

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

CASE NO. VIS(2022-23)-PL681-571-945

DATED: 13/03/2023

PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	SUNCITY AVENUE 76

SITUATED AT

SUN CITY AVENUE 76, SECTOR-76, DARBARIPUR ROAD, VILLAGE KHERKI
DAULA, GURUGRAM MANESAR URBAN COMPLEX, GURUGRAM, HARYANA

DEVELOPER/ PROMOTER

M/S. SUNCITY PROJECTS PVT. LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM, HARYANA

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

Incident Manager @ valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.

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

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

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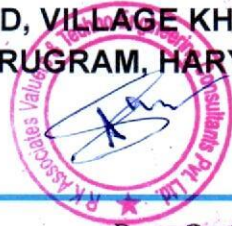
PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT

**SUN CITY AVENUE 76, SECTOR-76, DARBARIPUR ROAD, VILLAGE KHERKI
DAULA, GURUGRAM MANESAR URBAN COMPLEX, GURUGRAM, HARYANA**



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

Name & Address of Branch	Sun City Avenue 76, Sector-76, Darbaripur Road, Village Kherki Daula, Gurugram Manesar Urban Complex, Gurugram, Haryana
Name of Project	Suncity Avenue 76
Work Order No. & Date	Via mail Dated:- 27/02/2023

SR. NO.	CONTENTS	DESCRIPTION		
1.	GENERAL DETAILS			
i.	Report prepared for	SBI, HLST, Gurugram		
ii.	Name of Developer/ Promoter	M/s. Suncity Projects Pvt. Ltd.		
iii.	Registered Address of the Developer as per MCA website	Office Address: Suncity Business Tower, 224, Golf Course Road, Sector 54, Gurugram, Haryana 122002		
iv.	Type of the Property	Group Housing Society		
v.	Type of Report	Project Tie-up Report		
vi.	Report Type	Project Tie-up Report		
vii.	Date of Inspection of the Property	9 March 2023		
viii.	Date of Assessment	13 March 2023		
ix.	Date of Report	13 March 2023		
x.	Property Shown by	Name	Relationship with Owner	Contact Number
		Mr. Abhishek Mehtani	Employee	+91-9654128129
xi.	Purpose of the Report	For Project Tie-up for individual Flat Financing		
xii.	Scope of the Report	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.		
xiii.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work. h) Valuation techniques and principles.		
xiv.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.

		Total 04 Documents requested.	Total 04 Documents provided.	03
		RERA Certificate	RERA Registration Certificate	Registration No. 78 of 2019 Dated 23/12/2019.
		Approved Map	Approved Map	Dated 23 May 2019
		Property Title Document	LCV 34 of 2018	Provided
		NOC's & Approval	NOC's & Approval	Old Valuation Report.
xv.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	NA
2.	SUMMARY			
i.	Total Prospective Fair Market Value	Rs. 2,99,52,00,000/-		
ii.	Total Expected Realizable/ Fetch Value	Rs. 2,54,59,20,000/-		
iii.	Total Expected Distress/ Forced Sale Value	Rs. 2,24,64,00,000/-		
iv.	Total No. of Dwelling Units	Main Units	1464 units (As per RERA)	
		No of Towers	12 (As per RERA and Building Plan)	
v.	Built up area of the project	1,16,528.04 m ² (FAR + NON FAR) (As per approved map)		
vi.	Saleable Area of the Project	97,257.63 m ² (carpet area + Balcony area) (As per Inventory Details)		
vii.	Inventory Cost as on "Date of Assessment"	Rs. 3,92,83,79,964 /-		
3.	ENCLOSURES			
i.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain -		
ii.	Enclosure 2	Google Map –		
iii.	Enclosure 3	Photographs of The property –		
iv.	Enclosure 4	Copy of Circle Rate –		
v.	Enclosure 5	Other Important documents taken for reference		
vi.	Enclosure 6	Consultant's Remarks		
vii.	Enclosure 7	Survey Summary Sheet		




PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. BRIEF DESCRIPTION OF THE PROJECT



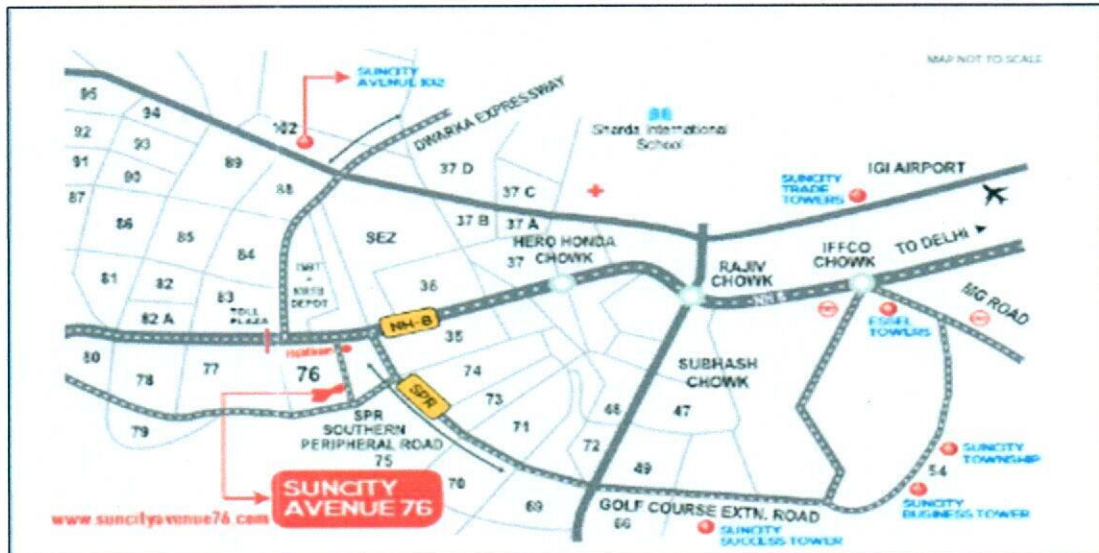
This project tie-up report is prepared for affordable group housing project "Suncity Avenue 76" being developed at the aforesaid address having total land admeasuring **10 Acres/ 40468.22 sq.mtr** as per the approved building plan provided to us by the bank.

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. Suncity Projects Pvt. Ltd. The developer of the project has proposed to develop an affordable group housing project with all the basic amenities in the name of "**Suncity Avenue 76**". As per the information provided to us by the developer's representative and as per the approved building plan this project will have three sites i.e. Site-A, Site-B & Site-C. As per the inventory sheet provided to us Site-A will have two towers, Site-B will have eight towers & Site-C

have 2 towers. This is an affordable group housing project all the flats will be developed as 2BHK in several configurations. The type of flats in each towers with their respective carpet area and balcony area is further discussed in the area description section of this report.

As per the physical progress observed during site visit and our subsequent discussion with the person accompanying us during the visit that superstructure is ready of all the towers and some outer phase paint work is going on in tower A and C. Construction of Road work are under progress.



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

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

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

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

2. LOCATION CHARACTERISTICS OF THE PROPERTY				
i.	Nearby Landmark	Near Ninex City		
ii.	Name of similar projects available nearby with distance from this property	Ninex City, Corona Gracius, Pyramid Pride sector 76 (within a range of ~2 KM)		
iii.	Postal Address of the Project	Sun City Avenue 76, Sector-76, Darbaripur Road, Village Kherki Daula, 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°23'31.5"N 76°59'37.9"E		
vi.	Description of adjoining property	Residential Society		
vii.	Plot No. / Survey No./Sector	Sec 76		
viii.	Village/ Zone	Village Kherki		
ix.	Sub registrar	Tehsil Badshahpur		
x.	District	Gurugram		
xi.	City Categorization	Scale-B City		Urban
	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 developing Residential zone
xiv.	Property location classification	Normal location within locality	None	None
xv.	Property Facing	North Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Delhi-Jaipur Expressway	60 mtr wide road	
	b) Front Road Name & width	Darbaripur Road	12 mtr wide road	
	c) Type of Approach Road	Bituminous Road		
	d) Distance from the Main Road	Approx. 1.5 km from main road		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
xviii.	Is the property merged or colluded with any other property	No		
xix.	BOUNDARIES SCHEDULE OF THE PROPERTY			
a)	Are Boundaries matched	No, boundaries are not mentioned in the documents.		
b)	Directions	As per Title Deed/TIR		Actual found at Site
	East	NA		Corona Society
	West	NA		White Lines Society.
	North	NA		Darbaripur Road
	South	NA		Palm Heights m3m.

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

4. LEGAL ASPECTS OF THE PROPERTY				
i.	Ownership documents provided	License	None	None
ii.	Names of the Developer/Promoter	M/s. Suncity Projects Pvt. Ltd.		
iii.	Constitution of the Property	Free hold, complete transferable rights		
iv.	Agreement of easement if any	Not required		
v.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain		
vi.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain		
vii.	Heritage restrictions, if any	No		
viii.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us.	NA	

x.	Comment on whether the owners of the property have issued any guarantee (<i>personal or corporate</i>) as the case may be	No Information available to us.	NA
xi.	Building Plan sanction:		
	a) Authority approving the plan	Department of Town & Country Planning, Haryana	
	b) Any violation from the approved Building Plan	No, as per visual observation.	
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property Since the project has already been issued the license for construction of group housing project.	
xiii.	Whether the property SARFAESI complaint	Yes	
xiv.	Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Tax name	No information available to us.
		Receipt number	No information available to us.
		Receipt in the name of	No information available to us.
		Tax amount	No information available to us.
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us	
xvi.	Is property tax been paid for this property	No Information available to us.	
xvii.	Property or Tax Id No.	Not available to us	
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No Information available to us.	
xix.	Property presently occupied/ possessed by	The property is currently under finishing stage.	
xx.	Title verification	Title verification to be done by competent advocate as the same is out of our scope of work.	
xxi.	Details of leases if any	NA.	

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

6.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES		
i.	Drainage arrangements	Yes	

ii.	Water Treatment Plant			No	
iii.	Power Supply arrangements	Permanent	Yes		
		Auxiliary	No		
iv.	HVAC system			No	
v.	Security provisions			Yes Private security guards	
vi.	Lift/ Elevators			Yes	
vii.	Compound wall/ Main Gate			Yes	
viii.	Whether gated society			Yes	
ix.	Car parking facilities			No , Only two wheeler open parking available.	
x.	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes (Proposed)	Yes (Proposed)	Yes	Yes	Yes

7. INFRASTRUCTURE AVAILABILITY

i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply			Yes from municipal connection (Proposed)			
	b) Sewerage/ sanitation system			Underground			
	c) Storm water drainage			Yes			
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
	3 km	8 km	1.5 km	2.5 km	17 km	13 km	28 km
iv.	Availability of recreation facilities (parks, open spaces etc.)			Yes ample recreational facilities are available in the vicinity. But recreational facilities are also proposed within the project.			

8. MARKETABILITY ASPECTS OF THE PROPERTY:

i.	Location attribute of the subject property	Good	
ii.	Scarcity	Similar kind of properties are easily available in this area.	
iii.	Market condition related to demand and supply of the kind of the subject property in the area	Demand of the subject property is in accordance with the current use/ activity perspective only which is currently carried out in the property.	
iv.	Any New Development in surrounding area	No	No new major development in surrounding area. However few group housing projects are under construction.

v.	Any negativity/ defect/ disadvantages in the property/ location	No	NA
vi.	Any other aspect which has relevance on the value or marketability of the property	No	

9. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:

i.	Type of construction & design	RCC framed pillar beam column structure on RCC slab.	
ii.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
iii.	Specifications		
	a) Class of construction	Class B construction (Good)	
	b) Appearance/ Condition of structures	Internal - Internal Finishing Good External - Good	
	c) Roof	Floors/ Blocks	Type of Roof
		High Rise Building	RCC
		Maximum Floors up to S+14	RCC
	d) Floor height	Approx. 10 feet	
	e) Type of flooring	Vitrified Or Ceramic Tile.	
	f) Doors/ Windows	MS Window Frame, Aluminium Powder Coated	
	g) Interior Finishing	Good (Proposed)	
	h) Exterior Finishing	Good (Proposed)	
	i) Interior decoration/ Special architectural or decorative feature	No	
	j) Class of electrical fittings	Good	
	k) Class of sanitary & water supply fittings	Good	
iv.	Maintenance issues	No, Since superstructure is ready of all the 12 towers and some outer phase paint work is going on in tower A and C.	
v.	Age of building/ Year of construction	1 year	--
vi.	Total life of the structure/ Remaining life expected	Approx. 60-65 years(Proposed)	Approx. 60-65 years(Proposed)
vii.	Extent of deterioration in the structure	NA.	
viii.	Protection against natural disasters viz. earthquakes etc.	All the structures are asumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	None	
x.	System of air conditioning	As per requirement by individual flat owners on their own.(Proposed)	
xi.	Provision of firefighting	Yes (Proposed)	
xii.	Status of Building Plans/ Maps	Building plans are approved by the development authority.	
	a) Is Building as per approved Map	Can't comment since the property are under finishing progress.	
		<input type="checkbox"/> Permissible Alterations	

b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Not permitted alteration	NA
c) Is this being regularized	Building plans are approved by the development authority	

10.	ENVIRONMENTAL FACTORS:	
i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	No information available,
ii.	Provision of rainwater harvesting	No
iii.	Use of solar heating and lighting systems, etc.	No
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. Suncity Projects Pvt. Ltd.
b.	Name of the Project	Suncity Avenue 76
c.	Total no. of Dwelling units	1464 residential units
d.	Developer market reputation	Mid scale builder with successful track record of Project deliveries.
e.	Name of the Architect	M/s. Vastukriti Architects
f.	Architect Market Reputation	Mid scale Architect with successful track record of Project deliveries.
g.	Proposed completion date of the Project	30/09/2024 (As per RERA Certificate).
h.	Progress of the Project	Superstructure of the Towers has been completed and finishing works of the towers are under progress.
i.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input checked="" type="checkbox"/> Ordinary Apartments, <input checked="" type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Play Area, <input type="checkbox"/> Walking Trails, <input type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,



PART C**AREA DESCRIPTION OF THE PROPERTY**

1.	Licensed area of the complete project		40468.56 m ² (10 Acres)		
2.	Ground Coverage Area	Permitted	20234.28 m ² (50%)		
		Proposed	7862.35 m ² (19.43%)		
	Covered Built-up Area	UNDER FAR		REQUIRED AS PER APPROVED MAP	ACHIEVED STATUS
		TOTAL	Residential	92065.60 m ²	Superstructure of the Towers has been completed and paint work are under progress on outer phases of tower A and C. Construction of Road work are under progress.
			Commercial	3026.82 m ²	
			Proposed	95,092.42 m ² (10,23,565.29 ft.²)	
			Permitted and Purchasable	95,101.12 m ²	
		UNDER NON-FAR		PROPOSED AS PER APPROVED MAP	ACHIEVED STATUS
		Proposed NON-FAR area		21,435.62 m ² (2,30,730.87 ft.²)	Superstructure of the Towers has been completed and paint work are under progress on outer phases of tower A and C. Construction of Road work are under progress.
		Permitted		NA	
		Total Gross Built Up Area		1,16,528 sq. mtr/ 12,54,295 sq.ft.	
3.	Open/ Green Area	Minimum Required		6070.28 m ²	
		Proposed		6380.17 m2	
4.	Density	Permitted		750 to 900 PPA (Persons Per Acre)	
		Proposed		763 PPA (Persons Per Acre)	
5.	Carpet Area		83,656.50 m ²		
6.	Saleable Area		97257.63 m ² (carpet area + Balcony area)		




Total Blocks/ Floors/ Flats					
1.	Approved as per Building Plan		Actually provided		Current Status
	Tower A1 : G+14 Floors= 112 DU		Tower A1 : G+14 Floors= 112 DU		Superstructure of the Towers has been completed and paint work are under progress on outer phases of tower A and C. Construction of Road work are under progress.
	Tower A2 : G+14 Floors= 115 DU		Tower A2 : G+14 Floors= 115 DU		
	Tower B1 : G+14 Floors= 131 DU		Tower B1 : G+14 Floors= 131 DU		
	Tower B2 : G+14 Floors= 131 DU		Tower B2 : G+14 Floors= 131 DU		
	Tower B3 : G+14 Floors= 131 DU		Tower B3 : G+14 Floors= 131 DU		
	Tower B4 : G+14 Floors= 131 DU		Tower B4 : G+14 Floors= 131 DU		
	Tower B5 : G+14 Floors= 131 DU		Tower B5 : G+14 Floors= 131 DU		
	Tower B6 : G+14 Floors= 118 DU		Tower B6 : G+14 Floors= 118 DU		
	Tower B7 : G+14 Floors= 133 DU		Tower B7 : G+14 Floors= 133 DU		
	Tower B8 : G+14 Floors= 133 DU		Tower B8 : G+14 Floors= 133 DU		
	Tower C1 : G+12 Floors= 99 DU		Tower C1 : G+12 Floors= 99 DU		
Tower C2 : G+12 Floors= 99 DU		Tower C2 : G+12 Floors= 99 DU			
2.	Total no. of Flats/ Units	Main Units	1464 DU on 12 Residential Tower as per RERA certificate.		
3.	Type of Flats		Type of Flat	Tower	Built-up Area
			Please refer to the sheet attached below.	Please refer to the sheet attached below.	Please refer to the sheet attached below.

4.	Number of Car Parking available for main units	Required	½ ECS for 732 OR 1464 Two-Wheeler parking space available.
		Open Parking	702 ECS
		Stilt parking	30 ECS
		Total	732 ECS OR 1464 2-Wheeler/ Unit
5.	Land Area considered	Land Area as per RERA Certificate is 10.00 Acre / 40468.56 m ² sq. mtr.	
6.	Area adopted on the basis of	Land Area Adopted based on RERA Certificate	
7.	Remarks & observations, if any	NA	
8.	Constructed Area considered (As per IS 3861-1966)	Built-up Area	1,16,528 sq. mtr/ 12,54,295 sq.ft.
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out due to vastness of the property.	
	Remarks & observations, if any	NA	



PROJECT TIE-UP REPORT

SUNCITY AVENUE 76

S. No.	Flat Type	Number of Units	Carpet Area (sq.ft)	Balcony Area (sq.ft)
TOWER-A1				
1	2BHK (Type-1)	56	635.08	100
2	2BHK (Type-2)	56	582.32	100
TOWER-A2				
1	2BHK (Type-1)	57	635.08	100
2	2BHK (Type-1A)	1	635.08	100
3	2BHK (Type-2)	55	582.32	100
4	2BHK (Type-2A)	2	582.32	100
TOWER-B1				
1	2BHK (Type-1)	56	635.08	100
2	2BHK (Type-1A)	2	635.08	100
3	2BHK (Type-2)	26	582.32	100
4	2BHK (Type-2A)	2	582.32	100
5	2BHK (Type-3)	15	621.61	100
6	2BHK (Type-4)	15	626.45	100
7	2BHK (Type-5)	15	611.92	100
TOWER-B2				
1	2BHK (Type-1)	56	635.08	100
2	2BHK (Type-1A)	2	635.08	100
3	2BHK (Type-2)	26	582.32	100
4	2BHK (Type-2A)	2	582.32	100
5	2BHK (Type-3)	15	621.61	100
6	2BHK (Type-4)	15	626.45	100
7	2BHK (Type-5)	15	611.92	100
TOWER-B3				
1	2BHK (Type-1)	56	635.08	100
2	2BHK (Type-1A)	2	635.08	100
3	2BHK (Type-2)	26	582.32	100
4	2BHK (Type-2A)	2	582.32	100
5	2BHK (Type-3)	15	621.61	100
6	2BHK (Type-4)	15	626.45	100
7	2BHK (Type-5)	15	611.92	100
TOWER-B4				
1	2BHK (Type-1)	56	635.08	100
2	2BHK (Type-1A)	2	635.08	100
3	2BHK (Type-2)	26	582.32	100
4	2BHK (Type-2A)	2	582.32	100
5	2BHK (Type-3)	15	621.61	100
6	2BHK (Type-4)	15	626.45	100
7	2BHK (Type-5)	15	611.92	100
TOWER-B5				
1	2BHK (Type-1)	56	635.08	100
2	2BHK (Type-1A)	2	635.08	100
3	2BHK (Type-2)	26	582.32	100
4	2BHK (Type-2A)	2	582.32	100
5	2BHK (Type-3)	15	621.61	100
6	2BHK (Type-4)	15	626.45	100
7	2BHK (Type-5)	15	611.92	100
TOWER-B6				
1	2BHK (Type-1)	60	635.08	100
2	2BHK (Type-2)	58	582.32	100
TOWER-B7				
1	2BHK (Type-1)	60	635.08	100
2	2BHK (Type-2)	28	582.32	100
3	2BHK (Type-3)	15	621.61	100
4	2BHK (Type-4)	15	626.45	100
5	2BHK (Type-5)	15	611.92	100
TOWER-B8				
1	2BHK (Type-1)	60	635.08	100
2	2BHK (Type-2)	28	582.32	100
3	2BHK (Type-3)	15	621.61	100
4	2BHK (Type-4)	15	626.45	100
5	2BHK (Type-5)	15	611.92	100
TOWER-C1				
1	2BHK (Type-1)	49	635.08	100
2	2BHK (Type-1A)	1	635.08	100
3	2BHK (Type-2)	47	582.32	100
4	2BHK (Type-2A)	2	582.32	100
TOWER-C2				
1	2BHK (Type-1)	48	635.08	100
2	2BHK (Type-1A)	2	635.08	100
3	2BHK (Type-2)	47	582.32	100
4	2BHK (Type-2A)	2	582.32	100
TOTAL		1464		

S.no	Particulars	Permissible/Proposed	Area in sq.mtr
1	Total Plot Area		40468.56
2	Total Ground Coverage	Permissible	20234.28
		Proposed	7862.35
3	Total FAR	Permissible	95,092.42
		Proposed	95,101.12
4	Total Non-FAR	Proposed	21,435.62
5	Built up Area	Proposed	1,16,528

Note:

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



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PART D**PROJECT APPROVAL DETAILS**

	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. 34 of 2018	31/05/2018	Approved
2.	Form LC-III – Letter of Intent for grant of license for setting group housing colony	Memo No. LC-3020-JE(VA)-2017/32959	20/12/2017	Approved
3.	BR-III – Approval of Building Plan from DTCP (HR Govt.)	Memo No. ZP-1255/JD(RD)/2019/20894	30/08/2019	Approved
4.	Approved Building Plan	---	---	Approved
5.	Request for grant permission for change of developer	Endst No. LC-3020-JE(VA)-2019/14748	21/06/2019	Approved
6.	Assurance of water supply for drinking water	Memo No.734	25/01/2019	Approved
7.	Permission for disposal of mineral extracted incidental to developmental activities	Permit No.2211 Memo No.1326	06/09/2019	Approved
8.	Clarification of DHBVN for power supply for group housing project	Memo No.1102	26/06/2018	Approved
9.	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 = 237.134 mtr. g) Approximate height above ground level = 370-237.134 mtr. = 132.866 mtr. h) Suncity Avenue 76 Towers Height 44.95 mtr. which is less than 132.866 mtr. therefore NOC from AAI is not required	---	Not Applicable
10.	NOC from Pollution control Board	Performa for NOC from Pollution Control Board, Haryana Application No. 7015896	02/11/2019	Applied
11.	Environmental clearance NOC from SEIAA	No. SEIAA/HR/2019/166	16/07/2019	Approved
12.	NOC for sewage connection	Memo No.18114	25/01/2019	Approved
13.	NOC from Forest Department	No. 3303-G	18/01/2018	Approved
14.	Clarification for land not under Aravali Hills region	No.27/MB	29/03/2019	Approved
15.	Provisional NOC from Fire Authority, Gurgaon	Acknowledgement of application to take NOC from Fire service department SARAL ID : FFS/2019/00136	21/10/2019	Applied
16.	RERA Registration Certificate	RERA No. HRERA 65 of 2019	06/11/2019	Approved
17.	Structural Stability Certificate	----	---	Not Provided

Note: All approval/NOCs has been taken from the old valuation report only.



PART E**PROCEDURE OF ASSESMENT**


1.	GENERAL INFORMATION			
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		9 March 2023	13 March 2023	13 March 2023
ii.	Client	State Bank of India, HLST Branch, Gurugram, Haryana		
iii.	Intended User	State Bank of India, HLST Branch, Gurugram, Haryana		
iv.	Intended Use	To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Project Tie-up for individual Flat Financing		
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, ascertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the property is identified	<input type="checkbox"/> Done from the name plate displayed on the property <input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by the owner's representative <input checked="" type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Cross checked from the boundaries/ address of the property mentioned in the documents provided to us <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		

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




	of Dwelling Units				
v.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(in consonance to surrounding use, zoning and statutory norms)</i>	Considered for Assessment	
		Residential	Residential	Residential	
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
vii.	Land Physical Factors	Shape		Size	
		Rectangle		Medium	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Scale-B City	Good	Normal location within locality	Maximum S+G+14
		Urban developing	Within developing Residential zone	Not Applicable	
			Within urban developing zone	Not Applicable	
		Property Facing			
		North Facing			
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes (Proposed)	Underground (Proposed)	Yes (Proposed)	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
x.	Social structure of the area (in terms of population, social stratification, regional origin, age groups,	Urban Developing area			



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

xxiv.	Market Comparable			
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	a	Name:	Santoshi Realtech
			Contact No.:	+91 8800778318
			Nature of reference:	Property Consultant
			Size of the Property:	582 sq.ft to 635 sq.ft.
			Location:	Suncity Avenue sector 76.
			Rates/ Price informed:	Rs.4,200 per sq ft Carpet area
			Any other details/ Discussion held:	As per the discussion held with the property consultant asking price for builder floor in the Suncity Avenue 76 (Affordable Housing) Independent Residential Floor is Rs. 4,200/- per sq ft. Rs.1000 per sq.ft on Balcony area.
		b.	Name:	Mr.Amit Kumar
			Contact No.:	+91 7988578408
			Nature of reference:	Property Consultant
			Size of the Property:	582 sq.ft to 635 sq.ft.
			Location:	Suncity Avenue sector 76.
			Rates/ Price informed:	Rs.4,200 per sq ft on Carpet area
			Any other details/ Discussion held:	As per the discussion held with the property consultant asking price for builder floor in the Suncity Avenue 76 (Affordable Housing) Independent Residential Floor is Rs. 4,200/- per sq ft on carpet area and Rs.1000 per sq.ft on Balcony area.
xxv.	Adopted Rates Justification	For the market rate of the Flats available in this project and as well as nearby project we have enquired from property dealers in that area and were able to find a Sale rate range of Rs. 4,200/- per sq ft on Carpet area and Rs.1000 per sq.ft on Balcony area. The saleable condition of the flat is Semi furnished.		
xxvi.	OTHER MARKET FACTORS			
Current Market condition	Normal			
	Remarks: NA			
	Adjustments (-/+): 0%			
Comment on Property Salability Outlook	Easily sellable			
	Adjustments (-/+): 0%			
Comment on Demand & Supply in the Market	Demand		Supply	
	Good		Adequately available	
	Remarks: Good demand of such properties in the market			
	Adjustments (-/+): 0%			
xxvii.	Any other special consideration	Reason: NA		
		Adjustments (-/+): 0%		
xxviii.	Any other aspect which has relevance on the value or marketability of the	NA		
		Adjustments (-/+): 0%		

	property	
xxix.	Final adjusted & weighted Rates considered for the subject property	Rs.4,200 per sq ft on flat carpet area and Rs.1000/- per sq.ft for flat Balcony area
xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.
xxxi.	Basis of computation & working	
	<p>a. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.</p> <p>b. However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the RERA. As per the RERA the total cost of the land admeasuring 10.00 acres amounts to be Rs.67 Crore. Accordingly, the cost of land comes out to be Rs.6.7 Crore per acre. Therefore, the cost of land for registration area 10.0 acre is 67 crore. Please note that the value of Land may be different here which is not assessed in this report.</p> <p>c. Also, since this is a Licensed land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.</p> <p>d. This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report, it is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.</p> <p>e. Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.</p> <p>f. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.</p> <p>g. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.</p> <p>h. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.</p> <p>i. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During</p>	



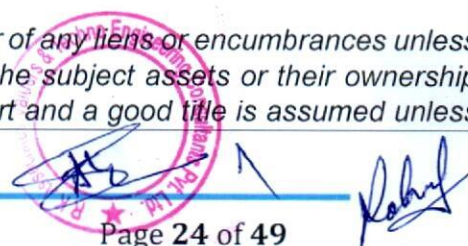
comparative analysis, price assessment metrics is prepared and necessary adjustments are made on the subject asset.

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

xxxii.

ASSUMPTIONS

- a. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- c. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless



stated otherwise.

- d. It is assumed that the concerned Lender/ Financial Institution has asked for the Project Tie up report of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Project Tie up report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- e. Payment condition during transaction in the Project tie up report has been considered on all cash bases which includes both formal & informal payment components as per market trend.
- f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
- g. This Project tie up report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

xxxiii. SPECIAL ASSUMPTIONS

We have assumed all inventory to be unsold.

xxxiv. LIMITATIONS

None

3.	COST ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Cost of Land (As per RERA)
a.	Prevailing Rate range	Rs. 3, 25, 00,000/- per acres. (Agricultural Land)	---
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs. 13, 00, 00,000/- per acres. (4 Times of Agricultural land)	---
d.	Total Land Area/FAR Area considered (documents vs site survey whichever is less)	10 Acres/ 40,468.22 sq.mtr	10 Acres/ 40,468.22 sq.mtr
e.	Total Value of land (A)	10.00 acre. x Rs. 13,00,00,000/- per acre	---
		Rs. 1,30,00,00,000/-	Rs. 67,00,00,000 /-

Note:

- a. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.
- b. However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the RERA. As per the RERA the total cost of the land admeasuring 10.00 acres amounts to be Rs.67 Crore. Accordingly, the cost of land comes out to be Rs.6.7 Crore per acre. Therefore, the cost of land for registration area 10.0 acre is 67 crore. Please note that the value of Land may be different here which is not assessed in this report.
- c. Also, since this is a Licensed land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.

4. COST ASSESSMENT OF BUILDING CONSTRUCTION				
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR	NON-FAR
	Building Construction Value	Rate range	Rs. 14,00/- to 1,800/- per sq. ft.	Rs. 1,200/- to 1,400/- per sq. ft.
		Rate adopted	Rs. 1600/- per sq. ft.	Rs. 1,300/- per sq. ft.
		Covered Area	95,092.42 m ² (10,23,565.29 ft.²)	21,435.62 m ² (2,30,730.87 ft.²)
		Pricing Calculation	Rs.1600/- per sq. ft. X 10,23,565 sq. ft	2,30,730 sq. ft. X Rs. 1,300/- per sq. ft..
		Total Value	Rs. 1,63,77,04,000 /-	Rs. 29,99,49,000 /-
a.	Depreciation percentage (Assuming salvage value % per year)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor		NA	
c.	Structure Type/ Condition		RCC framed structure (Proposed)/ Architecturally designed	
d.	Expected Building Construction Value (B)		Rs. 1,93,76,53,000 /-	

5. COST ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS			
	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements (Add lump sum cost)	----	NA
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	Approx. 9% of building construction cost	Rs. 17,43,88,770 /-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, , Firefighting etc.)	Approx. 8% of building construction cost	Rs. 15,50,12,240 /-
d.	Add extra for internal & external development and other facilities (Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach Road, Play Area, etc.)	Approx. 3% of building construction cost	Rs. 5,81,29,590 /-
e.	Expected Construction Value (C)	NA	Rs. 38,75,30,600 /-

6. MARKET/ SALABLE AMOUNT OF THE FLATS	
a.	Total No. of DU 1464 DU on 12 Residential Towers
b.	Total No. of EWS Units NIL
c.	Total Proposed Salable Area for flats 97257.63 m ² (carpet area + Balcony area) (As per inventory details provided by the client/bank.).
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges) Rs.4,000/- per sq.ft on Carpet Area for flat Rs.500/- per sq.ft for Balcony Area

	Builder's Selling Rate (For New Booking) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.4,200/- per sq.ft on Carpet Area for flat Rs.1000/- per sq.ft for Balcony Area
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	----
e.	Remarks	<ul style="list-style-type: none"> This is an affordable group housing project and as per the norms of DTCP Haryana, for affordable group housing project in Gurugram region the maximum selling rate is Rs.4,200/- per sq.ft on carpet area and for balcony area the maximum selling rate is Rs.1000/- per sq.ft. These rates are fixed and does not vary as per the location or size of the flat.

INVENTORY DETAILS

S. No.	Flat Type	Number of Units	Carpet Area (sq.ft)	Balcony Area (sq.ft)	Average price per unit	Total Amount
TOWER-A1						
1	2BHK (Type-1)	56	635.08	100	27,67,336	15,49,70,816
2	2BHK (Type-2)	56	582.32	100	25,45,744	14,25,61,664
Tower-A2						
1	2BHK (Type-1)	57	635.08	100	27,67,336	15,77,38,152
2	2BHK (Type-1A)	1	635.08	100	27,67,336	27,67,336
3	2BHK (Type-2)	55	582.32	100	25,45,744	14,00,15,920
4	2BHK (Type-2A)	2	582.32	100	25,45,744	50,91,488
TOWER-B1						
1	2BHK (Type-1)	56	635.08	100	27,67,336	15,49,70,816
2	2BHK (Type-1A)	2	635.08	100	27,67,336	55,34,672
3	2BHK (Type-2)	26	582.32	100	25,45,744	6,61,89,344
4	2BHK (Type-2A)	2	582.32	100	25,45,744	50,91,488
5	2BHK (Type-3)	15	621.61	100	27,10,762	4,06,61,430
6	2BHK (Type-4)	15	626.45	100	27,31,090	4,09,66,350
7	2BHK (Type-5)	15	611.92	100	26,70,064	4,00,50,960
TOWER-B2						
1	2BHK (Type-1)	56	635.08	100	27,67,336	15,49,70,816
2	2BHK (Type-1A)	2	635.08	100	27,67,336	55,34,672
3	2BHK (Type-2)	26	582.32	100	25,45,744	6,61,89,344
4	2BHK (Type-2A)	2	582.32	100	25,45,744	50,91,488
5	2BHK (Type-3)	15	621.61	100	27,10,762	4,06,61,430
6	2BHK (Type-4)	15	626.45	100	27,31,090	4,09,66,350

PROJECT TIE-UP REPORT

SUNCITY AVENUE 76

S. No.	Flat Type	Number of Units	Carpet Area (sq.ft)	Balcony Area (sq.ft)	Average price per unit	Total Amount
7	2BHK (Type-5)	15	611.92	100	26,70,064	4,00,50,960
TOWER-B3						
1	2BHK (Type-1)	56	635.08	100	27,67,336	15,49,70,816
2	2BHK (Type-1A)	2	635.08	100	27,67,336	55,34,672
3	2BHK (Type-2)	26	582.32	100	25,45,744	6,61,89,344
4	2BHK (Type-2A)	2	582.32	100	25,45,744	50,91,488
5	2BHK (Type-3)	15	621.61	100	27,10,762	4,06,61,430
6	2BHK (Type-4)	15	626.45	100	27,31,090	4,09,66,350
7	2BHK (Type-5)	15	611.92	100	26,70,064	4,00,50,960
TOWER-B4						
1	2BHK (Type-1)	56	635.08	100	27,67,336	15,49,70,816
2	2BHK (Type-1A)	2	635.08	100	27,67,336	55,34,672
3	2BHK (Type-2)	26	582.32	100	25,45,744	6,61,89,344
4	2BHK (Type-2A)	2	582.32	100	25,45,744	50,91,488
5	2BHK (Type-3)	15	621.61	100	27,10,762	4,06,61,430
6	2BHK (Type-4)	15	626.45	100	27,31,090	4,09,66,350
7	2BHK (Type-5)	15	611.92	100	26,70,064	4,00,50,960
TOWER-B5						
1	2BHK (Type-1)	56	635.08	100	27,67,336	15,49,70,816
2	2BHK (Type-1A)	2	635.08	100	27,67,336	55,34,672
3	2BHK (Type-2)	26	582.32	100	25,45,744	6,61,89,344
4	2BHK (Type-2A)	2	582.32	100	25,45,744	50,91,488
5	2BHK (Type-3)	15	621.61	100	27,10,762	4,06,61,430
6	2BHK (Type-4)	15	626.45	100	27,31,090	4,09,66,350
7	2BHK (Type-5)	15	611.92	100	26,70,064	4,00,50,960
TOWER-B6						
1	2BHK (Type-1)	60	635.08	100	27,67,336	16,60,40,160
2	2BHK (Type-2)	58	582.32	100	25,45,744	14,76,53,152
TOWER-B7						
1	2BHK (Type-1)	60	635.08	100	27,67,336	16,60,40,160
2	2BHK (Type-2)	28	582.32	100	25,45,744	7,12,80,832
3	2BHK (Type-3)	15	621.61	100	27,10,762	4,06,61,430
4	2BHK (Type-4)	15	626.45	100	27,31,090	4,09,66,350
5	2BHK (Type-5)	15	611.92	100	26,70,064	4,00,50,960
TOWER-B8						
1	2BHK (Type-1)	60	635.08	100	27,67,336	16,60,40,160
2	2BHK (Type-2)	28	582.32	100	25,45,744	7,12,80,832
3	2BHK (Type-3)	15	621.61	100	27,10,762	4,06,61,430
4	2BHK (Type-4)	15	626.45	100	27,31,090	4,09,66,350
5	2BHK (Type-5)	15	611.92	100	26,70,064	4,00,50,960
TOWER-C1						
1	2BHK (Type-1)	49	635.08	100	27,67,336	13,55,99,464
2	2BHK (Type-1A)	1	635.08	100	27,67,336	27,67,336
3	2BHK (Type-2)	47	582.32	100	25,45,744	11,96,49,968
4	2BHK (Type-2A)	2	582.32	100	25,45,744	50,91,488

S. No.	Flat Type	Number of Units	Carpet Area (sq.ft)	Balcony Area (sq.ft)	Average price per unit	Total Amount
TOWER-C2						
1	2BHK (Type-1)	48	635.08	100	27,67,336	13,28,32,128
2	2BHK (Type-1A)	2	635.08	100	27,67,336	55,34,672
3	2BHK (Type-2)	47	582.32	100	25,45,744	11,96,49,968
4	2BHK (Type-2A)	2	582.32	100	25,45,744	50,91,488
TOTAL		1464				3,92,83,79,964

As per the brochure of the project 73 flats will be under management quota out of which 14 flats of Type-1A will have 240.47 sq.ft of balcony area and 16 flats of Type-2A will have 169.43 sq.ft of balcony area. But as per the DTCP norms the maximum permissible balcony area for affordable group housing project is 100 sq.ft and same is considered in this valuation report)

7.	CONSOLIDATED COST ASSESSMENT OF THE ASSET		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs. 1,30,00,00,000/-	Rs. 67,00,00,000 /- (As per RERA)
b.	Structure Construction Value (B)	NA	Rs. 1,93,76,53,000 /-
c.	Additional Aesthetic Works Value (C)	NA	Rs. 38,75,30,600 /-
d.	Total Add (A+B+C)	Rs. 1,30,00,00,000/-	Rs. 2,99,51,83,600/-
e.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	Total Indicative & Estimated Prospective Fair Market Value	Rs. 1,30,00,00,000/- (Only Land)	Rs. 2,99,51,83,600/-
h.	Rounded Off	Rs. 1,30,00,00,000/-	Rs. 2,99,52,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Two Hundred Ninety Nine Crore and Fifty Two Lakh Only/-
j.	Expected Realizable Value (@ ~15% less)	---	Rs. 2,54,59,20,000 /-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 2 24 64 00 000/-
l.	Percentage difference between Circle Rate and Market Value	More than 20%	

m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	<p>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.</p>
n.	Concluding Comments/ Disclosures if any <ol style="list-style-type: none"> The subject property is a Group Housing project. We are independent of client/ company and do not have any direct/ indirect interest in the property. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts. 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. 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. 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. 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. 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. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end. 	




- j. The pricing assessment of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- k. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- l. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- m. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

o. IMPORTANT KEY DEFINITIONS

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

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

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

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

Market Value suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing buyer and willing seller on an as-is, where-is basis in its existing conditions, with all its existing advantages &

disadvantages and its potential possibilities at an arm's length transaction in an open, established & unrestricted market, in an orderly transaction, wherein the parties, each acted without any compulsion on the date of the Valuation.

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

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

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

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

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

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

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

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

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

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

p. **Enclosures with the Report:**

- Enclosure I: Screenshot of the price trend references of the similar related properties available on

public domain -

- Enclosure II: Google Map Location
- Enclosure III: Photographs of the property
- Enclosure IV: Copy of Circle Guideline
- Enclosure V: Other Relevant Documents/Articles taken for reference
- Enclosure VI: Consultant's Remarks

IMPORTANT NOTES

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

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




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

IF REPORT IS USED FOR BANK/ FIs

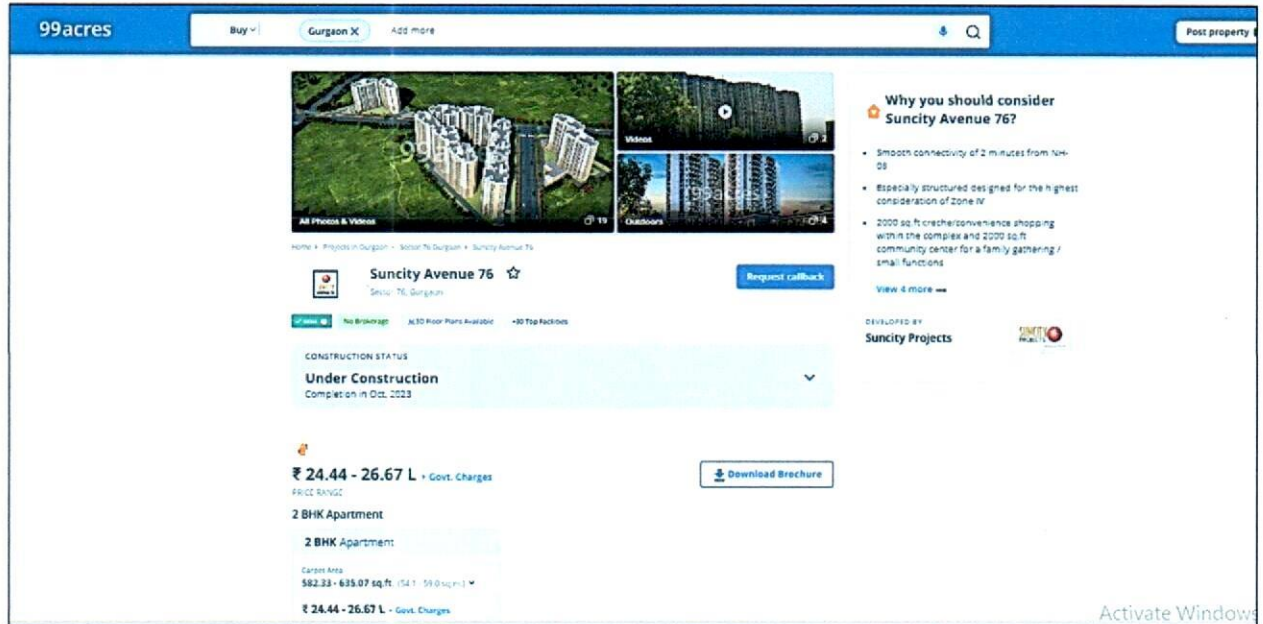
NOTE: As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the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

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

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Parveen Sharma	Rahul Gupta	Ashish Sawe
		

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



99acres Buy | Gurgaon X | Add more | Post property

Suncity Avenue 76 ☆
Sector 76, Gurgaon

Why you should consider Suncity Avenue 76?

- Smooth connectivity of 2 minutes from NH-08
- Especially structured designed for the highest consideration of Zone IV
- 2000 sq. ft. creche/convenience shopping within the complex and 2000 sq. ft. community center for a family gathering / small functions

CONSTRUCTION STATUS
Under Construction
Completion in Oct. 2023

₹ 24.44 - 26.67 L • Govt. Charges
PRICE RANGE

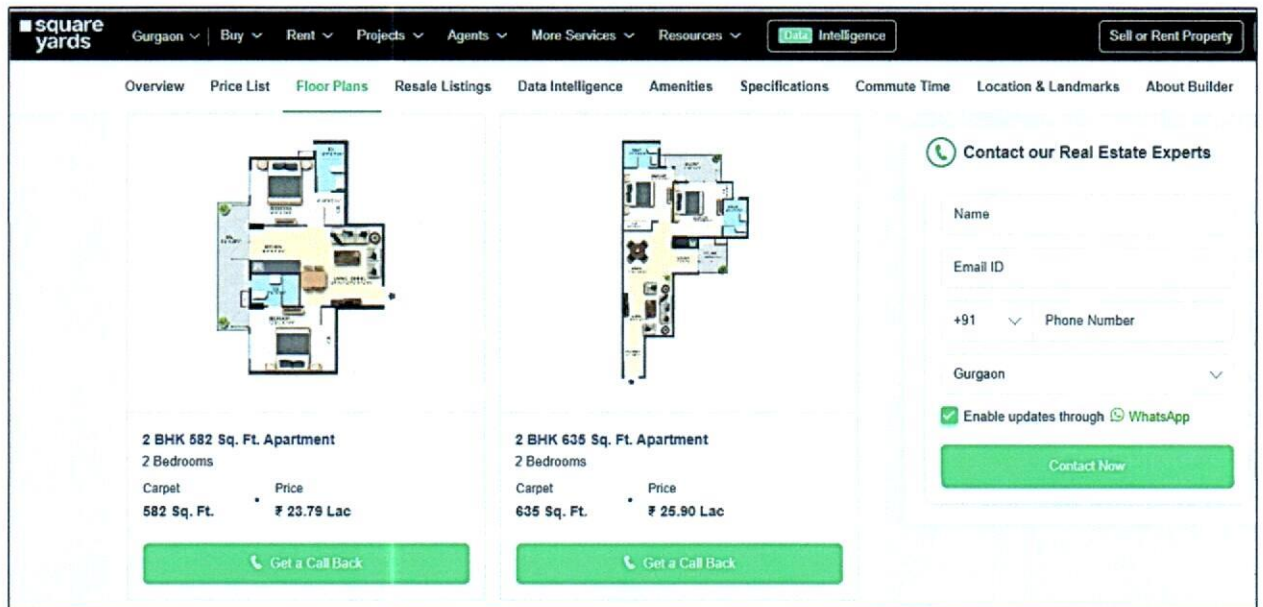
2 BHK Apartment

Carpet Area
582.33 - 635.07 sq.ft. (54.1 - 59 sq.m.)

₹ 24.44 - 26.67 L • Govt. Charges

Download Brochure

Developed by Suncity Projects



square yards Gurgaon | Buy | Rent | Projects | Agents | More Services | Resources | **Intelligence** | Sell or Rent Property

Overview | Price List | **Floor Plans** | Resale Listings | Data Intelligence | Amenities | Specifications | Commute Time | Location & Landmarks | About Builder

2 BHK 582 Sq. Ft. Apartment
2 Bedrooms
Carpet Price
582 Sq. Ft. ₹ 23.79 Lac

2 BHK 635 Sq. Ft. Apartment
2 Bedrooms
Carpet Price
635 Sq. Ft. ₹ 25.90 Lac

Get a Call Back

Contact our Real Estate Experts

Name _____

Email ID _____

+91 Phone Number _____

Gurgaon

☒ Enable updates through WhatsApp

Contact Now




Affordable Housing Rates Revised in Haryana, Dearer by ₹200 per sqft

Posted on November 18, 2021 by Affordable Homes Gurgaon in [HUDA Affordable Housing News](#)



The affordable housing policy was launched in 2014 with fixed rates, which are being revised for the first time, officials said. The Haryana government has divided districts into hyper potential zones, high potential zones, medium potential zones, and low potential zones based on demand and rates.

For the first time in seven years, the Haryana government on Wednesday revised the rate of affordable housing projects, increasing them by ₹200 per sqft. According to the new directions, the rate of affordable housing flats in hyper potential zones will now be ₹4,200 per sqft. In high potential zones, the rate will now be ₹3,600 per sqft, while in other areas, the rate will now be ₹3,200 per sqft. The cost of a balcony in affordable flats, which was earlier fixed at ₹500 per sqft, has been increased to ₹1,000 per sqft.

The affordable housing policy was launched in 2014 with fixed rates, which are being revised for the first time, officials said. The Haryana government has divided districts into hyper potential zones, high potential zones, medium potential zones, and low potential zones based on demand and rates.

Directorate of Town and Country Planning (DTCP) officials said that the rates were revised due to an increase in the prices of raw materials and labour. "The decision to increase the price has been taken across the state, keeping in view the change in the cost of input," said Sanjeev Mann, senior town planner.

In another move, the government has also linked 75% of the payment to the status of the construction of the project. The license of an affordable housing project can now also be renewed after four years, which was not allowed earlier, the notification by DTCP said.

Pankaj Tomar, a real estate expert, said that the price increase will have an only nominal impact on the buyers as the area of affordable flats is between 400 to 800 sq ft. "The price rise will be somewhere between ₹1 lakh and ₹1.60 lakh per flat. Buyers can still easily afford these flats," he said.

Developers who build affordable projects welcomed the move, but said that they had expected more from the government. "The increase in rate is a positive step, given an almost 50% increase in the price of cement, steel, labour cost and other raw materials. However, we expected more as the rate was not revised for the last seven years," said Pradeep Agarwal, managing director, Signature Developers.

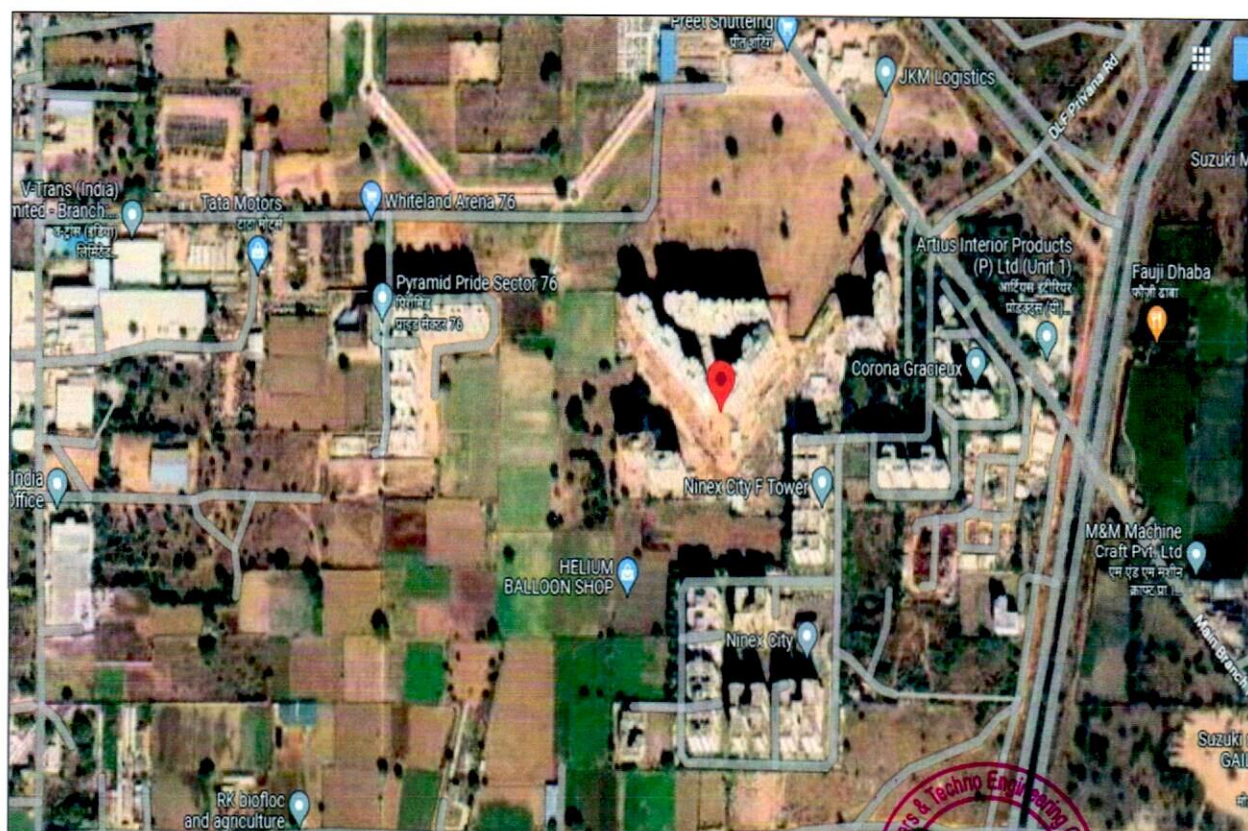
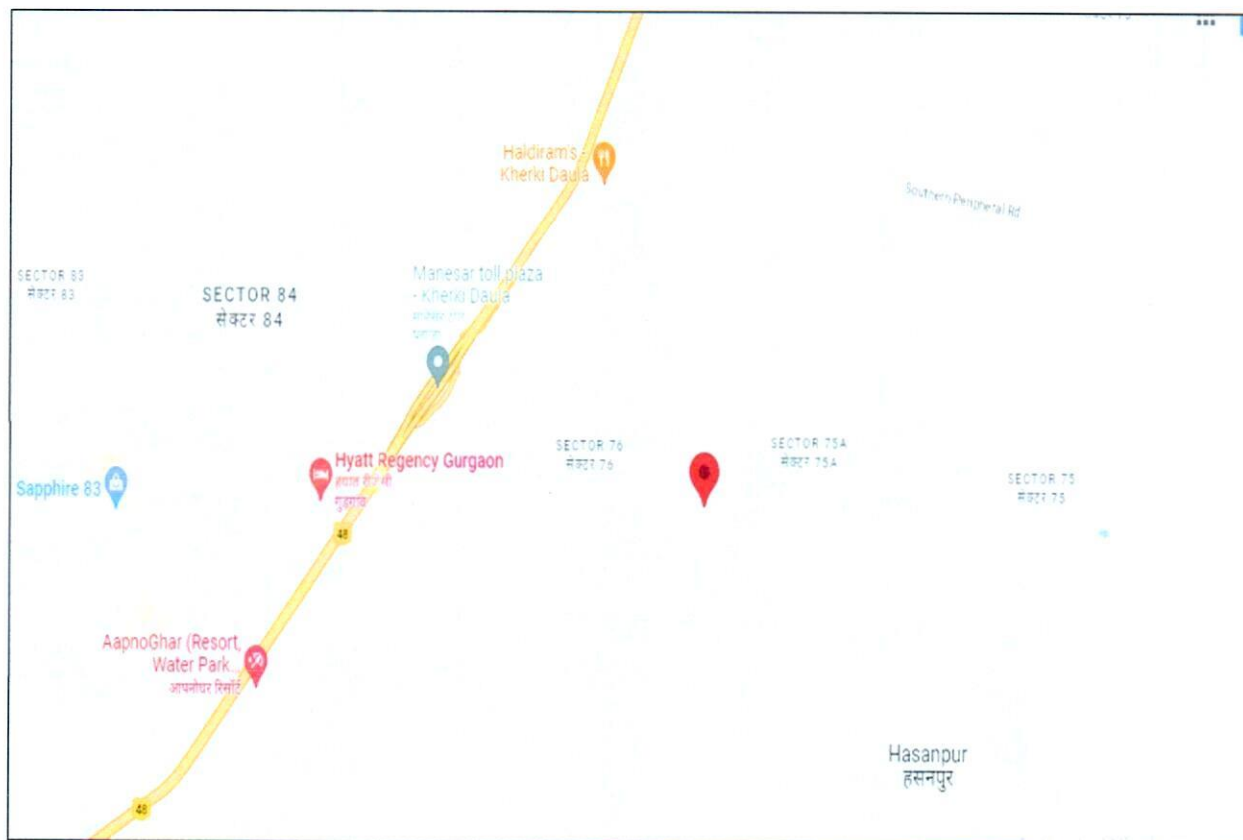
National Real Estate Development Council, which has been pursuing this matter with the Haryana government, said that the costs of raw material and labour increased several times in the last seven years, and the increase should have been higher. "The cost of construction has risen and the rate of increase should have been proportionate, but this is a step in the right direction," he said.

The price increase was approved in a Cabinet meeting on November 2, and the notification was issued by DTCP on Wednesday.

Gurugram has over 100 affordable housing projects under construction, in which around 40,000 units are in various stages of development. The affordable housing projects have gained traction, particularly during the Covid-19 pandemic as a large number of people are buying their own homes.

Source : HT

ENCLOSURE 2: GOOGLE MAP LOCATION



Rohit



ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY



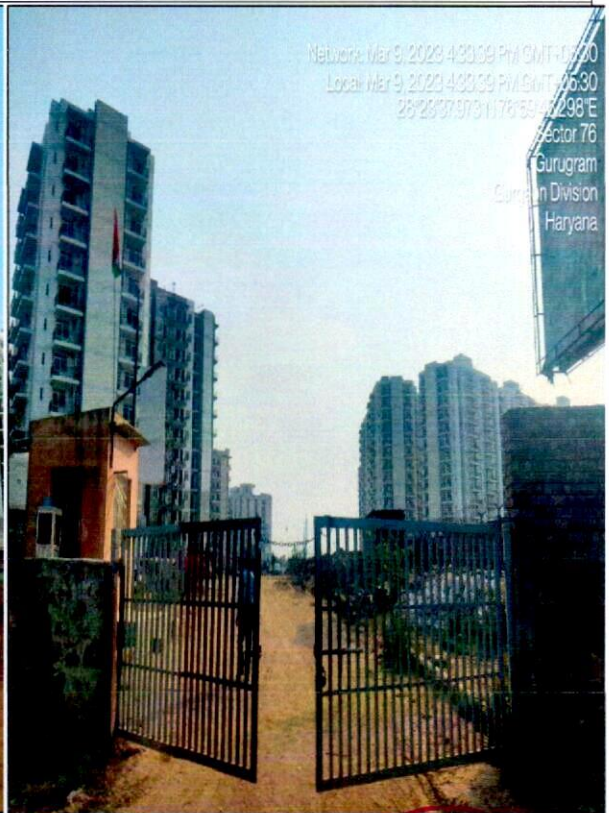
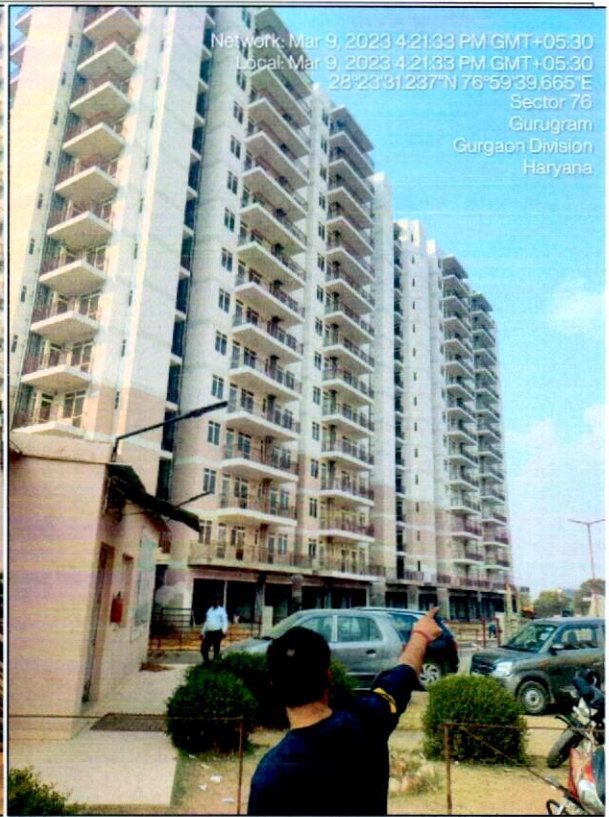
Rohit





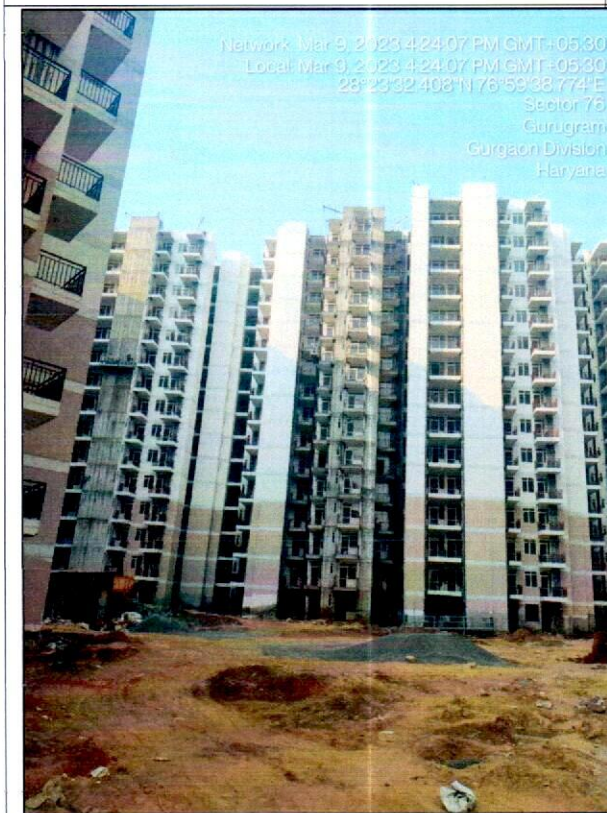
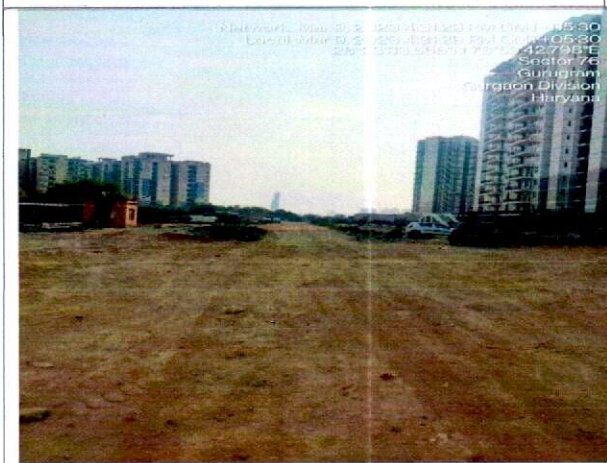
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Rohit





Rahul



ENCLOSURE 5: OTHER RELEVANT DOCUMENTS

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

Signature of the Applicant / Authorised Representative Stamp _____ Date _____	
FORM REP-I <u>Part - C</u>	
Project Details: 1. Estimated cost of the project (Annex a copy of the project in Folder C)	
i. Cost of the land (if included in the estimated cost) ii. Estimated cost of construction of apartments iii. Estimated cost of infrastructure and other structures iv. Other Costs including EDC, Taxes, Levies etc.	25134.11 Lakhs <div style="border: 2px dashed red; padding: 2px; display: inline-block;">6700 Lakhs</div> 10593.11 Lakhs 3051.29 Lakhs 4789.71 Lakhs
2. The total land of the project measuring 40468.56 Square Meters will be utilised in the following manner:	

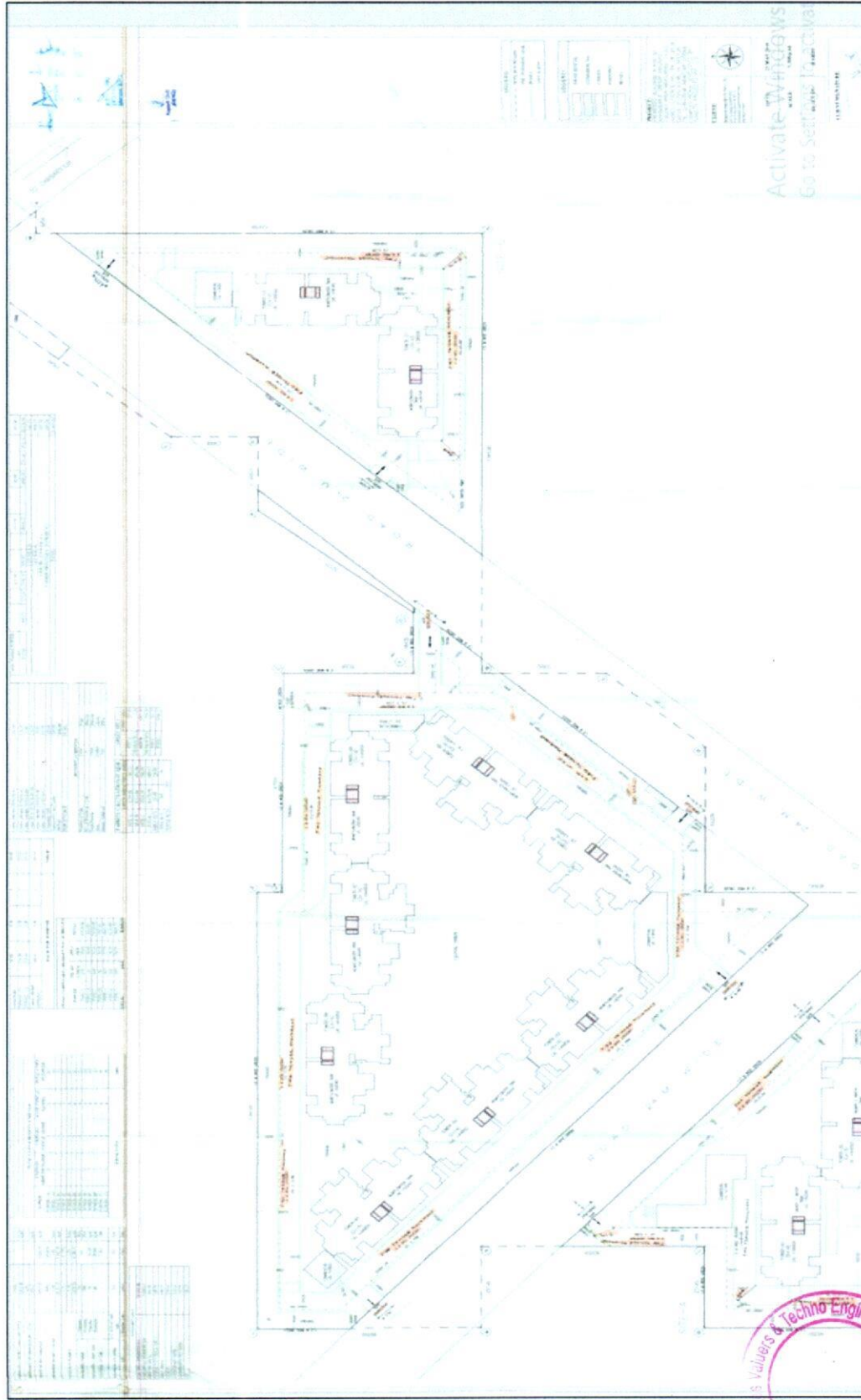
DOCUMENT 2: PRICE LIST PROVIDED BY THE COMPANY

Not Available



DOCUMENT 3: COPIES OF STATUTORY APPROVALS

Building Plan




LCV

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


Licence No. 34 of 2018

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Nexus Infracon Pvt. Ltd., 1st Floor, Regent Plaza, N.G. Road, Gurugram-122001 for setting up of Affordable Group Housing Colony on the land measuring 10.00 acres in the revenue estate of village ~~PHARIKI~~ DAULA, Sector-76, Gurugram-Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid Affordable Group Housing colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a. That the Affordable Group Housing Colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - b. That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.
 - c. That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
 - d. That you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - e. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - f. That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DGTCP Haryana.
 - g. That the affordable Group Housing Colony shall be laid out to conform to the approved building plans and the development works are executed according to the designs and specifications shown in the approved plan.
 - h. That the building plans of the Affordable Group Housing Colony shall be submitted within three months of the date of grant of licence and no construction/development shall be undertaken before approval of building plans.
 - i. That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.


D.G.T.C.P.(Hr.)

DOCUMENT 4: RERA CERTIFICATE




**HARERA
GURUGRAM**

FORM REP/R (Rev. 04/11/21)

**HARYANA REAL ESTATE
REGULATORY AUTHORITY**

GURUGRAM



CONDITIONS OF REGISTRATION

This registration is granted subject to the following conditions namely:-

- (i) The promoter shall submit copy of approved service plan and estimates and a scheme approved within a period of 4 months from issuance of this certificate.
- (ii) The promoter shall enter into an agreement for sale with the allottees as prescribed in the Haryana Real Estate (Regulation and Development) Rules, 2017.
- (iii) The promoter shall offer to execute a registered conveyance deed of the apartment, plot or building in the name of the allottee along with the subdivided proportionate share in the common area to the association of allottees or competent authority as the case may be as provided under section 17 of the Act.
- (iv) The promoter shall conveyable charge of common area as per Rule 21 (5) of the Haryana Real Estate (Regulation and Development) Rules, 2017.
- (v) The promoter shall deposit security amount 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-section (2) of clause (i) of sub-section (2) of section 4.
- (vi) 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 regulates made thereunder and applicable in the state.
- (vii) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- (viii) The promoter shall comply with all other terms and conditions as mentioned in the attached form and as consented by the Authority from time to time.

REGISTRATION NO. 78 OF 2019

RC/REP/HARERA/GGM/384/116/2019/78 Date: 23.12.2019

UNIQUE NO. GENERATED ONLINE RERA-GRG-PROJ-271-2019

**REGISTRATION CERTIFICATE
REAL ESTATE PROJECT**

SUNCITY AVENUE 76

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 PROPERTY		
S.N.	Particular	Detail
1.	Name of the project	Suncity Avenue 76
2.	Location	Village: Khori Danda, Sector 76, Gurugram, Haryana
3.	Total land area of the project	10 acres
4.	Area of project for registration	10 acres
5.	Nature of the project	Affordable Group Housing
6.	Total FSI of the project	95101 (2 sqmts)
7.	Number of Blocks	12 (Residential) + 4 (Commercial)
8.	Number of Units	1446 (Residential) + 109 (Commercial)

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

PARTICULARS OF THE PROMOTER 2 / DEVELOPER		
S.N.	Particular	Detail
1.	Name	M/s Suncity Projects Pvt Ltd
2.	Registered Address	G/F, 10 Vasant Square Mall, Plot A, Sector 8, Pocket V, Greenfield Centre, Vasant Vihar, New Delhi 110076
3.	Corporate Office Address	Suncity Business Tower, Unit No 22A, 2 nd Floor, Sector 54, Golf Course Road, Gurugram 122002
4.	Local Address	Suncity Business Tower, Unit No 22A, 2 nd Floor, Sector 54, Golf Course Road, Gurugram 122002
5.	CIN	U61201DL1996PTC001915
6.	PAN	AAB38506X
7.	Status	Active
8.	Mobile No.	9458128130
9.	Landline No.	0124-6091200
10.	Email ID	info@suncityprojects.com
11.	Authorized Signatory	Mr. Navneet Kumar

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%)	777795220719	K.R.I. Bank, Unit 2 Ground Floor, Solitaire Plaza, M.C. Road, DLF Phase III Gurugram-122451
2.	Separate RERA account of the project (70%)	777795122122	K.R.I. Bank, Unit 2 Ground Floor, Solitaire Plaza, M.C. Road, DLF Phase III Gurugram-122451
3.	Free account of the promoter of the project (10%)	777795230719	K.R.I. Bank, Unit 2 Ground Floor, Solitaire Plaza, M.C. Road, DLF Phase III Gurugram-122451

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

Dated: _____
Place: _____

(Dr. _____)

VALIDITY OF REGISTRATION

The registration of this project shall be valid for the period commencing from 04th November 2019 and ending with 30th September 2024 (Registration date as declared by the promoter in REP-III) 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 by it as per

DOCUMENT 4: SCHEDULE OF LAND

To be read with License No. 34 of 2018 dated 31.05.2018

Revised Land Schedule

Details of land owned by Suncity Projects Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area
			Kanal – Marla
Kherki Daula	45	1/2	1 - 0
		10/1	6 - 7
		11	8 - 0
	44	12	8 - 0
		13	8 - 0
		14/2	7 - 2
		15/1/2	2-15
		15/2	2-8
		17/1	7 - 8
		18	8 - 0
		19/1	5-0
		22	8 - 0
		23	8 - 0
		Total	80 K - 0 M
			OR
			10 acres

Director,
Town & Country Planning
Haryana



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 more an opinion on the likely estimated price based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.

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



our pricing analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.

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