

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

CASE NO. VIS(2022-23)-PL641-531-891

DATED: 07/02/2023

PROJECT TIE-UP REPORT

OF

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

SITUATED AT

WHITE LILY, REVENUE ESTATE OF VILLAGE-
KAMASPUR, SECTOR -08, SONIPAT, HARYANA

DEVELOPER/ PROMOTER

M/S AAKARSHAK REALTORS PVT. LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM, HARYANA

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Asset Monitoring (ASAM)
- Project Techno-Financial Advisors
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

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

NOTE: All our IEB Consultants provide your feedback on the report within 15 days of its submission after which report will be considered to be accepted & correct.

Remarks of Valuers & Consultants's Important Remarks are available at www.rkassociates.org for reference.

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PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

| | |
|-------------------------------------|---|
| Name & Address of Branch | State Bank of India, HLST Branch, Gurugram, Haryana |
| Name of Project | White Lily |
| Work Order No. & Date | Dated 02/02/2023 |

| SR. NO. | CONTENTS | DESCRIPTION | | | | | | | | | | | | |
|-------------------------------|--|--|---------------------|-------------------------|-------------------------|-------------------------------|------------------------------|-----------------|-------------------------|-----|-----|-------------|---|-------------------------|
| 1. | GENERAL DETAILS | | | | | | | | | | | | | |
| i. | Report prepared for | Bank | | | | | | | | | | | | |
| ii. | Name of Developer/ Promoter | M/s Aakarshak Realtors Pvt. Ltd. | | | | | | | | | | | | |
| iii. | Registered Address of the Developer as per MCA website | 410, 4 th floor, D Mall, Netaji Subhash Place, Pitampura, New Delhi-110034 | | | | | | | | | | | | |
| iv. | Type of the Property | Group Housing Society | | | | | | | | | | | | |
| v. | Type of Report | Project Tie-up Report | | | | | | | | | | | | |
| vi. | Report Type | Project Tie-up Report | | | | | | | | | | | | |
| vii. | Date of Inspection of the Property | 3 February 2023 | | | | | | | | | | | | |
| viii. | Date of Assessment | 7 February 2023 | | | | | | | | | | | | |
| ix. | Date of Report | 7 February 2023 | | | | | | | | | | | | |
| x. | Property Shown by | <table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Harsh</td><td>Sale representative</td><td>+91-81990 00900</td></tr> </table> | Name | Relationship with Owner | Contact Number | Mr. Harsh | Sale representative | +91-81990 00900 | | | | | | |
| Name | Relationship with Owner | Contact Number | | | | | | | | | | | | |
| Mr. Harsh | Sale representative | +91-81990 00900 | | | | | | | | | | | | |
| xi. | Purpose of the Report | For Project Tie-up for individual Flat Financing | | | | | | | | | | | | |
| xii. | Scope of the Report | Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up. | | | | | | | | | | | | |
| xiii. | Out-of-Scope of Report | a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work. h) Valuation techniques and principles. | | | | | | | | | | | | |
| xiv. | Documents provided for perusal | <table> <tr> <th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr> <tr> <td>Total 04 Documents requested.</td><td>Total 04 Documents provided.</td><td>04</td></tr> <tr> <td>Property Title document</td><td>---</td><td>---</td></tr> <tr> <td>Copy of TIR</td><td>LC-V (Town And Country Planning Department)</td><td>License No. 182 of 2007</td></tr> </table> | Documents Requested | Documents Provided | Documents Reference No. | Total 04 Documents requested. | Total 04 Documents provided. | 04 | Property Title document | --- | --- | Copy of TIR | LC-V (Town And Country Planning Department) | License No. 182 of 2007 |
| Documents Requested | Documents Provided | Documents Reference No. | | | | | | | | | | | | |
| Total 04 Documents requested. | Total 04 Documents provided. | 04 | | | | | | | | | | | | |
| Property Title document | --- | --- | | | | | | | | | | | | |
| Copy of TIR | LC-V (Town And Country Planning Department) | License No. 182 of 2007 | | | | | | | | | | | | |

| | | | | |
|-----|--------------------------------|-------------------------------------|--|---|
| | | | | Dated: -14/05/2007 |
| | | TIR | --- | --- |
| | | Approved Map | Approved Site Plan | Memo No. 29090 Dated 21/01/2013 |
| | | NOC's & Approval | NOC'S and Approvals | Refer Part-F of the report |
| | | RERA Certificate | RERA Registration Certificate | Registration No. HRERA-PKL-SNP- 2-2018 Dated: 28/03/2018 |
| 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.221,00,00,000/- | |
| ii. | Total Expected Realizable/ Fetch Value | Rs.187,85,00,000/- | |
| iii. | Total Expected Distress/ Forced Sale Value | Rs.165,75,00,000/- | |
| iv. | Total No. of Dwelling Units | <ul style="list-style-type: none"> Residential= 578 Units EWS=102 Units | |
| v. | Built up area of the project | 91,101.15 sq. mtr./ 9,80,603.66 sq. ft. | |
| vi. | Saleable Area of the Project | Inventory Not provided to us | |
| vii. | Inventory Cost as on "Date of Assessment" | Inventory Not provided to us | |

| 3. | ENCLOSURES | | |
|------|-------------|---|--|
| i. | Enclosure 1 | Screenshot of the price trend references of the similar related properties available on public domain | |
| ii. | Enclosure 2 | Google Map | |
| iii. | Enclosure 3 | Photographs of The property | |
| iv. | Enclosure 4 | Copy of Circle Rate | |
| v. | Enclosure 5 | Other Important documents taken for reference | |
| vi. | Enclosure 6 | Consultant's Remarks | |
| vii. | Enclosure 7 | Survey Summary Sheet | |



PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. BRIEF DESCRIPTION OF THE PROJECT



This project tie-up report is prepared for group housing project "White Lily" being constructed on the Licensed land area admeasuring 9.262 acres/ 37,481.92 sq. mtr. as per the copy of RERA certificate, Approved Site Plan and the license No.182 of 2007.

All the NOC's for the subject land was allotted in the name of M/s Aakarshak Realtors Pvt. Ltd. for developing a group housing project. The subject project is being developed and promoted by M/s Aakarshak Realtors Pvt. Ltd.

The subject project comprises 11 Towers, a EWS tower, commercial block, community building and a school as tabulated below, each block is developed with all the basic and modern amenities.

| Tower/Block Name | No of Dwelling Units as per Sanctioned | No of Dwelling Units Constructed | No. of Floors |
|------------------|---|-------------------------------------|------------------|
| A | 49 | 49 | S/G+14 |
| B | 52 | 54 | S/G+14 |
| C | 52 | 50 | S/G+14 |
| D | 49 | 49 | S/G+14 |
| E | 52 | 52 | S/G+12 |
| F | 52 | 52 | S/G+14 |
| G | 46 | 46 | S/G+13 |
| H | 57 | 57 | G+14 |
| J | 54 | 54 | S/G+14 |
| K | 58 | 58 | S/G+14 |

| | | | |
|---------------------|--------------|------------|--------|
| L | 57 | 57 | S/G+14 |
| EWS | 102 | 102 | G+16 |
| Convenient Shopping | Ground floor | -- | |
| Community Building | Ground floor | -- | |
| Nursery School | G+2 Floor | -- | |
| Total | 680 | 680 | |

The developer has already obtained the Occupational Certificate. As per the same, no. of units in the project is as follows: -

- 1) 578 units (Residential)
- 2) 102 EWS units

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

Location of the subject project is in a good developing area of Sector-08, Sonipat. Subject Project is clearly approached from SH-11. There are other residential projects under development nearby and some projects are already occupied.



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

This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the

report, it is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.

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

2. LOCATION CHARACTERISTICS OF THE PROPERTY

| | | | |
|--------|--|---|------------------------------|
| i. | Nearby Landmark | Apex Green Apartment | |
| ii. | Name of similar projects available nearby with distance from this property | White Lily Residency, Apex Green Apartment | |
| iii. | Postal Address of the Project | White Lily, Sector -08, Sonipat, Haryana | |
| iv. | Independent access/ approach to the property | Clear independent access is available | |
| v. | Google Map Location of the Property with a neighborhood layout map | Enclosed with the Report | |
| | | Coordinates or URL: 28°59'38.3"N 77°04'49.0"E | |
| vi. | Description of adjoining property | Other residential projects | |
| vii. | Plot No. / Survey No. | Refer License and the schedule attached | |
| viii. | Village/ Zone | -- | |
| ix. | Sub registrar | Sonipat | |
| x. | District | Sonipat | |
| xi. | City Categorization | Scale-B City | Urban developing |
| | Type of Area | Residential Area | |
| xii. | Classification of the area/Society | Middle Class (Ordinary) | Urban developing |
| | Type of Area | Within urban developing zone | |
| xiii. | Characteristics of the locality | Good | Within urban developing zone |
| xiv. | Property location classification | Normal location within locality | On Highway |
| xv. | Property Facing | East Facing | |
| xvi. | DETAILS OF THE ROADS ABUTTING THE PROPERTY | | |
| | a) Main Road Name & Width | State Highway -11, Haryana | 100 ft. wide road |
| | b) Front Road Name & width | State Highway -11, Haryana | 100 ft. wide road |
| | c)Type of Approach Road | Bituminous Road | |
| | d)Distance from the Main Road | On 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, it is an independent single bounded property. | |



| | | | |
|------|--|--|-----------------------------|
| xix. | BOUNDARIES SCHEDULE OF THE PROPERTY | | |
| a) | Are Boundaries matched | No, boundaries are not mentioned in the documents. | |
| b) | Directions | As per Title Deed/TIR | Actual found at Site |
| | East | NA | Entry/Highway |
| | West | NA | Open Land |
| | North | NA | Open Land |
| | South | NA | Open Land |

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

| | | | | |
|-----------|---|---|------|------|
| 4. | LEGAL ASPECTS OF THE PROPERTY | | | |
| i. | Ownership documents provided | License | None | None |
| ii. | Names of the Developer/Promoter | M/s Aakarshak Realtors Pvt. Ltd. | | |
| iii. | Constitution of the Property | Free hold, complete transferable rights | | |
| iv. | Agreement of easement if any | Not required | | |
| v. | Notice of acquisition if any and area under acquisition | No such information came in front of us and could not 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 not be found on public domain | | |
| vii. | Heritage restrictions, if any | No | | |
| viii. | Comment on Transferability of the property ownership | Free hold, complete transferable rights | | |



| | | | |
|--------|---|---|-------------------------|
| ix. | Comment on existing mortgages/ charges/ encumbrances on the property, if any | No Information available to us. Bank to obtain details from the Developer | |
| x. | Comment on whether the owners of the property have issued any guarantee (<i>personal or corporate</i>) as the case may be | No Information available to us. Bank to obtain details from the Developer | |
| xi. | Building Plan sanction: | | |
| | a) Authority approving the plan | HSVP | |
| | b) Any violation from the approved Building Plan | None | |
| xii. | Whether Property is Agricultural Land if yes, any conversion is contemplated | No not an agricultural property Since the license has been issued. For the group Housing Society development. | |
| xiii. | Whether the property SARFAESI complaint | Yes | |
| xiv. | Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>) | Tax name | No information provided |
| | | Receipt number | No information provided |
| | | Receipt in the name of | No information provided |
| | | Tax amount | No information provided |
| xv. | Observation on Dispute or Dues if any in payment of bills/ taxes | Not known to us | |
| xvi. | Is property tax been paid for this property | Not available. Please confirm from the owner. | |
| xvii. | Property or Tax Id No. | Not provided | |
| xviii. | Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged | Bank to check from their end. | |
| xix. | Property presently occupied/ possessed by | The property is currently possessed by the company only. | |
| xx. | Title verification | Title verification to be done by competent advocate as the same is out of our scope of work. | |
| xxi. | Details of leases if any | NA. | |

| 5. | 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 | |
| ii. | Water Treatment Plant | Yes | |
| | Power Supply arrangements | Permanent | Yes |

| | | | | | |
|-------|--|---------------------|-----------------------|------------------|----------------------|
| iii. | | Auxiliary | Yes | | |
| iv. | HVAC system | | Yes | | |
| v. | Security provisions | | Yes | | |
| vi. | Lift/ Elevators | | Yes | | |
| vii. | Compound wall/ Main Gate | | Yes | | |
| viii. | Whether gated society | | Yes | | |
| ix. | Car parking facilities | | Yes | | |
| x. | Garden/ Park/ Land scraping | Water bodies | Internal roads | Pavements | Boundary Wall |
| | Yes | No | Yes | Yes | Yes |

| | | | | | | | |
|------|--|----------|--------|--|-----------------|---------|---------|
| 7. | INFRASTRUCTURE AVAILABILITY | | | | | | |
| i. | Description of Water Infrastructure availability in terms of: | | | | | | |
| | a) Water Supply | | | Yes from municipal connection | | | |
| | b) Sewerage/ sanitation system | | | Underground | | | |
| | c) Storm water drainage | | | Yes | | | |
| ii. | Description of other Physical Infrastructure facilities in terms of: | | | | | | |
| | a) Solid waste management | | | Yes available. | | | |
| | b) Electricity | | | Yes | | | |
| | c) Road and Public Transport connectivity | | | Yes | | | |
| | d) Availability of other public utilities nearby | | | Transport, Market, Hospital etc. available in close vicinity | | | |
| iii. | Proximity & availability of civic amenities & social infrastructure | | | | | | |
| | School | Hospital | Market | Bus Stop | Railway Station | Metro | Airport |
| | 1.1 Km | 2.6 km | 5 km | 5.6 Km. | 11.7 km | 36.3 km | 60 km |
| iv. | Availability of recreation facilities (parks, open spaces etc.) | | | It is a developing area and recreational facilities are planned to be developed nearby and within the society. | | | |

| | | |
|-----------|---|---|
| 8. | MARKETABILITY ASPECTS OF THE PROPERTY: | |
| i. | Location attribute of the subject property | Normal |
| ii. | Scarcity | Similar kind of properties are easily available in this area. |
| iii. | Market condition related to demand and supply of the kind of the subject property in the area | Good demand of such properties in the market. |
| iv. | Any New Development in surrounding area | No new major development in surrounding area. However, few group housing projects are under construction. |
| v. | Any negativity/ defect/ disadvantages in the property/ location | No |
| vi. | Any other aspect which has relevance on the value or marketability of the property | No |



| 9. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY: | | | |
|--|--|--|---------------------|
| i. | Type of construction & design | RCC framed pillar beam column structure on RCC slab. | |
| ii. | Method of construction | Construction done using professional contractor workmanship based on architect plan | |
| iii. | Specifications | | |
| | a) Class of construction | Class C construction (Simple/ Average) | |
| | b) Appearance/ Condition of structures | Internal - Good for the towers completed. | |
| | | External - Good for the towers completed | |
| | c) Roof | Floors/ Blocks | Type of Roof |
| | | High rise towers | RCC |
| | | Maximum Floors up to G/S+14 floors | RCC |
| | d) Floor height | ~10 ft. | |
| | e) Type of flooring | Vitrified Or Laminated Wooden Flooring Or Ceramic Tile. | |
| | f) Doors/ Windows | Aluminum windows/both side laminated door. | |
| | g) Interior Finishing | Good | |
| | h) Exterior Finishing | Average | |
| | i) Interior decoration/ Special architectural or decorative feature | Yes | |
| j) Class of electrical fittings | Good | | |
| k) Class of sanitary & water supply fittings | Good | | |
| iv. | Maintenance issues | No | |
| v. | Age of building/ Year of construction | 04 | 2019 |
| vi. | Total life of the structure/ Remaining life expected | Approx. 60-65 years | Approx. 55-60 years |
| vii. | Extent of deterioration in the structure | No such deterioration observed during the site visit | |
| 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 | No such damages observed during the site visit | |
| x. | System of air conditioning | As per requirement by individual flat owners on their own | |
| xi. | Provision of firefighting | Yes | |
| xii. | Status of Building Plans/ Maps | Building plans are approved by the concerned authority. | |
| | a) Is Building as per approved Map | No, few changes are made in few towers but are approved in the OC. So, is considered as per OC | |
| | b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan | <input type="checkbox"/> Permissible Alterations | NA |
| | | <input type="checkbox"/> Not permitted alteration | NA |
| | c) Is this being regularized | Yes | |



| | | |
|------------|---|--|
| 10. | ENVIRONMENTAL FACTORS: | |
| i. | Use of environment friendly building materials like fly ash brick, other green building techniques if any | No information available to us |
| ii. | Provision of rainwater harvesting | Yes |
| 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. | Plain looking simple structure |
| 12. | PROJECT DETAILS: | |
| a. | Name of the Developer | M/s Aakarshak Realtors Pvt. Ltd. |
| b. | Name of the Project | White Lily |
| c. | Total no. of Dwelling units | <ul style="list-style-type: none"> • Main Residential= 578 Units • EWS= 102 Units |
| d. | Developer market reputation | Established Builder with years long experience in market and have successfully delivered multiple Projects. |
| e. | Name of the Architect | Rajesh Jain (CA91/13678) |
| f. | Architect Market Reputation | Established Architect with years long experience in market and have successfully delivered multiple Projects. |
| g. | Proposed completion date of the Project | Already complete (OC Obtained) |
| h. | Progress of the Project | Refer latter part of the report |
| i. | Other Salient Features of the Project | <input type="checkbox"/> High end modern apartment, <input checked="" type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input checked="" type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area, |



PART C

AREA DESCRIPTION OF THE PROPERTY

| | | | | |
|-----------------------|---------------------------------|---------------------|---|--|
| 1. | Licensed Area of the project | | 9.262 acres/ 37,481.925 m ² | |
| 2. | Area of the Project as per RERA | | 9.262 acres/ 37,481.925 m ² | |
| 3. | Ground Coverage Area | Permitted | 12,862.31 m ² (35%) | |
| | | Proposed | 7065.58 m ² (19.22%) | |
| Covered Built-up Area | UNDER FAR | | PROPOSED AS PER APPROVED MAP (In m ²) | ACHIEVED STATUS As per OC (In m ²) |
| | TOTAL | A | 6,118.45 | 6,127.85 |
| | | B | 5,865.31 | 6,068.68 |
| | | C | 5,865.31 | 5,672.67 |
| | | D | 6,118.45 | 6,127.85 |
| | | E | 6,454.77 | 6,465.70 |
| | | F | 5,865.31 | 5,870.79 |
| | | G | 5,670.71 | 5,676.19 |
| | | H | 4,985.35 | 4,985.35 |
| | | J | 4,643.56 | 4,643.56 |
| | | K | 5,035.55 | 5,035.55 |
| | | L | 4,985.35 | 4,985.35 |
| | | EWS | 2,321.09 | 2,321.09 |
| | | Convenient Shopping | 183.70 | 183.70 |
| | | Community Building | 195.80 | 195.80 |
| | | Nursery School | 842.53 | 842.53 |
| | | Total | 65,151.24/- | 65,202.66/- |
| | | Adopted | 65,202.66 sq. mtr./ 7,01,834.91 sq. ft. (as per the OC Obtained) | |
| | | Permitted | FAR: 64,311.53 sq.mtr/ 6,92,242.87 sq.ft. | |
| | UNDER NON-FAR | | Proposed as per Approved Map (In m ²) | ACHIEVED AS PER OC (In m ²) |
| | Basement | | 19,371.27 | 19,371.27 |
| | Stilt | | 4,297.09 | 4,297.09 |
| | Mumty & Machine room | | 2,230.13 | 2,230.13 |
| | Total | | 25,898.49 | 25,898.49 |
| | Adopted Non-FAR area | | 25,898.49 sq.mtr./2,78,768.76 sq.ft. | |
| | Total Gross Built Up Area | | 91,101.15 sq. mtr/ 9,80,603.66 sq. ft. | |
| 4. | Open/ Green Area | Minimum Required | 5,512.42 m ² | |
| | | Proposed | 7,000.35 m ² | |

| | | | |
|----|---------------|--|-------------------------------------|
| 5. | Density | Permitted | 100 to 400 PPA (for entire Project) |
| | | Proposed | 354.48 PPA (for entire Project) |
| 6. | Carpet Area | The inventory is not provided to us and we are not liable for any revise if asked afterwards | |
| 7. | Saleable Area | The inventory is not provided to us and we are not liable for any revise if asked afterwards | |

| Total Blocks/ Floors/ Flats | | | | |
|-----------------------------|---|------------|---|--|
| 1. | Approved as per Building Plan | | Actually provided | Current Status |
| | Block-A, B, C, D, F, J, K and L = S/G+14 floors Block -E = S/G+12 floors Block -G = S/G+13 floors Block -H= G+14 floors EWS=G+16 floors | | Block-A, B, C, D, F, J, K and L = S/G+14 floors Block -E = S/G+12 floors Block -G = S/G+13 floors Block -H= G+14 floors EWS=G+16 floors | OC Obtained |
| 2. | Total no. of Flats/ Units | Main Units | 578 DU's | |
| | | EWS | 102 Units | |
| 3. | Type of Flats | | Type of Flat | Super Area (Sq. ft.) |
| | | | 2 BHK, 3BHK, 4BHK | 1,350 sq.ft, 1725 sq.ft, 2200 sq.ft (Super area) |
| | | | Minimum Required Car Parking | 867 units |
| | | | Proposed Car Parking | 885 units |
| 4. | Land Area considered | | 9.262 acres/ 37,481.925 m ² (As per RERA certificate) | |
| 5. | Area adopted on the basis of | | Property documents only since site measurement couldn't be carried out | |
| 6. | Remarks & observations, if any | | NA | |
| 7. | Constructed Area considered (As per IS 3861-1966) | | Built-up Area | 91,101.15 sq.mtr/ 9,80,603.66 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 | |

Note:

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

PART D

PROJECT APPROVAL DETAILS

| Sr. No. | REQUIRED APPROVALS | REFERENCE NO./ DATE | STATUS |
|---------|---|---|--------|
| 1. | Form LC-V (Town and Country Planning Department) | License No.182 of 2007 Dated:14/05/2007 | --- |
| 2. | Renewal of Form LC-V (Town and Country Planning Department) | --- | --- |
| 3. | Building Plan Approval Letter from DTCP, Haryana (BR – III) | File No. ZP- 516/JD/(DK)/2013/2990 Dated: 21/01/2013 | --- |
| 4. | NOC for Height Clearance from Airport Authority of India | Memo No. AAI/NOC/213/481/3172-77 Dated:13/11/2013 | --- |
| 5. | NOC from HSPCB | HSPCB/Consent/ :2821215SONCTE1707102 Dated:27/04/2015 | --- |
| 6. | Environmental clearance NOC from SEIAA | SEIAA/HR/2014/943 Dated: 11/07/2014 | --- |
| 7. | Clarification letter regarding applicability of forest laws on non-forest land | Sr. No. 2272 Dated:21/02/2014 | --- |
| 8. | Fire NOC | Memo No. FS/2019/5 Dated : 16/01/2019 | --- |
| 9. | Assurance for Sewerage Connection | --- | --- |
| 10. | RERA Registration Certificate | Registration No. HARERA-PKL-SNP-198-2020 Date: 28/03/2018 | --- |
| 11. | Water Assurance Certificate | --- | --- |
| 12. | NOC for Mining and disposal of Mineral | --- | --- |
| 13. | Approval of building Plan of Temporary Structure | --- | --- |
| 14. | NOC from Forest Department | --- | --- |

Note:

All the NOC's and approval mentioned above are referred from the Real valuers Old valuation report provided to us.



PART E

PROCEDURE OF ASSESMENT

| 1. | | GENERAL INFORMATION | | |
|-------|--|--|--|-----------------|
| i. | Important Dates | Date of Inspection of the Property | Date of Assessment | Date of Report |
| | | 3 February 2023 | 7 February 2023 | 7 February 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, asertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report. | | |
| vii. | Restrictions | This report should not be referred for any other purpose, by any other user and for any other date other than as specified above. | | |
| viii. | Manner in which the property is identified | <input checked="" type="checkbox"/> | Done from the name plate displayed on the property | |
| | | <input type="checkbox"/> | Identified by the owner | |
| | | <input checked="" type="checkbox"/> | Identified by the owner's representative | |
| | | <input type="checkbox"/> | Enquired from local residents/ public | |
| | | <input type="checkbox"/> | Cross checked from the boundaries/ address of the property mentioned in the documents provided to us | |
| | | <input type="checkbox"/> | Identification of the property could not be done properly | |
| | | <input type="checkbox"/> | Survey was not done | |
| ix. | Type of Survey conducted | Only photographs taken (No sample measurement verification), | | |

| 2. | | ASSESSMENT FACTORS | | |
|------|---|--|--|---------------------------|
| i. | Nature of the Report | Project Tie-up | | |
| ii. | Nature/ Category/ Type/ Classification of Asset under Valuation | Nature | Category | Type |
| | | Real estate | Residential | Group Housing |
| | | Classification | Residential Asset | |
| iii. | Basis of Inventory assessment (for Project Tie up Purpose) | Primary Basis | Market Price Assessment & Govt. Guideline Value | |
| | | Secondary Basis | Not Applicable | |
| iv. | Present market state of the Asset assumed Total No. of Dwelling Units | Under Normal Marketable State | | |
| | | Reason: Asset under free market transaction state | | |
| v. | Property Use factor | Current/ Existing Use | Highest & Best Use (in consonance to surrounding use, zoning and statutory norms) | Considered for Assessment |
| | | Residential | Residential | Residential |
| vi. | Legality Aspect Factor | Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from | | |

| | | | | | |
|--------|--|--|--|--|---|
| | | any Govt. dept. have to be taken care by Legal expert/ Advocate. | | | |
| vii. | Land Physical Factors | Shape | | Size | |
| | | Irregular | | Very Large | |
| viii. | Property Location Category Factor | City Categorization | Locality Characteristics | Property location characteristics | Floor Level |
| | | Scale-C City | Ordinary | On Wide Road | S+14 Floors |
| | | Urban developing | Within urban developing zone | Not Applicable | |
| | | | Within developing Residential zone | Not Applicable | |
| | | Property Facing | | | |
| | | East Facing | | | |
| ix. | Physical Infrastructure availability factors of the locality | Water Supply | Sewerage/ sanitation system | Electricity | Road and Public Transport connectivity |
| | | Yes | Underground | Yes | Easily available |
| | | Availability of other public utilities nearby | | Availability of communication facilities | |
| | | Transport, Market, Hospital etc. are available in close vicinity | | Major Telecommunication Service Provider & ISP connections are available | |
| x. | Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.) | Urban Developing area | | | |
| xi. | Neighbourhood amenities | Average | | | |
| xii. | Any New Development in surrounding area | No | | | |
| xiii. | Any specific advantage/ drawback in the property | No | | | |
| xiv. | Property overall usability/ utility Factor | Restricted to a particular use i.e., Group housing (Residential) purpose only. | | | |
| xv. | Do property has any alternate use? | None. The property can only be used for residential purpose. | | | |
| xvi. | Is property clearly demarcated by permanent/ temporary boundary on site | Yes demarcated properly. | | | |
| xvii. | Is the property merged or colluded with any other property | No. Comments: NA | | | |
| xviii. | Is independent access available to the property | Clear independent access is available | | | |
| xix. | Is property clearly | Yes | | | |

| | | | | |
|--------|--|--|-------------------------------------|---|
| | possessable upon sale | | | |
| 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 (from property search sites & local information) | a | Name: | Aasta property |
| | | | Contact No.: | +91-98181 82007 |
| | | | Nature of reference: | Property dealer |
| | | | Size of the Property: | 1,700 sq. ft. (Super area) |
| | | | Location: | White lily |
| | | | Rates/ Price informed: | Rs.65-70 Lakhs |
| | | | Any other details/ Discussion held: | The Price for the flat in the subject society ranges from Rs.3,800/- to Rs.4,500/- per sq.ft. as per the subject property dealer. |
| | | b | Name: | DK properties |
| | | | Contact No.: | +91-98730 00249 |
| | | | Nature of reference: | Property dealer |
| | | | Size of the Property: | 1,225 sq.ft. (Super area) |
| | | | Location: | White lily |
| | | | Rates/ Price informed: | Rs.49 Lakhs |
| | | | Any other details/ Discussion held: | As per the Discussion with the concern person the rate for the Flat range between 4,000/- to Rs.4,500/- per sq.ft. on Super area |
| xxv. | Adopted Rates Justification | For the market rate of the Flats available in this project and as well as nearby project we have enquired from property dealers in that area and were able to find a Sale rate range of Rs.4,000/- to Rs.4,500/- per sq. ft on Super area for the project. | | |
| xxvi. | OTHER MARKET FACTORS | | | |
| | Current Market condition | Normal | | |
| | | Remarks: NA | | |
| | | Adjustments (-/+): 0% | | |
| | Comment on Property Salability Outlook | Easily sellable | | |
| | | Adjustments (-/+): 0% | | |
| | | Demand | Supply | |
| | | Moderate | Adequately available | |

| | | |
|---------|---|--|
| | Comment on Demand & Supply in the Market | Remarks: Good demand of such properties in the market Adjustments (-/+): 0% |
| xxvii. | Any other special consideration | Reason: NA Adjustments (-/+): 0% |
| xxviii. | Any other aspect which has relevance on the value or marketability of the property | NA Adjustments (-/+): 0% |
| xxix. | Final adjusted & weighted Rates considered for the subject property | Rs.4,000/- to Rs.4,500/- per sq. ft. on super area |
| xxx. | Considered Rates Justification | As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion. |
| xxxi. | Basis of computation & working <ol style="list-style-type: none"> <i>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.</i> <i>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 amount mentioned in the RERA Website. So, the Land cost thus Considered is Rs.29,30,00,000/- for the Particular Project.</i> <i>Also, since this is a land allotted for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.</i> <i>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.</i> <i>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.</i> <i>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.</i> <i>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.</i> <i>References regarding the prevailing market rates and comparable are based on the verbal/ informal/</i> | |

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.

- g. 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.
- h. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- i. 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.
- j. 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.
- k. 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.
- l. 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.
- m. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- n. 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.
- o. 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.
- p. 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.
- q. 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.
- r. 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.
- s. 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.
- Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
 - 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.
 - It is assumed that the concerned Lender/ Financial Institution has asked for the Project Tie up report of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Project Tie up report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
 - 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.
 - 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.
 - This Project tie up report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

xxxiii. **SPECIAL ASSUMPTIONS**

None

xxxiv. **LIMITATIONS**

None

| 3. | COST ASSESSMENT OF LAND | | |
|---------|--|---|--|
| Sr. No. | Particulars | Govt. Circle/ Guideline Value | Land Value as per Market |
| a. | Prevailing Rate range | Rs.1,15,00,000/- per acres. (For Agricultural Land) | --- |
| b. | Deduction on Market Rate | --- | --- |
| c. | Rate adopted considering all characteristics of the property | Rs.1,70,00,000/- per acres. X 4 (factor for Group Housing) | --- |
| d. | Total Land Area/FAR Area considered (documents vs site survey whichever is less) | 9.262 acres/ 37,481.925 m ² | 9.262 acres/ 37,481.925 m ² |
| e. | Total Value of land (A) | 9.262 acres X Rs.6,80,00,000/- per acres. | --- |
| | | Rs.79,47,16,000/- | Rs.29,30,00,000/- |

Note:

- In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.
- However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the amount mentioned in the RERA Website. So, the Land cost thus Considered is Rs.29,30,00,000/- for the Particular Project.
- Also, since this is a land allotted for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been

created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.

| 4. COST ASSESSMENT OF BUILDING CONSTRUCTION | | | | |
|---|--|--|--|--|
| | Particulars | | EXPECTED BUILDING CONSTRUCTION VALUE | |
| | | | FAR | NON-FAR |
| | Building Construction Value | Rate range | Rs. 1,600/- to 1,800/- per sq. ft. | Rs. 1,200/- to 1,400/- per sq. ft. |
| | | Rate adopted | Rs. 1,700/- per sq. ft. | Rs. 1,400/- per sq. ft. |
| | | Covered Area | 65,202.66 sq.mtr./7,01,834.91 sq.ft.(as per the OC Obtained) | 25,898.49 sq.mtr./2,78,768.76 sq.ft. |
| | | Pricing Calculation | Rs.1,700/- per Sq. ft. X 7,01,834.91 sq. ft | 2,78,768.76 sq. ft. X Rs. 1,400/- per sq. ft.. |
| | | Total Value | Rs.119,31,19,347/- | Rs.39,02,76,264/- |
| 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/ Yet to be Constructed | | |
| d. | Construction Depreciated Replacement Value (B) | Rs.158,33,95,611/- | | |

| 5. COST ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS | | | |
|--|---|---|-----------------------------|
| | Particulars | Specifications | Expected Construction Value |
| a. | Add extra for Architectural aesthetic developments, improvements (Add lump sum cost) | ---- | NA |
| b. | Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings) | Approx. 5% of building construction cost | Rs.8,00,00,000/- |
| c. | Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.) | Approx. 13% of building construction cost | Rs.20,50,00,000/- |
| 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.4,75,00,000/- |
| e. | Expected Construction Value (C) | NA | Rs.33,25,00,000/- |

| 6. MARKET/ SALABLE AMOUNT OF THE FLATS | | |
|--|--|--|
| a. | Total No. of DU | Residential= 578 Units |
| b. | Total No. of EWS Units | 102 Units |
| c. | Total Proposed Salable Area for flats | Details of total saleable area is not provided by the company. |
| d. | Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges) | No information available |
| | Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges) | Rs.4,700/- per sq.ft. to Rs.5,500/- per sq.ft. on Super area |

| | | | |
|---------|---|---|---|
| | Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges) | Rs.4,000/- per sq.ft. to Rs.4,500/- per sq.ft. on Super area | |
| 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.4,000/- to Rs.4,500/- per sq. ft. for the Project and the same seems to be reasonable in our view.• Details of the inventory is not provided by the builder.• Pricing assessment of the inventory is not done as list not provided by the builder. | |
| 7. | CONSOLIDATED COST ASSESSMENT OF THE ASSET | | |
| Sr. No. | Particulars | Govt. Circle/ Guideline Value | Indicative & Estimated Prospective Market Value |
| a. | Land Value (A) | Rs.79,47,16,000/- | Rs.29,30,00,000/- |
| b. | Structure Construction Value (B) | NA | Rs.158,33,95,611/- |
| c. | Additional Aesthetic Works Value (C) | NA | Rs.33,25,00,000/- |
| d. | Total Add (A+B+C) | Rs.79,47,16,000/- | Rs.220,88,95,611/- |
| 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.220,88,95,611/- |
| h. | Rounded Off | --- | Rs.221,00,00,000/- |
| i. | Indicative & Estimated Prospective Fair Market Value in words | --- | Rupees Two Hundred Twenty One Crores only |
| j. | Expected Realizable Value (@ ~15% less) | --- | Rs.187,85,00,000/- |
| k. | Expected Distress Sale Value (@ ~25% less) | --- | Rs.165,75,00,000/- |
| l. | Percentage difference between Circle Rate and Market Value | More than 20% | |

| | | |
|----|---|--|
| m. | Likely reason of difference in Circle Value and Fair Market Value in case of more than 20% | Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors. |
| n. | Concluding Comments/ Disclosures if any | <p>a. The subject property is a Group Housing project.</p> <p>b. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>c. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>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.</p> <p>e. Also, since this is a land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p> |

be the actual price of that asset and the market may discover a different price for that asset.

- k. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- l. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- m. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

o. IMPORTANT KEY DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

p. Enclosures with the Report:

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



IMPORTANT NOTES

DEFECT LIABILITY PERIOD - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. 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.



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IF REPORT IS USED FOR BANK/ FIs

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

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

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

| SURVEY ANALYST | ENGINEERING ANALYST | REVIEWER |
|---|---------------------|---|
| Harshit Mayank | Abhishek Sharma | Adil Afaque |
|  | |  |




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

magicbricks Buy Rent Sell Home Loans

Home » Property for sale in Sonipat » Flats for Sale in Sonipat » Flats for Sale in TDI City Kundli » 2 BHK Flats for Sale in TDI City Kundli » 1225 Sq. ft.

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

2 BHK 1225 Sq. ft Flat For Sale **TDI City Kundli, Sonipat**



2 Beds 2 Baths 3 Balconies Unfurnished

Carpet Area
980 sqft
₹4,396/sqft

Floor
5 (Out of 15 Floors)

Age Of Construction
Under Construction

Developer
Parker VRC Infrastructure Pvt. Ltd.

Project
Parker VRC White Lily Residency

Transaction Type
New Property

Furnished Status
Unfurnished

[1 Photos](#)

[Contact Agent](#) [Get Phone No.](#)

₹79 Lac
₹3,591 per sqft

4 BHK Apartment for Sale in Sector B
Parker VRC White Lily

1700 sqft STATUS Ready to Move FLOOR 4 out of 12

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

[Contact Agent](#) [Get Phone No.](#) [Share Feedback](#)

₹69 Lac
₹4,000 per sqft

3 BHK Apartment for Sale in Sector B
Parker VRC White Lily

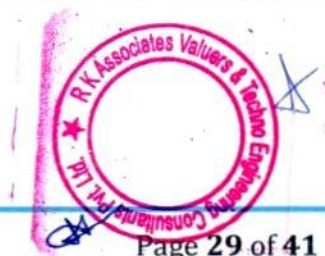
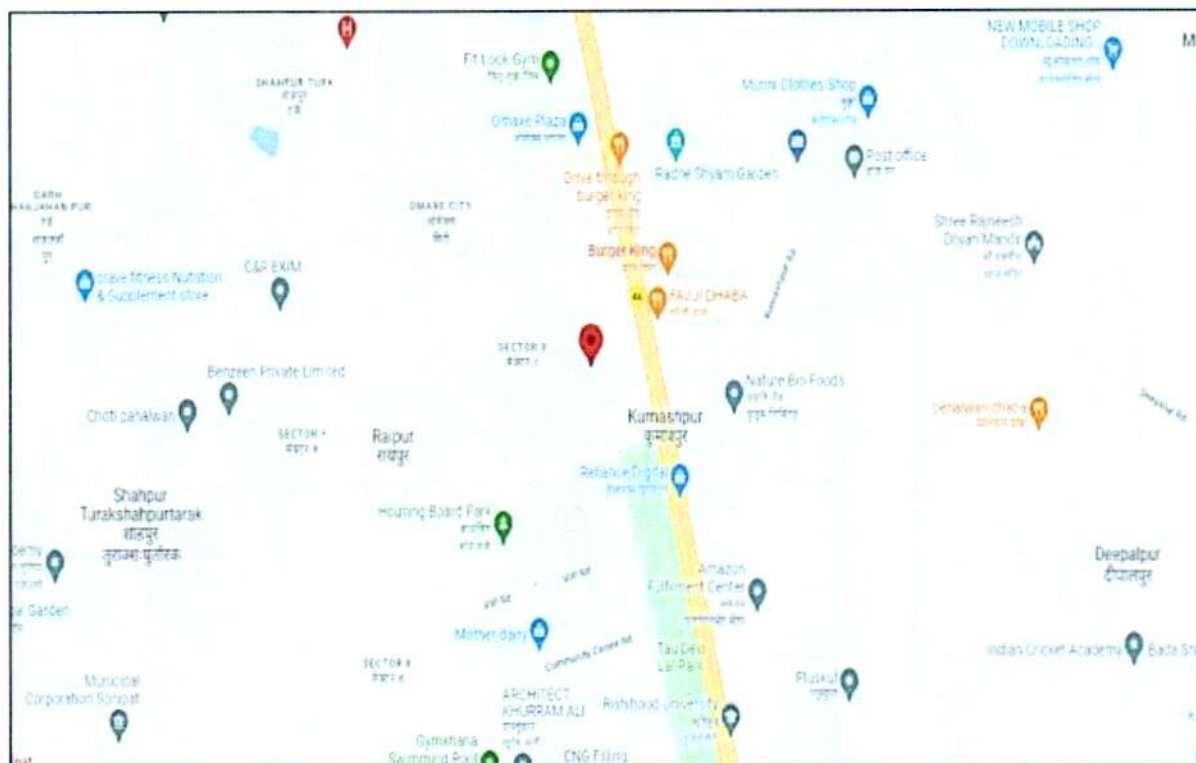
1725 sqft FLOOR 6 out of 15 TRANSACTION New Property

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

[Contact Agent](#) [Get Phone No.](#) [Share Feedback](#)

Agent: D K Properties
Operating Since 2012
1000+ Buyers Served





ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY









ENCLOSURE: 4- COPY OF CIRCLE RATE

| राष्ट्रीय राजस्व के तहत के वर्ष 2022 की अवधि के प्रस्तावित अनुमान 2022 | | | | | | | | | | | | | | | | | | | | | | | |
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Note :

2. Any land for which change of land use (CLU) has been obtained the following rate will be applicable :
- A. Residential Plotted Colony - Three times of Agriculture Collector rate.
 - B. Residential Group Housing - Four times of Agriculture Collector rate.
 - C. Commercial - Five times of Agriculture Collector rate.
3. Land less than 1000 Sq. Yd. will be treated as residential for stamp duty collection.

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| प्रस्तावित कर्ता | सब रजिस्ट्रार, सोनीपत |
| जॉन कर्ता | जिल्हा राजस्व अधिकारी, सोनीपत |
| संस्थापन कर्ता | 1. उपमहानगर अधिकारी (को), सोनीपत 2. आयुक्त, नगर निगम, सोनीपत |



ENCLOSURE 5: OTHER RELEVANT DOCUMENTS

DOCUMENT 1: BR-VII

REGD.

FORM BR-VII
(See Code 4.10(2), (4) and (5))
Form of Occupation Certificate

From
Director,
Town & Country Planning Department,
Haryana, SCO-71-75, Sector-17-C, Chandigarh,
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To
Aakarshak Realtors Pvt. Ltd
410, 4th Floor, D-Mall, Netaji,
Subhash Place, Pitam Pura,
New Delhi-110034.

Memo No. ZP-516/AD(NK)/2019/ 6740 Dated: 07-03-2019

Whereas Aakarshak Realtors Pvt. Ltd has applied for the issue of an occupation certificate on 07.03.2018 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Sonapat: -

- Licence No. 182 of 2007 dated 14.05.2007.
- Total area of the Group Housing Colony measuring 9.262 acres.
- Sector- 8, Sonapat.
- Indicating description of building, covered area, towers, nature of building etc.

| Tower/ Block No. | No. of Dwellin g Units Sanctio ned | No. of Dwellin g Units constr ucted | No. of Floors | FAR Sanctioned | | FAR Achieved | |
|-----------------------------|--|---|---------------|-----------------|--------|-----------------|--------|
| | | | | Area in Sqm. | % | Area in Sqm. | % |
| A | 49 | 49 | S/G+14 | 6118.45 | 16.649 | 6127.85 | 16.675 |
| B | 52 | 54 | S/G+14 | 5865.31 | 15.96 | 6068.68 | 16.514 |
| C | 52 | 50 | S/G+14 | 5865.31 | 15.96 | 5672.67 | 15.436 |
| D | 49 | 49 | S/G+14 | 6118.45 | 16.649 | 6127.85 | 16.675 |
| E | 52 | 52 | S/G+12 | 6454.77 | 17.564 | 6465.70 | 17.594 |
| F | 52 | 52 | S/G+14 | 5865.31 | 15.96 | 5870.79 | 15.975 |
| G | 46 | 46 | S/G+13 | 5670.71 | 15.431 | 5676.19 | 15.446 |
| H | 57 | 57 | G+14 | 4985.35 | 13.566 | 4985.35 | 13.566 |
| J | 54 | 54 | S/G+14 | 4643.56 | 12.636 | 4643.56 | 12.636 |
| K | 58 | 58 | S/G+14 | 5035.55 | 13.702 | 5035.55 | 13.702 |
| L | 57 | 57 | S/G+14 | 4985.35 | 13.566 | 4985.35 | 13.566 |
| EWS | 102 | 102 | G+16 | 2321.09 | 6.316 | 2321.09 | 6.316 |
| Convenient Shopping | | | Ground Floor | 183.7 | 0.50 | 183.70 | 0.50 |
| Community Building | | | Ground Floor | 195.80 | 0.533 | 195.80 | 0.533 |
| Nursery School | | | G+2 | 842.53 | 104.09 | 842.53 | 104.09 |
| NON FAR AREA IN SQM. | | | | | | | |
| Basement | | | | 19371.27 | | 19371.27 | |
| Stilt | | | | 4297.09 | | 4297.09 | |
| Mumty & Machine room | | | | 2230.13 | | 2230.13 | |

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director General Fire Services Haryana Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. Rangrati Raj Kumar Dhanraj, M.E. (Civil), Public Health Functional reports received from




DOCUMENT 2: LICENSE (LC-V)

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

Licence No. 182 of 2007.

- This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to (1) Sh. Surajmal, Rameshwar, Jai Bhagwan SS/o Duley Ram, (2) Sh. Ram Kishan, Khushi Ram, Ishwar Singh, Sada Ram SS/o Sh. Chander, (3) Smt. Chand Kaur W/o Raghunath Singh, Santosh, Anita Kumari, Geeta Devi D/o Sh. Raghunath Singh, Joginder Singh, Satyawar, Satish SS/o Sh. Raghunath Singh, (4) Dheer Singh S/o Jage Ram Smt Salochana W/o Dharam Pal, Rina, Preeti D/o Dharampal, Naresh, Sandeep SS/o Dharampal, (5) Smt. Sulekha W/o Suresh Chand Smt. Ranji W/o Atul & (6) Atul S/o Sh. Suresh C/o M/s. Aakarshak Realtors Pvt Ltd A-44, Shivalik New Delhi-17 for setting up of a Group Housing Colony at village Kamaspur, District Sonapat.
- The particulars of the land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
- The licence is granted subject to the following conditions:-
 - That the Group Housing Colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
 - That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules 1976 made thereunder are duly complied with.
 - That the demarcation plan of the colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
- That the portion of Sector / Master plan road which shall form part of the licensed area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- That you will have no objection to the regularization of the boundaries of the licensed land through give equal and take equal with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- That you shall obtain approval / NOC from the competent authority to fulfill the requirements of notification dated 14-09-2006 issued by the Ministry of Environment & Forests, Govt of India before starting the development works in the colony.
- The licence is valid upto 13-5-2009.

Dated: Chandigarh
The 14-5-2007
Exdt. No. SDP-2007/ 1274
A copy along with a copy of schedule of land is forwarded to the following for information and necessary action:-


(S.S. Dhillon)
Director,
Town & Country Planning,
Haryana, Chandigarh.
Dated: 16-5-07

- Sh. Surajmal, Rameshwar, Jai Bhagwan SS/o Duley Ram, (2) Sh. Ram Kishan, Khushi Ram, Ishwar Singh, Sada Ram SS/o Sh. Chander, (3) Smt. Chand Kaur W/o Raghunath Singh, Santosh, Anita Kumari, Geeta Devi D/o Sh. Raghunath Singh, Joginder Singh, Satyawar, Satish SS/o Sh. Raghunath Singh, (4) Dheer Singh S/o Jage Ram Smt Salochana W/o Dharam Pal, Rina, Preeti D/o Dharampal, Naresh, Sandeep SS/o Dharampal, (5) Smt. Sulekha W/o Suresh Chand

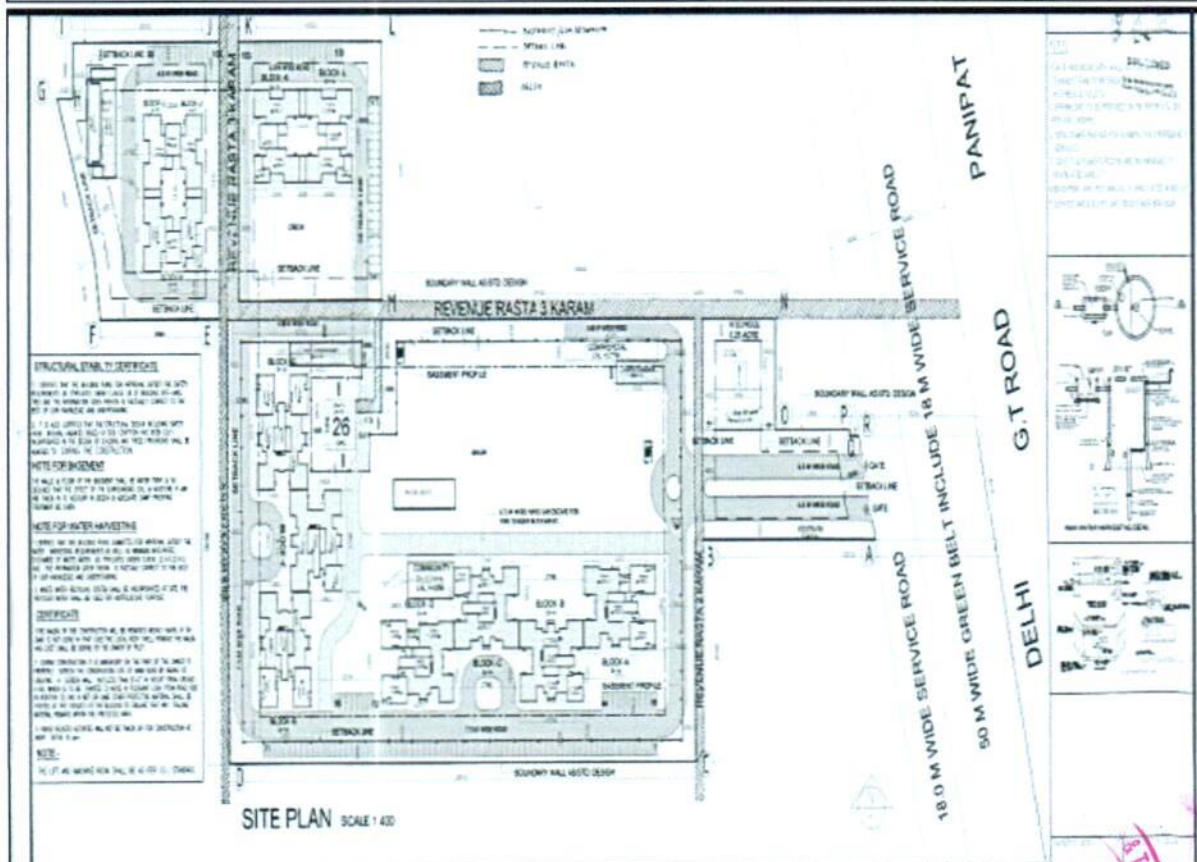


DOCUMENT 3: BUILDING PLAN



| AREA STATEMENT | | | | | | | | | |
|----------------|--------------------|-------------------------|--------------------|---------------------|--------------|---------------------------|----------------------|----------|--------------|
| SL. NO. | BLOCK | GROUND COVERAGE SQ. MT. | STRT. AREA SQ. MT. | F.A.R. AREA SQ. MT. | NO. OF BLOCK | TOTAL F.A.R. AREA SQ. MT. | NO. OF DWELLING UNIT | MAN UNIT | SERVICE UNIT |
| 1 | A (S+14) | 674.5 | 608.08 | 6118.48 | 1 | 6118.48 | 40 | 42 | |
| 2 | D (S+14) | 674.5 | 608.08 | 6118.48 | 1 | 6118.48 | 40 | 42 | |
| 3 | B (S+14) | 607.48 | 541.43 | 5845.21 | 1 | 5845.21 | 32 | 34 | |
| 4 | C (S+14) | 607.48 | 541.43 | 5845.21 | 1 | 5845.21 | 32 | 34 | |
| 5 | F (S+14) | 607.48 | 541.43 | 5845.21 | 1 | 5845.21 | 32 | 34 | |
| 6 | E (S+12) | 674.5 | 608.08 | 6464.77 | 1 | 6464.77 | 32 | 34 | |
| 7 | G (S+12) | 674.5 | 608.08 | 6464.77 | 1 | 6464.77 | 32 | 34 | |
| 8 | H (S+14) | 382.96 | | 4088.38 | 1 | 4088.38 | 37 | 39 | |
| 9 | I (S+14) | 382.96 | | 4088.38 | 1 | 4088.38 | 37 | 39 | |
| 10 | J (S+14) | 382.96 | | 4043.58 | 1 | 4043.58 | 34 | 36 | |
| 11 | K (S+14) | 382.96 | | 3835.58 | 1 | 3835.58 | 36 | 38 | |
| 12 | L (S+14) | 382.96 | | 3835.58 | 1 | 3835.58 | 36 | 38 | |
| 13 | COMMERCIAL | 180.7 | | 180.7 | 1 | 180.7 | | | 100 |
| 14 | COMMUNITY BUILDING | 180.7 | | 180.7 | 1 | 180.7 | | | |
| 15 | NURSERY SCHOOL | 266.98 | | | 1 | | | | |
| TOTAL | | 7065.58 | 6367.38 | 64318.71 | 15 | 64318.71 | 578 | 58 | 100 |

| DENSITY CALCULATION | |
|----------------------------------|---|
| TOTAL NO. OF MAIN DWELLING UNITS | 578 Nos |
| POPULATION | 578 x 5 = 2890 PERSONS |
| 1 W 5 | POPULATION = 1024 x 25 = 25600 PERSONS |
| SERVICE PERSONALS | 578 Nos |
| POPULATION | 578 x 2 = 1156 PERSONS |
| TOTAL POPULATION | 2890 + 25600 + 1156 = 30646 PERSONS |
| DENSITY | 30646 / 9.98 = 3070.74 PERSONS PER ACRE |



DOCUMENT 4: RERA CERTIFICATE



**HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA**

The Haryana Real Estate Regulatory Authority, Panchkula has registered a project namely "WHITE LILY" being developed over land measuring 9.262 acres in Sector-8 District Sonapat, Haryana.

Registration Number: HRERA-PKL-SNP-2-2018 Dated: 28.03.2018

Following details of the project have been provided by the promoter:

1. Particulars of the promoter:

The promoter of the project is Aakarshak Realators Private Limited, office at 410, 4th Floor, D Mall, Netaji Subhash Place, Pitampura, New Delhi-110034. The promoter is a private limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U45201DL2005PTC133483, having PAN No. AAFC A1028G.



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. |

