91-9711000680						
xi.	Purpose of the Report	For Project Tie-up for individual Builder Floor Financing						
xii.	Scope of the Report	Opinion on general assessment of Project cost and Market Price of builder floor inventory for Project Tie-up.						
xiii.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work. h) Valuation techniques and principles.						
xiv.	Documents provided for perusal	<table> <tr> <th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr> <tr> <td>Total 04 Documents requested.</td><td>Total 04 Documents provided.</td><td>04</td></tr> </table>	Documents Requested	Documents Provided	Documents Reference No.	Total 04 Documents requested.	Total 04 Documents provided.	04
Documents Requested	Documents Provided	Documents Reference No.						
Total 04 Documents requested.	Total 04 Documents provided.	04						

		RERA Certificate	RERA Registration Certificate	Registration No. 06 of 2023 Dated 12/01/2023
		Inventory List	Inventory List	---
		Property Title Document	LCV 194 of 2022	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. 680,00,00,000/-	
ii.	Total Expected Realizable/ Fetch Value	Rs. 578,00,00,000/-	
iii.	Total Expected Distress/ Forced Sale Value	Rs. 510,00,00,000/-	
iv.	Total No. of Dwelling Units	Main Units	2,068 units (As per RERA)
		No of Plots	517 (As per RERA and Building Plan)
v.	Built up area of the project	2,74,306.356 sq.mtr (As per approved map)	
vi.	Saleable Area of the Project	2,63,095.59 sq.mtr (As per Inventory Details)	
vii.	Inventory Cost as on "Date of Assessment"	Rs. 2407,14,44,349 /- to Rs. 2548,74,11,664 /-	

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

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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 by the name of "M3M Antaya Hills Phase-II" being developed by M/s Loon Land Development Limited at the aforesaid address having total land area admeasuring 15.5299 acres/ 62847.27 m² as per the copy of RERA certificate & License provided to us by the bank.

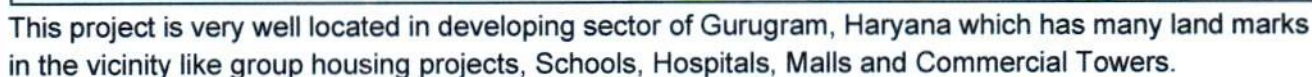
The subject project comprises of a total of 517 Plots. Each plot is Proposed to be developed in the configuration B+S+4 floors with all the basic and modern amenities. The total no. of units which are proposed in the projects counts to be 2068 DU's as per the RERA certificate provided to us.

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-79 and 79B, Gurugram. Subject Project is clearly approached from Naurangpur road and the subject project is located approx. 3 km from NH-8. 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 that the sample flat construction was going on and demarcation of the land area has been completed.

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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.

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2.	LOCATION CHARACTERISTICS OF THE PROPERTY			
i.	Nearby Landmark	Near Supertech Araville		
ii.	Name of similar projects available nearby with distance from this property	Godrej Aria, True Habitat, Mapsko mount ville (within a range of ~2 KM)		
iii.	Postal Address of the Project	Revenue Estate Of Village-Naurangpur, Sector- 79 and 79B, District-Gurugram, Haryana		
iv.	Independent access/ approach to the property	Clear independent access is available		
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report		
		Coordinates or URL: 28°21'27.1"N 76°58'20.7"E		
vi.	Description of adjoining property	Residential Society		
vii.	Plot No. / Survey No./Sector	Sec 79 & 79B		
viii.	Village/ Zone	Village Naurangpur		
ix.	Sub registrar	Tehsil Manesar		
x.	District	Gurugram		
xi.	City Categorization	Scale-B 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	North Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Naurangpur-Tauru Road	Approx. 50 feet	
	b) Front Road Name & width	Naurangpur Road	Approx. 30 feet	
	c)Type of Approach Road	Bituminous Road		
	d)Distance from the Main Road	Subject property is on approach road.		
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		Signature Global
	West	NA		Road/Godrej 101
	North	NA		Godrej /Super Tech Project
	South	NA		Arravali Hills

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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 the project is currently initial construction phase and services works are under progress.
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	RERA License	Sale deed	NA
ii.	Names of the Developer/Promoter	M/s Loon Land Development Limited		
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 are under initial phase.	
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 available to us	
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	
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No	

6.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES		
i.	Drainage arrangements	Yes (Proposed)	
ii.	Water Treatment Plant	Yes (Proposed)	
iii.	Power Supply arrangements	Permanent	Yes (Proposed)
		Auxiliary	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 (Proposed)					
	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
	~1 KM.	~1 KM.	~2 km.	~3 KM.	~11 KM.	~20.02 KM.	~31.2 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	

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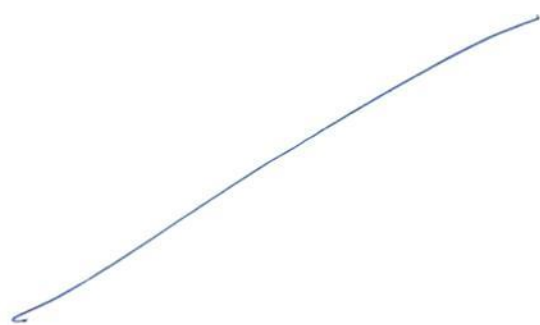


9. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:		
i.	Type of construction & design	RCC framed pillar beam column structure on RCC slab (Proposed)
ii.	Method of construction	Construction to be done using professional contractor workmanship based on architect plan.
iii.	Specifications	
	a) Class of construction	Class B construction (Good) (Proposed)
	b) Appearance/ Condition of structures	Internal - Internal finishing Good (Proposed).
		External - Good (Proposed)
	c) Roof	Floors/ Blocks
		Type of Roof
		Low rise Building
	Maximum Floors up to B+S+ 4	RCC
		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 (Proposed)
	g) Interior Finishing	Good (Proposed)
	h) Exterior Finishing	Good (Proposed)
	i) Interior decoration/ Special architectural or decorative feature	NA
	j) Class of electrical fittings	Good (Proposed)
	k) Class of sanitary & water supply fittings	Good (Proposed)
iv.	Maintenance issues	Not applicable as construction of the buildings are yet to be started.
v.	Age of building/ Year of construction	NA
vi.	Total life of the structure/ Remaining life expected	Under construction property
		Approx. 60-65 years (after completion of construction)
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	NA
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
		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 are under initial phase.
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 (Proposed)

12. PROJECT DETAILS:		
a.	Name of the Developer	M/s. Loon Land Development Limited.
b.	Name of the Project	M3M Antalya Hills Phase-II
c.	Total no. of Dwelling units	Total 517 Plots and 2068 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	1.Ar.Parveen Kumar Sharma for Demarcation and Layout plan CA/2014/65167 2.Vishal Sharma for Building and Floor Plan CA/98/23261
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-II – 30 th June, 2026 (As per RERA Certificate dated 12/01/2023)
h.	Progress of the Project	Construction of the buildings are under initial phase and temporary demarcation of the plot is completed.
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) as per RERA Certificate		45.1625 acres / 182766.15 sq. mtr		
2.	Area of Site for Phase (1) as per RERA Certificate		15.5299 acres/62829.46 sq.mtr		
3.	Ground Coverage Area (For 517 Plots)	Permitted	46920.88 sq.mtr		
		Proposed	45078.295 sq.mtr		
	Covered Built-up Area	UNDER FAR		REQUIRED AS PER APPROVED MAP	ACHIEVED STATUS
		TOTAL	Proposed	1,64,433 sq.mtr/ 17,69,944 sq.ft	Construction of the buildings on the plots are under initial phase. However, temporary demarcation of the land is completed.
			Permitted and Purchasable	1,65,932 sq.mtr / 17,86,070 sq.ft.	
		UNDER NON-FAR		PROPOSED AS PER APPROVED MAP	ACHIEVED STATUS
		Proposed NON-FAR area		1,09,873.06 sq. mtr./ 11,82,662.66 sq.ft	Construction of the buildings on the plots are under initial phase. However, temporary demarcation of the land is completed.
		Permitted		No information available	
		Total Gross Built Up Area		274306 sq. mtr/ 29,52,606 sq.ft.	
4.	Open/ Green Area	Minimum Required	3.3871 acre/13707.086 sq.mtr		
		Proposed	3.508 acre/14186.904 sq.mtr		
5.	Density	Permitted	240-400 PPA		
		Proposed	339.88 PPA		
6.	Carpet Area		1,885,674 sq.ft		
7.	Saleable Area		2,831,935 sq.ft		

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[Signature]

[Circular Stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]

Total Blocks/ Floors/ Flats				
	Approved as per Building Plan		Actually provided	
1.	B+S+4		B+S+4	
2.	Total no. of Flats/ Units	Main Units	2068 DU on 517 Residential plots as per RERA certificate.	
3.	Type of Flats		Type of Flat	Tower
			Please refer to the sheet attached above.	Please refer to the sheet attached above.
			Built-up Area	
			Please refer to the sheet attached above.	
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 15.5299 Acre / 62847.27 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)		Built-up Area	2,74,306 sq. mtr/ 29,52,606 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	

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PROJECT TIE-UP REPORT

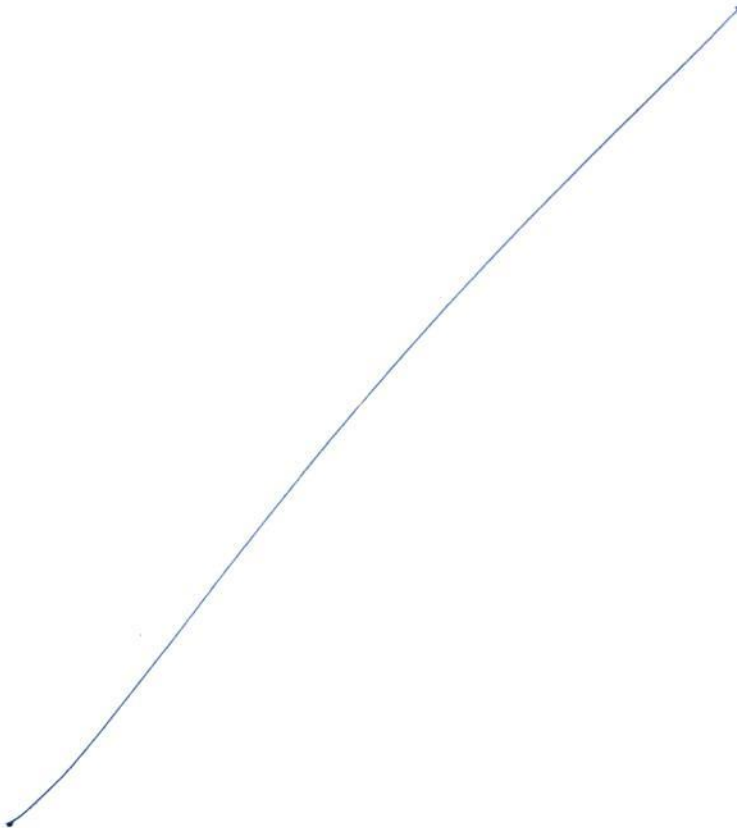
M3M ANTALYA HILLS PHASE 2

PLOT DETAILS - M3M ANTALYA HILLS PHASE 2, SECTOR-79, GURUGRAM										
S.no	Type of Plot	Type	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	Type A LCP	A	1	137.96	103.466	98.281	364.201	364.141	602.548	238.407
2	Type A LMP	A	2	137.96	103.466	98.281	364.201	364.141	602.548	238.407
3	Type A RCP	A	1	137.96	103.466	98.281	364.201	364.141	602.548	238.407
4	Type A RMP	A	3	137.96	103.466	98.281	364.201	364.141	602.548	238.407
5	Type A1 LCP	A1	17	134.98	101.35	95.391	356.347	352.581	585.123	232.542
6	Type A1 LMP	A1	72	134.98	101.35	95.391	356.347	352.581	585.123	232.542
7	Type A1 RCP	A1	16	134.98	101.35	95.391	356.347	352.581	585.123	232.542
8	Type A1 RMP	A1	78	134.98	101.35	95.391	356.347	352.581	585.123	232.542
9	Type A2 LCP	A2	2	149.01	111.758	105.487	393.387	392.964	650.682	257.718
10	Type A2 LMP	A2	5	149.01	111.758	105.487	393.387	392.964	650.682	257.718
11	Type A2 RCP	A2	2	149.01	111.758	105.487	393.387	392.964	650.682	257.718
12	Type A2 RMP	A2	5	149.01	111.758	105.487	393.387	392.964	650.682	257.718
13	Type A3 LCP	A3	2	150	112.5	109.538	395.999	393.968	655.675	261.707
14	Type A3 LMP	A3	1	150	112.5	109.538	395.999	393.968	655.675	261.707
15	Type A4 LCP	A4	1	128.66	96.498	92.143	339.674	339.59	564.562	224.972
16	Type A4 LMP	A4	3	128.66	96.498	92.143	339.674	339.59	564.562	224.972
17	Type A4 RCP	A4	1	128.66	96.498	92.143	339.674	339.59	564.562	224.972
18	Type A4 RMP	A4	3	128.66	96.498	92.143	339.674	339.59	564.562	224.972
19	Type B2 LCP	B2	4	104.94	78.705	75.251	277.042	272.021	458.933	186.912
20	Type B2 LMP	B2	39	104.94	78.705	75.251	277.042	272.021	458.933	186.912
21	Type B2 RCP	B2	3	104.94	78.705	75.251	277.042	272.021	458.933	186.912
22	Type B2 RMP	B2	38	104.94	78.705	75.251	277.042	272.021	458.933	186.912
23	Type B3 LCP	B3	6	100.8	73.316	75.6	266.112	264.281	445.118	180.837
24	Type B3 LMP	B3	47	100.8	73.316	75.6	266.112	264.281	445.118	180.837
25	Type B3 RCP	B3	5	100.8	73.316	75.6	266.112	264.281	445.118	180.837
26	Type B3 RMP	B3	47	100.8	73.316	75.6	266.112	264.281	445.118	180.837
27	Type B4 LCP	B4	3	122.67	92.005	88.121	323.857	323.501	539.178	215.677
28	Type B4 RCP	B4	3	122.67	92.005	88.121	323.857	323.501	539.178	215.677
29	Type E LCP	E	2	145.68	109.262	102.564	384.603	381.274	629.332	248.058
30	Type E RCP	E	2	145.68	109.262	102.564	384.603	381.274	629.332	248.058
31	Type G LCP	G	3	144.51	108.381	101.738	381.501	381.478	627.794	246.316
32	Type G LMP	G	12	144.51	108.381	101.738	381.501	381.478	627.794	246.316
33	Type G RCP	G	3	144.51	108.381	101.738	381.501	381.478	627.794	246.316
34	Type G RMP	G	13	144.51	108.381	101.738	381.501	381.478	627.794	246.316
35	Type H LCP	H	1	126	94.5	84.818	332.64	310.289	521.527	211.238
36	Type H RCP	H	1	126	94.5	84.818	332.64	310.289	521.527	211.238
37	Type J LMP	J	1	122.747	92.06	87.765	324.052	322.076	535.76	213.684
38	Type J RCP	J	1	122.747	92.06	87.765	324.052	322.076	535.76	213.684
39	Type K LCP	K	1	144.76	108.566	102.756	382.153	382.076	631.766	249.69
40	Type K LMP	K	6	144.76	108.566	102.756	382.153	382.076	631.766	249.69
41	Type K RCP	K	1	144.76	108.566	102.756	382.153	382.076	631.766	249.69
42	Type K RMP	K	6	144.76	108.566	102.756	382.153	382.076	631.766	249.69
43	Type L LCP	L	4	107.34	80.509	77.656	283.39	281.64	473.361	191.721
44	Type L LMP	L	21	107.34	80.509	77.656	283.39	281.64	473.361	191.721
45	Type L RCP	L	3	107.34	80.509	77.656	283.39	281.64	473.361	191.721
46	Type L RMP	L	21	107.34	80.509	77.656	283.39	281.64	473.361	191.721
47	Type M RCP	M	1	110.1	82.572	79.845	290.654	290.396	487.991	197.595
48	Type N LCP	N	1	132.21	99.157	92.629	349.032	341.531	568.548	227.017
49	Type N LMP	N	1	132.21	99.157	92.629	349.032	341.531	568.548	227.017
50	Type N RCP	N	1	132.21	99.157	92.629	349.032	341.531	568.548	227.017
51	Type N RMP	N	1	132.21	99.157	92.629	349.032	341.531	568.548	227.017
	Total		517							

S.no	Particulars	Permissible/Proposed	Area in sq.mtr
1	Total Plot Area (517 nos. of plots)		62,852.72
2	Total Ground Coverage	Permissible	46,920.88
		Proposed	45,078.295
3	Total FAR	Permissible	1,65,931.50
		Proposed	1,64,433.29
4	Total Non-FAR	Proposed	1,09,873.063
5	Built up Area	Proposed	2,74,306.35

Note:

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



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PART D

PROJECT APPROVAL DETAILS

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS
1.	Sale Deed	Reference No.5756 and 5757 Dated:13/03/2019	Available
2.	Building Plan Approval Letter	---	Not available to us.
3.	Site Plan	Ar.Vishal Sharma for Building and Floor Plan CA/98/23261.	Provided but not sanctioned from the concerned authority.
4.	Affidavit cum Declaration	----	Not available to us.
5.	Demarcation Plan	Ar.Parveen Kr.Verma CA/2014/65167	Provided
6.	LCV	LCV No.195 of 2022 Dated 29/11/2022	Provided
7.	RERA Certificate	For Phase 2 Dated 12/01/2023 RERA-GRJ-PROJ-1248-2022	Approved
8.	CA Certificate	---	Not available to us.
9.	Infrastructure Development Charges Receipt	---	Not Provided
10.	Zoning Plan	DRG No.DTCP 8851 Dated:16/12/2022	Provided
11.	Environmental Clearance	File No. SEIAA/HR/2022/188 Date:07/12/2022	Provided
12.	Fire NOC	---	Not Available to us
13.	Pollution NOC	HSPCB/Consent/:329962323GUS OCTE31576247	Provided
14.	Forest NOC	Reference No. (SRN):-XH0-P3W- XEFR Dated:15/03/2022	Provided
15.	Assurance letter for Sewerage Connection	Memo No.GMDA/SEW/2022/1239 Dated:10/11/2022	Provided
16.	Electricity Connection Certificate	Memo No.ch.70/Drg.PLC Dated 02/12/2022	Provided
17.	Assurance letter for Storm Water Connection	Memo No. GMDA/Drainage/2022/1791 Dated:24/11/2022	Provided
18.	Aravalli Noc	SI.No 51 Dated :19/5/2022	
19.	Structural Stability Certificate	---	NA

PART E

PROCEDURE OF ASSESMENT

1.	GENERAL INFORMATION			
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		18 January 2023	27 January 2023	27 January 2023
ii.	Client	State Bank of India, HLST Branch, Gurugram, Haryana		
iii.	Intended User	State Bank of India, HLST Branch, Gurugram, Haryana		
iv.	Intended Use	To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Project Tie-up for individual Flat Financing		
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, ascertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the property is identified	<input checked="" type="checkbox"/> Done from the name plate displayed on the property <input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by the owner's representative <input 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 <input type="checkbox"/> Survey was not done		
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		

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

v.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(in consonance to surrounding use, zoning and statutory norms)</i>	Considered for Assessment		
		Residential	Residential	Residential		
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.				
vii.	Land Physical Factors	Shape		Size		
		Rectangle		Large		
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level	
		Scale-B City	Good	Near to Highway	Under construction	
		Urban developing	Within developing Residential zone	Not Applicable		
			Within urban developing zone	Not Applicable		
		Property Facing				
		North Facing				
		ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity
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 surrounding area	Some group housing projects are under construction in the vicinity and some are already constructed.	
xiii.	Any specific advantage/ drawback in the property	No	
xiv.	Property overall usability/ utility Factor	Restricted to a particular use i.e. Group housing (Residential) purpose only.	
xv.	Do property has any alternate use?	None. The property can only be used for residential purpose.	
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly	
xvii.	Is the property merged or colluded with any other property	No.	
		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 (in respect to Present market state or premise of the Asset as per point (iv) above)	Market Value	
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xxi.	Hypothetical Sale transaction method assumed for the inventory cost analysis	Market Value	
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xxii.	Approach & Method Used for inventory cost analysis	PROJECT INVENTORY	
		Approach for assessment	Method of assessment
		Market Approach	Market Comparable Sales Method
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)	
xxiv.	Market Comparable		
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered	a	Name:
			Ms. Mamta Nand
		Contact No.:	+91 8053384244
		Nature of reference:	Property dealer
		Size of the Property:	1629 sq.ft 3.5(3.5 BHK) ,1508 sq.ft. (3.5BHK) .1175 sq.ft 2.5BHK

	(from property search sites & local information)		Location:	M3M Antalya Hills
			Rates/ Price informed:	Rs.8,500 per sq ft– Rs.9,000 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 M3M Antalya Independent Residential Floor is Rs. 8,500/- per sq ft– Rs.9,000 per sq.ft on super built up area.
		b	Name:	Mr.Jeet Chaudhary
			Contact No.:	+91 9711311771
			Nature of reference:	Property Consultant
			Size of the Property:	1629 sq.ft 3.5(3.5 BHK),1508 sq.ft. (3.5BHK) ,1175 sq.ft 2.5BHK
			Location:	M3M Antalya Hills
Rates/ Price informed:	Rs.8,500 per sq ft– Rs.9,000 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 M3M Antalya Independent Residential Floor is Rs. 8,500/- per sq ft– Rs.9,000 per sq.ft on super built up area.			
xxv.	Adopted Rates Justification	For the market rate of the Flats available in this project and as well as nearby project we have enquired from property dealers in that area and were able to find a Sale rate range of Rs.8,500 to Rs.9,000 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		
		Adjustments (-/+): 0%		
xxvii.	Any other special consideration	Reason: NA		
		Adjustments (-/+): 0%		
xxviii.	Any other aspect which has relevance on the value or marketability of the property	NA		
		Adjustments (-/+): 0%		
xxix.	Final adjusted & weighted Rates considered for the	From Rs.8,500 per sq ft to Rs.9,000 per sq.ft on super built up area		

	subject property	
xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.
xxxi.	Basis of computation & working	<p>a. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.</p> <p>b. However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the Sale Deed provided to us. As per the Sale deed the total cost of the land admeasuring 90.0256 acres amounts to approximately Rs.501.77 Crore. Accordingly, the cost of land comes out to approximately Rs.5.45 Crore per acre. Therefore, the cost of land for registration area 15.5299 acre is 84.67 crore. Please note that the value of Land may be different here which is not assessed in this report.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>j. The indicative value has been suggested based on the prevailing market rates that came to our</p>

- 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

	<p><i>Project Tie up report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p>
xxxiii.	SPECIAL ASSUMPTIONS
	We have assumed all inventory is unsold.
xxxiv.	LIMITATIONS
	None

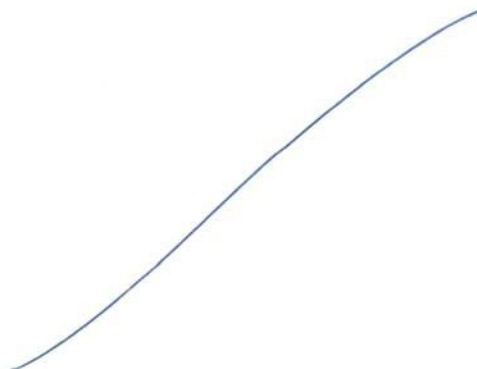
3.	COST ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Cost of Land (As per Sale Deed)
a.	Prevailing Rate range	Rs. 2,00,00,000/- per acres. (Agricultural Land)	---
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs. 8,00,00,000/- per acres. (4 Times of Agricultural land)	---
d.	Total Land Area/FAR Area considered <i>(documents vs site survey whichever is less)</i>	15.5299 acres / 62847.27 sq. mtr	15.5299 acres / 62847.27 sq. mtr
e.	Total Value of land (A)	15.5299 acre. x Rs. 8,00,00,000/- per acre	---
		Rs. 1,24,23,92,000/-	Rs.84,67,73,478 /-

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 Sale Deed provided to us. As per the Sale deed the total cost of the land admeasuring 90.0256 acres amounts to approximately Rs.501.77 Crore. Accordingly, the cost of land comes out to approximately Rs.5.45 Crore per acre. Therefore, the cost of land for registration area 15.5299 acre is 84.67 core. 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
	Building Construction Value	Rate range	Rs. 1,600/- to 2,000/- per sq. ft.	Rs. 1,400/- to 1,600/- per sq. ft.
		Rate adopted	Rs. 1800/- per sq. ft.	Rs. 1,500/- per sq. ft.
		Covered Area	1,64,433 sq.mtr/ 17,69,944 sq.ft	1,09,873.063 sq. mtr./ 11,82,662.662 sq.ft
		Pricing Calculation	Rs.1800/- per sq. ft. X 1769944 sq. ft	109873 sq. ft. X Rs. 1,500/- per sq. ft..
		Total Value	Rs. 3,18,58,98,340/-	Rs. 1,77,39,93,994/-
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. 495,98,92,334 /-	

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. 44,63,90,310 /-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, , Firefighting etc.)	Approx. 8% of building construction cost	Rs. 39,67,91,386 /-
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. 14,87,96,770 /-
e.	Expected Construction Value (C)	NA	Rs. 99,19,78,466 /-




6. MARKET/ SALABLE AMOUNT OF THE FLATS		
a.	Total No. of DU	2068 DU on 517 Residential Plots
b.	Total No. of EWS Units	NIL
c.	Total Proposed Salable Area for flats	2,63,095 sq.mtr / 28,31,935 sq.ft (As per inventory details provided by the client/bank.)
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	No information available.
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.8,500 per sq ft– Rs.9,000 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. 8,500/- Rs. 9,000/- 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.

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INVENTORY DETAILS

S.no	Type	Total No. of Plots	Total No. of Units	Plot Size Sq.mtr	Unit Type	Super Area of Apartment (sqft)		Individual unit Minimum Rate @Rs.8,500/- per sq.ft on Super Built-up area	Total Minimum Rate @Rs.8,500/- per sq.ft on Super Built-up area	Individual Unit Maximum Rate @Rs.9,000/- per sq.ft on Super Built-up area	Total Maximum Rate @Rs.9,000/- per sq.ft on Super Built-up area
						Carpet Area sq.ft	sq.ft				
1	A	7	28	137.96	3.5BHK	891.18	1568	1,33,26,687	37,31,47,227	1,41,10,609	39,50,97,063
2	A1	183	732	134.98	3.5BHK	891.18	1518	1,29,03,618	9,44,54,48,673	1,36,62,655	10,00,10,63,301
3	A2	14	56	149.01	3.5BHK	891.18	1692	1,43,81,539	80,53,66,200	1,52,27,512	85,27,40,682
4	A3	3	12	149.01	3.5BHK	967.86	1696	1,44,18,283	17,30,19,399	1,52,66,418	18,31,97,011
5	A4	8	32	128.66	3.5BHK	967.86	1462	1,24,28,179	39,77,01,727	1,31,59,248	42,10,95,947
6	B2	84	336	104.94	2.5BHK	967.86	1171	99,55,316	3,34,49,86,092	1,05,40,923	3,54,17,49,980
7	B3	105	420	100.8	2.5BHK	967.86	1138	96,72,050	4,06,22,61,137	1,02,40,994	4,30,12,17,674
8	B4	6	24	122.67	2.5BHK	967.86	1393	1,18,39,360	28,41,44,645	1,25,35,793	30,08,59,036
9	E	4	16	145.68	3.5BHK	967.86	1642	1,39,53,713	22,32,59,413	1,47,74,520	23,63,92,320
10	G	31	124	144.51	3.5 BHK	967.86	1642	1,39,61,179	1,73,11,86,227	1,47,82,425	1,83,30,20,711
11	H	2	8	126	3.5BHK	749.69	1336	1,13,55,833	9,08,46,662	1,20,23,823	9,61,90,583
12	J	2	8	122.747	2.5BHK	782.21	1387	1,17,87,209	9,42,97,669	1,24,80,574	9,98,44,591
13	K	14	56	144.76	3.5BHK	782.21	1645	1,39,83,065	78,30,51,619	1,48,05,598	82,91,13,479
14	L	49	196	107.34	2.5 BHK	782.21	1213	1,03,07,348	2,02,02,40,221	1,09,13,663	2,13,90,77,881
15	M	1	4	110.1	2.5BHK	695.41	1250	1,06,25,000	4,25,00,000	1,12,50,000	4,50,00,000
16	N	4	16	132.21	3.5BHK	831.34	1470	1,24,99,215	19,99,87,439	1,32,34,463	21,17,51,406
		517	2068						24,07,14,44,349		25,48,74,11,664

S.no	Particulars	Units	
1	Total No. of Plots	Nos	517
2	Total No. of Dwelling Units	Nos	2068
3	Total Carpet area	sq.ft	1,885,674
4	Total Super Area	sq.ft	2,831,935

[Handwritten Signature]

[Circular Stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]

7. CONSOLIDATED COST ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs. 1,24,23,92,000/-	Rs.84,67,73,478 /- (As per Sale Deed)
b.	Structure Construction Value (B)	NA	Rs. 4,95,98,92,334 /-
c.	Additional Aesthetic Works Value (C)	NA	Rs. 99,19,78,466 /-
d.	Total Add (A+B+C)	Rs. 1,24,23,92,000/-	Rs. 6,79,86,44,258
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. 1,24,23,92,000/- (Only Land)	Rs. 6,79,86,44,258
h.	Rounded Off	Rs. 1,24,23,92,000/-	Rs. 6,80,00,00,000
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Six Hundred Eighty Crore Only/-
j.	Expected Realizable Value (@ ~15% less)	---	Rs. 578,00,00,000/-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 5,10,00,00,000/-
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 marker Value definition.

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

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

the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.

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

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.

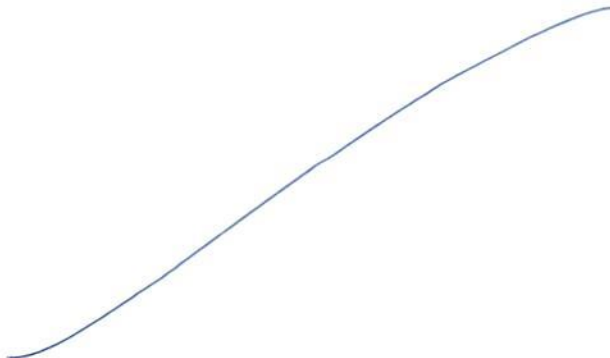
The **Price** is the amount paid for the procurement of the same asset.

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
Parveen Sharma	Rahul Gupta	Abhinav Chaturvedi
		



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

proptiger.com/gurgaon/sector-79/m3m-india-antalya-hills-phase-i-3226781


Overview Floor Plan Amenities Gallery Payment Plans



Payment Plans

Price		
TYPOLGY	SIZE***	PRICE***
2.5 BHK	1150 sqft	₹ 1 Cr* Price Breakup
2.5 BHK	1193 sqft	₹ 1.05 Cr* Price Breakup
3.5 BHK	1534 sqft	₹ 1.35 Price Breakup

ONLY ON MAGICKICKS



Updated today

3 BHK Apartment for Sale in Sector 79
M3M Antalya Hills Phase I

₹ 1.35 Cr
₹ 8,770 per sqft

CARPET AREA 1200 sqft UNDER CONSTRUCTION Poss. by Dec '25 FLOOR 1 out of 4

Owner: Priya

Newly constructed Property


Multistorey apartment is available for sale. It is a good location property. Please contact for more details.

One can find this stunning 3 BHK flat for sale in Sector 79, Gurgaon. The property is ideally located in a strategic location in M3m Antalya Hills Phase I township. This flat for sale is just the type of property you have been searching for! This apartment under construction in the Sector 79 is available for an attractive price of INR 1.35 Cr. The possession date of the flat stands at Dec '25. You will find it semi-furnished. [Read less](#)


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M3M Antalya Hills

Sector 79 Gurgaon

₹ 1.10 Cr to 1.50 Cr

★★★★★ 1 ratings

Status: New Launch

Project Size
636 units - 53.8 Acres

Configurations: 2 BHK-3 BHK Ind Floor from
1146 Sq. Ft. to 1534 Sq. Ft. (Saleable)

23786 Views 180 Enquiries

[Request a Call Back](#)

Why Invest through Square Yards?

- Zero Brokerage - 100% Service, 0% Brokerage. We charge our customers nothing. Not today, not ever.
- Lowest Price Guaranteed - Highly unlikely, but if you find a lower price anywhere, tell us and we will match it.
- Full Service Support - Our sales personnel are accountable for every step - site visits, home loans & post-sales.

[investoexpert.com/project/m3m-antalya-hills-sector-79-gurgaon](#)

[ABOUT](#) [CONFIGURATION](#) [AMENITIES](#) [LOCALITY](#) [DEVELOPER](#)

These luxury residences with natural views are soon going to be dreamy homes. Enjoy the bliss of settling down amidst a nested environment with all the exclusivities right on the centre of the new premises. Extend your eyes to great secrets as it broadens the mind to witness the endlessness of time and the perpetuity of space.

M3M Antalya Hills RERA Number is PROJ-1242-2022

With RERA Number, these new flats assure proper quality and living space for the residents. This newly fangled building has distinctive such as combined with excellent location, ambience, lifestyle, security, services, furnishing and finishing. A perfect chance to live in a premium address and have lavish life in a place where one can explore a lot.

M3M Antalya Hills Reviews is 4.5 out of 5 with every accommodation and amenities.

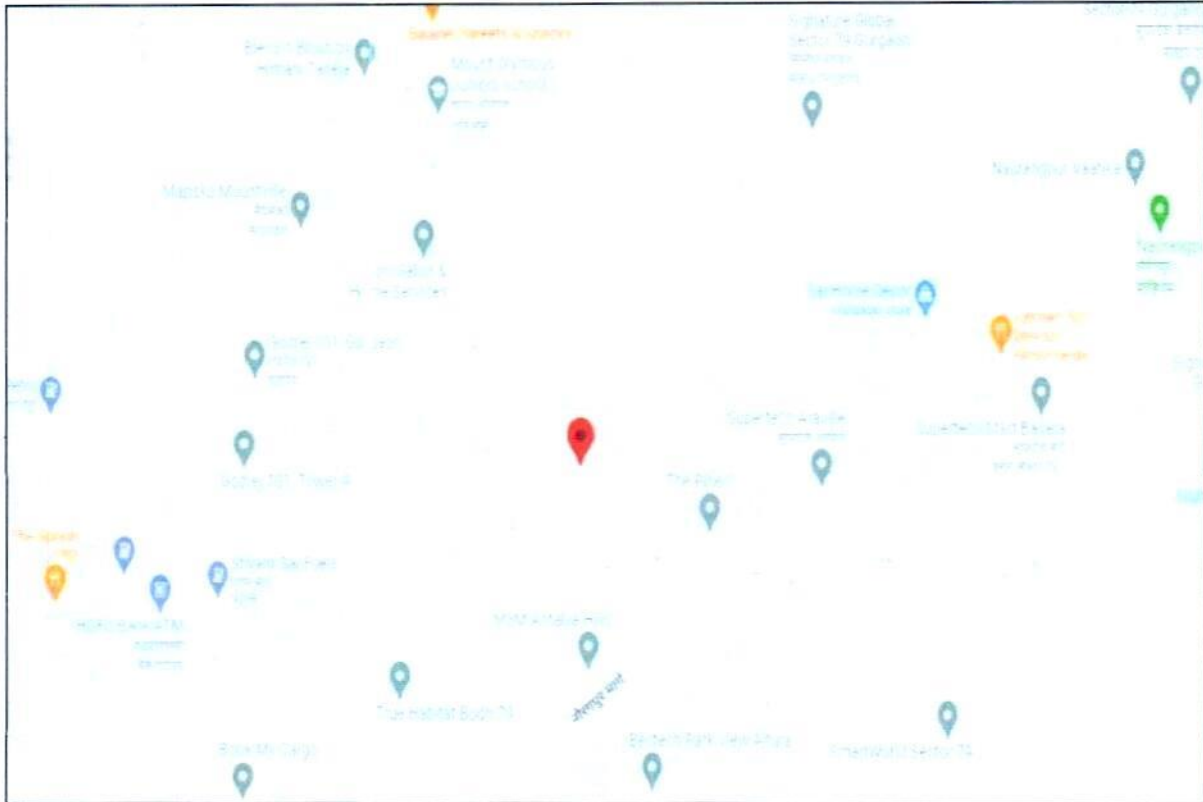
Filled with many exclusive features, the new address is full of classy amenities, better designs, lavish interiors and a lot more. This is a new living space that is full of adventure and excitement which makes it a perfect place to kick off a busy day.

Configuration

2 BHK 3 BHK

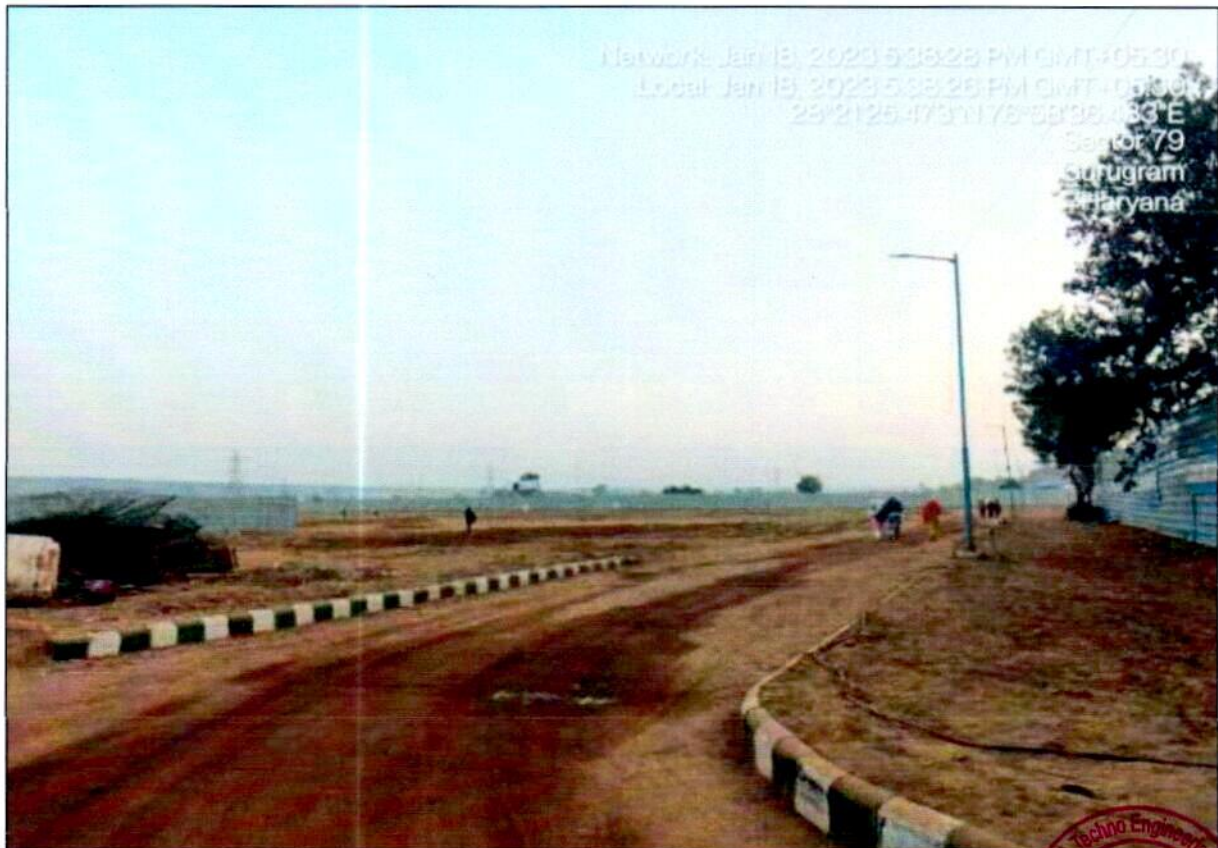
M3M Antalya Hills
Sector 79 Gurgaon - 2bhk
2 BHK, 1149 Sq.Ft.
Apartment
1.00 Cr

ENCLOSURE 2: GOOGLE MAP LOCATION



ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY





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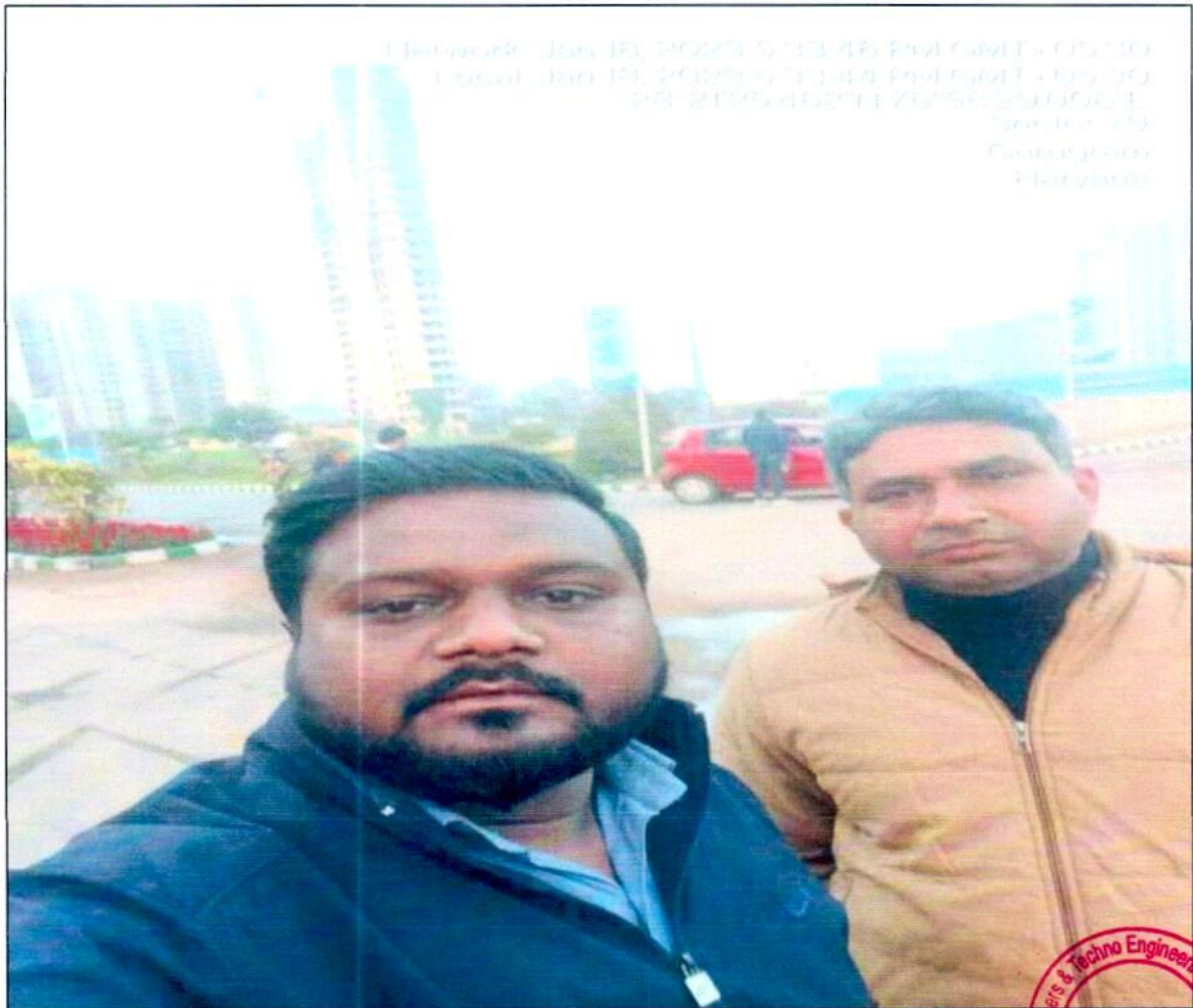




Raj







P. Ravi



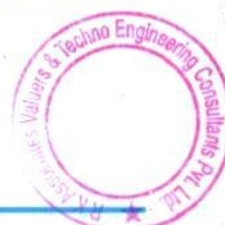
Downloaded from <http://ajph.org/> on November 10, 2014



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**

Next Address		Indian-Non Judicial Stamp Haryana Government		Date: 13/03/2019
Certificate No.	GOM2019C18			Stamp Duty Paid: ₹ 18572000
GRN No.	45021322			Penalty: ₹ 0
Seller / First Party Detail				
Name:	Revital Realty Pvt Ltd			
H.No/Floor:	1114	Sector/Ward:	11	LandMark: Hemkunt chambers 89
City/Village:	Nehru place	District:	New delhi	State: Delhi
Phone:	00			
Buyer / Second Party Detail				
Name:	Econland Development Ltd.			
H.No/Floor:	M52/63	Sector/Ward:	Na	LandMark: Na
City/Village:	Connaughtplace	District:	New delhi	State: Delhi
Phone:	00			
Purpose:	SALE DEED			
5757				
The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website https://dgasrtya.mca21				
SALE DEED				
Type of Deed	:	Sale Deed		
Village/City Name	:	Naurangpur		
Unit Land	:	148 Kanal 11 Marla 3 Sarsai		
Type of Property	:	Agricultural Land		
Transaction Value	:	Rs. 37,14,12,500/-		
Stamp duty	:	Rs. 1,85,72,000/-		
Certificate No.	:	GOM2019C18		
GRN No. & Date	:	45021322 / 13.03.2019		
Reg. Fee GRN No. & Date	:	45024275 / 12.03.2019		
		For Econ Land Development Ltd.		
1				



Name / Subject		Indian-Non Judicial Stamp Haryana Government		Date
Certificate No.	GOM2019C38			Stamp Duty Paid: ₹ 220370000
GRN No.	45022651			Penalty: ₹ 0
Seller / First Party Detail				
Name:	Rental Realty Pvt Ltd			
H No./Floor:	1114	Sector/Ward:	11	LandMark:
City/Village:	Nehru place	District:	New delhi	State:
Phone:	00			Desh:
Buyer / Second Party Detail				
Name:	Loanland Development Ltd			
H No./Floor:	M6263	Sector/Ward:	N/A	LandMark:
City/Village:	Connaughtplace	District:	New delhi	State:
Phone:	00			Desh:
Purpose:	SALE DEED			
5756				

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://registry.nic.in>

SALE DEED

Type of Deed	:	Sale Deed
Village/City Name	:	Naurangpur
Unit Land	:	587 Kanal 13 Marla
Type of Property	:	Residential Licensed Land
Transaction Value	:	Rs. 440,73,75,000/-
Stamp duty	:	Rs. 22,03,70,000/-
Certificate No.	:	GOM2019C38
GRN No. & Date	:	45022651 / 13.03.2019
Reg. Fee GRN No. & Date	:	45024890 / 12.03.2019

Loan Land Development Limited

Authorized Signatory

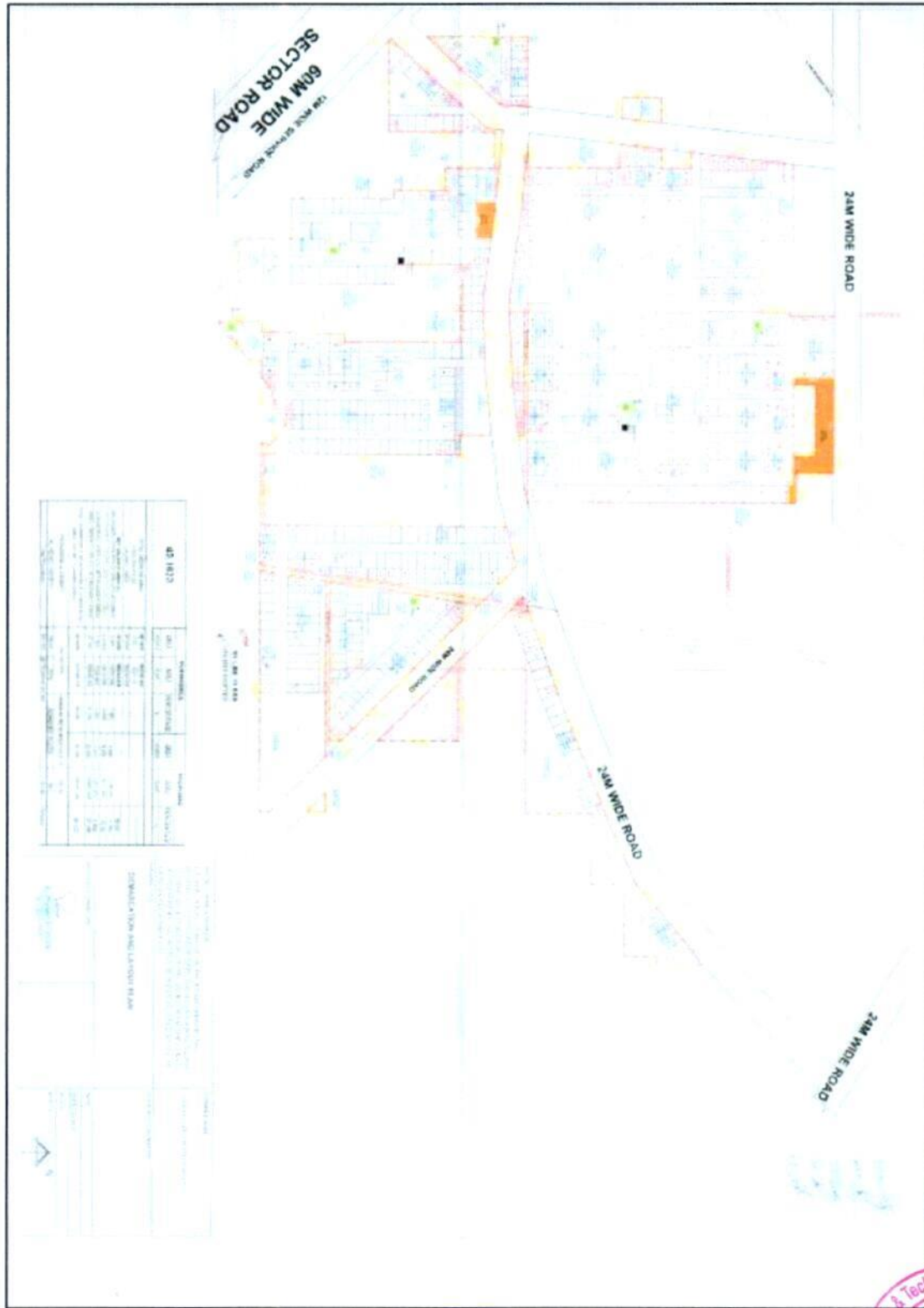


DOCUMENT 2: PRICE LIST PROVIDED BY THE COMPANY

M3M Antalya, Sector-79 (Floors)		
Payment Plan -A		
Linked Stages	By Customer	By Bank/HFC
	{% of Unit Cost}	{% of Unit Cost}
On Application of Booking	5%	
Within 30 days of Booking		20%
Within 60 days of Booking		20%
On commencement of PCC		20%
On commencement of Ground floor Slab		20%
On commencement of Top Floor		10%
Within 30 days of Notice of Possession		5%
Total	5%	95%
M3M Antalya, Sector-79 (Floors)		
Payment Plan-B		
Linked Stages	By Customer	By Bank/HFC
	{% of Unit Cost}	{% of Unit Cost}
On Application of Booking	5%	
Within 30 days of Booking		20%
Within 60 days of Booking		20%
On commencement of PCC		10%
On commencement of Ground floor Slab	5%	10%
On commencement of Top Floor		10%
Within 30 days of Notice of Possession	15%	5%
Total	25%	75%
M3M Antalya, Sector-79 (Floors)		
Payment Plan -C		
Linked Stages	By Customer	By Bank/HFC
	{% of Unit Cost}	{% of Unit Cost}
On Application of Booking	10%	
Within 30 days of Booking		20%
Within 60 days of Booking		20%
On commencement of PCC		20%
On commencement of Ground floor Slab		20%
On commencement of Top Floor		5%
Within 30 days of Notice of Possession		5%
Total	10%	90%
Pricing:		
BSP	: 9,800/- PSF	
EDC & IDC	: 690/- PSF	
Possession Charges	: 450/- PSF	

DOCUMENT 3: COPIES OF STATUTORY APPROVALS

Demarcation Plan



LCV

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site: tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

FORM LC -V
(See Rule 12)

License No. 195 of 2022

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to Ajay Pal S/o Krishan, Sh. Abhay Singh S/o Arjun Singh, Virender Singh S/o Arjun Singh, Om Prakash S/o Arjun Singh, Deepak Yadav, Gurodutt S/o Deep Chand, Harpal S/o Rajbir, Sudhir S/o Rajbir, Baljeet S/o Lulu Ram, Satender Vinod S/o Mahender, Harish Yadav S/o Satpal, Sarjeet S/o Parkash, Sunil Kumar S/o Rajbir, Lal Chand S/o Rajbir, Shyora S/o Deep Chand, Loon Land Development Ltd., Fimosys Infrastructure Pvt. Ltd. in collaboration with Loon land development Ltd. A-88, 2nd floor, Friends Colony East, New Delhi-65 to set up an Affordable Residential Plotted Colony (DOJAY 2016) over an area measuring 45.1625 acres [an area measuring 43.60 acres under migration from licence no. 19 of 2019 dated 11.02.2019 (granted for NILP) and fresh applied area measuring 1.5625 acres] in Sector-79 & 79-B, District-Gurgaon.

1. The particulars of the land, wherein the aforesaid affordable residential plotted colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a) 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.
 - b) That the licensee 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.
 - c) That the licensee shall deposit an amount of Rs. 10,05,24,951/- (@Rs. 500 per sqm for the residential component and @Rs. 1000 per sqm for commercial component) against Infrastructural Development Charges in two equal installments. First within 60 days from issuance of license and second within six months be paid online at www.tcpharyana.gov.in. In failure of which, an interest @ 18% per annum for delay period shall be charged.
 - d) 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.


[Signature]
Director General
Town & Country Planning
Haryana, Chandigarh



DOCUMENT 4: RERA CERTIFICATE

REGISTRATION NO. 06 OF 2023

FORM REP-25 (Sec rule 5 (ii))
HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

 **HARERA**
GURUGRAM

REGISTRATION NO.06 OF 2023

RC/REP/HARERA/GKM/662/393/2023/06 Date: 12.01.2023

UNIQUE NO. GENERATED ONLINE RERA-GRG-PROJ-1248-2022

REGISTRATION CERTIFICATE
REAL ESTATE PROJECT
M3M ANTALYA HILLS PHASE II

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	M3M Antalya Hills Phase II
(ii)	Location	Sector-79 and 79B, Gurugram
(iii)	License no. and validity	195 of 2022 dated 29.11.2022 valid upto 28.11.2027
(iv)	Total licensed area of the project	45.1625 acres
(v)	Area of project for registration	15.5299 acres
(vi)	Nature of the project	Independent Residential Floors
(vii)	Total FAR area of the project	165916.95 sqm
(viii)	Number of plots	517
(ix)	Number of units	2068

(B) NAME OF THE PROMOTERS

S. N.	Particulars	S.N.	Details
(i)	Promoter1/License holders	1.	Sh. Ajay Pal, Sh. Deepak Yadav, M/s Loon Land Development Ltd. And others
(ii)	Promoter2/Collaborator	2.	M/s Loon Land Development Limited

(C) PARTICULARS OF THE PROMOTER 2/ DEVELOPER


S. N.	Particulars	Details
(i)	Name	M/s Loon Land Development Limited
(ii)	Registered Address	Office No. 1221-A, Devika Tower, 12th Floor, 6, Nehru Place, New Delhi-110018

 
 PLANNING EXECUTIVE SUNSET
 ENGINEER

Page 1 of 5



DOCUMENT 4: ENVIRONMENT CERTIFICATE

ENVIRONMENTAL CLEARANCE	 <p>Government of India Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA), Haryana)</p>																		
	<p>To,</p> <p>The Authorized Signatory LOON LAND DEVELOPMENT LIMITED M-62-63, First Floor, Connaught Place New Delhi -110001</p>																		
PARIVESH (Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)	<p>Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding</p> <p>Sir/Madam,</p> <p>This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/HR/MIS/72452/2022 dated 30 Jul 2022. The particulars of the environmental clearance granted to the project are as below.</p> <table border="0"> <tr> <td>1. EC Identification No.</td> <td>EC22B039HR193680</td> </tr> <tr> <td>2. File No.</td> <td>SEIAA/HR/2022/188</td> </tr> <tr> <td>3. Project Type</td> <td>New</td> </tr> <tr> <td>4. Category</td> <td>B1</td> </tr> <tr> <td>5. Project/Activity including Schedule No.</td> <td>8(b) Townships and Area Development projects.</td> </tr> <tr> <td>6. Name of Project</td> <td></td> </tr> <tr> <td>7. Name of Company/Organization</td> <td>LOON LAND DEVELOPMENT LIMITED</td> </tr> <tr> <td>8. Location of Project</td> <td>Haryana</td> </tr> <tr> <td>9. TOR Date</td> <td>24 May 2022</td> </tr> </table> <p>The project details along with terms and conditions are appended herewith from page no 2 onwards.</p> <p>Date: 07/12/2022</p> <p>(e-signed) Pardeep Kumar, IAS Member Secretary SEIAA - (Haryana)</p> <p><i>Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.</i></p> <p><i>This is a computer generated cover page.</i></p>	1. EC Identification No.	EC22B039HR193680	2. File No.	SEIAA/HR/2022/188	3. Project Type	New	4. Category	B1	5. Project/Activity including Schedule No.	8(b) Townships and Area Development projects.	6. Name of Project		7. Name of Company/Organization	LOON LAND DEVELOPMENT LIMITED	8. Location of Project	Haryana	9. TOR Date	24 May 2022
	1. EC Identification No.	EC22B039HR193680																	
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3. Project Type	New																		
4. Category	B1																		
5. Project/Activity including Schedule No.	8(b) Townships and Area Development projects.																		
6. Name of Project																			
7. Name of Company/Organization	LOON LAND DEVELOPMENT LIMITED																		
8. Location of Project	Haryana																		
9. TOR Date	24 May 2022																		

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.

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[Circular stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]