

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

CASE NO. VIS(2022-23)-PL682-572-946

DATED: 01/05/2023

PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	PARAS QUARTIER

SITUATED AT

SECTOR 02, GURUGRAM – FARIDABAD ROAD, GWAL PAHARI, GURUGRAM,
HARYANA - 122003

DEVELOPER/ PROMOTER

M/S. FANTASY BUILDWELL PVT. LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM, HARYANA

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

If you have any query/issue/ concern or escalation you may please contact Incident Manager @
rkass@rkassociates.org. We will appreciate your feedback in order to improve our services.

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

Terms, Conditions & 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
SECTOR-02, GURUGRAM – FARIDABAD ROAD, GWAL PAHARI,
GURUGRAM, HARYANA - 122003

PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	State Bank Of India, Hlst Branch, Gurugram, Haryana
Name of Project	Paras Quartier (A per RERA Certificate)
Work Order No. & Date	27/02/2023

SR. NO.	CONTENTS	DESCRIPTION		
1.	GENERAL DETAILS			
i.	Report prepared for	State Bank of India, HLST Branch, Gurugram, Haryana		
ii.	Name of Developer/ Promoter	M/s. Fantasy Buildwell Pvt. Ltd.		
iii.	Registered Address of the Developer as per MCA website	Registered Office: 11 th Floor, Paras Twin Towers (Tower-B), Sector-54, Gold Course Road, Gurugram, Haryana		
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	27 April 2023		
viii.	Date of Assessment	1 May 2023		
ix.	Date of Report	1 May 2023		
x.	Property Shown by	Name	Relationship with Owner	Contact Number
		Outside survey only since no visit facilitated person accompanied during the survey.	NA	NA
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. depts. 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 02 Documents provided	02

		Property Title document	Old Valuation Report	Dated: 16/07/2020
		RERA Certificate	RERA Certificate	Dated: 05/12/2022
		Approved Map	None	---
		Completion Certificate	None	---
		NOC's & Approval	None	---
xv.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input type="checkbox"/>	Identified by the Owner's representative	
		<input checked="" 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.2,13,39,00,000/-
ii.	Total Expected Realizable/ Fetch Value	Rs. 1,81,38,15,000/-
iii.	Total Expected Distress/ Forced Sale Value	Rs. 1,60,04,25,000/-
iv.	Total No. of Dwelling Units in Paras Quartier Heights	Residential= 120 flats & 2 penthouses
v.	Built up area of the project	74344.44 m2 (As per Old Valuation Report)
vi.	Saleable Area of the Project	Inventory Not provided to us
vii.	Inventory Cost as on "Date of Assessment"	Inventory Not provided to us

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

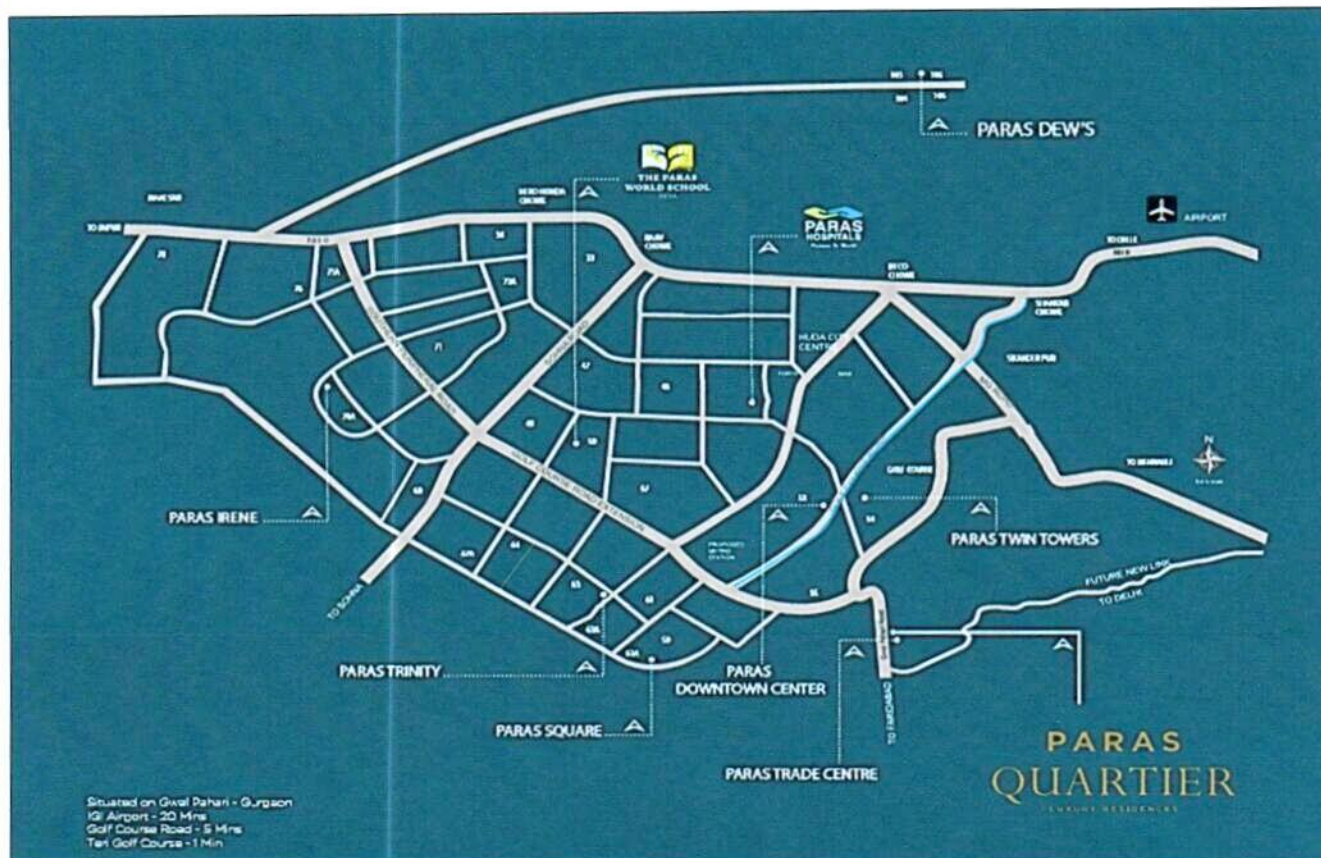
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PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. BRIEF DESCRIPTION OF THE PROJECT



This project tie-up report is prepared for group housing project "Paras Quartier" developed at the aforesaid address having total site area admeasuring 10.096 acres/ 40856.72 sq.mtr. and land area under zoning is 8.317 acres/ 33657.42 sq.mtr. and the area owned by the developer is 5.46 Acres/ 22095.65 sq.mtr. as per the old valuation report provided to us.

We have only been provided with the old valuation report so 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 old valuation report only. However, latest construction updates have been taken as per the site survey carried out by our engineer.

As per the old valuation report the owner & developer of the subject project is M/s. Fantasy Buildwell Pvt. Ltd. which is a subsidiary company of Paras Buildtech Group. The developer has proposed to develop modern flats in this luxurious group housing project with all the basic & urban facilities and amenities.

The developer is developing luxury group housing project which will be comprised of three high rise towers having total of 120 flats & 2 penthouses. Tower-1 has G+31 floors and is comprised of 4BHK flats with flat size of 5550 sq.ft. Tower-3 has G+43 floors and is comprised of 4BHK flats and penthouse with flat area between 5800 sq.ft. to 6200 sq.ft. Tower-2 has G+8 floors and comprised of 4BHK flats. However, the RERA registration certificate available to HRERA mentions three towers with 148 residential units.

As per the observation during site survey and information gathered on site, the Tower-1 Tower-2 and Tower-3 is completed and ready to move.

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The location of the subject project is in a developing Sector-02, Gwal Pahari in which other group housing projects are also under development. Subject project is located on Gurugram-Faridabad Road which is 24 mtr wide and more infrastructure developments are proposed in this area in future.

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	Subject project is itself a landmark in subject locality	
ii.	Name of similar projects available nearby with distance from this property	Valley View Tower (200 mtr), BSF Tower (200 mtr).	
iii.	Postal Address of the Project	Paras Quartier, Sector-02, Gurugram – Faridabad Road, Gwal Pahari, Gurugram, Haryana - 122003	
iv.	Independent access/ approach to the property	Clear independent access is available	
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°26'11.3"N 77°08'00.4"E	
vi.	Description of adjoining property	Other residential projects	
vii.	Plot No. / Survey No./Sector	Sector -02	
viii.	Village/ Zone	Residential	
ix.	Sub registrar	Gurugram	
x.	District	Gurugram	
xi.	City Categorization	Scale-B City	Urban developing
	Type of Area	Residential Area	
xii.	Classification of the area/Society	High Class (Very Good)	Urban developing
	Type of Area	Within urban developing zone	

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xiii.	Characteristics of the locality	Good	Within urban developing zone	
xiv.	Property location classification	Normal location within locality	None	None
xv.	Property Facing	South Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Gurugram – Faridabad Road	24 mtr wide road	
	b) Front Road Name & width	Gurugram – Faridabad Road	24 mtr wide road	
	c)Type of Approach Road	Bituminous Road		
	d)Distance from the Main Road	On Gurugram – Faridabad Road		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
xviii.	Is the property merged or colluded with any other property	No, it is an independent single bounded property.		
xix.	BOUNDARIES SCHEDULE OF THE PROPERTY			
a)	Are Boundaries matched	Yes from the available documents		
b)	Directions	As per Title Deed/TIR	Actual found at Site	
	East	Paras Trade Centre	Paras Trade Centre	
	West	Other Vacant Land	Other Land	
	North	Other Property, Vacant Land	Other Land	
	South	Wide Road	Road	

3.	TOWN PLANNING/ ZONING PARAMETERS	
i.	Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP
ii.	Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP 2031
iii.	Municipal limits	Municipal Corporation of Gurugram
iv.	Developmental controls/ Authority	HSVP
v.	Zoning regulations	Residential zone
vi.	Master Plan provisions related to property in terms of Land use	Group Housing
vii.	Any conversion of land use done	NA
viii.	Current activity done in the property	Group Housing Society
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning.
x.	Any notification on change of zoning regulation	No
xi.	Street Notification	Residential
xii.	Status of Completion/ Occupational certificate	Project is ready to move as per information gathered on site however survey has been done from outside only.
xiii.	Comment on unauthorized construction if any	Project is ready to move as per information gathered on site however survey has been done from outside only.

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xiv.	Comment on Transferability of developmental rights	As per regulation of HUDA, Haryana
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential purpose and many group housing project are within the locality.
xvi.	Comment of Demolition proceedings if any	No
xvii.	Comment on Compounding/ Regularization proceedings	No
xviii.	Any information on encroachment	No
xix.	Is the area part of unauthorized area/ colony	No information available.

4. LEGAL ASPECTS OF THE PROPERTY				
i.	Ownership documents provided	Only old valuation provided to us.	None	None
ii.	Names of the Developer/Promoter	M/s. Fantasy Buildwell Pvt. Limited		
iii.	Constitution of the Property	M/s. Fantasy Buildwell Pvt. Limited		
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. Bank to obtain details from the Developer	NA	
x.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No Information available to us. Bank to obtain details from the Developer	NA	
xi.	Building Plan sanction:			
	a) Authority approving the plan	Director Town and Country Planning, Haryana		
	b) Any violation from the approved Building Plan	Can't comment since no approved map available to us.		
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No, not an agricultural property		
xiii.	Whether the property SARFAESI complaint	Yes		
xiv.	Information regarding municipal taxes (property tax, water tax, electricity bill)	Tax name	---	
		Receipt number	---	
		Receipt in the name of	---	
		Tax amount	---	

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xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us
xvi.	Is property tax been paid for this property	Not available. Please confirm from the owner.
xvii.	Property or Tax Id No.	Not provided
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information provided to us
xix.	Property presently occupied/ possessed by	As per information gathered on site the project is ready to move and some of the flats area occupied. However no internal survey has been carried out.
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.	High 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	Yes, D.G sets (As per old valuation report.		
iv.	HVAC system		No		
v.	Security provisions		Yes		
vi.	Lift/ Elevators		Yes		
vii.	Compound wall/ Main Gate		Yes		
viii.	Whether gated society		Yes		
ix.	Car parking facilities		Yes		
x.	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes	Yes	Yes	Yes	Yes

7.	INFRASTRUCTURE AVAILABILITY	
i.	Description of Water Infrastructure availability in terms of:	
	a) Water Supply	Yes from municipal connection

	b) Sewerage/ sanitation system	Underground					
	c) Storm water drainage	Yes					
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management	Yes, done by the authority					
	b) Electricity	Yes					
	c) Road and Public Transport connectivity	Yes					
	d) Availability of other public utilities nearby	Transport, Market, Hospital etc. are available in a radius of 2-3 Km.					
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	1.5 km	3 km	500 mtr.	5 km	20 km	7 km	20 km
iv.	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby.			

8.	MARKETABILITY ASPECTS OF THE PROPERTY:		
i.	Location attribute of the subject property	Good	
ii.	Scarcity	Similar kind of properties are easily available on demand.	
iii.	Market condition related to demand and supply of the kind of the subject property in the area	Good demand of such properties in the market.	
iv.	Any New Development in surrounding area	Yes	Construction of many other group housing societies is in progress. However, many are already inhabited
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 - Good.	
		External - Good	
	c) Roof	Floors/ Blocks	Type of Roof
		03-High rise towers	RCC
		Maximum Floors up to G+43 floors	RCC
	d) Floor height	~10 ft.	
e) Type of flooring	Hard Wood, Anti-Skid Vitrified Tiles, Italian Marble, Ceramic Tiles (As per OVR)		

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	f) Doors/ Windows	Both side veneer finish flush door with hardwood frame, Double glazed PVC framed unit.	
	g) Interior Finishing	Neatly plastered and putty coated walls	
	h) Exterior Finishing	Simple plastered walls	
	i) Interior decoration/ Special architectural or decorative feature	Simple plain looking structure.	
	j) Class of electrical fittings	Internal/ High quality fittings used	
	k) Class of sanitary & water supply fittings	Internal/ High quality fittings used	
iv.	Maintenance issues	Newly built structure so currently no maintenance issues	
v.	Age of building/ Year of construction	Newly Constructed	Newly Constructed
vi.	Total life of the structure/ Remaining life expected	Approx. 65-70 years	Approx. 65-70 years
vii.	Extent of deterioration in the structure	Newly constructed buildings.	
viii.	Protection against natural disasters viz. earthquakes etc.	All the structures are assumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	Can't comment since no internal survey has been carried out.	
x.	System of air conditioning	As per requirement by individual flat owners on their own	
xi.	Provision of firefighting	Yes	
xii.	Status of Building Plans/ Maps	Cannot comment since copy of approved map not provide to us..	
	a) Is Building as per approved Map	Cannot comment since copy of approved map not provide to us.	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	c) Is this being regularized	Yes	

10.	ENVIRONMENTAL FACTORS:	
i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	No information available to us
ii.	Provision of rainwater harvesting	Yes
iii.	Use of solar heating and lighting systems, etc.	No information available to us.
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere

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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. Fantasy Buildwell Pvt. Ltd
b.	Name of the Project	Paras Quartier
c.	Total no. of Dwelling units	<ul style="list-style-type: none"> Residential 122 Units <p>However, the RERA registration certificate available to HRERA mentions three towers with 148 residential units.</p>
d.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.
e.	Name of the Architect	Warner Wong Design
f.	Architect Market Reputation	Established Architect with years long experience in market and have successfully delivered multiple Projects.
g.	Proposed completion date of the Project	Project is completed and ready to move as per the information gathered on site.
h.	Progress of the Project	<p>Tower-1 – G+31 – Completed and ready to move</p> <p>Tower-2 – G+8 – Completed and ready to move</p> <p>Tower-3 – G+43 – Completed and ready to move under progress.</p>
i.	Other Salient Features of the Project	<input checked="" type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input type="checkbox"/> Club, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input type="checkbox"/> Gymnasium, <input type="checkbox"/> Convenient Shopping, <input type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input type="checkbox"/> Kids Play Area,



PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed Area of the project		10.096 Acres/ 40856.72 m ²		
2.	Area of the Project as per RERA		8.317 Acres/ 33657.42 m ²		
3.	Zoned Area		5.46 Acres/ 22095.65 m ²		
4.	Ground Coverage Area	Permitted	11785.214 m ² (35%))		
		Proposed	3515.093 m ² (10.443%)		
	Covered Built-up Area	UNDER FAR		PROPOSED AS PER APPROVED MAP (In m ²)	ACHIEVED STATUS As per Site Visit/Map
		TOTAL	Proposed	58033.96 m ² (624671.74 ft. ²)	As per information gathered on site Tower 1, Tower 2 and Tower 3 completed and ready to move
			Permitted	58903.546 m ²	
		UNDER NON-FAR		Proposed as per Approved Map (In m ²)	Proposed AS PER MAP
		Proposed NON-FAR area		16310.48 m ² (175564.38 ft. ²)	As per information gathered on site Tower 1, Tower 2 and Tower 3 completed and ready to move.
		Total Gross Built Up Area		74344.44 m2 (FAR + NON-FAR)	
5.	Open/ Green Area	Minimum Required	No such information provided to us		
		Proposed	No such information provided to us		
6.	Density	Permitted	No such information provided to us		
		Proposed	No such information provided to us		
7.	Carpet Area		Cannot comment as Inventory details are not shared.		
8.	Super Area		Cannot comment as Inventory details are not shared.		
9.	Saleable Area		Cannot comment as Inventory details are not shared.		

Total Blocks/ Floors/ Flats

	Approved as per Building Plan for Entire Project	Actually provided for Paras Quartier Heights (As per Scope of Work)	Current Status
1.	Tower-01: G+31 Floors Tower-02: G+8 Floors Tower-03: G+43 Floors	Paras Quartier Heights: -	Tower-01: G+31 Floors This tower is completed and ready to move.

	Total: 122 DUs		Tower-01: G+31 Floors Tower-02: G+8 Floors Tower-03: G+43 Floors Total: 120 Flats & 2 Penthouses However, the RERA registration certificate available to HRERA mentions three towers with 148 residential units.		Tower-02: G+8 Floors This tower is completed and ready to move. Tower-03: G+43 Floors This tower is completed and ready to move.
2.	Total no. of Flats/ Units	Main Units	122 DU's		
3.	Type of Flats		Type of Flat	Tower	Super Area (Sq. ft.)
			04 BHK	Paras Quartier (01,02,03)	5550 sq.ft. to 6200 sq.ft.
			Covered Car Parking	No such information provided to us	
4.	Land Area considered		5.46 Acres/ 22095.65 m²		
5.	Area adopted on the basis of		Property documents only since site measurement couldn't be carried out		
6.	Remarks & observations, if any		NA		
7.	Constructed Area considered (As per IS 3861-1966)		Built-up Area	74344.44 m2 (FAR + NON-FAR)	
	Area adopted on the basis of		Property documents only since site measurement couldn't be carried out due to vastness of the property.		
	Remarks & observations, if any		NA		

Note:

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

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PART D

PROJECT APPROVAL DETAILS

S.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Form LC-V – Formal Grant of License for setting up group housing from DTCP (Hr. Govt.)	License No.74 of 2012 Dated: 31/07/2012 Endst. No. LC-2672-JE(B)-2012	Approved
2.	LC-III - Letter of Intent for grant of license from DTCP (Hr. Govt.)	Memo No. LC-2672-JE(B)-2012/8682 Dated: 18/05/2012	Approved
3.	BR-III – Approval of Building Plan from DTCP (HR Govt.)	Memo No. ZP-837/JD(BS)/2012/26344 Dated: 20/12/2012	Approved
4.	Building Plan from DTCP Haryana	---	Approved
5.	Approval for transfer of part License No.74 from DTCP (Hr. Govt.)	Endst. No. LC-2672-JE(B)-2012/15186 Dated: 17/08/2012	Approved
6.	NOC for Height Clearance from Airport Authority of India	---	Approved
7.	NOC from Pollution control Board	---	Not Provided
8.	Environmental clearance NOC from SEIAA	Memo No. SEIAA/HR/12/404 Dated: 12/11/2012	Approved
9.	NOC from Forest Department	Letter No. 1700-G Dated: 19/11/2012	Approved
10.	NOC for land not under Aravalli Hills	---	Not Provided
11.	Provisional NOC from Fire Authority, Gurugram	---	Not Provided
12.	RERA Registration Certificate	HRERA Extension 07 of 2022 Dated 05/12/2022	Available
13.	Structural Stability Certificate	----	NA

Note: The above details have been considered from the old valuation report only. Since we have not received any document form the bank/client.

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PART E

PROCEDURE OF ASSESMENT

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

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

v.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(in consonance to surrounding use, zoning and statutory norms)</i>		Considered for Assessment
		Residential	Residential		Residential
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. dept. have to be taken care by Legal expert/ Advocate.			
vii.	Land Physical Factors	Shape		Size	
		Irregular		Large	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Good	On Wide Road	Tower-01: G+31 Floors Tower-02: G+8 Floors Tower-03: G+43 Floors Total: 120 Flats & 2 Penthouses
		Urban developing	Within urban developing zone	Near to Highway	
			Within good urban developed area	None	
		Property Facing			
		South Facing			
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
x.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter	High Income Group			



[Signature]



	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: NA						
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 border="1"> <thead> <tr> <th>Approach for assessment</th><th>Method of assessment</th></tr> </thead> <tbody> <tr> <td>Market Approach</td><td>Market Comparable Sales Method</td></tr> </tbody> </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)						
xxiv.	Market Comparable							
	References on prevailing market Rate/ Price trend of the property and Details of	<table border="1"> <tr> <td>a. Name:</td><td>Mr. Akshaya Bhatiya</td></tr> <tr> <td>Contact No.:</td><td>+91 9899055893</td></tr> <tr> <td>Nature of reference:</td><td>Property dealer</td></tr> </table>	a. Name:	Mr. Akshaya Bhatiya	Contact No.:	+91 9899055893	Nature of reference:	Property dealer
a. Name:	Mr. Akshaya Bhatiya							
Contact No.:	+91 9899055893							
Nature of reference:	Property dealer							

	the sources from where the information is gathered (from property search sites & local information)	Size of the Property:	5000 sq. ft. -6000 sq.ft super area	
		Location:	Paras Quartier	
		Rates/ Price informed:	Rs.9,500/- per sq.ft – Rs.11,500/- per sq.ft	
		Any other details/ Discussion held:	The Price for the flat in the subject society ranges Rs.9,500/- per sq.ft – Rs.11,500/- per sq.ft on super area Rs.6.5 Cr. To Rs.7 Cr approx. for 4 BHK of 5500 sq.ft	
		b. Name:	Mr.Ashwin Chand	
		Contact No.:	+91 9958450202	
		Nature of reference:	Property dealer	
		Size of the Property:	5000 sq. ft. -6000 sq.ft super area	
		Location:	Paras Quartier	
		Rates/ Price informed:	Rs.9,500/- per sq.ft – Rs. 11,500/- per sq.ft	
		Any other details/ Discussion held:	The Price for the flat in the subject society ranges from Rs.9,500/- per sq.ft – Rs.11,500/- per sq.ft on super area Rs.6.5 Cr. approx. for 4 BHK of 5500 sq.ft	
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.9,500 /- to Rs.11,500/- per sq. ft on Super area for the project.		
xxvi.	OTHER MARKET FACTORS			
	Current Market condition	Normal		
		Remarks: NA		
		Adjustments (-/+): 0%		
	Comment on Property Salability Outlook	Easily sellable		
		Adjustments (-/+): 0%		
	Comment on Demand & Supply in the Market	Demand	Supply	
		Good	Adequately available	
		Remarks: Good demand of such properties in the market		
		Adjustments (-/+): 0%		
xxvii.	Any other special consideration	Reason: NA		
		Adjustments (-/+): 0%		
xxviii.	Any other aspect which has relevance on the value or marketability of the property	NA		
		Adjustments (-/+): 0%		
xxix.	Final adjusted & weighted Rates considered for the subject property	Rs.9,500/- to Rs.11,500/- per sq. ft. on Super area		
xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.		

Rohit

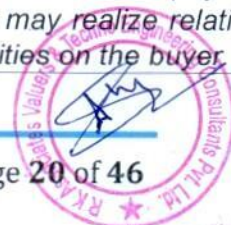


xxxii.

Basis of computation & working

- a. **In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.**
- b. **However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the RERA of the Project which amount to be Rs.87,48,00,000/- for the licensed Land of 8.66 Acres. Thus, the Land cost arrived per acres is Rs.10,10,16,166/- as the subject Phase has a registered area 5.46 Acres . Therefore, the Land cost arrived is Rs. 55,15,48,267/- for the Paras Quartier for the registered area.**
- c. **Also, since this is a land allotted for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.**
- d. *This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report, it is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.*
- e. *Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.*
- f. *Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.*
- g. *For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.*
- h. *References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.*
- i. *Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, price assessment metrics is prepared and necessary adjustments are made on the subject asset.*
- j. *The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.*

[Signature]



- 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.

[Signature]



- f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
- g. This Project tie up report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

xxxiii. **SPECIAL ASSUMPTIONS**

None

xxxiv. **LIMITATIONS**

None

3.		COST ASSESSMENT OF LAND	
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Land Value (As per RERA)
a.	Prevailing Rate range	Rs.3, 72, 00,000/- per acres. (For Agricultural Land)	---
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.3, 72, 00,000/- per acres. X 4 (factor for Group Housing) i.e Rs. 14,88,00,000 per acre	---
d.	Total Land Area/FAR Area considered (documents vs site survey whichever is less)	5.46 Acres/ 22095.65 m ²	5.46 Acres/ 22095.65 m ²
e.	Total Value of land (A)	5.46 acre X Rs.14, 88, 00,000/- per acres.	---
		Rs. 81,24,48,000 /-	Rs. 55,15,48,267 /-

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 of the Project which amount to be Rs.87,48,00,000 /- for the licensed Land of 8.66 Acres. Thus, the Land cost arrived per acres is Rs.10,10,16,166/- as the subject Phase has a registered area 5.46 Acres . Therefore, the Land cost arrived is Rs. 55,15,48,267 /- for the Paras Quartier for the registered area.
- c. Also, since this is a land allotted for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.

[Signature]



4. COST ASSESSMENT OF BUILDING CONSTRUCTION				
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR Area	NON-FAR Area
	Building Construction Value	Rate range	Rs. 1,600/- to 1,800/- per sq. ft.	Rs. 1,300/- to 1,500/- per sq. ft.
		Rate adopted	Rs. 1700/- per sq. ft.	Rs. 1400/- per sq. ft.
		Covered Area	58033.96 m ² /624671.74 ft. ²	16310.48 m ² /175564.38 ft. ²
		Pricing Calculation	Rs.1700/- per Sq. ft. X 624671.74 sq. ft	175564.38 ft ² X Rs. 1400/- per sq. ft.
		Total Value	Rs. 1,06,19,41,958/-	Rs. 24,57,90,132 /-
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 / Architecturally designed		
d.	Construction Depreciated Replacement Value (B)	Rs. 1,30,77,32,090 /-		

5. COST ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS			
	Particulars	Specifications	Construction Value
a.	Add extra for Architectural aesthetic developments, improvements (Add lump sum cost)	----	NA
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	Approx. 5% of building construction cost	Rs. 6,53,86,604 /-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	Approx. 13% of building construction cost	Rs. 17,00,05,171 /-
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. 3,92,31,962 /-
e.	Construction Value (C)	NA	Rs. 27,46,23,738 /-

6. MARKET/ SALABLE AMOUNT OF THE FLATS	
a.	Total No. of DU • Residential= 122 Units However, the RERA registration certificate available to HRERA mentions three towers with 148 residential units.
b.	Total No. of EWS Units Can't comment since no approved map available to us.
c.	Total Proposed Salable Area for flats Details of total saleable area is not available to us.
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges) No information available.

Rahul



	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.9,500/- per sq.ft. to Rs.11,500/- per sq.ft. on Super area
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Secondary Market is not yet developed for the Particular Project
e.	Remarks	<ul style="list-style-type: none"> The value of the Flats is varying from floor to floor and direction to direction as per information gathered from the public domain & dealers of that area, and it is found that flat rates vary from Rs.9,500/- per sq.ft. to Rs.11,500/- per sq.ft. on Super area for the Project and the same seems to be reasonable in our view. Details of the inventory is as provided by the builder. Pricing assessment of the inventory is done based on the prospective number of flats which builder intends to create in this Project as provided by the builder.

7. CONSOLIDATED COST ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs. 81,24,48,000 /-	Rs. 55,15,48,267 /-
b.	Structure Construction Value (B)	NA	Rs. 1,30,77,32,090 /-
c.	Additional Aesthetic Works Value (C)	NA	Rs. 27,46,23,738 /-
d.	Total Add (A+B+C)	Rs. 81,24,48,000 /- <i>Only Land Value</i>	Rs. 2,13,39,04,096 /-
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. 81,24,48,000 /- <i>Only Land Value</i>	Rs. 2,13,39,04,096 /-
h.	Rounded Off	Rs. 81,24,48,000 /- <i>Only Land Value</i>	Rs. 2,13,39,00,000 /-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Two Hundred Thirteen Crores and Thirty-nine lakh only.
j.	Expected Realizable Value (@ ~15% less)	---	Rs. 1,81,38,15,000 /-





k.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 1,60,04,25,000 /-
l.	Percentage difference between Circle Rate and Market Value	NA	
m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	Concluding Comments/ Disclosures if any		
	<p>a. The subject property is a Group Housing project.</p> <p>b. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>c. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>d. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.</p> <p>e. Also, since this is a land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.</p> <p>f. This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.</p> <p>g. This Project Tie-up is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.</p> <p>h. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.</p>		





- i. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- j. The pricing assessment of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- k. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- l. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- m. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

o. IMPORTANT KEY DEFINITIONS

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

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

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

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

Rohit

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.

Roby



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
Sachin Pandey	Rahul Gupta	Ashish Sawe
		

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



4 BHK Apartment for Sale in Faridabad Gurgaon Road
Paras Quartier

₹7 Cr @
₹11,667 per sqft


SUPER AREA
 6000 sqft

STATUS
 Ready to Move

FLOOR
 2 out of 43

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

East Facing Property Near teri Golf Course Newly Constructed Property
 Paras Quartier, Gurgaon one of the best architecture. One of the best premium project...



4 BHK Apartment for Sale in Faridabad Gurgaon Road
Paras Quartier

₹6.50 Cr
₹10,833 per sqft

CARPET AREA
 4400 sqft

UNDER CONSTRUCT.
 Poss. by Jul '23

FLOOR
 6 out of 41

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

East Facing Property
 we have raw flats available for sale in Paras Quartier and you can modify as per your ne...

HOUSING.COM Buy in Delhi

Paras Quartier
 By PARAS BUILDTECH
 Faridabad Road, Uwal Pahari, Gurgaon, Faridabad Road, Gurgaon

₹6.34 Cr - 7.61 Cr | ₹12.69 K/sq.ft
 EMI starts at ₹3.15 Lacs
 Price excludes maintenance, floor rise. See More

Project Images

38 more

Why you should consider Paras Quartier?

- The tallest towers in Gurgaon innovatively designed as a 3-dimensional, spiral structure
- Roof top swimming pool exclusively at iconic tower overlooking a green carpet of tree tops of Aravali ranges
- Low density living for only 120 dwellings with private elevator for each apartment

View 4 more

DEVELOPED BY **Paras Buildtech**

3 Floor Plans Available

₹7 Cr
 * 5000 sq.ft. (464.52 sq.m.)
 Super Built-up Area | 4 BHK



Ready To Move
 Units available with completion in Dec '21

Request callback

₹7.49 - 8 Cr
 * 5350 sq.ft. (497.03 sq.m.)
 Super Built-up Area | 4 BHK



Ready To Move
 Units available with completion in Dec '21

Request callback

₹8.4 - 8.97 Cr
 * 6000 sq.ft. (557.4;
 Super Built-up Area | 4 B



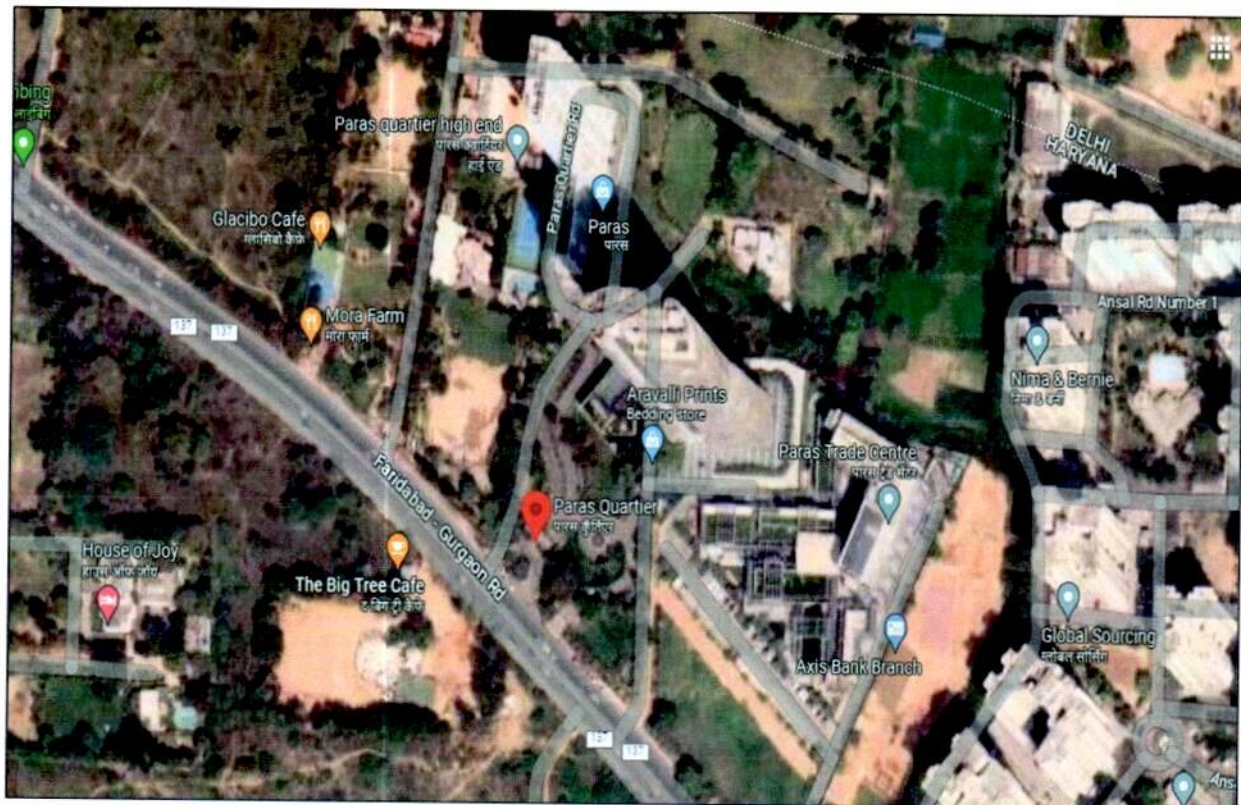
Ready To Move
 Units available with completion in Dec '21

Request callback

Signature

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

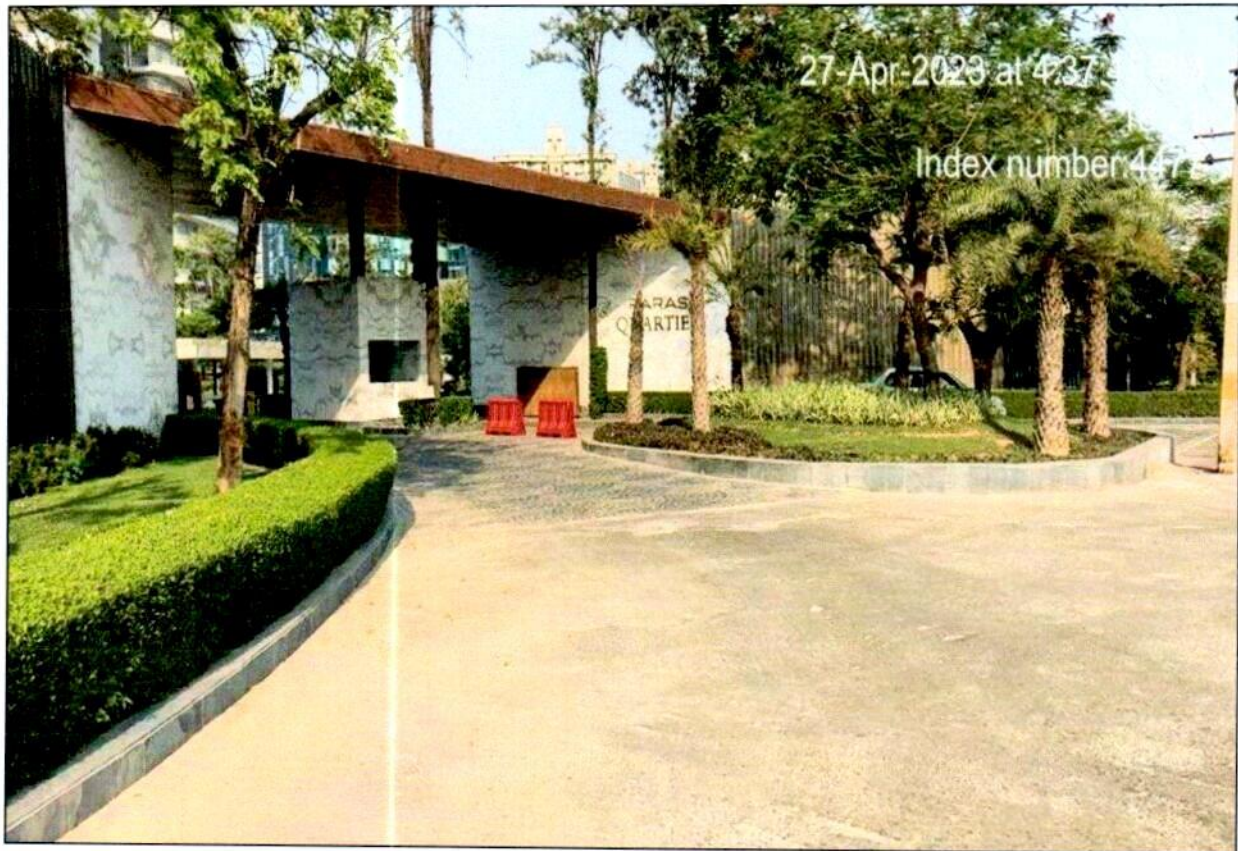
ENCLOSURE 2: GOOGLE MAP LOCATION



[Handwritten Signature]



ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY



[Handwritten Signature]



PROJECT TIE-UP REPORT

PARAS QUARTIER

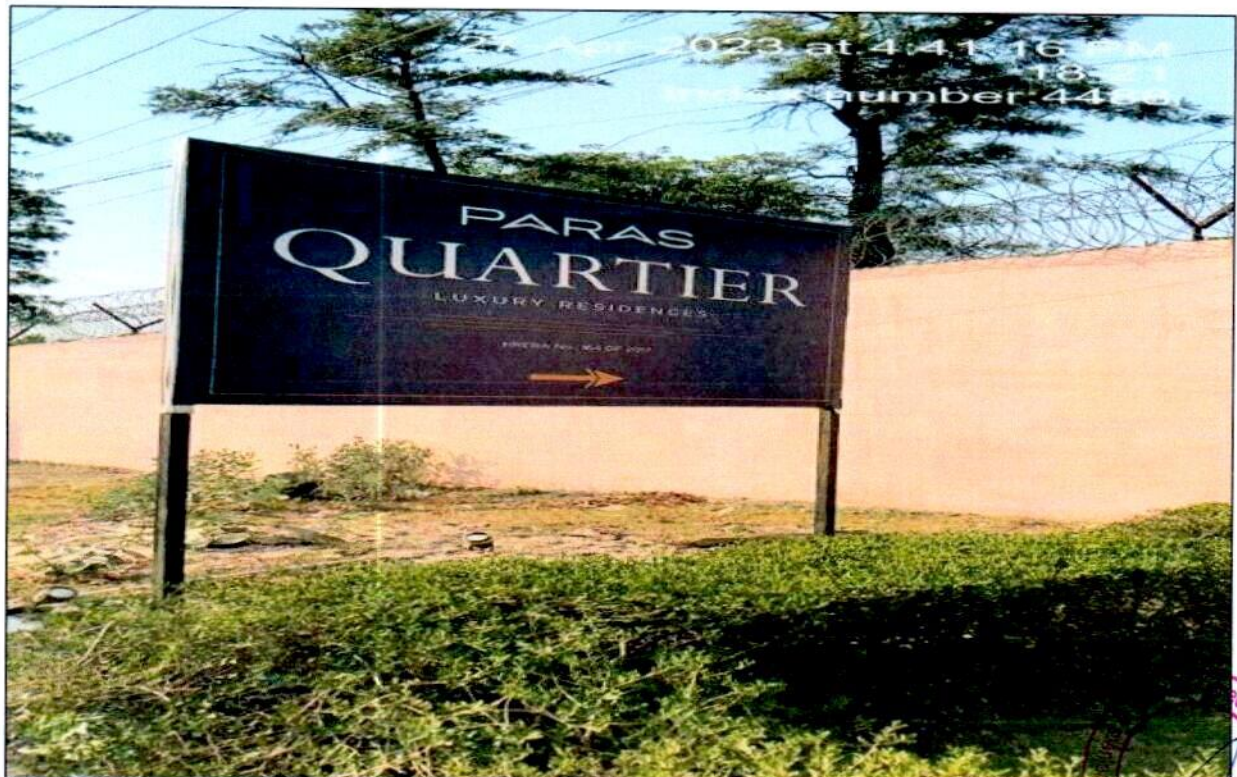


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PROJECT TIE-UP REPORT

PARAS QUARTIER

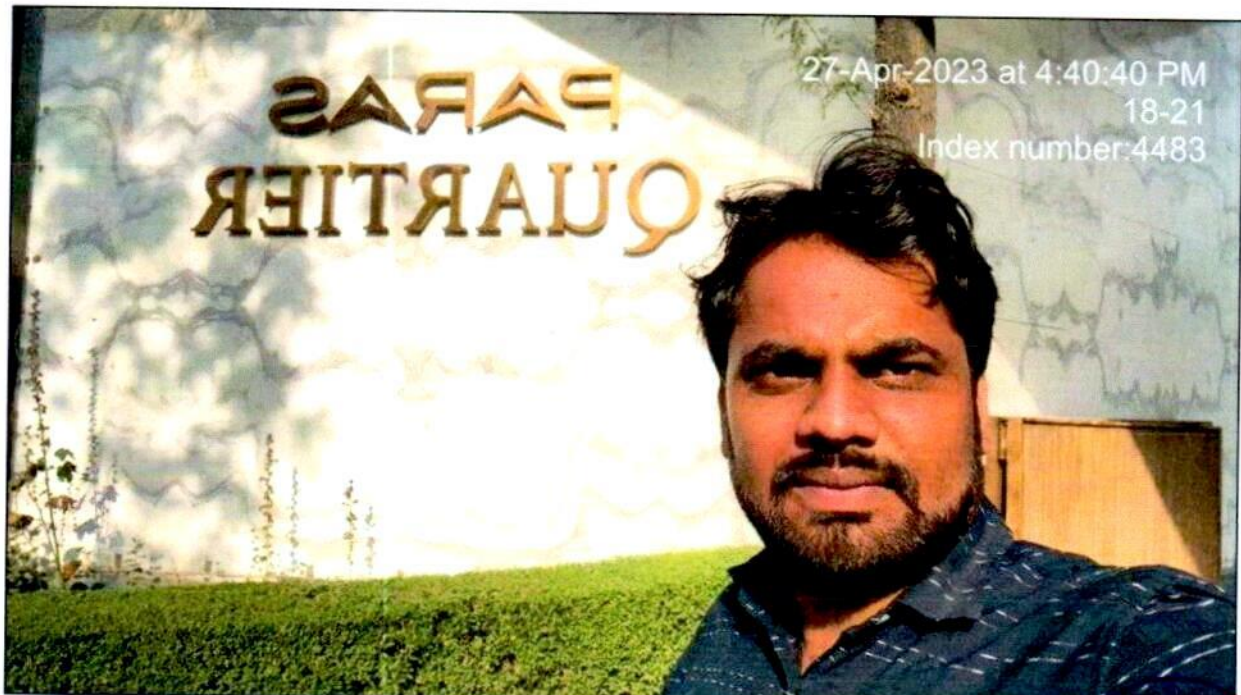
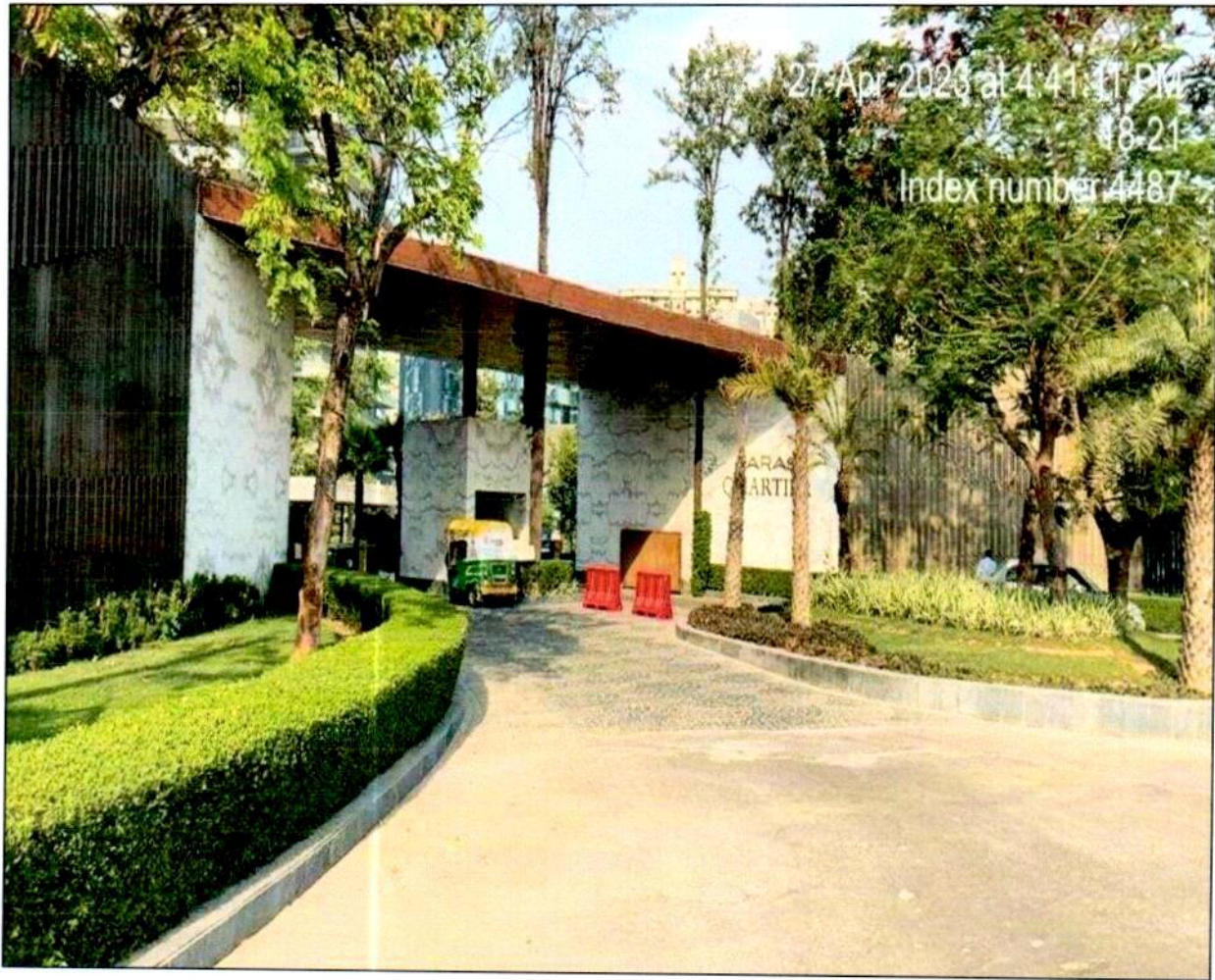


Rohit



PROJECT TIE-UP REPORT

PARAS QUARTIER



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ENCLOSURE: 4- COPY OF CIRCLE RATE


Proposed Collector rate list of Tehsil Wazirabad District Gurugram for the year of 2023-24																				
Collector Rates for the year of 2022																				
Proposed Collector Rates for the year of 2023-24																				
S. No.	Name of Village	Musht No.	Agriculture Land (Rs. Per Acre)	Shud/Banjar Kadiom (Rs. Per Acre)	Pahar (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. Yards)	Rate of Land upto 2 Acre depth from NH/NPB 25% Major district Roads 10%	Agriculture Land (Rs. Per Acre)	Shud/Banjar Kadiom (Rs. Per Acre)	Pahar (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. Yards)	Rate of Land upto 2 Acre depth from NH/NPB 25% Major district Roads 10%						
								NH/NPB 25% Major Road 10%						NH/NPB 25% Major Road 10%						
17	Bandhwal		20000000	18000000	5000000	12000	25000	NA	NA	10%	2200000	2400000	1800000	5500000	13200	27500	NA	NA	10%	21400000
18	Gwal Pahar	AREA WITH REG./COMM./INDUST./INST. ZONE'S Musht No And Salam Musht No 5/1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21, 8// mus, 13//15/3-5-6-7-8/7-8/1-13/3-14/3-15-16/3-16/3-17/3, 7// mus, 4// mus, 5//mus, 4//19-20-21-22-23/3-23/3-24min, 14//mus, 13//mus, 10//mus,37//3-2-3-4-min-5min-6-9-10-11-12-13-14min-30//2min-18-19-20-21-22-23-24min, 24//1-2-3-min-7min-8-9-10-11-12-13-14-15min-18-19-20-21-22-23min, 25//mus, 24//mus, 27//3/2/3-3-4-5-6-7-8/1-13//3-14/3/3-14/2/3-15-16/1/1-16/1/2-17/3, 31//2/3-3-4min-3-6-15-14/3-16/1, 34//mus, 37//3-3-min-5min-9-10-11-12min-20min, 74-77-88-69-76-83-73-8//min	31000000	27000000	5000000	14000	25000	NA	NA	10%	38750000	37200000	29700000	5500000	15400	27500	NA	NA	10%	40820000
		Public Utilities ,Open Space Agriculture Zone(As Per Master Plan 2031)	16000000	15000000	5000000	9500	22000	NA	NA	10%	17600000	17400000	16500000	5500000	10400	24750	NA	NA	10%	19360000
19	Bahela		30000000	25000000	5000000	16000	25000	NA	NA	NA	NA	36000000	27500000	5500000	17600	27500	NA	NA	NA	NA


PROJECT TIE-UP REPORT


PARAS QUARTIER


Note:

- Any land for which change of land use (CLU) has been obtained the following rate will be applicable: To
- Residential Plotted Colony To Three times of Agriculture Collector rate
- Residential Group Housing To Four times of Agriculture Collector rate
- Commercial To Five times of Agriculture Collector rate.
- Manufacturing To Five times of Agriculture Collector rate.
- Institutional Land- Three times of Agriculture Collector rate
- Land falling on SPR the value of land will be 10% more upto Depth of 2 Acres.
- Land falling on Gurugram Sohna Road and NH-48 the value of land will be 25% more upto depth of 2 Acres.
- Land less then 1000 Sq. Yd. will be treated as residential for stamp duty Collection.
- Plot which are two and three side open stamp duty will be 15% extra
- Land falling on park facing stamp duty will be 15% extra
- Land falling on both P Plot and park facing stamp duty will be 20% extra


Sub Registrar
Tehsil Wazirabad


SDO (C)
Baddhalpur


Singh
Gurugram


Deputy Commissioner cum
Registrar, Gurugram

Rohit



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 Part - C	
Project Details:	
1. Estimated cost of the project (Annex a copy of the project in Folder C)	67588 Lakhs
i. Cost of the land (if included in the estimated cost)	8748 Lakhs
ii. Estimated cost of construction of apartments	29420 Lakhs
iii. Estimated cost of infrastructure and other structures	14710 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	14710 Lakhs
2. The total land of the project measuring 8.66 Acres will be utilised in the following manner	



DOCUMENT 2: PRICE LIST PROVIDED BY THE COMPANY

NOT PROVIDED



DOCUMENT 3: COPIES OF STATUTORY APPROVALS
(BR-III)

BR-III
[See Rule 44]
DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
SECTOR-18, CHANDIGARH.
Tele-Fax: 0172-2548475; Tel.: 0172-2548851, E-mail: tcphry@gmail.com
Website: www.tcpharyana.gov.in

Memo No. ZP-837/JD (BS) /2012/ 26344 Date: 20-12-12

To
Fantasy Buildwell Pvt. Ltd.,
11th Floor, Paras Twin Towers,
Sector-54, Gurgaon.

Subject: -Approval of building plans of Group Housing Colony on area measuring 10.096875 acres (License No. 74 of 2012 dated 31.07.2012) in Sector-02, Gwal Pahari being developed by Fantasy Buildwell Pvt. Ltd. and others.

Reference your application dated 14.08.2012 and subsequent letter dated 20.11.2012 for permission to re-erect the buildings in Group Housing Colony measuring 10.096875 acres in Sector-02, Gwal Pahari, in accordance with the plans submitted with it.

Permission is hereby granted for the aforesaid construction subject to the provisions of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963, its rules and the zoning plan framed there under along with special reference to following conditions:-

1. The plans are valid for a period of 2 years of the buildings less than 15.00 meters in height and 5 years for the multistoried buildings from the date of issuance of sanction, subject to validity of licenses granted for this scheme.
2. The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ Engineer of the scheme.

Further that:-

- a) The building shall be constructed as per the structure design submitted by you and as certified by your structure engineer that the same has been designed as per the provisions of NBC and relevant IS code for all seismic load, all dead and live loads wind pressure and structural safety from earthquake of the intensity expected under Zone-IV.
- b) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
- c) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
- d) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.

3. FIRE SAFETY:
The colonizer firm and the Supervising Architect of the project shall be entirely responsible for making provisions of fire safety and fire fighting measures and shall abide by all fire safety bye laws.

Further, the colonizer firm shall also prepare and submit the plans in triplicate to
Commissioner, Municipal Corporation



use of flat owners/residents of the group housing scheme. The parking lot shall not be leased out /transferred to any person who is not a flat owners /residents of the group housing complex. The parking lots shall form part of common areas along with other common uses, in the declaration to be filed under Apartment Ownership Act, 1983.

14. WATER SUPPLY:

- (i) The down take system shall be provided by you by providing clear water storage tank of not less than half day storage of water for domestic usage on top of the building block. The capacity of the tank as shown on the plan and down take system thereof is as under:-

Sr. No.	Name of Building	Capacity of Tank of Domestic Use	Up Pipe in mm.	Down Pipe in mm.
1.	Building Block-1 (Dom)	2x5000 Ltrs. 1x2000 Ltrs.	50 mm 25 mm	80/65/50/40/32/25/20mm 50/40/32/25/20mm
	Flushing	2x3000 Ltrs. 1x1000 Ltrs.	40 mm 20 mm	65/50/40/32/25/20mm 40/32/25/20mm
2.	Building Block-2 (Dom)	1x7000 Ltrs.	40mm	40/32/25/20mm
	Flushing	1x3000 Ltrs.	25mm	32/25/20mm.
3.	Building Block-3 (Dom)	2x15000 Ltrs.	50mm	100/80/65/50/40/32/25/20 mm
	Flushing	2x9000 Ltrs.	40mm	80/65/50/40/32/25/20mm.
4.	Building Block-4 (Dom)	1x6000 Ltrs.	40mm	65/50/40/32/25/20mm
	Flushing	1x5000 Ltrs.	32mm	50/40/32/25/20mm.
5.	Building Block-5 (Dom)	1x5000 Ltrs.	25mm	40/32/25/20mm
	Flushing	1x2000 Ltrs.	20mm	32/25/20mm.
	UGT (Dom)	100 KL		

- (ii) Inlet pipes from down take to toilet shall be 25/20/15 mm dia as shown on the plans and connection to each individual fixture shall be 15 mm dia.

- (iii) The adequate booster pumps to boost the water in the water tanks with 100% standby arrangement shall also be provided by you. It is made clear that you shall be sole responsible for boosting arrangement all the time.

- (iv) The alternative arrangement of power supply, such as Gen. Set etc. of suitable capacity shall also be provided by you during failure of electricity.

15. SEWERAGE:

- (i) All external sewerage lines should not be less than 200 mm. dia Pipes.
- (ii) All soil pipe connection W.C. to soil stack / manhole shall be 100 mm dia as shown on the plans.
- (iii) Waste water stack shall be 100/75 mm dia as shown on the plans and soil stack shall be 100 mm dia



PROJECT TIE-UP REPORT

PARAS QUARTIER

TO BE READ WITH LICENSE NO. 74 OF 2012 (LC-2672)									
SR. NO	NAME OFOWNER	VILLAGE	RECTANGLE NO.	KHASRA NO.	AREA		SHARE	AREA TAKEN	
					K	M		K	M
1	Maxicon Traders Pvt. Ltd.	Gawal Pahari	8	18	5	16			
				24/1	3	2			
			13	17/2/2/1	2	10			
				23	6	15			
				3	7	8			
				4	8	0			
				5/2	1	7			
				8/1/2	4	8			
				9/1	1	16			
				TOTAL	41	2			
2	Fantasy Buildwell Pvt. Ltd.	Gawal Pahari	13	8/1/1	2	12			
3	Solitaire Softech Pvt. Ltd.	Gawal Pahari	13	17/1	2	11			
				6/1	0	1/2			
				7/2	2	3			
				14/2	7	11			
				15/2	3	15			
				16/1	4	16			
				16/2/1	2	10			
			14	1/2/2	1	3			
				10/1	6	11			
				11	5	4			
				20/1	0	17			
				TOTAL	37	1-1/2			
GRAND TOTAL 80-15.5 or 10.096875 acres									



BUILDING MAP




All the approvals and NOC'S have been considered from the old valuation report available to us only.



PROJECT TIE-UP REPORT

PARAS QUARTIER

FORM REP-V [REVISED 12]

 **HARERA GURUGRAM**


CONDITIONS OF EXTENSION OF REGISTRATION IN CONTINUATION OF REGISTRATION CERTIFICATE

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

- The promoter shall submit the copy of occupation certificate, copy of DC application and attached documents, deed of declaration and enclosed documents;
- The promoter shall offer to execute and register a conveyance deed in favour of the allottees for flat/apartment for Residential/Commercial/any other usage (as the case may be) along with parking (if applicable);
- If there is any increase in the taxes/duties/levies/etc. after the expiry of the scheduled date of completion of the project as per registration with the authority, which shall include the extension of the registration if any, granted to the said project by the authority, as per the Act, the same shall not be charged from the allottees;
- This extension is granted without prejudice to rights of allottees under section 18 as the promoter failing to cover reasonable circumstances and not tantamount to complete the project as the timeline declared under section 4(2)(i)(c);
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

REVOCATION OF REGISTRATION

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

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM


EXTENSION NO. 07 OF 2022
 RC/REP/HARERA/GGM/2017/164 DATE 05.12.2022

EXTENSION OF REGISTRATION CERTIFICATE
REAL ESTATE PROJECT
PARAS QUARTIER

The request for extension of registration is received on 05.12.2022 at the office of the Authority.

The request is granted subject to the following conditions, as per the Act and the rules and regulations made there under.

DETAILS OF EARLIER REGISTRATION

Sl. No.	Particular	Detail
1.	Registration Certificate No.	164 of 2017 dated 29.09.2017
2.	Valid upto	28.08.2022 + 6 months for total 14 + 28.02.2023
3.	Extension granted up to	27.02.2023

PARTICULARS OF THE PROJECT

Sl. No.	Particular	Detail
1.	Name of the project	Paras/Quartier
2.	Location of the project	Section - 02, Gurgaon, Gurugram, Haryana
3.	License No.	74 of 2012 dated 31.07.2012
4.	Total licensed area of the project	10,000 sq. ft.
5.	Area of the project registered	10,000 sq. ft.
6.	Nature of the project	Group Housing
7.	Total FSI of the project registered	97144 Sals. sq. ft.
8.	Number of Towers in the project	3
9.	Number of floors	108

NAME OF THE PROMOTER

Sl. No.	Particular	Detail
1.	Promoter 1/Developer	M/s Fantasy Builders Pvt. Ltd.

PARTICULARS OF THE PROMOTER 1/DEVELOPER

Sl. No.	Particular	Detail
1.	Name	M/s Fantasy Builders Pvt. Ltd.
2.	Registered Address	Room No. 205, Welcomes Plaza S-571, School Block - II, Shikharpur, Delhi - 110092
3.	Corporate Office Address	11th Floor, Paras Twin Tower G-6, Gurgaon Road, Sector-54, Gurugram, Haryana-122002
4.	Local Address	11th Floor, Paras Twin Tower G-6, Gurgaon Road, Sector-54, Gurugram, Haryana-122002
5.	CIN	045201DL2100PTC122075
6.	PAN	AAAG78356K
7.	State	Delhi
8.	Mobile No.	+91-9212341451
9.	Landing No.	+9124-4567500
10.	Email ID	dhruv@fantasybuilders.com
11.	Authorized Signatory	Mr. Aditya Verma

This extension of registration certificate is based on the information supplied by the promoter and its authentic and true and correct and is to be read as part of this extension of registration.

Dated: 05.12.2022
Place: Gurugram


DR. KRISHANA KUMAR KHUNDEWAL, AS PD
 HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM



ENCLOSURE 6: CONSULTANT'S REMARKS

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

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

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

[Handwritten Signature]

