

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

CASE NO. VIS(2022-23)-PL679-569-943

DATED: 28/03/2023

PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	BELLA VISTA- ALPHA TOWER

SITUATED AT

CENTRAL PARK RESORTS, SECTOR-48, GURUGRAM MANESAR URBAN
COMPLEX, GURUGRAM, HARYANA

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)

DEVELOPER/ PROMOTER

M/S. SWETA ESTATES PVT. LTD.

- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, SECTOR-18, GURUGRAM

- Chartered Engineers

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

- Industry/ Trade Rehabilitation Consultants

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

- NPA Management

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

- Panel Valuer & Techno Economic Consultants for PSU
Banks

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PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT

**CENTRAL PARK RESORTS, SECTOR-48, GURUGRAM MANESAR URBAN
COMPLEX, GURUGRAM, HARYANA**



PROJECT TIE-UP REPORT

BELLA VISTA- ALPHA TOWER

PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	State Bank of India, HLST Branch, Sector-18, Gurugram
Name of Project	Bella Vista - Alpha Tower
Work Order No. & Date	Via E-mail dated 27/02/2023

SR. NO.	CONTENTS	DESCRIPTION		
1.	GENERAL DETAILS			
i.	Report prepared for	State Bank of India, HLST Branch, Sector-18, Gurugram		
ii.	Name of Developer/ Promoter	M/s. Sweta Estates Pvt. Ltd.		
iii.	Registered Address of the Developer as per MCA website	Corporate Office Address: Global Business Park, Tower-D, 3 rd Floor, M.G Road, Gurugram		
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	21 March 2023		
viii.	Date of Assessment	28 March 2023		
ix.	Date of Report	28 March 2023		
x.	Property Shown by	Name	Relationship with Owner	Contact Number
		Mr. Rohit Agarwal	Employee	+91-8744058192
xi.	Purpose of the Report	For Project Tie-up for individual Flat Financing		
xii.	Scope of the Report	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.		
xiii.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work. h) Valuation techniques and principles.		
xiv.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total 04 Documents requested.	Total 04 Documents provided.	04

PROJECT TIE-UP REPORT

BELLA VISTA- ALPHA TOWER

		Property Title document	Form LC-V - Formal Grant of license for setting Group Housing Society from DTCP	License No. 02 of 1995, 35-37 of 1996, 117-119 of 2004
		Certificate of Incorporation	BR-III - Approval of building plans Letter from DTCP (HR Govt.)	Dated: 24/10/2019
		Approved Map	Approved building Plan	Dated: 03/04/2019
		Other NOC's	Other NOC's	Refer to page:16
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.55,00,00,000/- (Considering only FAR area)
ii.	Total Expected Realizable/ Fetch Value	Rs.46,75,00,000/-
iii.	Total Expected Distress/ Forced Sale Value	Rs.41,25,00,000/-
iv.	Total No. of Dwelling Units	359 DU (As per old valuation report & inventory)
v.	Carpet area of the project	1,85,114 sq. ft.
vi.	Saleable Area of the Project	4,64,858 sq. ft.
vii.	Inventory Cost as on "Date of Assessment"	No information available

3. ENCLOSURES

i.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 31-32
ii.	Enclosure 2	Google Map Location – Page No. 33
iii.	Enclosure 3	Photographs of The property – Pages. 34-37
iv.	Enclosure 4	Copy of Guideline rates– Pages 38
v.	Enclosure 5	Other relevant documents Page No. 39-44
vi.	Enclosure 6	Consultant's Remarks Page No. 44-45
vii.	Enclosure 7	Survey Summary Sheet – Pages 02



PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. BRIEF DESCRIPTION OF THE PROJECT

This project tie-up report is prepared for 'Tower-Alpha' only, which is a part of Luxurious group housing project "**Bella Vista**" being developed at the aforesaid address where a number of towers are being built as part of the whole larger project named "**Central Park Resorts**". "**Bella Vista Central Park Resorts**" is a part of the larger project named "**Central Park Resorts**" and consists of only two towers namely **Alpha and Beta**. The total land area of complete larger group housing project "**Central Park Resorts**" is admeasuring **47.418 Acres** as per the approved building plan provided to us by the bank but land area associated with each individual tower is not mentioned in the approved building plan. Since were doing the project tie up report only for one tower and not for the whole project, so value of land is not considered in this report.

All the information like ownership, FAR details, Non FAR details, covered area details, NOCs and other technical data regarding the subject project is taken as per approved building plan and other documents provided to us by the bank. However latest construction updates have been taken as per the site survey carried out by our engineer.

This project is promoted and developed by M/s. Sweta Estates Pvt. Ltd. The developer of the project has proposed to develop 2 (Two nos.) Towers **Alpha & Beta** in Project name "**Bella Vista**" in existing project of *Central Park*, a luxurious group housing project with all the basic amenities in the same premises. As per the information provided to us by the developer's representative and as per the approved building plan Bella Vista will have two towers namely Tower-Alpha & Tower-Beta. As per the sanctioned map total proposed FAR for both tower is 59,913.252 sq. mtr. & total proposed Dwelling units in both tower is 511 Units, 66 Nos. EWS Unit and 4 nos. of commercial shops. As per the information provided by the bank this project tie-up report is prepared for "Tower-Alpha" only.

This will be a luxurious group housing project all the flats will be developed in Alpha tower as 1BHK & 1 RK in several configurations. The type of flats with their respective carpet area and super area is further discussed in the area description section of this report. As per the inventory provided the loading on carpet to Saleable is more than 100% and varies for 13 nos. of units each typical floor. We have done sampling for 5th floor whereas we found out of 13 units there are 7 nos. of 1 BHK - One Bed Room Hall Kitchen units proposed all with PLC- Preference Location Charges of Green facing and 6 nos. of 1 RK – One Room Kitchen with NO PLC. Carpet Area of all 13 units is 6697 sqft. and Saleable Area is 16825 sqft. on a typical floor.

As per the discussion with the developer's representative this complete project is inspired from Japanese culture and the construction & amenities of the project is based on 5 star hotels concept. For Bella Vista

Block (Tower Alpha & Tower Beta) a separate dedicated club house is proposed, there are restaurants, saloons, massage center etc. proposed for Bella Vista. The towers are facing 22 acres of open green area of this project. All the parking are in the basement only and there is large common area in which cafeteria, bar, lounge and meeting space is proposed on each floor.

The Developer has obtained most of the preliminary necessary compliance statutory approvals from different government agencies to develop this group housing society. This is a luxurious group housing society being developed with all the modern & urban facilities and amenities

As per observation from site survey and, at present construction work of Tower-Alpha is in progress.

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

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

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

2. LOCATION CHARACTERISTICS OF THE PROPERTY

i.	Nearby Landmark	Near Raheja Mall, Gurugram
ii.	Name of similar projects available nearby with distance from this property	Godrej Nature, Signature Global etc.
iii.	Postal Address of the Project	Alpha Tower, Bella Vista, Central Park Resorts, Sector-48, Gurugram Manesar Urban Complex, Gurugram, Haryana
iv.	Independent access/ approach to the property	Clear independent access is available
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°25'23.8"N 77°02'00.5"E
vi.	Description of adjoining property	Other residential projects
vii.	Plot No. / Survey No.	Refer above point 1
viii.	Village/ Zone	Sector 48
ix.	Sub registrar	Gurugram

PROJECT TIE-UP REPORT

BELLA VISTA- ALPHA TOWER

x.	District	Gurugram		
xi.	City Categorization	Metro 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 good urban developed area
xiv.	Property location classification	Near to Sohna-Gurgaon Road	Normal location within locality	None
xv.	Property Facing	North Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Sohna Road	50 mtr wide road	
	b) Front Road Name & width	Sector Road	12 mtr wide road	
	c)Type of Approach Road	Bituminous Road		
	d)Distance from the Main Road	600 mtr. approximately		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
xviii.	Is the property merged or colluded with any other property	No		
xix.	BOUNDARIES SCHEDULE OF THE PROPERTY			
a)	Are Boundaries matched	No, boundaries are not mentioned in the documents.		
b)	Directions	As per Title Deed/TIR		Actual found at Site
	East	Not available in the documents		Green Area
	West	Not available in the documents		Other Towers
	North	Not available in the documents		Phase-II Belgrania
	South	Not available in the documents		Phase-III Belgrania

3. TOWN PLANNING/ ZONING PARAMETERS		
i.	Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP
ii.	Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP - 2031
iii.	Municipal limits	Municipal Corporation of Gurugram
iv.	Developmental controls/ Authority	Director of Town and Country Planning, Haryana
v.	Zoning regulations	Residential
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 project is completed
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning.
x.	Any notification on change of zoning regulation	No
xi.	Street Notification	Residential
xii.	Status of Completion/ Occupational certificate	Project is under construction.
xiii.	Comment on unauthorized construction if any	No
xiv.	Comment on Transferability of developmental rights	Subjected to prior permission from competent authority.
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential & institutional purpose.

xvi.	Comment of Demolition proceedings if any	NA		
xvii.	Comment on Compounding/ Regularization proceedings	NA		
xviii.	Any information on encroachment	No encroachment observed during site visit.		
xix.	Is the area part of unauthorized area/ colony	No information available		
4.	LEGAL ASPECTS OF THE PROPERTY			
i.	Ownership documents provided	License	None	None
ii.	Names of the Developer/Promoter	M/s. Sweta Estates Pvt. Ltd.		
iii.	Constitution of the Property	Freehold (Collaborated with the owners)		
iv.	Agreement of easement if any	Not required		
v.	Notice of acquisition if any and area under acquisition	No, as per general information available in the public domain		
vi.	Notification of road widening if any and area under acquisition	No, as per general information available in the public domain		
vii.	Heritage restrictions, if any	No		
viii.	Comment on Transferability of the property ownership	Freehold, have to take NOC from the owners		
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No, Information available to us. Bank to obtain details from the Developer	NA	
x.	Comment on whether the owners of the property have issued any guarantee (<i>personal or corporate</i>) as the case may be	No, Information available to us. Bank to obtain details from the Developer	NA	
xi.	Building Plan sanction:			
	a) Authority approving the plan	Haryana Urban Development Authority (HUDA)		
	b) Any violation from the approved Building Plan	No, as per the observation made by visual cursory		
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No, not an agricultural property		
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	No information available		
xvii.	Property or Tax Id No.	Not provided		
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information available.		
xix.	Property presently occupied/ possessed by	The property is currently possessed by the subject promoter/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	Not known to us		

5.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY						
i.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.			Medium Income Group			
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.			No			
6.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES						
i.	Drainage arrangements			Yes, Proposed			
ii.	Water Treatment Plant			No information provided			
iii.	Power Supply arrangements		Permanent	Will be obtained as per required capacity by individual flat owners			
			Auxiliary	DG set will be installed			
iv.	HVAC system			No			
v.	Security provisions			Yes/ Private security guards			
vi.	Lift/ Elevators			Yes, Proposed			
vii.	Compound wall/ Main Gate			Yes of complete integrated project			
viii.	Whether gated society			No			
ix.	Car parking facilities			Yes			
x.	Internal development						
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall		
	Yes	Yes	Yes	Yes	Yes/ 6' high 9" brick wall		
7.	INFRASTRUCTURE AVAILABILITY						
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply			Yes, by the Authority proposed			
	b) Sewerage/ sanitation system			Underground, proposed			
	c) Storm water drainage			Yes, proposed			
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management			Yes			
	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 km	1 km	3 km	1 km	8.3 km	6.5 km	19 km
iv.	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned..			

PROJECT TIE-UP REPORT

BELLA VISTA- ALPHA TOWER

8. MARKETABILITY ASPECTS OF THE PROPERTY:			
i.	Location attribute of the subject property	Good	
ii.	Scarcity	Similar kind of properties are available in this area.	
iii.	Market condition related to demand and supply of the kind of the subject property in the area	Good demand of such properties in the market.	
iv.	Any New Development in surrounding area	No	No new major development in surrounding area. However few group housing projects are under construction.
v.	Any negativity/ defect/ disadvantages in the property/ location	No	
vi.	Any other aspect which has relevance on the value or marketability of the property	None	
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 is done using professional contractor workmanship based on architect plan	
iii.	Specifications		
	a) Class of construction	Class B construction (Good) (Proposed)	
	b) Appearance/ Condition of structures	Internal - Under construction	
		External - Under construction	
	c) Roof	Floors/ Blocks	Type of Roof
		Under construction	RCC
	d) Floor height	10 feet, proposed	
	e) Type of flooring	Vitrified tiles, Simple marble, (Proposed)	
	f) Doors/ Windows	Aluminum flushed doors & windows & Wooden frame & panel doors (Proposed)	
	g) Interior Finishing	Neatly plastered and putty coated walls (Proposed)	
	h) Exterior Finishing	Simple plastered walls (Proposed)	
	i) Interior decoration/ Special architectural or decorative feature	Simple plain looking structure. (Proposed)	
j) Class of electrical fittings	Internal/ Normal quality fittings (Proposed)		
k) Class of sanitary & water supply fittings	Internal/ Normal quality fittings (Proposed)		
iv.	Maintenance issues	Newly built structure so currently no maintenance issues	
v.	Age of building/ Year of construction	Under Construction	Under Construction
vi.	Total life of the structure/ Remaining life expected	Approx. 60-65 years (After completion)	Approx. 60-65 years (after Completion)
vii.	Extent of deterioration in the structure	Not Applicable, construction yet to take place	
viii.	Protection against natural disasters viz. earthquakes etc.	All the proposed structures are asumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	No since this is newly built structure	
x.	System of air conditioning	As per requirement by individual flat owners on their own	
xi.	Provision of firefighting	Yes, Fire NOC is obtained	
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority.	

PROJECT TIE-UP REPORT

BELLA VISTA- ALPHA TOWER

	a) Is Building as per approved Map	Yes, as per the observation made on visual cursory	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	c) Is this being regularized	No information provided	
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.	Modern structure	
12.	PROJECT DETAILS:		
a.	Name of the Developer	M/s. Sweta Estates Pvt. Ltd.	
b.	Name of the Project	Bella Vista – Alpha Tower	
c.	Total no. of Dwelling units	Main Units : 359 DU (old valuation report & inventory)	
d.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.	
e.	Name of the Architect	M/s. Gian P. Mathur and Associates Pvt. Ltd.	
f.	Architect Market Reputation	Established Architect with years long experience in market and have successfully delivered multiple Projects.	
g.	Proposed completion date of the Project	As per HRERA Gurugram- 31-08-2024	
h.	Progress of the Project	Subject tower is under construction	
i.	Other Salient Features of the Project	<input checked="" type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input 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 type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,	



PROJECT TIE-UP REPORT

BELLA VISTA- ALPHA TOWER

PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed area of the complete project		Plot area for individual towers neither mentioned in any documents nor such information available at the site	
2.	Ground Coverage Area	Permitted	992.841 m ² (For Tower-Alpha) (as per old valuation report)	
		Proposed	No information available to us	
3.	Covered Built-up Area	UNDER FAR	REQUIRED AS PER APPROVED MAP	ACHIEVED STATUS
		Residential	26,996.298 m ²	Under Construction
		Commercial	NA	
		Proposed	26,996.298 m ² (2,90,585.45 ft. ²)	
		Permitted	No information available to us	
		UNDER NON-FAR	PROPOSED AS PER APPROVED MAP	ACHIEVED STATUS
		Non-FAR area	Only cumulative basement area of Tower-Alpha & Beta is given in sanctioned map, No bifurcation of basement area of individual towers is mentioned	Under Construction
		Total Gross Built Up Area		Under Construction
4.	Open/ Green Area	Minimum Required	No information available to us	
		Proposed	No information available to us	
5.	Density	Permitted	No information available to us	
		Proposed	No information available to us	
6.	Carpet Area		1,85,114 sq. ft.	
7.	Saleable Area		4,64,858 sq. ft.	

S. No.	Unit Name	Flat Type	Number of Units	Carpet Area (sq.ft)	Super Area/ Saleable Area (sq.ft.)
TOWER-Alpha					
1	A	1BHK	26	573	1607
2	B	1BHK	26	569	1359
3	C	1BHK	26	571	1371
4	D	1BHK	29	571	1370
5	E	1BHK	29	638	1470
6	F	1BHK	29	568	1356
7	G	1BHK	29	572	1607
8	H	Studio	29	439	1197
9	I	Studio	29	438	1070
10	J	Studio	29	438	1066
11	K	Studio	26	438	1065
12	L	Studio	26	438	1070
13	M	Studio	26	444	1217
TOTAL			359		
Total Carpet Area			185114		
Total Super Area			464858		

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

PROJECT TIE-UP REPORT

BELLA VISTA- ALPHA TOWER

Total Blocks/ Floors/ Flats			
	Approved as per Building Plan	Actually provided	
1.	Tower Alpha: G+32 Floors= 359 DUs	Tower Alpha: G+32 Floors= 359 DUs	
		The construction of Alpha Tower is in progress.	
2.	Total no. of Flats/ Units	359 DU (as per old valuation report)	
3.	Type of Flats	Refer to the attached sheet above	
4.	Number of Car Parking available for main units	Required	No information available to us
		Proposed	No information available to us
5.	Land Area considered	Plot area for individual towers neither mentioned in any documents nor such information available at the site	
6.	Area adopted on the basis of	Not Applicable	
7.	Remarks & observations, if any	Plot area for individual towers neither mentioned in any documents nor such information available at the site	
8.	Constructed Area considered (As per IS 3861-1966)	Built-up Area	26,996.298 sq. mtr. (2,90,585.45 sq. ft.) (FAR area only for Alpha Tower) (as per old valuation report)
	Area adopted on the basis of	Approved Map.	
	Remarks & observations, if any	None	

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

	Document Type	Document Reference No.	Document Date	Remarks (Approved/ Applied For/ Pending)
1.	Form LC-V – Formal Grant of License for setting up group housing from DTCP (Hr. Govt.)	License No. 2 of 1995, 35-37 of 1996 & 117-119 of 2004 all renewed in year 2019	17/10/2019	Approved
2.	BR-III – Approval of Building Plan from DTCP (HR Govt.)	Memo No. ZP-26-Vol-III/SD(DK)/2019/26267	24/10/2019	Approved
3.	Approved Building Plan	---	---	Approved
4.	NOC for construction work for not using underground water for construction purpose	---	---	Approved
5.	NOC for construction activity for group housing project	Memo No.15716	19/09/2012	Approved
6.	Sanction of Electricity load from DHBVN for group housing project	Memo No.Ch-5/GM/C/98/502	29/04/2014	Approved
7.	NOC for Height Clearance from Airport Authority of India	e) Permissible Maximum Elevation as per the Aviation plan available on DDA public Domain and documents provided by the developer = 370 sq.mtr. f) Site Elevation = 225.60 mtr. g) Approximate height above ground level = 370-237.134 mtr. = 144.4 mtr. h) Alpha Tower Height 113.50 mtr. which is less than 144.4 mtr. therefore NOC from AAI is not required	---	Not Applicable
8.	NOC from Pollution control Board	No. HEPC/2017/1207	18/10/2017	Approved
9.	Environmental clearance NOC from SEIAA	No. 21-148/2017-IA-III	29/08/2017	Approved
10.	Clarification regarding applicability of forest laws on non-forest land	No. 2995-G	21/1/2016	Approved
11.	Clarification for land not under Aravali Hills region	No.322/S.K-2	02-02-2016	Approved
12.	Provisional NOC from Fire Authority, Gurgaon	Endst No. DFS/F.A/2014/61/35989	24/07/2014	Approved
13.	RERA Registration Certificate	Memo No. RC/REP/HRERA/GGM/379/111/2019/73 HRERA No. 73 of 2019	23/12/2019	Approved
14.	Structural Stability Certificate	----		Not Provided

NOC details have been taken from old valuation report

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

PART E

PROCEDURE OF ASSESMENT

1.	GENERAL INFORMATION			
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		21 March 2023	28 March 2023	28 March 2023
ii.	Client	State Bank of India, HLST Branch, Sector-18, Gurugram		
iii.	Intended User	State Bank of India, HLST Branch, Sector-18, Gurugram		
iv.	Intended Use	To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Project Tie-up for individual Flat Financing		
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, ascertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the property is identified	<input type="checkbox"/> Done from the nameplate displayed on the property <input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by the owner's representative <input checked="" type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Cross checked from the boundaries/ address of the property mentioned in the documents provided to us <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		

2.		ASSESSMENT FACTORS		
i.	Nature of the Report	Project Tie-up		
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		Group Housing Project	Residential	Group Housing Society
		Classification	Residential Group Housing	
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	Large	

PROJECT TIE-UP REPORT

BELLA VISTA- ALPHA TOWER

viii.	Property Category Factor	Location	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
			Scale-B City	Good	Near to Sohna-Gurgaon road	Refer to the attached sheet
			Urban developing	Within urban developing zone	None	
				Within developing Residential zone	None	
			Property Facing			
North Facing						
ix.	Physical Infrastructure availability factors of the locality		Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
			Yes, proposed	Underground	Yes, proposed	Easily available
			Availability of other public utilities nearby		Availability of communication facilities	
			Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
x.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	High Income Group				
xi.	Neighbourhood amenities	Good				
xii.	Any New Development in surrounding area	Some group housing projects are under construction in the vicinity and some are already constructed.				
xiii.	Any specific advantage/ drawback in the property	None				
xiv.	Property overall usability/ utility Factor	Restricted to a particular use i.e., Group housing (Residential) purpose only.				
xv.	Do property has any alternate use?	None. The property can only be used for residential purpose.				
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly.				
xvii.	Is the property merged or colluded with any other property	No				
		Comments: ---				
xviii.	Is independent access available to the property	Clear independent access is available				
xix.	Is property clearly possessable upon sale	Yes				
xx.	Best Sale procedure to realize maximum Value for inventory sale (in respect	Market Value				
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.				

PROJECT TIE-UP REPORT

BELLA VISTA- ALPHA TOWER

	to Present market state or premise of the Asset as per point (iv) above)																																												
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 Market Approach Method of assessment 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)	<table><tr><td>a.</td><td>Name:</td><td>Sunshine Developers</td></tr><tr><td></td><td>Contact No.:</td><td>+91-9899334004</td></tr><tr><td></td><td>Nature of reference:</td><td>Property dealer</td></tr><tr><td></td><td>Size of the Property:</td><td>4,000 sq. ft. (4BHK), 2,464 sq. ft.(3 BHK), 1,996(2BHK)</td></tr><tr><td></td><td>Location:</td><td>Sec-48 central park resort</td></tr><tr><td></td><td>Rates/ Price informed:</td><td>Rs.21,000/- to Rs.22,500/- per sq. ft. on super built up area.</td></tr><tr><td></td><td>Any other details/ Discussion held:</td><td>The subject flat is semi furnished one. Market rate in this project is ~Rs.21,000/- to Rs.22,500/- per sq. ft. on super area. The price of the flat depends on various physical attributes, like location, floor, amenities included, etc.</td></tr><tr><td>b.</td><td>Name:</td><td>Rajiv Bajaj</td></tr><tr><td></td><td>Contact No.:</td><td>+91 9811692221</td></tr><tr><td></td><td>Nature of reference:</td><td>Property Consultant</td></tr><tr><td></td><td>Size of the Property:</td><td>Approx. similar size of our subject property</td></tr><tr><td></td><td>Location:</td><td>Subject Vicinity</td></tr><tr><td></td><td>Rates/ Price informed:</td><td>Around Rs.20,000/- to Rs.23,000/- on super built up area</td></tr><tr><td></td><td>Any other details/ Discussion held:</td><td>The subject flat is semi furnished one. Market rate in this project is ~Rs.22,000/- to Rs.24,000/- per sq. ft. on super area. The price of the flat depends on various physical attributes, like location, floor, amenities included, etc.</td></tr></table>		a.	Name:	Sunshine Developers		Contact No.:	+91-9899334004		Nature of reference:	Property dealer		Size of the Property:	4,000 sq. ft. (4BHK), 2,464 sq. ft.(3 BHK), 1,996(2BHK)		Location:	Sec-48 central park resort		Rates/ Price informed:	Rs.21,000/- to Rs.22,500/- per sq. ft. on super built up area.		Any other details/ Discussion held:	The subject flat is semi furnished one. Market rate in this project is ~Rs.21,000/- to Rs.22,500/- per sq. ft. on super area. The price of the flat depends on various physical attributes, like location, floor, amenities included, etc.	b.	Name:	Rajiv Bajaj		Contact No.:	+91 9811692221		Nature of reference:	Property Consultant		Size of the Property:	Approx. similar size of our subject property		Location:	Subject Vicinity		Rates/ Price informed:	Around Rs.20,000/- to Rs.23,000/- on super built up area		Any other details/ Discussion held:	The subject flat is semi furnished one. Market rate in this project is ~Rs.22,000/- to Rs.24,000/- per sq. ft. on super area. The price of the flat depends on various physical attributes, like location, floor, amenities included, etc.
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xxv.	Adopted Rates Justification	As per our discussion with the locals inhabitants and property dealers of the subject location we came to know that rates for residential flats in resale in the subject locality varies from Rs.20,000/- to Rs.21,000/- per sq. ft. on super built up area depending upon the various attributes of the flats.																																											
xxvi.	OTHER MARKET FACTORS																																												
	Current Market condition	Normal																																											
		Remarks: NA																																											
		Adjustments (-/+): 0%																																											

PROJECT TIE-UP REPORT

BELLA VISTA- ALPHA TOWER

	Comment on Property Salability Outlook	Easily sellable
		Adjustments (-/+): 0%
	Comment on Demand & Supply in the Market	Demand
		Good
		Supply Adequately available
		Remarks: Good demand of such properties in the market
		Adjustments (-/+): 0%
xxvii.	Any other special consideration	Reason: NA
		Adjustments (-/+): 0%
xxviii.	Any other aspect which has relevance on the value or marketability of the property	NA
		Adjustments (-/+): 0%
xxix.	Final adjusted & weighted Rates considered for the subject property	Rs.20,000/- to Rs.21,000/- per sq. ft. on Saleable Area (Ongoing basic selling price of builder/developer) for built-up dwelling unit.
xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.
xxxi.	Basis of computation & working	
	<p>a. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since Land area allotted to individual towers is not mentioned in the documents provided to us by the bank. This is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.</p> <p>b. FAR area has been taken from the old valuation report provided to us.</p> <p>c. Non-FAR area for individual towers not mentioned in documents provided to us</p> <p>d. Also, since this is a Licensed land for group housing project on which the developer has started selling the flats which includes the proportionate land portion 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>e. This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report, it is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.</p> <p>f. Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.</p> <p>g. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.</p> <p>h. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.</p>	

- i. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
- j. 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.
- k. 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.
- l. 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.
- m. 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.
- n. 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.
- o. 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.
- p. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- q. 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.
- r. 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.
- s. 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.
- t. 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.
- u. 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.
- v. 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



PROJECT TIE-UP REPORT

BELLA VISTA- ALPHA TOWER

& verbally is true and correct without any fabrication and has been relied upon in good faith.

- b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- c. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.
- d. It is assumed that the concerned Lender/ Financial Institution has asked for the Project Tie up report of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Project Tie up report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- e. Payment condition during transaction in the Project tie up report has been considered on all cash bases which includes both formal & informal payment components as per market trend.
- f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
- g. This Project tie up report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

xxxiii. SPECIAL ASSUMPTIONS

None

xxxiv. LIMITATIONS

None

3.	COST ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Cost of Land
a.	Prevailing Rate range	Rs.3,70,00,000/- per acres (agricultural land) X 4	---
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.3,70,00,000/- per acres (agricultural land) X 4	---
d.	Total Land Area/ FAR Area considered (documents vs site survey whichever is less)	Land area allotted to individual towers is not mentioned in the documents provided to us by the bank	Land area allotted to individual towers is not mentioned in the documents provided to us by the bank
e.	Total Value of land (A)	NA	NA
		NA	NA

Note:

In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since Land area allotted to individual towers is not mentioned in the documents provided to us by the bank. 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. Also, since this is a Licensed land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.



PROJECT TIE-UP REPORT

BELLA VISTA- ALPHA TOWER

4. COST ASSESSMENT OF BUILDING CONSTRUCTION				
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR	NON-FAR
	Building Construction Value	Rate range	Rs.1,200/- to 1,700/-per sq.ft.	Rs.1,000/- to 1,500/-per sq.ft.
		Rate adopted	Rs.1,550/-per sq.ft.	Rs.1,300/-per sq.ft.
		Built-up Area	26,996.298 m ² / 2,90585.45 ft. ²	Non-FAR area for individual towers not mentioned in documents provided to us
		Pricing Calculation	Rs.1,550/- per sq.ft. X 290585.45 ft. ²	NA
		Total Value	Rs.45,04,07,447/-	NA
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 / Very Good	
d.	Construction Depreciated Replacement Value (B)		Rs.45,04,07,447/-	

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)	----	----
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	Rs.3,00,00,000/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Rs.3,00,00,000/-
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.)	----	Rs.4,00,00,000/-
e.	Expected Construction Value (C)	----	Rs.10,00,00,000/-

T.A.



PROJECT TIE-UP REPORT

BELLA VISTA- ALPHA TOWER

6.	MARKET/ SALABLE AMOUNT OF THE FLATS	
a.	Total No. of DU	359 DU
b.	Total No. of EWS Units	No information available.
c.	Total Proposed Saleable Area for flats	4,64,858 sq. ft.
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	No information is provided
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	No information is provided
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.20,000/- to Rs.21,000/- per sq. ft. on salable area
e.	Remarks	The value of flats in the subject locality varies from Rs.20,000/- to Rs.20,000/- per sq. ft. on salable area depending upon various physical attributes and amenities available within a group housing society. In our opinion, the same has been considered fair and reasonable for estimating the value of inventory of the subject project.

Residential Units Sale Price: Inventory Analysis

S. No.	Unit Name	Flat Type	Number of Units	Carpet Area (sq.ft)	Super Area/ Saleable Area (sq. ft.) (sq.ft.)	Total saleable area Unit type wise (sq. ft.)	Market Value @20,000/- per sq. ft on saleable area in Cr.	Market Value @21,000/- per sq. ft on saleable area in Cr.
TOWER-ALPHA								
1	A	1BHK	26	573	1607	41,782	₹ 83.56	₹ 87.74
2	B	1BHK	26	569	1359	35,334	₹ 70.67	₹ 74.20
3	C	1BHK	26	571	1371	35,646	₹ 71.29	₹ 74.86
4	D	1BHK	29	571	1370	39,730	₹ 79.46	₹ 83.43
5	E	1BHK	29	638	1470	42,630	₹ 85.26	₹ 89.52
6	F	1BHK	29	568	1356	39,324	₹ 78.65	₹ 82.58
7	G	1BHK	29	572	1607	46,603	₹ 93.21	₹ 97.87
8	H	STUDIO	29	439	1197	34,713	₹ 69.43	₹ 72.90
9	I	STUDIO	29	438	1070	31,030	₹ 62.06	₹ 65.16
10	J	STUDIO	29	438	1066	30,914	₹ 61.83	₹ 64.92
11	K	STUDIO	26	438	1065	27,690	₹ 55.38	₹ 58.15
12	L	STUDIO	26	438	1070	27,820	₹ 55.64	₹ 58.42
13	M	STUDIO	26	444	1217	31,642	₹ 63.28	₹ 66.45
			359			4,64,858	₹ 929.72	₹ 976.20

PROJECT TIE-UP REPORT

BELLA VISTA- ALPHA TOWER

7. CONSOLIDATED COST ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	NA	NA
b.	Structure Construction Value (B)	---	Rs.45,04,07,447/-
c.	Additional Aesthetic Works Value (C)	---	Rs.10,00,00,000/-
d.	Total Add (A+B+C)	NA	Rs.55,04,07,447/- (Construction Value of FAR Area only)
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.55,04,07,447/-
h.	Rounded Off	---	Rs.55,00,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Fifty Five Crores Only
j.	Expected Realizable Value (@ ~15% less)	---	Rs.46,75,00,000/-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs.41,25,00,000/-
l.	Percentage difference between Circle Rate and Market Value	Not applicable	
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>		

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

o. IMPORTANT KEY DEFINITIONS

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

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

valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.

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

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

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

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

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

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

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

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

Difference between Costs, Price & Value: Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility

to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

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

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

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

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

p. **Enclosures with the Report:**

- Enclosure I: Screenshot of the price trend references of the similar related properties available on public domain -
- Enclosure II: Google Map Location
- Enclosure III: Photographs of the property
- Enclosure IV: Copy of Circle Guideline 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.



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

IF REPORT IS USED FOR BANK

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

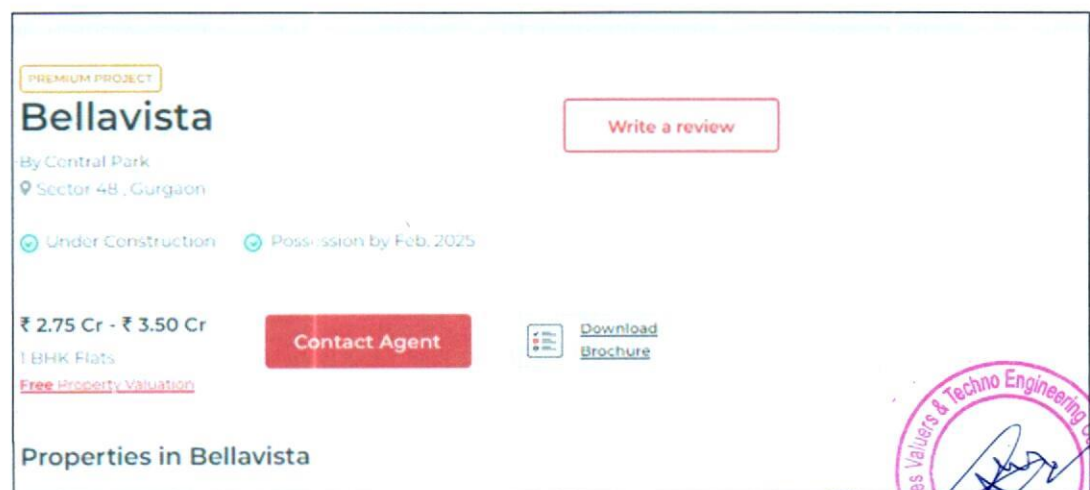
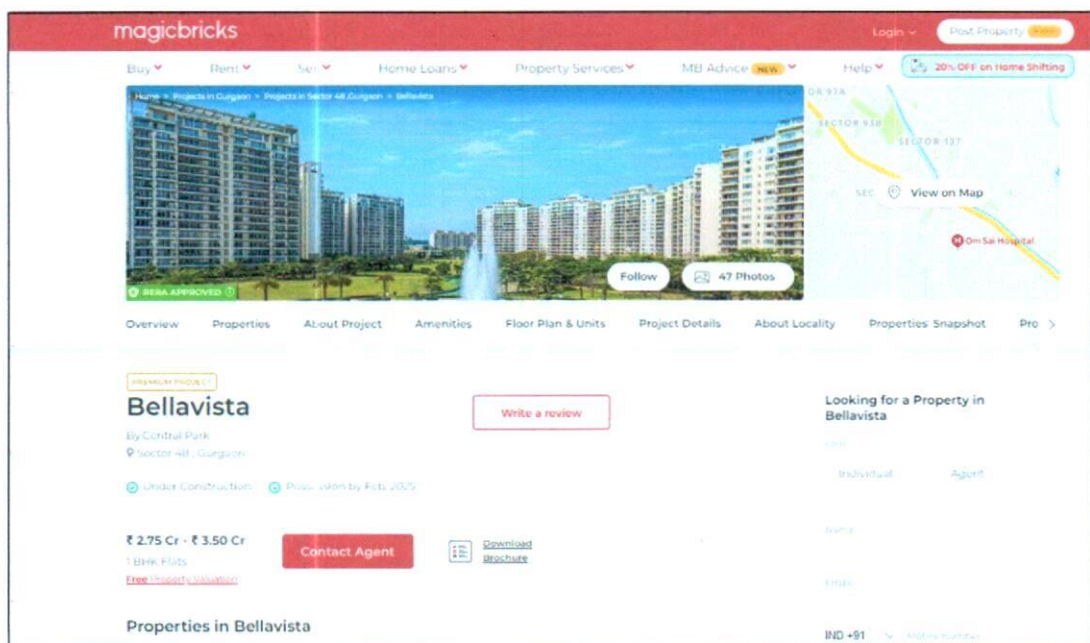
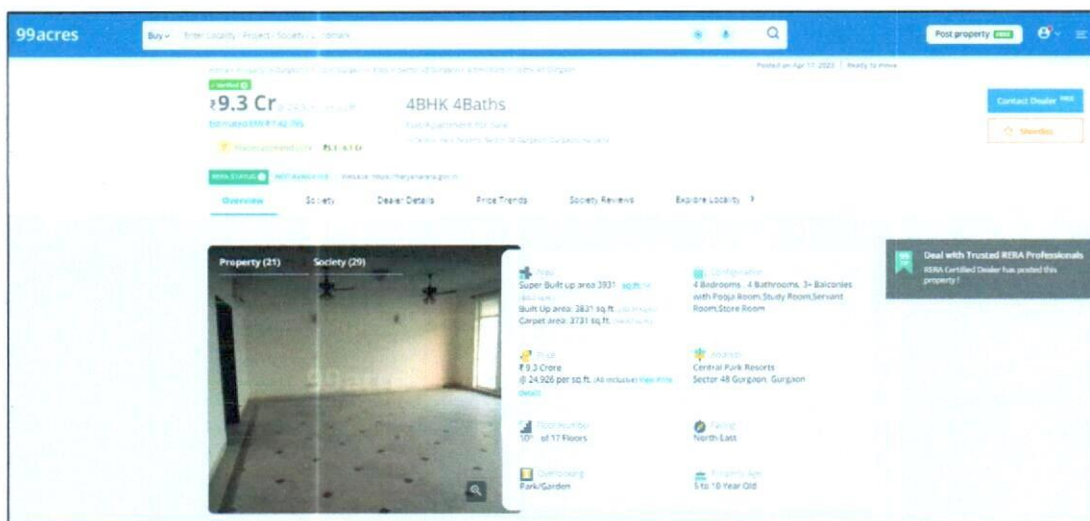
At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Parveen Sharma	Babul Akhtar Gazi	Ashish Sawe
		



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



Property Rates

Q-o-Q* (Avg. Price / sq.ft)

Bella Vista Central P...

₹19652 0% ↑

Sector 48

₹8893 5% ↑

Nearby Projects (Avg. Price / sq.ft)

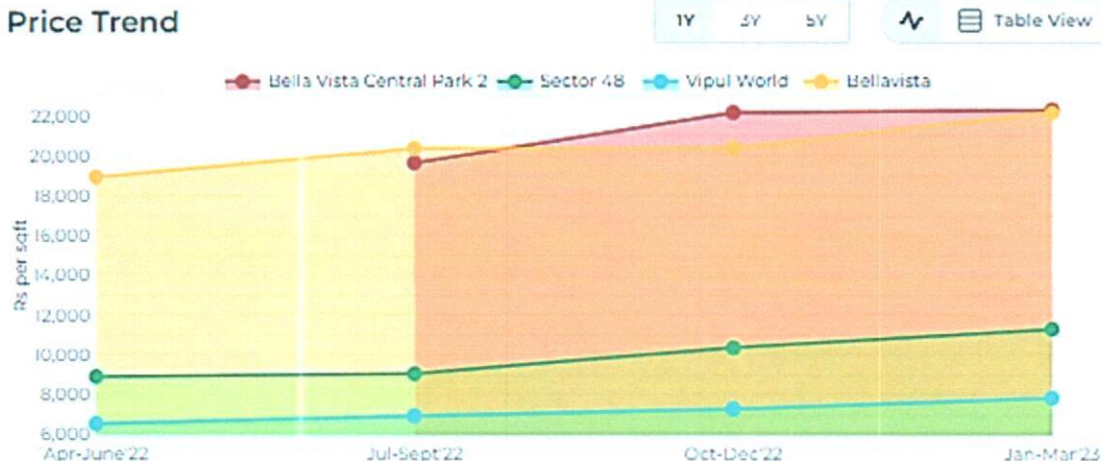
Vipul World

₹6532 3% ↑

Bellavista

₹18936 0% ↑

Price Trend



Avg. property rates in **Bella Vista Central Park 2** at ₹24,069/sq.ft (Mar 23) with a monthly growth of 11.8%.



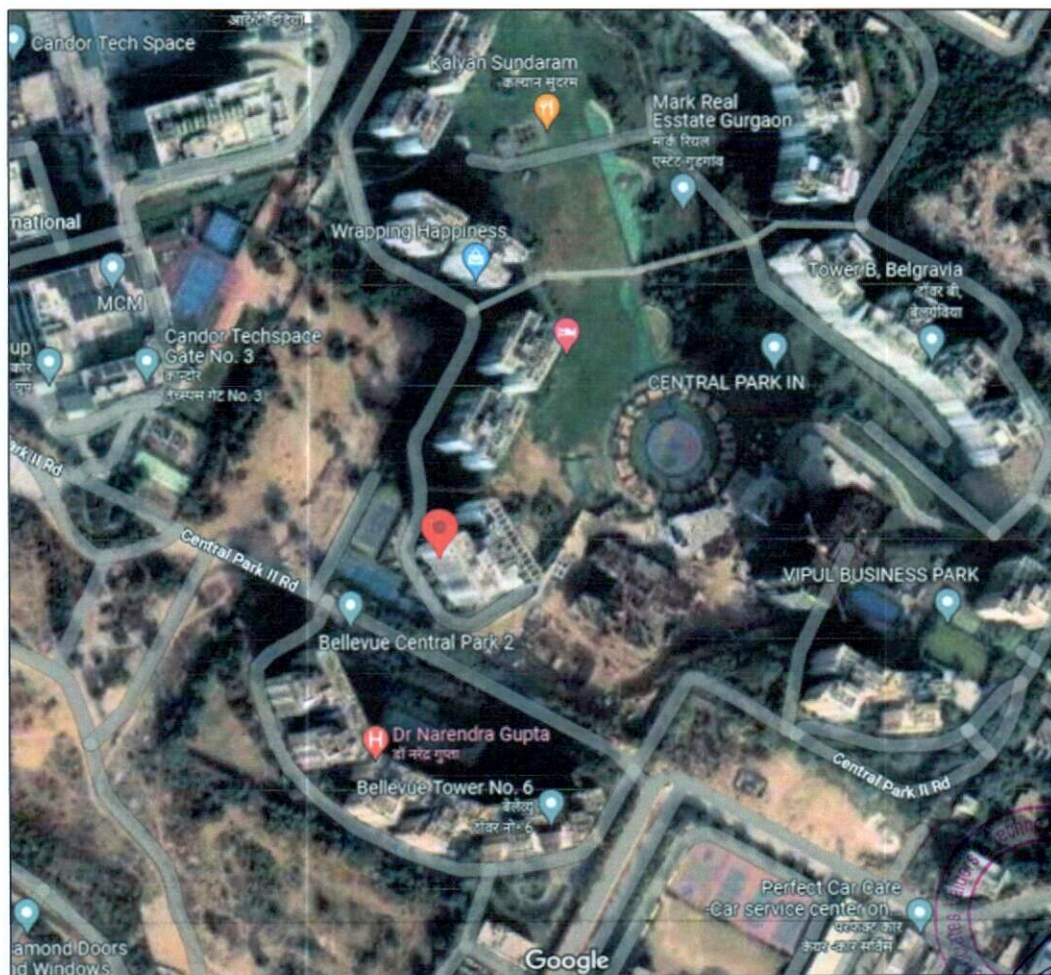
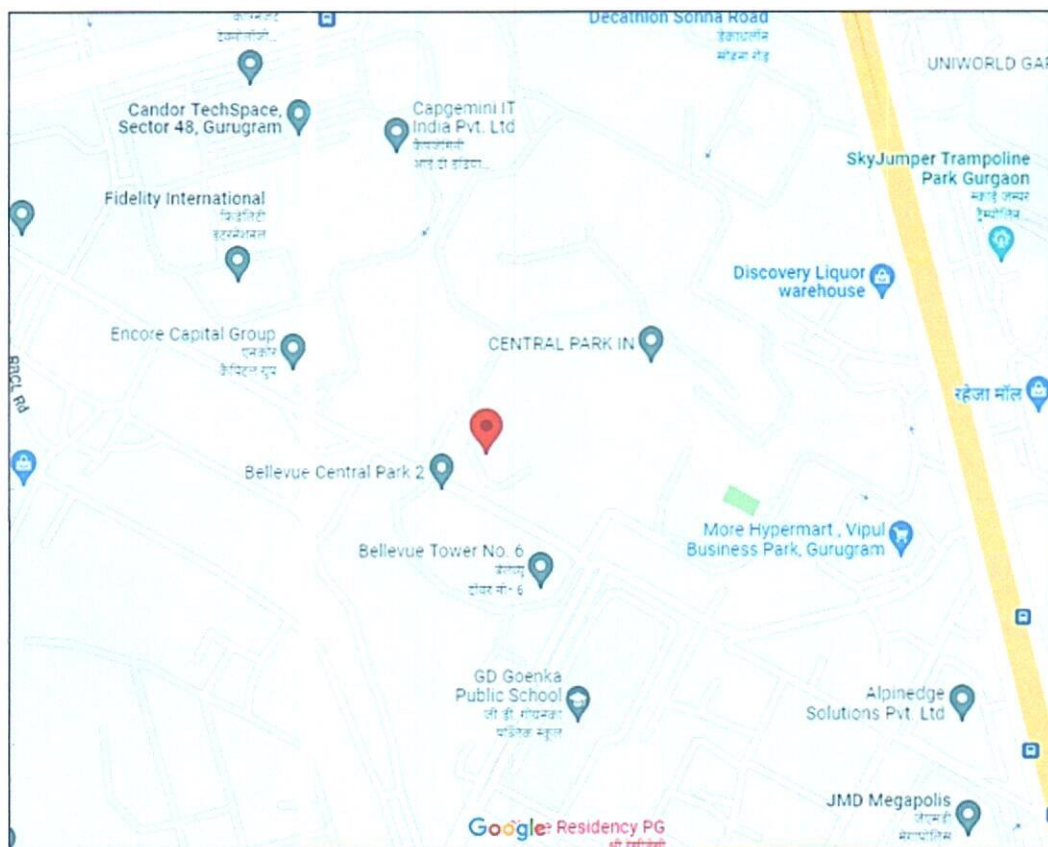
Avg. prices for Flat-Multistorey Apartment in **Sector 48** is ₹ 11,093/sq.ft for (Mar 23) with monthly growth of 37%.



PROJECT TIE-UP REPORT

BELLA VISTA- ALPHA TOWER

ENCLOSURE 2: GOOGLE MAP LOCATION



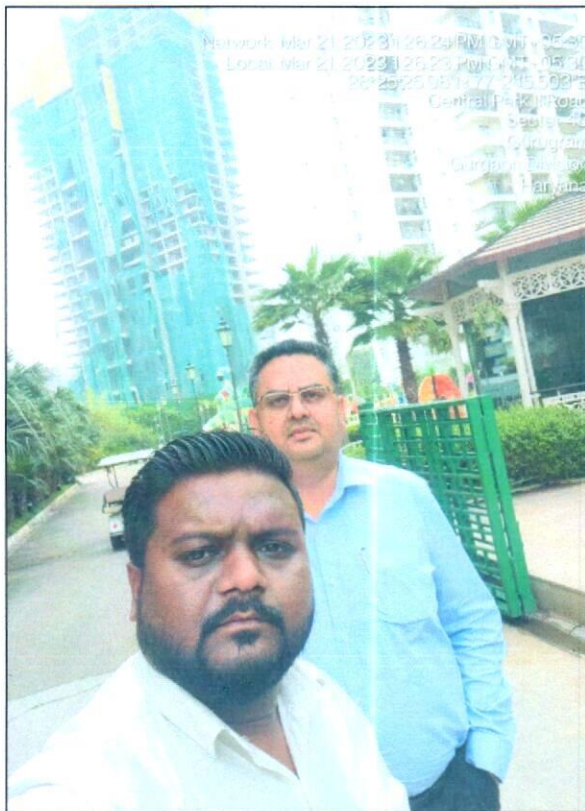
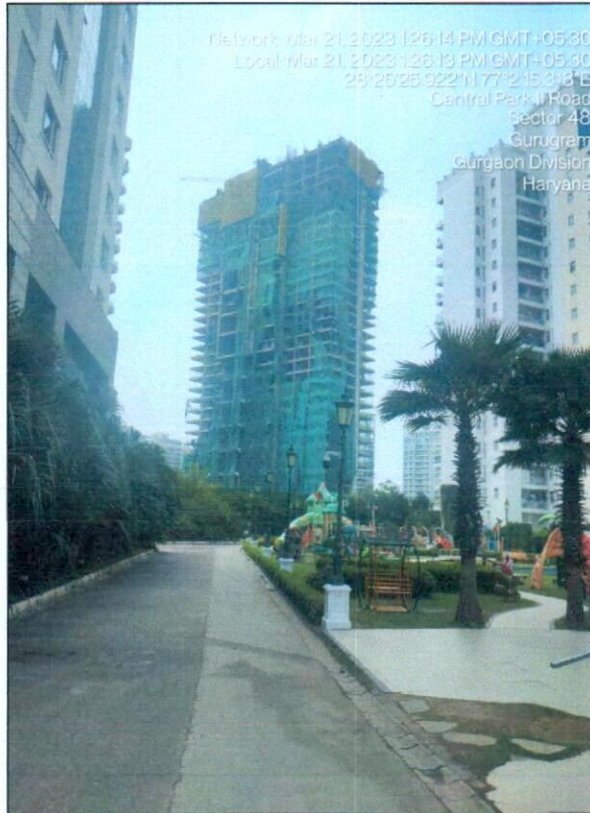
ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY



[Handwritten signature]
[Circular stamp: RK Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]

PROJECT TIE-UP REPORT

BELLA VISTA- ALPHA TOWER



PA

[Signature]

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

ENCLOSURE 5: OTHER RELEVANT DOCUMENTS

DOCUMENT 1: FORM LC-V

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

Licence No. 2 of 1995.

- This licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules made thereunder to M/s Swata Estates Pvt. Ltd., 21/48, Commercial Complex, Malcha Marg, Diplomatic Enclave, New Delhi, for setting up of group housing colony at Village Tikri, Distt. Gurgaon.
- The particulars of land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.
- The licence is granted subject to the 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 & Regulation of Urban Areas Act, 1975 and Rules made thereunder are duly complied with.
 - That the demarcation plan of the colony area is submitted before starting the development works in the colony for approval of the Zoning plan.
 - The EDC rates are under review and are likely to be finalised soon w.e.f. 01.01.1994. In the event of increase in EDC rates the colonizer shall pay the enhanced rate of EDC and the interest on instalment if any from the date of grant of licence. The proportionate additional guarantee on additional EDC amount shall also be furnished by the colonizer.
 - That 30 Meter road reservation shall be provided from the FWD boundary of Gurgaon-Vohna Road in accordance with the provision of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1961.
 - That under section 3 of Act 1963 ibid permission for access from scheduled road, shall be obtained from the Director, Town & Country Planning, Haryana.
- That the portion of Sector/master plan road which shall form part of the licensed area, shall be transferred free of cost to the Govt. in accordance with Section 3(3)(a)(iii) of the Haryana Development & Regulation of Urban Areas Act, 1975.
- This licence is valid upto 9-2-1997.

Dated Chandigarh, the, 10/3/95 (Bhaskar Chatterjee)
DIRECTOR, TOWN & COUNTRY PLANNING
HARYANA, CHANDIGARH

Enclst. No. SDP-95/2945 + 53 Dated 10/3/95

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

- M/s Swata Estates Pvt. Ltd., 21/48, Commercial Complex, Malcha Marg, Diplomatic Enclave, New Delhi, alongwith a copy of agreements.
- Chief Administrator, HUDA, Fenchkula.
- Addl. Director, Urban Estates, Haryana, Fenchkula.
- Chief Engineer, HUDA, Hanimajra.
- Supdtg. Engineer, HUDA, Gurgaon alongwith copy of agreement.
- Land Acquisition Officer, Gurgaon.

p.t.o.

PROJECT TIE-UP REPORT

BELLA VISTA- ALPHA TOWER

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

Licence No. 35 of 1996

- This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules made thereunder to M/s Sweta Estates Pvt. Ltd., 21, Commercial Complex, Malcha Marg, Diplomatic Enclave New Delhi-110021 for setting up of residential Group Housing colony at village Tikri District Gurgaon.
- The particulars of land wherein the aforesaid colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.
- The licence is granted subject to the 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 Area Act, 1975 and Rules 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 approval of the 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 Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- This licence is valid upto 16-4-98

Dated Chandigarh
the 17-4-96

(R.S. GUPTA)
DIRECTOR, Town & Country Planning
Haryana Chandigarh

Endst. No. SDP-96/ 5491-5500
Dated : 17-4-96

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

- M/s Sweta Estate Pvt. Ltd., 21, Commercial Complex, Malcha Marg, Diplomatic Enclave New Delhi-110021, alongwith copy of agreement.
- Chief Administrator, HUDA, Panchkula;
- Addl. Director, Urban Estates, Haryana, Panchkula;
- Chief Engineer, HUDA, Manimajra;
- Superintending Engineer, HUDA, Gurgaon alongwith copy of agreement.
- Land Acquisition Officer, Gurgaon;
- Senior Town Planner, Gurgaon
- Senior Town Planner (Enforcement), Panchkula;
- District Town Planner, Gurgaon; and
- Accounts Officer, O/O D.T.C.P. Haryana, Chandigarh alongwith copy of agreement.

District Town Planner (Hq) M.
for DIRECTOR, Town & Country Planning,
Haryana, Chandigarh

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Ayojna Bhawan, Plot no.3, Sector-18-A, Madhya Marg, Chandigarh
Phone: 0172-2549349; e-mail:tcphry@gmail.com
http://tcpharyana.gov.in

Sweta Estates Pvt. Ltd. & others
21/48, Malcha Marg,
Commercial Complex, New Delhi.

Memo No. RL-135-Asstt.(RK)/2019/25837

Dated: 17-10-19

Subject: **Renewal of licence No. 117-119 of 2004 dated 16.08.2004.**

Please refer to your application dated 13.09.2019 on the matter cited as subject above.

Licence No. 117-119 of 2004 dated 16.08.2004 granted for setting up of group housing colony on the land measuring 5.00 acres in Sector 48, Gurugram Manesar Urban Complex is hereby renewed upto 15.08.2024 on the same terms & conditions laid down therein.

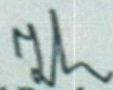
This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.

The construction of community buildings will be completed as per provisions of section 3(3)(a)(iv) of Act 8 of 1975.

The delay in allotment of EWS flats, if any, shall be got compounded in accordance with the provisions of Departmental policy dated 16.08.2013.

That you shall get compound the delay in submission of DOD, if any, as per policy dated 07.01.2013 before grant of completion certificate.

That the amendment in Rule 13 in respect of charging of renewal fees is under consideration, for which the draft notification was notified on 20.08.2019. Therefore, you shall deposit the increased renewal fees in accordance with the final notification or as decided by the Department as undertaking dated 16.10.2019 submitted by you.

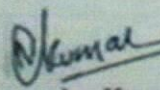

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh.

Endst. No. RL-135-Asstt.(RK)/2019/

Dated:


A copy is forwarded to the following for information and necessary action:-

- i. Chief Administrator, HSVP, Panchkula.
- ii. Senior Town Planner, Gurugram.
- iii. Website Administrator with a request to update the status of renewal of license on the website of the Department.
- iv. District Town Planner, Gurugram.
- v. Chief Account Officer of this Directorate.


(Narender Kumar)
Distt. Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh



DOCUMENT 2: RERA CERTIFICATE



HARERA GURUGRAM

CONDITIONS OF REGISTRATION

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

- The promoter shall enter into an agreement for sale with the allottees as prescribed in The Haryana Real Estate (Regulation and Development) Rules, 2017.
- The promoter shall offer to execute a registered conveyance deed of the apartment, plot or building, as the case may be, in favour of the allottee along with the undivided proportionate title in the common areas to the association of allottees or competent authority, as the case may be, as provided under section 17 of the Act.
- The promoter shall convey/allow usage of common areas as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017.
- The promoter shall deposit security percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4.
- The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and applicable in the State.
- The promoter shall repay the loan as per the Haryana Real Estate Regulatory Authority, Gurugram (Direction to the builders/promoters with regard to opening of Bank accounts as per provisions of RERA) Regulation, 2019 notification no. 79-2019/Ext. dated 18.05.2019.
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- The promoter shall comply with all other terms and conditions as mentioned in the attached brief and as conveyed by the Authority from time to time. Additional terms and conditions given at the end of the attached brief and if any observation same may be rectified within three months.

VALIDITY OF REGISTRATION

The registration of this project shall be valid for the period commencing from 23rd December, 2019 and ending with 31st Aug, 2024 (completion date as declared by the promoter in REP-II) unless extended by the Authority in accordance with the Act and rules made thereunder subject to compliance of provisions of rule 5(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

REVOCATION OF REGISTRATION

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

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

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

HARERA GURUGRAM

REGISTRATION NO. 73 OF 2019

RC/REP/HARERA/GGM/379/111/2019/73 **Date: 23.12.2019**

UNIQUE NO. GENERATED ONLINE **RERA-GRC-PROJ-199-2019**

REGISTRATION CERTIFICATE
REAL ESTATE PROJECT
BELLA VISTA

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

PARTICULARS OF THE NEW PROJECT		
S.N.	Particular	Detail
1.	Name of the project	Bella Vista-Central Park Resorts
2.	Location	Sector 48, Gurugram
3.	Total licensed area of the project	47.418 acres
4.	Area of project for registration	13.20 acres
5.	Nature of the project	Group Housing
6.	Total FAR of the project	106219.131 sqm (Commercial-173.31, Residential-106045.821)
7.	Number of Towers	2 Towers (Tower alpha & Beta), Additional EWS, Commercial shops (4 no)
8.	Other Amenities	Community building (Bellevue, Belgravia), Nursery school (2), Primary school (1), High School (1), Children community, Creche, Religious Building, Dispensary, Sub post office
9.	Number of Units	Main units - 511, EWS-66

NAME OF THE PROMOTERS		
S.N.	Particular	Detail
1.	Promoter 1/License holder	M/s Sweta Estates Pvt Ltd

PARTICULARS OF THE PROMOTER 1 / DEVELOPER		
S.N.	Particular	Detail
1.	Name	M/s Sweta Estates Pvt Ltd
2.	Registered Address	Asset 58, Hospitality District, Delhi Aerocity, IGI airport, New Delhi-110037
3.	Corporate Office Address	Global Business Park, Tower D, 3 rd Floor, MG Road, Gurgaon
4.	Local Address	Global Business Park, Tower D, 3 rd Floor, MG Road, Gurgaon
5.	CIN	U74899DL1991PTC044871
6.	PAN	AAAC50564Q
7.	Status	Active
8.	Mobile No.	9958004559
9.	Landline No.	011-46044604
10.	Email-id	Rakesh.mallhotra@constrajpark.in
11.	Authorized Signatory	Rakesh Mallhotra

DETAILS OF THE BANK ACCOUNT			
S.N.	Type of bank account	Account No	Name and branch of the bank
1.	Master Account of the Project (100%)	002105012418	ICICI Bank, SCO 18 & 19, Sec 14, Gurugram-122001
2.	Separate RERA account of the project (70%)	002105023593	ICICI Bank, SCO 18 & 19, Sec 14, Gurugram-122001
3.	Free account of the promoter of the project (30%)	002105022378	ICICI Bank, SCO 18 & 19, Sec 14, Gurugram-122001

This registration certificate is based on the information supplied by the promoter and an authenticated brief and declaration by the promoter is annexed herewith, which shall be read as part of this registration certificate.

Dated: 23.12.2019
Gurugram

(Dr. K.K. Khandselwal)
Chairman
Haryana Real Estate Regulatory Authority
Gurugram

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

R.K. Associates Pvt. Ltd.

DOCUMENT 3: ENVIRONMENTAL CLEARANCE NOC FROM MINISTRY OF ENVIRONMENT, FOREST AND CLIMATE CHANGE

F. No. 21-148/2017-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road, New Delhi - 3

Date: 21st August, 2017

To,
M/s Sweta Estates Pvt Ltd
3rd Floor, Tower-D Global Business Park,
Mehrauli, Gurgaon Road,
Gurgaon - 122002, Haryana
Email: rakesh.malhotra@centralpark.in

Subject: Expansion of group housing colony at Sector- 48, Sohna Road, Gurgaon by M/s Sweta Estates Pvt Ltd - Environmental Clearance— reg.

Sir,

This has reference to your online proposal No. IA/HR/NCP/62973/2015 dated 4th March, 2017, submitted to this Ministry for grant of Environmental Clearance (EC) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of environmental clearance to the project 'Expansion of group housing colony at Sector - 48, Sohna Road, Gurgaon promoted by M/s Sweta Estates Pvt Ltd, was considered by the Expert Appraisal Committee (Infra-2) in its meetings held on 25-27 May, 2017 and 26-28 July, 2017. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting, are under:-

(i) The project will be located at Latitude - 28°25'29.01"N and longitude - 77°02'05.10"E.

(ii) The proposed project is for "Expansion of Group Housing Colony" located at Sector-48, Sohna Road, Gurgaon, Haryana and being developed by M/s Sweta Estates Pvt. Ltd. Project had already been granted Environment Clearance vide letter no. 21-563/2006-IA III dated 10.04.2007 from SEIAA, Haryana, for the development of the "Group Housing Colony" at Sector-48, Sohna Road, Gurgaon, Haryana for a plot area 192334.638 sqm and built up area of 331520 sqm excluding (Basement and Non-FAR) for 28 towers. Out of which 26 towers were constructed having FAR 272932.438 sqm. Now, only two towers have to be constructed. Hence, built up area (excluding basement and Non-FAR) will increase from 331520.0 sqm to 335813.683 sqm and total built up area after expansion will be 562141.739 sqm (including basement and Non-FAR).

(iii) The land has been licensed by DTCP Haryana vide license no.2 of 1995 dated 10.03.1995, license no. 35-37 of 1996 dated 17.04.1996 & license no. 117-119 of 2004 dated 16.08.2004.

(iv) After expansion, plot area (licensed area) will be 191893.533 sqm (47.418 acres) and total built up area will be 562141.739 sqm. The project will be

Proposal No. IA/HR/NCP/62973/2015



PROJECT TIE-UP REPORT
BELLA VISTA- ALPHA TOWER

DOCUMENT 5: FIRE NOC

From

Director,
Haryana Fire Service, Haryana,
Panchkula.

To

M/s Sweta Estates Pvt. Ltd.,
21, Commercial Complex, Maicha Marg,
Diplomatic Enclave,
New Delhi-110021.

Memo No. DFS/F.A./2014/61/ 3598
Dated: 24.07.2014

Sub : Approval of fire fighting scheme from the fire safety point of view of the Group Housing Colony meas. 47.527 acres named Central Park-II at Sector-48, Sohna Road, Gurgaon of M/s Sweta Estates Pvt. Ltd.

Reference to CFC No. 23011031400041, dated 11.03.2014 on the subject cited above.

Your case for the approval of fire fighting scheme has been examined by the team of Fire Station Officers, Gurgaon. The Fire fighting scheme is found as per the N.B.C. 1983 Part IV revised 2005/ guidelines. Therefore, your proposed fire fighting scheme is hereby approved from the fire safety point of view with the following conditions:-

- 1) The proposed fire fighting scheme is approved as submitted in the building plan subject to the approval of building plan by the competent authority.
- 2) The approval of fire scheme by this office doesn't absolve the firm from his responsibility from all consequences, in case of fire due to any deficiencies or anything left out in the scheme submitted by you.
- 3) Overhead & underground water tanks provided for firefighting shall be so constructed in such a way that the domestic water tank shall filled from overflow of the fire Water tanks.
- 4) As soon as the installations of fire fighting arrangements are completed, the same may be got inspected/ tested and clearance should be obtained from this office.
- 5) If the infringement of Byelaws remains un-noticed the Authority reserves the right to amend the Plans/Fire Fighting Scheme as and when any such infringement comes to notice after giving an opportunity of being heard and the Authority shall stand Indemnified against any claim on this account.
- 6) If you fail to comply with any of the above terms & conditions you will be liable to be punished as per Chapter-III Section 31 Sub-Section 1 & 2 of Fire Act 2009 i.e. imprisonment for a term which may extend to three month or fine which may extend to five thousand rupees or both.
- 7) The staircase shall be made with the specified material enabling it non-slippery.
- 8) If the gap between ceiling and false ceiling is more than 800 mm then upright sprinkler above false ceiling & pendent sprinkler below false ceiling shall be installed in the building.

Fire Officer, HQ
for Director, Haryana Fire Service,
Panchkula.

Endst. No- DFS/F.A./2014/61/

Dated: 24.07.2014

A copy is forwarded to the Sr. Fire Station Officer, Sector 29, Gurgaon with reference to his Memo No.FS/MCG/2014/1735, Dated 24.06.2014 for information and necessary action.

Fire Officer, HQ
for Director, Haryana Fire Service,
Panchkula.

DOCUMENT 6: FOREST NOC FROM FOREST DEPARTMENT, GOVT. OF HARYANA

Forest Department, Govt. of Haryana
Office of Dy. Conservator of Forests, Gurgaon
Forest Complex, Sohna Road, Near Court, Gurgaon, Ph. 0124-2322057

No.: 2995-6 Dated: 21/1/2016

To,
M/s Sweta Estates Pvt. Ltd.,
3rd Floor, Tower D, Global Business Park,
Meharuli Gurgaon Road,
Gurgaon-122002

Subj.: Clarification regarding Applicability of forest laws on Non Forest land Applied by M/s Sweta Estates Pvt. Ltd. land located at Village Tikri District Gurgaon.

Applicant M/s Sweta Estates Pvt. Ltd, 3rd Floor, Tower D, Global Business Park, Meharuli Gurgaon Road, Gurgaon-122002 vide letter no. Nil dated 30.11.2015 made a request in connection with land measuring 47.53 Acres. having Rect. No.6 Killa No. 4/1, 4/2, 6/1, 6/2, 7/1, 15/1, Rect. No.7 Killa No. 5/2/2 Rect. No.10 Killa No. 1, 2, 9/1, 9/2, 11/2, 12, Rect. No.11, Killa No. 9/1, 9/2/2, 10, 11, 12, 13min, 14min, 15/1/1min, 17/3/2, 17/4, 18/1, 18/2, 18/3, 18/4, 19/1, 19/2, 19/3, 19/4, 20, 21, 22, 23/1 23/4, 24/1, 24/4 land located at Village in Tikri District Gurgaon. Applicant made a proposal to use this land for Residential Group Housing Colony Purpose. In reference to the information provided by the User Agency in form of factual Maps & GPS Co-ordinates and subsequent verification of the provided facts with the available official records & Geo-referencing done of the co-ordinates provided by User Agency on Google Earth the following is made clear that:-


- As per records available above said land is not part of notified Reserved Forest, Protected Forest under Indian Forest Act, 1927 or any area closed under section 4 & 6 of B.P.U. & Land Preservation Act, 1900.
- It is clarified that by the Notification No. S.O.8/P.A. 2/1900/S.4/2013 dated 4th January, 2013, whole Revenue Estate of Gurgaon is notified u/s 4 of PLPA 1900 and S.O.8/P.A. 2/1900/S.3/2012 dated 19th December, 2012 u/s 3 of PLPA 1900. The area is however not recorded as Forest. The Government record of the area of any tree is strictly prohibited without the permission of District Forest Officer, Gurgaon.
- If any clearance is required from Protected Forest under the Forest Conservation Act, 1980 or any other law, the clearance from Forest Department, the use of the area for approach road is not possible under Forest Conservation Act.
- As per records available above said land is not part of Reserved Forest, Protected Forest where any tree is strictly prohibited without the permission of District Forest Officer, Gurgaon.
- Statutory clearances required from the Government of India, Ministry of Environment and Forests, Government of India, dated 07-05-2002, 29.10.2002, 12.2002, 19.03.2004, 14.5.2008 etc. pertaining to Aravalli region of Haryana, which shall be obtained as applicable by the applicant from the concerned authorities.
- The applicant/proponent will not violate any Judicial Order/directives issued by the Hon'ble Supreme Court/Hon'ble Courts.
- It is clarified that the Hon'ble Supreme Court has issued various judgments dated 07.05.2002, 29.10.2002, 12.2002, 19.03.2004, 14.5.2008 etc. pertaining to Aravalli region of Haryana, which shall be complied with.
- The above clarification is for the facts/location maps/GPS Co-ordinates provided by the user agency.

GPS Co-ordinates:-

(i) 28° 25' 18.4" N 77° 02' 11.8" E	(ii) 28° 25' 20.5" N 77° 02' 12.8" E
(iii) 28° 25' 21.6" N 77° 02' 16.5" E	(iv) 28° 25' 23.2" N 77° 02' 16.9" E
(v) 28° 25' 22.0" N 77° 02' 18" E	(vi) 28° 25' 26.3" N 77° 02' 12.4" E
(vii) 28° 25' 29.4" N 77° 02' 8.5" E	(viii) 28° 25' 32.02" N 77° 02' 10.3" E
(ix) 28° 25' 38.3" N 77° 02' 03.1" E	(x) 28° 25' 34.1" N 77° 01' 58.4" E
(xi) 28° 25' 33.4" N 77° 02' 0.1" E	(xii) 28° 25' 29.1" N 77° 01' 57.3" E

It shall be the responsibility of user agency/applicant to get necessary clearances/permissions under various Acts and Rules applicable if any, from the respective authorities/Department.

Date: _____
Place, Gurgaon



Dy. Conservator of Forests,
Gurgaon

Encl. No. _____
A copy is forwarded to:-

- Conservator of Forests, South Circle, Gurgaon for kind information.
- D.G. T.C.P., Chandigarh : CU 71-75 2nd Floor, Sec-17C, Chandigarh for kind information.
- Dy. Commissioner, Gurgaon w.r.t. his letter no. 3266 dated 06.11.2015 for information & necessary action.
- Consent File



**DOCUMENT 7: FORM BR-III TOWN & COUNTRY PLANNING COMMITTEE,
HARYANA**

1

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

From Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee,
O/o Director, Town & Country Planning Department, Haryana,
Nagar Yojana Bhavan, Plot No. 3, Block-A,
Sector-18-A, Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To Sweta Estate Pvt. Ltd. & others,
21/48, Malcha Marg, Commercial Complex,
New Delhi.

Memo No. ZP-26-Vol-III/SO(DK)/2019/ 26267 Dated: 24-10-2019

Subject: Approval of revised building plans of Tower-Alpha & Beta, Tower-Q and
Community building and proposed building plans of additional EWS Block
and Convenient Shopping falling in Group Housing Colony for the area
measuring 47.418 acres (Licence No. 02 of 1995 dated 10.03.1995,
Licence No. 35-37 of 1996 dated 17.04.1996 & Licence No. 117-119 of
2004 dated 16.08.2004) in Sector-48, Gurugram being developed by Sweta
Estate Pvt. Ltd. & others.

Reference your letter dated 29.01.2019 & 09.09.2019 for permission to
erect the buildings in Group Housing Colony for the area measuring 47.418 acres
(Licence No. 02 of 1995 dated 10.03.1995, Licence No. 35-37 of 1996 dated 17.04.1996
& Licence No. 117-119 of 2004 dated 16.08.2004) in Sector-48, Gurugram Manesar Urban
Complex in accordance with the plans submitted with it.

It is to inform you that the "Provisional" building plans were approved
vide this office memo No. 1207 dated 20.05.2019 with a condition that the variations
should be published in three Newspapers and displayed at various locations. As per
report you have issued the Public Notice on 22.05.2019 & 31.05.2019 about the building
plans being revised in three Newspapers namely The Tribune (English), Hindustan Times
(English), & one Hindi Newspaper namely Dainik Bhaskar (Hindi). The STP, Gurugram
vide his office memo No. 3623 dated 20.07.2019 has reported that 12
objection/suggestions were received in his office and you had meeting with all the 12
objection and the joint declaration duly signed by you and the objector, are received in
his office from you. The STP, Gurugram has further mentioned that upon the
commitment made in the joint statements, you have to make changes in the building
plans, which were approved in principle and such changes in the plan will have the
cascading effect on the elevations and cross section etc.

The objections were discussed in the BPAC meeting held on 29.07.2019
wherein the STP, Gurugram informed that the aforesaid observations/objections made
by the existing allottees can be resolved subject to major changes in the Architectural
design and Structural changes in the earlier approved building plans. So, committee was
of the view that in case the applicant wishes to incorporate major changes in design and

Scanned with CamScanner

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

PROJECT TIE-UP REPORT

BELLA VISTA- ALPHA TOWER

	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

PROJECT TIE-UP REPORT

BELLA VISTA- ALPHA TOWER

	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.

[Handwritten Signature]
