

REPORT FORMAT: V-L16 (Project Tie Up format) \_V\_10.2\_2022

CASE NO. VIS(2022-23)-PL739-626-1015

DATED: 12/04/2023

# PROJECT TIE-UP REPORT

## OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	GODREJ MERIDIEN

SITUATED AT

GODREJ MERIDIEN, SECTOR-106, GURUGRAM, HARYANA

DEVELOPER/ PROMOTER

M/S. GODREJ REAL VIEW DEVELOPERS PVT.LTD.

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

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM

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

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

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

- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management

- Panel Valuer & Techno Economic Consultants for PSU  
Banks

*Terms of Services & Consultant's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.*

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**PART A**

**SNAPSHOT OF THE GROUP HOUSING PROJECT**



SITUATED AT  
GODREJ MERIDIEN, SECTOR-106, GURUGRAM, HARYANA



## PART B

## SUMMARY OF THE PROJECT TIE-UP REPORT

<b>Name &amp; Address of Branch</b>	State Bank of India, HLST Branch, Gurugram
<b>Name of Project</b>	Godrej Meridien
<b>Work Order No. &amp; Date</b>	Assignment received through an email dated 22/03/2023

SR. NO.	CONTENTS	DESCRIPTION		
<b>1.</b>	<b>GENERAL DETAILS</b>			
i.	Report prepared for	State Bank of India, HLST Branch, Gurugram		
ii.	Name of Developer/ Promoter	M/s. Godrej Real View Developers Pvt. Ltd.		
iii.	Registered Address of the Developer as per MCA website	Regd. Office: Godrej-01, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai- 400079		
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	28 March 2023		
viii.	Date of Assessment	12 April 2023		
ix.	Date of Report	12 April 2023		
x.	Property Shown by	<b>Name</b>	<b>Relationship with Owner</b>	<b>Contact Number</b>
		Mrs. Shilpy	Employee	+91-9971700722
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	<b>Documents Requested</b>	<b>Documents Provided</b>	<b>Documents Reference No.</b>
		Total <b>04</b> Documents requested.	Total <b>04</b> Documents provided.	
		Project Land Title Deeds	LC-III - Letter of intent for grant of	Dated 12/12/2007

			license from DTCP (HR Govt.)	
		Grant of building approval plans	Form LC-V - Formal Grant of license for setting Group Housing Society from DTCP	License No.18 of 2008
		RERA Registration certificate	Copy of RERA Registration Certificate for Phase I,II & III	Registration Dated:- 10.02.2020 & 18.05.2018
		Project NOC's issued from the concern authority	Project NOC's issued from the concern authority	Refer to page 16
xv.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	

## 2. SUMMARY

i.	Total Prospective Fair Market Value	<b>Rs.451,00,00,000/-</b>
ii.	Total Expected Realizable/ Fetch Value	<b>Rs.383,35,00,000/-</b>
iii.	Total Expected Distress/ Forced Sale Value	<b>Rs.338,25,00,000/-</b>
iv.	Total No. of Dwelling Units	754 DUs (as per sanctioned map)
v.	Carpet area of the project	No information available
vi.	Saleable Area of the Project	No information available
vii.	Inventory Cost as on "Date of Assessment"	No information available

## 3. ENCLOSURES

i.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 30-31
ii.	Enclosure 2	Google Map – Page No. 32
iii.	Enclosure 3	Photographs of The property – Pages.33-36
iv.	Enclosure 4	Copy of Guideline rates– Pages 37
v.	Enclosure 5	Other relevant documents Page No. 38-47
vi.	Enclosure 6	Consultant's Remarks Page No. 48-50
vii.	Enclosure 7	Survey Summary Sheet – Pages 02



**PART C**

**CHARACTERISTICS DESCRIPTION OF THE PROJECT**

**1. BRIEF DESCRIPTION OF THE PROJECT**

This project Tie-up report is prepared for the Group Housing Project "**Godrej Meridien Phase-I, II & III**" under the name of group housing project "Godrej Meridian" being developed on a total land area of 14.793 acres (59865.052 m<sup>2</sup>). This project is located at Sector-106 in Village Babupur, a new and fast upcoming residential area of Gurugram.



All the approvals & NOCs are in name of the company M/s. Godrej Real View Developers Pvt. Ltd. which is a subsidiary company of Godrej Group.

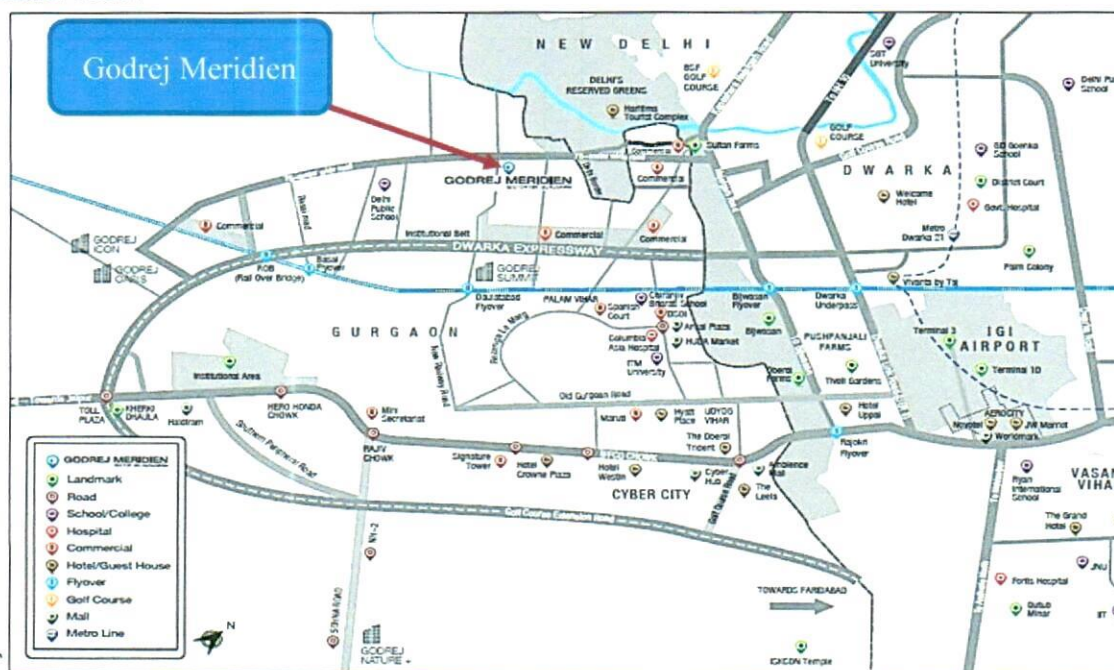
As per approved plan, developer has planned to develop a Modern High-Rise Group Housing Society comprising 754 residential dwelling units in 07 Towers, namely Tower-01 to 07. Due to the superstition reasons, the developer has renamed the 13<sup>th</sup> floor as 14<sup>th</sup> Floor in these towers for the marketing purpose.

The whole residential group housing project is planned to be developed in three phases. Phase-I & Phase-II is already launched in the market which consists of Tower No.01, 02 & 3. The developer has registered Phase-III of this project on Haryana RERA which consists of Tower No.04, 05, 06 & 07. We were asked by the bank to give a project tie up report for all three phases and same has been done in this report. As per the observation made in during site inspection the status of the project has been given below:

- Tower 1, 2, 3: Super Structure has been completed. Finishing work is in progress.
- Tower 4: Construction work up to 15<sup>th</sup> floor has been completed.
- Tower 5: Construction work up to 5<sup>th</sup> floor has been completed.
- Tower 6: Construction work up to 2<sup>nd</sup> floor has been completed.
- Tower 7: Super Structure has been completed.

As per the RERA project completion date is 30-09-2025.

This project is very well located in developing sector of Gurugram, which has many land marks in the vicinity like group housing projects. This project is located at Sector-106 in Gurugram, a new upcoming residential area of Greater Noida. ~2km. away from Dwarka Expressway. The property is abutted by ~65 ft. wide sector road.



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	Experion Heartsong Project		
ii.	Name of similar projects available nearby with distance from this property	M3M Woodshire, MRG Group		
iii.	Postal Address of the Project	Godrej Meridien, Sector-106, Village: Babupur, Gurugram, Haryana		
iv.	Independent access/ approach to the property	Clear independent access is available through an 18 mtr wide temporary culvert which connects the subject property to 60 mtr. wide sector road on the south. For this permission from HUDA has been taken. But in future the access will be provided through a 24 mtr. wide proposed sector road which is through our subject site on the eastern side.		
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°30'24.1"N 76°59'21.2"E		
vi.	Description of adjoining property	Other residential projects and residential colony		
vii.	Plot No. / Survey No.	---		
viii.	Village/ Zone	Babupur		
ix.	Sub registrar	Gurugram		
x.	District	Gurugram		
xi.	City Categorization	Metro City	Urban developing	
	Type of Area	Residential Area		
xii.	Classification of the area/Society	Upper Middle Class (Good)	Urban developing	
	Type of Area	Within urban developing zone		
xiii.	Characteristics of the locality	Good	Within urban developing zone	
xiv.	Property location classification	On Wide Road	Near to Highway	None
xv.	Property Facing	South Facing		
xvi.	<b>DETAILS OF THE ROADS ABUTTING THE PROPERTY</b>			
	a) Main Road Name & Width	Dwarka Expressway	120 ft. wide	
	b) Front Road Name & width	Sector Road	65 ft. wide	
	c) Type of Approach Road	Bituminous Road		
	d) Distance from the Main Road	~2 km.		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
xviii.	Is the property merged or colluded with any other property	No		
xix.	<b>BOUNDARIES SCHEDULE OF THE PROPERTY</b>			
a)	Are Boundaries matched	No, boundaries are not mentioned in the documents.		

b)	Directions	As per Title Deed/TIR	Actual found at Site
	East	No information available in the document	Other's Project Land
	West	No information available in the document	Other's Project Land
	North	No information available in the document	Other's Project Land
	South	No information available in the document	65 ft. wide sector road

### 3. TOWN PLANNING/ ZONING PARAMETERS

i.	Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP/ GGN Zone 1 - West
ii.	Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP -2031
iii.	Municipal limits	Municipal Corporation of Gurugram
iv.	Developmental controls/ Authority	Haryana Urban Development Authority (HUDA)
v.	Zoning regulations	Residential
vi.	Master Plan provisions related to property in terms of Land use	Group Housing
vii.	Any conversion of land use done	NA
viii.	Current activity done in the property	Group Housing Society
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	Under construction
xiii.	Comment on unauthorized construction if any	Cannot comment since it is under construction
xiv.	Comment on Transferability of developmental rights	Subjected to prior permission from competent authority.
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	Mostly the surrounding properties are currently being used for residential
xvi.	Comment of Demolition proceedings if any	NA
xvii.	Comment on Compounding/ Regularization proceedings	NA
xviii.	Any information on encroachment	No encroachment observed during site visit.
xix.	Is the area part of unauthorized area/ colony	No information available.

### 4. LEGAL ASPECTS OF THE PROPERTY

i.	Ownership documents provided	Licenses to setup group housing project from DTCP Haryana	Transfer of license order	NOCs
ii.	Names of the Developer/Promoter	M/s. Godrej Real View Developers Pvt. Ltd.		
iii.	Constitution of the Property	Free hold, complete transferable rights		
iv.	Agreement of easement if any	Not required		
v.	Notice of acquisition if any and area under acquisition	No, as per general information available in the public domain		
vi.	Notification of road widening if any and area under acquisition	No, as per general information available in the public domain		
vii.	Heritage restrictions, if any	No		
viii.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		

TBA.



ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No, Information available to us.	
x.	Comment on whether the owners of the property have issued any guarantee ( <i>personal or corporate</i> ) as the case may be	No, Information available to us.	
xi.	<b>Building Plan sanction:</b>		
	a) Authority approving the plan	Haryana Urban Development Authority (HUDA), Panchkula	
	b) Any violation from the approved Building Plan	Cannot comment since the project is under construction	
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property	
xiii.	Whether the property SARFAESI complaint	Yes	
xiv.	Information regarding municipal taxes ( <i>property tax, water tax, electricity bill</i> )	Tax name	No documents available
		Receipt number	No documents available
		Receipt in the name of	No documents available
		Tax amount	No documents available
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us	
xvi.	Is property tax been paid for this property	No documents available	
xvii.	Property or Tax Id No.	No documents available	
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information available.	
xix.	Property presently occupied/ possessed by	The property is currently possessed by the subject promoter/company only.	
xx.	Title verification	Title verification to be done by competent advocate as the same is out of our scope of work.	
xxi.	Details of leases if any	Not applicable	
5.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY		
i.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Medium Income Group	
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No	
6.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES		
i.	Drainage arrangements	Yes (proposed)	
ii.	Water Treatment Plant	Yes (proposed)	
iii.	Power Supply arrangements	Permanent	Yes (proposed)
		Auxiliary	Yes, D.G sets (proposed)
iv.	HVAC system	No	

v.	Security provisions				Yes (proposed)			
vi.	Lift/ Elevators				Yes (proposed)			
vii.	Compound wall/ Main Gate				Yes (Proposed)			
viii.	Whether gated society				Yes			
ix.	Car parking facilities				Yes (proposed)			
x.	Internal development							
	Garden/ Park/ Land scraping		Water bodies		Internal roads		Pavements	Boundary Wall
	Yes, proposed		Yes, proposed		Yes, proposed		Yes, proposed	Yes, proposed
7. INFRASTRUCTURE AVAILABILITY								
i.	Description of Water Infrastructure availability in terms of:							
	a) Water Supply				Yes, by the municipal corporation & by the ground water (Proposed)			
	b) Sewerage/ sanitation system				Yes (Proposed)			
	c) Storm water drainage				Yes (Proposed)			
ii.	Description of other Physical Infrastructure facilities in terms of:							
	a) Solid waste management				Yes, by the municipal corporation (Proposed)			
	b) Electricity				Yes, for the construction and official purpose			
	c) Road and Public Transport connectivity				Yes			
	d) Availability of other public utilities nearby				Transport, Market, Hospital etc. available in close vicinity			
iii.	Proximity & availability of civic amenities & social infrastructure							
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport	
	01 Km	02 Km	02 km.	01 Km	06 Km	14 Km	22 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 available in this area.			
iii.	Market condition related to demand and supply of the kind of the subject property in the area				Good demand of such properties in the market.			
iv.	Any New Development in surrounding area				No new major development in surrounding area. However few group housing projects are under construction.			
v.	Any negativity/ defect/ disadvantages in the property/ location				No			
vi.	Any other aspect which has relevance on the value or marketability of the property				None			
9. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:								
i.	Type of construction & design				RCC framed pillar beam column structure on RCC slab, proposed.			
ii.	Method of construction				Construction proposed to be done using professional			

		contractor workmanship based on architect plan	
iii.	Specifications		
	a) Class of construction	Under construction	
	b) Appearance/ Condition of structures	Internal - Under construction External - Under construction	
	c) Roof	<b>Floors/ Blocks</b>	<b>Type of Roof</b>
		Refer to the attached page	RCC
	d) Floor height	Approx. 9 feet	
	e) Type of flooring	Vitrified tiles, Ceramic Tiles (proposed)	
	f) Doors/ Windows	Aluminum flushed doors & windows & Wooden frame & panel doors (proposed)	
	g) Interior Finishing	Neatly plastered and putty coated walls (proposed)	
	h) Exterior Finishing	Simple plastered walls (proposed)	
	i) Interior decoration/ Special architectural or decorative feature	Beautifully & aesthetically designed interiors (Proposed)	
	j) Class of electrical fittings	Internal/ Normal quality fittings (proposed)	
	k) Class of sanitary & water supply fittings	Internal/ Normal quality fittings (proposed)	
iv.	Maintenance issues	Newly built structure so currently no maintenance issues	
v.	Age of building/ Year of construction	Under construction	Under construction
vi.	Total life of the structure/ Remaining life expected	Approx. 65-70 years	Approx. 65-70 years (After Completion)
vii.	Extent of deterioration in the structure	Not applicable	
viii.	Protection against natural disasters viz. earthquakes etc.	All the proposed structures are asumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	Not applicable as project is under construction stage	
x.	System of air conditioning	As per requirement by individual flat owners on their own	
xi.	Provision of firefighting	Yes	
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority.	
	a) Is Building as per approved Map	Yes	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	Not applicable as project is under construction stage
		<input type="checkbox"/> Not permitted alteration	Not applicable as project is under construction stage
	c) Is this being regularized	No information provided	
<b>10.</b>	<b>ENVIRONMENTAL FACTORS:</b>		
i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	Yes, to be used	
ii.	Provision of rainwater harvesting	Yes (Proposed)	
iii.	Use of solar heating and lighting systems, etc.	Yes (Proposed)	
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	

<b>11.</b>	<b>ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:</b>	
i.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements etc.	Modern structure (proposed)
<b>12.</b>	<b>PROJECT DETAILS:</b>	
a.	Name of the Developer	M/s. Godrej Real View Developers Pvt. Ltd.
b.	Name of the Project	Godrej Meridien
c.	Total no. of Dwelling units	Residential: 754 DU & EWS: 135 (as per sanctioned map)
d.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.
e.	Name of the Architect	Mr. Sumit Arora (CA/99/25184)
f.	Architect Market Reputation	Experienced Architect in small scale Projects in past. Newly entering into large scale Projects now.
g.	Proposed completion date of the Project	30-09-2025 as per RERA
h.	Progress of the Project	Please refer to the "Current Status" in page no. 15
i.	Other Salient Features of the Project	<input checked="" type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input checked="" type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area



**PART C**

**AREA DESCRIPTION OF THE PROPERTY**

1.	Licensed area of the complete project		14.793 acres (59,865.052 sq. mtr.)				
2.	Ground Coverage Area	Permitted	20,952.76 sq. mtr. (35 %)				
		Proposed	7,886.783 sq. mtr. (13.174%)				
3.	Covered Built-up Area	UNDER FAR		REQUIRED AS PER APPROVED MAP		ACHIEVED STATUS	
		TOTAL	Proposed	Residential	1,02,455.846 sq mtr		Please refer to the "Current Status" in page no. 15
				Convenient Shopping	299.226 sq. mtr.		
				Community Building	4,010.367 sq. mtr.		
				EWS	3,339.528 sq. mtr.		
				Total: 1,10,104.967 sq. mtr. (11,85,169.865 sq. ft.)			
		Permitted (@1.75 + 9% additional Green FAR area)	1,10,151.696 sq. mtr. / (11,85,672.86 ft.)		Please refer to the "Current Status" in page no. 15		
		UNDER NON-FAR		PROPOSED AS PER APPROVED MAP		ACHIEVED STATUS	
		Non-FAR area	Residential	8515.417 sq. mtr.		Please refer to the "Current Status" in page no. 15	
			Basement Area	41,945.351 sq. mtr.			
			EWS	797.744 sq.mtr.			
			Community Building	300.330 sq. mtr.			
			School	809.166 sq. mtr.			
			Proposed	51,570.264 sq. mtr.			
		Total Gross Built Up Area		1,61,675.231 sq. mtr. / 17,40,272.186 sq.ft. (FAR + NON FAR)			
4.	Open/ Green Area	Minimum Required	8,979.758 sq.mtr.(15%)				
		Proposed	21044.178 sq.mtr.(35.15%)				
5.	Density	Permitted	300 PPA (Maximum)				
		Proposed	283.38 PPA				
6.	Carpet Area		No information available				
7.	Saleable Area		No information available				

*BA*



			Total Blocks/ Floors/ Flats				
1.	Approved as per Building Plan		Actually provided			<div>Current Status</div> <ul style="list-style-type: none"><li>Tower 1, 2, 3: Super Structure has been completed. Finishing work is in progress.</li><li>Tower 4: Construction work up to 15<sup>th</sup> floor has been completed.</li><li>Tower 5: Construction work up to 5<sup>th</sup> floor has been completed.</li><li>Tower 6: Construction work up to 2<sup>nd</sup> floor has been completed.</li><li>Tower 7: Super Structure has been completed.</li></ul>	
	Tower Name	No of Floors	No of DU per residential tower	Tower Name	No of Floors		No of DU per residential tower
	Tower-01	2B+G+23	94	Tower-01	2B+G+23		94
	Tower-02	2B+G+19	98	Tower-02	2B+G+19		98
	Tower-03	2B+G+34	134	Tower-03	2B+G+34		134
	Tower-04	1B+G+34	134	Tower-04	1B+G+34		134
	Tower-05	1B+G+25	102	Tower-05	1B+G+25		102
	Tower-06	1B+G+23	94	Tower-06	1B+G+23		94
	Tower-07	1B+G+19	98	Tower-07	1B+G+19		98
	EWS	1S+07	135	EWS	1S+07		135
2.	Total no. of Flats/ Units		754 DU (Residential) (as per sanctioned building plan)				
3.	No. of EWS Units		135				
4.	Type of Flats		No information available				
5.	Number of Car Parking available for main units		Required	1131 ECS			
			Proposed (as per sanctioned map )	1181 ECS			
6.	Land Area considered		14.793 Acres / 59,865.052 sq. mtr.				
7.	Area adopted on the basis of		Property documents only since site measurement couldn't be carried out due to the size of the property				
8.	Remarks & observations, if any		None				
9.	Constructed Area considered (As per IS 3861-1966)		Built-up Area		1,61,675.231 sq. mtr. / 17,40,272.186 sq.ft. (FAR + NON FAR)		
	Area adopted on the basis of		Sanctioned Map				
	Remarks & observations, if any		None				

**Note:**

- Area measurements considered in the report pertaining to Land & Building is adopted from relevant approved documents only.
- 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.
- Drawing Map, design & detailed estimation of the property/ building is out of scope of our services.



**PART D**

**PROJECT APPROVAL DETAILS**

S.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	LC-III - Letter of Intent for grant of license from DTCP (HR Govt.)	Memo:- 05DP-2007/31800 Dated:- 24.12.2007	Approved
2.	Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	License No. 18 of 2008 Dated: 02.02.2008	Approved
3.	Renewed Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	License No. 18 of 2008 Memo No:- LC-1017/Asstt.(AK)/2020/4953 Dated:- 24.02.2020	Approved
4.	Revised Approved Building Plans from HUDA	Dated: 21.02.2018	Approved
5.	Sanction Letter for Approval of Building Plans letter from HUDA	Memo No:- ZP-1128/AD(RA)/2018/9858 Dated:- 21.03.2018	Approved
6.	NOC for Height Clearance from Airport Authority of India	Memo No:- AAI/RHQ/NR/ATM/NOC/2016/241/1218-21 Dated: 14.10.2016	Approved
7.	Environmental clearance NOC from SEIAA	Memo No: SEIAA/HR/2018/235 Dated:- 04.04.2018	Approved (as per old valuation report)
8.	NOC from Pollution Control Board	Memo No. HSPCB/Consent/329962318GUNOCTE5257880 Dated:- 12.04.2018	Approved
9.	Provisional NOC from Fire Authority	No.DFS/SF/2018/923/50524 Dated: 18/05/2018	Approved
10.	NOC from Forest Officer for Aravali Hills conservation area conformity (if applicable)	Memo No. 1343/SK-02 Dated: 07.06.2017	Approved
11.	Letter for Water Supply issued from HUDA	Memo No. 01 Dated:- 01.01.2018	Approved
12.	Letter for Power Supply issued from dakshin Haryana Bijli Vitran Nigam	Memo No:- Ch/37/Drg/HT-01 Dated:- 28.12.2017	Approved
13.	RERA Registration Certificate	Dated 18.05.2018 & Dated: 10.02.2020	Approved
14.	Occupation Certificate issued from DTCP	---	NA
15.	Structural Stability Certificate	---	Not Provided

NOC related documents have been taken from old valuation report

**PART E**

**PROCEDURE OF ASSESMENT**

1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		28 March 2023	12 April 2023	12 April 2023
ii.	Client	State Bank of India, HLST Branch, Gurugram		
iii.	Intended User	State Bank of India, HLST Branch, Gurugram		
iv.	Intended Use	To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Project Tie-up for individual Flat Financing		
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, ascertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the property is identified	<input type="checkbox"/>	Done from the nameplate displayed on the property	
		<input type="checkbox"/>	Identified by the owner	
		<input checked="" type="checkbox"/>	Identified by the owner's representative	
		<input checked="" type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Cross checked from the boundaries/ address of the property mentioned in the documents provided to us	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		

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

		any Govt. dept. have to be taken care by Legal expert/ Advocate.			
vii.	Land Physical Factors	Shape		Size	
		Irregular		Large	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Good	On Wide Road	NA
		Urban developing	Within main city	Near to Highway	
			Within developing Residential zone	Not Applicable	
		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 settlements nearby, etc.)	Medium Income Group			
xi.	Neighbourhood amenities	Good			
xii.	Any New Development in surrounding area	Some group housing projects are in progress in the close vicinity			
xiii.	Any specific advantage/ drawback in the property	None			
xiv.	Property overall usability/ utility Factor	Restricted to a particular use i.e., Group housing (Residential) purpose only.			
xv.	Do property has any alternate use?	None. The property can only be used for residential purpose.			
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly.			
xvii.	Is the property merged or colluded with any other property	No			
		Comments: None			
xviii.	Is independent access available to the property	Clear independent access is available			
xix.	Is property clearly	Yes			

	possessable upon sale			
xx.	Best Sale procedure to realize maximum Value for inventory sale (in respect to Present market state or premise of the Asset as per point (iv) above)	Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxi.	Hypothetical Sale transaction method assumed for the inventory cost analysis	Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxii.	Approach & Method Used for inventory cost analysis	PROJECT INVENTORY		
		Approach for assessment	Method of assessment	
		Market Approach	Market Comparable Sales Method	
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)		
xxiv.	Market Comparable			
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	a.	Name:	Rajani
			Contact No.:	+91 9820542145
			Nature of reference:	Godrej Properties official
			Size of the Property:	1855 sq.ft (3BHK flat) and 2,700 sq.ft
			Location:	(4 BHK Flat).
			Rates/ Price informed:	Rs.14,000/- per sq. ft to 15,000 sq. ft on super built-up area.
			Any other details/ Discussion held:	As per the discussion held with the concern, the rate of 3BHK residential flat consisting of super area 1,855 sq. ft is available for Rs.2.29 crore onwards and 4 BHK residential flat of super area 2,700 sq. ft are available for Rs.3.27 crore onwards. 5%-7% Additional charges will be levied in this rate subject to additional requirements of the buyer.
		b.	Name:	Prem Yadav
			Contact No.:	+91 9710700315
			Nature of reference:	Property Consultant
			Size of the Property:	1855 sq. ft. 3BHK Residential flat and 2,700 sq. ft 4 BHK Residential Flat.
			Location:	Godrej Meridian sec 106 Gurgaon
			Rates/ Price informed:	Rs.14,000/- per sq. ft to 15,000 sq. ft on super built-up area.
			Any other details/ Discussion held:	As per the discussion held with the concern, the rate of 3BHK residential flat consisting of super area 1,855 sq. ft is available for Rs.2.29 crore onwards and 4 BHK residential flat of super area 2,700 sq. ft are available for Rs3.27 crore onwards. 5%-7% Additional charges will be levied in this rate subject to additional requirements of the buyer.
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.14,000/- per sq. ft to Rs.15,000/- per sq. ft. on super built-up area. The condition of the flat is Semi furnished. Additional charges will be levied in this rate subject to additional requirements of the buyer depending upon the various attributes of the flats.	
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.12.80 Crore per acre 14.793 acres. of land (as per the sale deed) and for Rs.14,000/- per sq. ft to Rs.15,000/- per sq. ft on super built-up area excluding additional charges and Rs.17,500/- per sq. ft. to Rs.18,500/- per sq. ft. on carpet area which is also excluding additional charges.	
xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.	
xxxi.	Basis of computation & working		
	<p>a. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.</p> <p>b. However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the sale deed with certificate No. G0E2017G607. As per the sale deed the total cost of land admeasuring 14.793 acres amounts to approximately Rs.189.50 Crore which is including stamp duty charges. Accordingly, the cost of land comes out to Rs.12.80 Crore per acre.</p> <p>c. FAR &amp; NON-FAR have been taken as per the sanctioned area statement provided to us.</p> <p>d. Since we have not been provided the carpet area or the saleable area of the whole project tower wise, we have considered FAR + NON FAR area for our calculation.</p> <p>e. Also, since this is a Licensed land for group housing project on which the developer has started selling the flats which includes the proportionate land portion 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</p>		

**funding especially considering the land and for Land mortgage process since land can't be sold as such.**

- f. This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report, 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.
- g. 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.
- h. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
- i. 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.
- j. 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.
- k. 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.
- l. 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.
- m. 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.
- n. 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.
- o. 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.
- p. 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.
- q. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- r. 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.

- s. 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.
- t. 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.
- u. 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.
- v. 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.
- w. Project tie up is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

**xxxii. ASSUMPTIONS**

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

**xxxiii. SPECIAL ASSUMPTIONS**

None

**xxxiv. LIMITATIONS**

None



3. COST ASSESSMENT OF LAND			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Cost of Land (As per Sale Deed)
a.	Prevailing Rate range	4 x Rs.2,40,00,000/- per Acre (As per government norm- for the Residence Group Housing, the land is four times of the Agricultural land)	---
b.	Deduction on Market Rate		---
c.	Rate adopted considering all characteristics of the property	Rs.9,60,00,000/- per Acre	---
d.	Total Land Area/ FAR Area considered (documents vs site survey whichever is less)	14.793 acres (59,865.052 m <sup>2</sup> )	14.793 acres (59,865.052 m <sup>2</sup> )
e.	Total Value of land (A)	14.793 acres x Rs.9,60,00,000/- per Acre	---
		<b>Rs.142,01,28,000/-</b>	<b>Rs.189,50,00,000/-</b>

**Note:**

For Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the sale deed with certificate No. G0E2017G607. As per the sale deed the total cost of land admeasuring 14.793 acres amounts to approximately Rs.189.50 Crore which is including stamp duty charges. Accordingly, the cost of land comes out to Rs.12.80 Crore per acre. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose. Also, since this is a Licensed land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.

4. COST ASSESSMENT OF BUILDING CONSTRUCTION				
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR	NON-FAR
	Building Construction Value	Rate range	Rs. 1,400/- to 1,800/- per sq. ft.	Rs. 1,000/- to 1,400/- per sq. ft.
		Rate adopted	Rs.1,600/- per sq. ft.	Rs.1,300/- per sq. ft.
		Built-up Area	1,10,104.967 sq. mtr. (11,85,169.865 sq. ft.)	51,570.264 sq.mtr. (5,55,102.322 sq. ft.)
		Pricing Calculation	11,85,169.865 sq.ft. x Rs. 1,600/- per sq. ft.	5,55,102.322 sq. ft. X Rs.1,300/- per sq. ft.
		Total Value	<b>Rs.189,62,71,784/-</b>	<b>Rs.72,16,33,018/-</b>
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 / Under Construction		
d.	Construction Depreciated Replacement Value (B)	<b>Rs.261,79,04,802/-</b>		

*Signature*

*Stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.*

5.	COST ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements (Add lump sum cost)	----	Incorporated in the above valuation
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	Incorporated in the above valuation
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Incorporated in the above valuation
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.)	----	Incorporated in the above valuation
e.	<b>Expected Construction Value (C)</b>	----	<b>Incorporated in the above valuation</b>

6.	MARKET/ SALEABLE AMOUNT OF THE FLATS	
a.	Total No. of DU	Residential: 754 DU (as per sanctioned map)
b.	Total No. of EWS Units	135 Nos. (as per sanctioned map)
c.	Total Proposed Saleable Area for flats	No information is provided
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	No information is provided
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	No information is provided
	Market Rate in secondary sale (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.14,000/- to Rs.15,000/- per sq. ft. on saleable area
e.	Remarks	The value of flats in the subject locality varies from Rs.,14,000/- to Rs.15,000/- per sq. ft. on saleable area depending upon various physical attributes and amenities available within a group housing society. In our opinion, the same has been considered fair and reasonable for estimating the value of inventory of the subject project.



**INVENTORY ANALYSIS:**

**INVENTORY ANALYSIS COULDN'T BE SHOWN SINCE NO INVENTORY WAS  
PROVIDED TO US**

7.	CONSOLIDATED COST ASSESSMENT OF THE ASSET		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs.142,01,28,000/-	Rs.189,50,00,000/-
b.	Structure Construction Value (B)	---	Rs.261,79,04,802/-
c.	Additional Aesthetic Works Value (C)	---	Incorporated in the above valuation
d.	Total Add (A+B+C)	Rs.142,01,28,000/- (Land value)	Rs.451,29,04,802/-
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.451,29,04,802/-
h.	Rounded Off	---	Rs.451,00,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Four Hundred & Fifty-one Crore Only
j.	Expected Realizable Value	---	Rs.383,35,00,000/-
k.	Expected Distress Sale Value	---	Rs.338,25,00,000/-
l.	Percentage difference between Circle Rate and Market Value	More than 20%	
m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	Concluding Comments/ Disclosures if any		
	a. The subject property is a Group Housing project.		
	b. We are independent of client/ company and do not have any direct/ indirect interest in the property.		
	c. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering		

Consultants (P) Ltd. and its team of experts.

- d. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.
- e. Also, since this is a Licensed land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.
- f. This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.
- g. This Project Tie-up is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.
- h. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.
- i. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- j. The pricing assessment of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- k. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- l. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- m. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

**o. IMPORTANT KEY DEFINITIONS**

**Fair Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing

conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Report.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

p. **Enclosures with the Report:**

- Enclosure I: Screenshot of the price trend references of the similar related properties available on public domain - Page No. 30-31
- Enclosure II: Google Map Location Page No. 32
- Enclosure III: Photographs of the property Page No. 33-36
- Enclosure IV: Copy of Circle Guideline Rate Page No. 37
- Enclosure V: Other Relevant Documents/Articles taken for reference Page No. 38-47
- Enclosure VI: Consultant's Remarks Page No. 48-50



## **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](mailto: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](mailto: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](http://www.rkassociates.org) for reference.**

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Sachin Pandey	Babul Akhtar Gazi	Ashish Sawe
		

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

magicbricks

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[Rent](#)
[Sell](#)
[Home Loans](#)

[Home](#) > [Property for Sale in Gurgaon](#) > [Flats for Sale in Gurgaon](#) > [Flats for Sale in Sector 106](#) > [3 BHK Flats for Sale in Sector 106](#) > 2002 Sq-ft

₹2.90 Cr

[Get ₹97,000 cashback on Home Loan](#)

3 BHK 2002 Sq-ft Flat For Sale

Sector 106, Gurgaon

3 Beds

3 Baths

4 Balconies

1 Covered Parking

Full Glass W...

Fingerprint A...

Super Built-Up Area

2002 sqft ~

₹14,~85/sqft

Developer

Godrej Properties

Project

Godrej Meridien

Floor

4 (Out of 19 Floors)

Transaction Type

New Property

Facing

North - East

Lifts

3

Furnished Status

Semi-Furnished



Near By Nora Medical Centre





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Home > Property for sale in Gurgaon > Flats for sale in Gurgaon > Flats for sale in Sector 106 > 2 BHK Flats for Sale in Sector 106 > 1366 Sq.ft.

## ₹1.97 Cr [Get ₹ 59,100 cashback on Home Loan](#)

2 BHK 1366 Sq-ft Flat For Sale [Sector 106, Gurgaon](#)

 **2 Beds**
 **2 Baths**
 **2 Balconies**
 **1 Covered Parking**

 Outdoor Te... 
  Service/Cood...

Super Built-Up Area <b>1366 sqft *</b> ₹14.42/sqft	Developer <a href="#"><b>Godrej Properties</b></a>	Project <a href="#"><b>Godrej Meridien</b></a>	Transaction Type <b>New Property</b>
Facing <b>North - East</b>	Lifts <b>3</b>	Furnished Status <b>Semi-Furnished</b>	Car Parking <b>1 Covered</b>

dwarkexpresswayprojects.in/godrej-meridien/

Buy Property on Dwarka Expressway

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HOME ABOUT PRICE FLOOR PLAN MASTER PLAN LOCATION MAP CONTACT



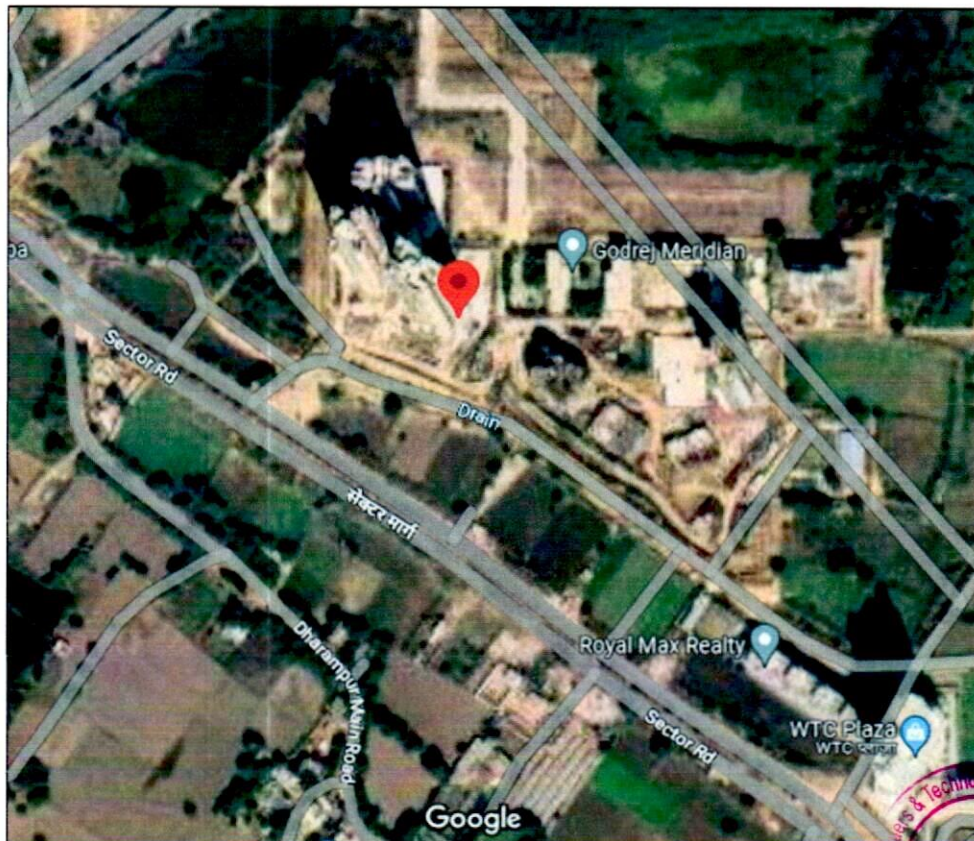
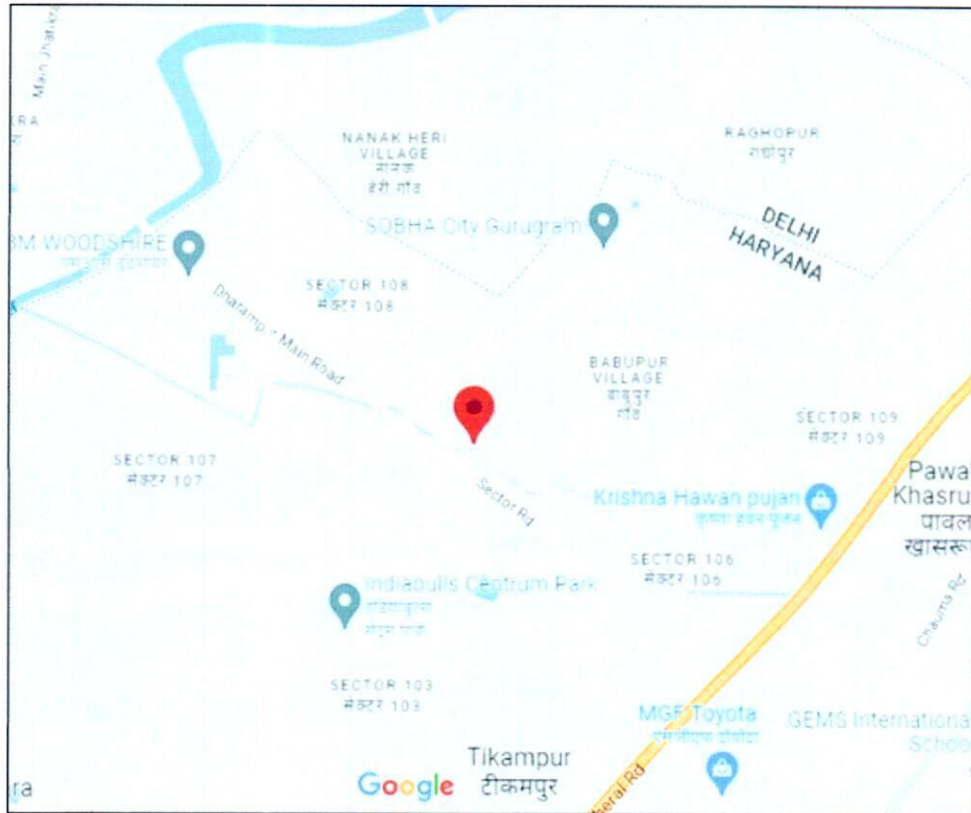
### GODREJ MERIDIEN PRICE LIST

Type	Total Area	Total Cost
2 BHK	1366	Call for Price
3 BHK	1855	₹ 2.78 Cr* Onwards
3 BHK + Utility	2002	Call for Price
4 BHK + Utility	2720	Call for Price

- BHK - Bedroom, Hall and Kitchen, SQ/SR - Servant, ST/STD - Study, T- Toilet.
- Total Area includes carpet & exclusive areas.



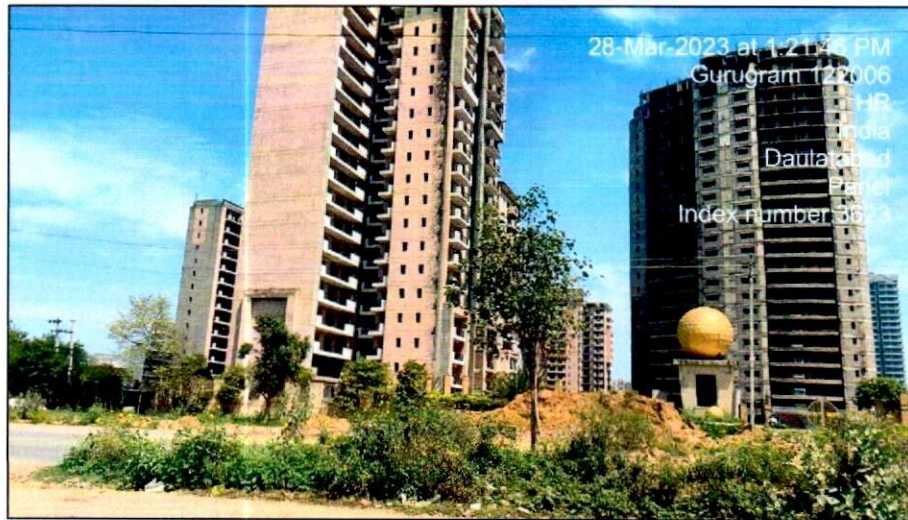
**ENCLOSURE 2: GOOGLE MAP LOCATION**



*Signature*

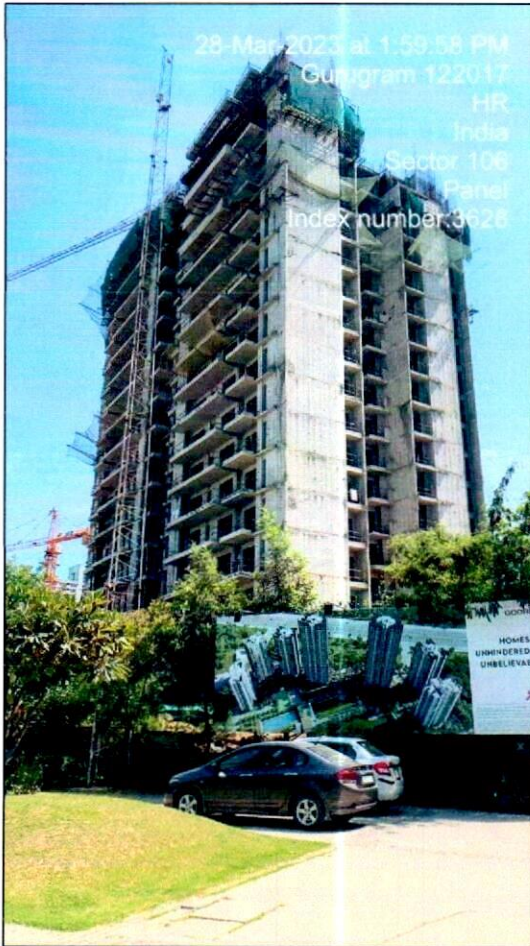
**R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.**

## ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY



*[Handwritten Signature]*

*[Circular Stamp: Techno Engineering Consultants Pvt. Ltd.]*



## PROJECT TIE-UP REPORT

GODREJ MERIDIEN



**ENCLOSURE: 4- COPY OF CIRCLE RATE**

[illegible][illegible]

11	Moolthera	TOTAL AREA in R ZONE	32000000	17000	42000	NA	NA	NA	NA	32000000	17000	42000	NA	NA	NA	NA	NA	NA	NA	32000000	
12	Shahpur	TOTAL AREA in R ZONE	32000000	18000	44000	25% NH-4B	40000000	NA	NA	32000000	18000	44000	25% NH-4B	40000000	NA	NA	25% NH-4B	#REF!	NA	NA	32000000
13	Naharpur Rupa	TOTAL AREA in R ZONE	30000000	31000	45000	25% NH-4B	37500000	NA	NA	30000000	31000	45000	25% NH-4B	37500000	NA	NA	25% NH-4B	#REF!	NA	NA	30000000
14	Sukhrali	TOTAL AREA in R ZONE	32000000	18000	44000	25% NH-4B	40000000	NA	NA	32000000	18000	44000	25% NH-4B	40000000	NA	NA	25% NH-4B	#REF!	NA	NA	32000000

code :

- Note :
- Any land for which change of land use (CLU) has been obtained the following rate will be applicable
    - 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.
    - Ware House to Two Times of Agriculture Collector Rates.
  - Land falling on Gurugram Badli Road and Gurugram to Patauli Road and Gurugram Farrukhnagar Road, the value of land will be 10% more upto depth of 2 Acres.
  - Land falling on NH/NPR the value of land will be 25% more upto depth of 2 Acres.
  - Land less than 1000 Sq. Yd. will be treated as residential for stamp duty collection.

Abbreviation: - NH: - National Highway



**ENCLOSURE 5: OTHER RELEVANT DOCUMENTS**

**APPROVAL OF REVISED BUILDING PLAN:**

**Greater Noida Industrial Development Authority**  
**Plot No. -01, Knowledge Park-4, Greater Noida**

PLG(BP) 3719 / FTS No - 7759  
Dated 17/11/2017

To,  
**M/S PROSPER BUILDTECH P. LTD.**  
**602A, plot no.-17, Sachdeva Coporate Tower**  
**DDA Community Centre, Karkardooma**  
**DELHI- 110092**

**CONDITIONAL**, with respect point no. 17  
vis-a-vis notification 60(A) dated 27-1-1994 and  
its amendment from time to time and notification  
dated 14-09-2006 issued by Ministry of  
Environment & Forest and point no. 18 vis-a-vis  
guidelines & 15.11.2012 of C.G.W.A.

Sir,

With reference to your application no- 54385, dated- 25.10.2017 for grant of **Revised Sanction Building Plan of Residential building on Plot no. GH-04B, Sector- 10 Greater Noida** This is to inform you that the sanction is being granted by the Authority with the following conditions:

1. This sanction is being granted under the provision of 'The Greater Noida Industrial Development Area Building Regulation 2010.
2. The validity of this Revalidation of sanction is **up to-5 Years**.
3. In case allotment is cancelled/leave in determine for whatsoever reason by functional department, aforesaid sanction shall automatically be deemed to have been withdrawn.
4. During this period, after the completion of construction it is necessary to apply for occupancy certificate. **Time extension charge shall be payable as applicable.**
5. If demanded by the Authority, You shall be liable to pay charges for the provision of any further facilities/development/improvement.
6. A copy of the sanction drawing shall always be kept at site and shall be made available to any officer of the Authority on demand.
7. No addition/alteration is permitted in the sanctioned drawings. For any changes prior permission from the Authority required.
8. You shall be responsible for carrying out the work in accordance with the requirements of Greater Noida Industrial Development Building Regulation 2010. And direction made from time to time.
9. Prior permission is required before digging an under ground bore well.
10. No activity other than as specified in lease deed shall be permitted in the premises.
11. Prior permission is permission from the Authority is required for temporary structure also like labour huts & site office.
12. Gate shall open on to the service road only. Direct access to the main carriageway shall not be provided.
13. Services, rain water harvesting shall be laid as per approval of Authority.
14. No parking of any kind shall be permitted on r/w of road.
15. Pejometer shall have to be installed as per direction issued by Authority.
16. Complying with all the requirement for obtaining NOC from various departments prior to submission of application for occupancy shall be the responsibility of allottee irrespective of the proposal sanctioned by GNIDA.
17. **Before starting construction, the NOC is required from Ministry of Environment & Forest under notification no- 60(A) dated 27-1-1994 and its amendment from time to time or under notification dated 14-09-2006 which ever is applicable. The copy of shall be submitted to the Authority. If construction is started before obtaining the NOC, the sanction shall be treated as cancelled.**
18. **Before starting construction, the NOC is required from Central Ground Water Authority under notification dated 15.11.2012. The copy of N.O.C. from C.G.W.A. shall be submitted to the Authority. If construction is started before obtaining the NOC, the sanction shall be treated as cancelled.**
19. Mechanical ventilation to be provided in the basement as per IS Code.
20. The prometry shall follow provisions of UP Apartment Act, 2010 and its applicability to the project as per defined rules and amendments made in future. As per the provision of UP Apartment Rules 2011.
21. The construction on the plot shall have to be done in accordance with the provision of MOEF Guidelines 2010 and Hon'ble NGT orders from time to time in this regard.
22. The promoter shall inform the office of Planning Department for site visite when construction upto plinth level and Gr. Floor Slab level is reached. After clearance from planning department the promoter can go ahead with Construction beyond plinth level & Ground Floor Slab.


Encl: Copy of sanctioned drawings ( )  
Copy to G.M. (Engg.) for information and n/a Manager (Commercial) for information and n/a

Nishu  
D.G.M. (Planning)

D.G.M. (Planning)

## RERA REGISTRATION CERTIFICATE:

### PHASE I:



**HARERA  
GURUGRAM**

**CONDITIONS OF REGISTRATION**

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

- The promoter shall enter into an agreement for sale with the allottees as provided by the Government.
- The promoter shall offer to execute and register a conveyance deed in favour of the allottee or the association of the allottees as the case may be, of the unit/apartment/plot or building as the case may be.
- The promoter shall comply with the provisions of the Haryana Real Estate (Regulation and Development) Act, 2016.
- The promoter shall deposit twenty percent of the amount realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4.
- The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and applicable in the State.
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- The promoter shall comply with all other terms and conditions as conveyed by the Authority.

**VALIDITY OF REGISTRATION**

The registration shall be valid for the period commencing from 18<sup>th</sup> May 2018 and ending with 10<sup>th</sup> September 2023 unless extended by the Authority in accordance with the Act and rules made thereunder subject to compliance of provisions of rule 5(2) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

**REVOCATION OF REGISTRATION**

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

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

**HARYANA REAL ESTATE  
REGULATORY AUTHORITY  
GURUGRAM**

**HARERA  
GURUGRAM**

**NO. RC/REP/HARERA/GGM/2018/ 05**  
**DATE 18-05-2018**

**REGISTRATION CERTIFICATE  
REAL ESTATE PROJECT  
GODREJ MERIDIEN**

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

PARTICULARS OF THE NEW PROJECT		
S.N.	Particular	Detail
1	Name of the project/phase	Godrej Meridien
2	Location	Sector-136, Gurugram, Haryana
3	Total licensed area of the project	14.79 Acres
4	Present phase registered	1
5	Area of phase for registration	0.61 acres
6	Type of Project	Residential Group Housing
7	Total FAR of the phase registered	64,140 sq. mtr.
8	Number of Towers	2 Towers, 1 DWS Building, 1 Convenience Shopping, 1 Community Building
9	Number of Units	192 Apartments+133 DWS Units
10	Height of Building/No. of Storeys	Tower-1 (2B+G+21/2) 4 m Tower-2 (2B+G+19/20 m) Convenience Shopping (6/8 m) DWS (15+7/23.375 m) Community Building (G+2/1.3 m)

PARTICULARS OF THE PROMOTER		
S.N.	Particular	Detail
1	Name	Godrej Real View Developers Private Limited
2	Registered Address	6 <sup>th</sup> Floor, Godrej One, Panchsagar, Eastern Express Highway, Vileparle (East), Mumbai, 400074
3	Local Address	1 <sup>st</sup> Floor, 1st House, Tower A, Plot No. 35, Gate No. 1, Sector-44, Gurugram, 122002
4	CIN	U45399MH2016PTC285438
5	PAN	AAACG3106N
6	Status	Private Limited Company
7	Mobile No.	91-9868124406
8	Landline No.	91-22-66710706, 491-8024-4956-110
9	Email ID	sales@rc.godrejspace.com
10	Authorized Signatory	Anshul Shetty

FINANCIAL DETAILS		
S.N.	Particular	Amount (in Lakhs)
1	Estimated Cost	19,80.37 (Approx.)
2	Amount spent up to March 18	11.80 (Approx.)
3	Balance to be spent on the project	19,68.57 (Approx.)
4	Cost of infrastructure	516.25 (Approx.)
5	Recurring expenditure on infrastructure	516.25 (Approx.)
6	No. of units sold	NA

This registration certificate is based on the information supplied by the promoter and an authenticated brief of which is annexed herewith.

**Dated:** 18-05-2018  
**Place:** Gurugram

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

**PHASE II:**



**HARERA  
GURUGRAM**

**CONDITIONS OF REGISTRATION**

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

- (i) The promoter shall enter into an agreement for sale with the allottees as prescribed by the Government.
- (ii) The promoter shall offer to execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the ready possession of plot or building as the case may be.
- (iii) The promoter shall comply with the provisions of the Haryana Real Estate (Regulation and Development) Rules, 2017.
- (iv) The promoter shall deposit security amount of the amount required by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (2) of sub-section (2) of section 4.
- (v) The promoter shall comply with the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and applicable to the State.
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- (vii) The promoter shall comply with all other terms and conditions as prescribed by the Authority.

**VALIDITY OF REGISTRATION**

The registration shall be valid for the period commencing from 18<sup>th</sup> May 2018 and ending with 30<sup>th</sup> September 2023 unless extended by the Authority in accordance with the Act and rules made thereunder subject to compliance of provisions of rule 5(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

**REVOCATION OF REGISTRATION**

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

FORM REP-01 (See rule 5(1))

**HARYANA REAL ESTATE  
REGULATORY AUTHORITY  
GURUGRAM**

**HARERA  
GURUGRAM**

NO. RC/REP/HARERA/GGM/2018/ 06  
DATE 18-05-2018

**REGISTRATION CERTIFICATE  
REAL ESTATE PROJECT  
GODREJ MERIDIEN**

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

**PARTICULARS OF THE NEW PROJECT**

S.N.	Particular	Detail
1.	Name of the project/phase	Godrej Meridien
2.	Location	Sector 13B, Gurugram, Haryana
3.	Total licensed area of the project	14.742 acres
4.	Project phase registered	0
5.	Area of phase registered	1.111 acres
6.	Type of Project	Residential (single housing)
7.	Total FSI of the phase registered	4291.84 sq. mtr
8.	Number of floors	11 floors
9.	Number of units	114 Apartments
10.	Height of Building/No. of Storeys	Tower-01/Storey-1 (20+6+14)=39.75m

**PARTICULARS OF THE PROMOTER**

S.N.	Particular	Detail
1.	Name	Godrej Real Estate Developers Private Limited
2.	Registered Address	47 Floor, Godrej One, Panchsheel Towers, Express Highway, Saket, New Delhi-110029
3.	Local Address	47 Floor-44, Godrej Tower A, Plot No. 15, Sector-13B, Gurugram-122002
4.	CIN	145900ML2007070100000000
5.	PAN	AAACG12345678
6.	State	Private Limited Company
7.	Mobile No.	9876543210
8.	Landline No.	011-22222222
9.	Email ID	rc@rkassociates.com
10.	Authorized Signatory	Sudhakar Matha

**FINANCIAL DETAILS**


S.N.	Particular	Amount (in Lakhs)
1.	Estimated Cost	1000000000
2.	Amount spent up to March 18	1000000000
3.	Balance to be spent on the project	1000000000
4.	Cost of infrastructure	1000000000
5.	Remaining expenditure on infrastructure	1000000000
6.	No. of units sold	0

This registration certificate is issued on the information supplied by the promoter and as authentic and brief of which is assured hereby.

Dated: 18.05.2018  
Place: Gurugram

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

**PHASE III:**



**CONDITIONS OF REGISTRATION**

The registration is granted subject to the following conditions, namely:-

- (i) The promoter shall submit return of account as 18 of 2016, being permission within a period of 1 month from the date of grant of registration certificate.
- (ii) The promoter shall enter into an agreement for sale with the allottees as prescribed in The Haryana Real Estate (Regulation and Development) Rules, 2017.
- (iii) The promoter shall offer to execute a registered conveyance deed of the apartment, part or building, as the case may be, in favour of the allottee along with the undivided proprietary share in the common areas to the satisfaction of allottee or competent authority, as the case may be, as provided under section 17 of the Act.
- (iv) The promoter shall comply/allow usage of common areas as per Rule 2(187) of the Haryana Real Estate (Regulation and Development) Rules, 2017.
- (v) The promoter shall deposit security amount of the amounts realized by the promoter in a separate account to be maintained in a bank and the said cost to be used only for that purpose as per sub-clause (f) of clause (f) of sub-section (1) of section 4.
- (vi) The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016, and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and apply same in the State.
- (vii) The promoter shall repay the dues as per the Haryana Real Estate Regulatory Authority, Gurugram (Directive to the Builders/Promoters with regard to opening of Bank accounts as per provisions of RERA, Regulation, 2017 notification no 79/2019/Reg dated 10.11.2019).
- (viii) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- (ix) The promoter shall comply with all other terms and conditions as mentioned in the attached brief and as conveyed by the Authority from time to time. Additional terms and conditions given at the end of the attached brief and if any observation same may be included within three months.

**VALIDITY OF REGISTRATION**

The registration of this project shall be valid for the period commencing from 10<sup>th</sup> February, 2020 and ending with 30<sup>th</sup> Sep, 2025 (congression date as declared by the promoter in RFP-1) unless extended by the Authority in accordance with the Act and rules made thereunder subject to compliance of provisions of rule 5(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

**REVOCATION OF REGISTRATION**

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

GODREJ MERIDIEN

**HARYANA REAL ESTATE  
REGULATORY AUTHORITY  
GURUGRAM**

**HARERA  
GURUGRAM**

REGISTRATION NO. 09 OF 2020

RC/REP/HARERA/GGM/393/125/2020/09 Date: 10.02.2020

UNIQUE NO. GENERATED ONLINE RERA GRC-PROJ-517-2019

**REGISTRATION CERTIFICATE  
REAL ESTATE PROJECT  
GODREJ MERIDIEN-III**

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

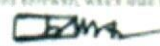
PARTICULARS OF THE NEW PROJECT		
S.N.	Particular	Detail
1	Name of the phase	Godrej Meridien-III
2	Location	Sector 136, Bahupur, Gurugram
3	Total sanctioned area of the project	14.793 acres
4	Area of project for registration	5.04 acres
5	Nature of the project	Group Housing
6	Total FSI of the project	5/6124.664 sqm (Nursery School B09-10, Residential: 58220.504)
7	Number of Towers	4 Towers (Tower 4, 5, 6, 7), Nursery School
8	Number of Units	More units - 420

NAME OF THE PROMOTER		
S.N.	Particular	Detail
1	Promoter 1/License holder	Randome Promoters Pvt Ltd
2	Promoter 2/Change of developer	M/s Godrej Real View Developers Pvt Ltd

PARTICULARS OF THE PROMOTER 1 / DEVELOPER		
S.N.	Particular	Detail
1	Name	M/s Godrej Real View Developers Pvt Ltd
2	Registered Address	5 <sup>th</sup> Floor, Godrej One, Preetnamagar, Eastern Express Highway, Vilepari (East), Mumbai 400079
4	Corporate Office Address	5 <sup>th</sup> Floor, Godrej One, Preetnamagar, Eastern Express Highway, Vilepari (East), Mumbai 400079
5	Local Address	5 <sup>th</sup> Floor, Godrej One, Preetnamagar, Eastern Express Highway, Vilepari (East), Mumbai 400079
6	CIN	U45399MH2016PTC285438
7	PAN	AAACG2109N
8	Status	Active
9	Mobile No.	9971692420
10	Landline No.	9114-4956150
11	Email id	retanurice.godrejs@godrejsproperties.com
12	Authorized Signatory	Gurmakh Singh Bajwa

DETAILS OF THE BANK ACCOUNT			
S.N.	Type of bank account	Account No.	Name and branch of the bank
1	Master Account of the Project (100%)	017755912038	KIO Bank, Qutub Plaza, DLF Phase-I, Gurugram 122002
2	Separate RERA account of the project (70%)	017755912037	KIO Bank, Qutub Plaza, DLF Phase-I, Gurugram 122002
3	Free account of the promoter of the project (30%)	017755912036	KIO Bank, Qutub Plaza, DLF Phase-I, Gurugram 122002

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

  
 (Dr. K.K. Khundehwal)  
 Chairman  
 Haryana Real Estate Regulatory Authority  
**DR. KUSHWA KHERR KHANDEHWAL, IAS (P)**  
 CHAIRMAN  
 HARYANA REAL ESTATE REGULATORY AUTHORITY  
 GURUGRAM

**LICENSE:**

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

Licence No. 18. of 2008

- 1 This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder to (i) M/s Rainbow Promoters (P) Ltd. (ii) M/s Valley side Developers (P) Ltd C/o M/s Countrywide Promoters Pvt. Ltd., M-11, Middle Circle, Connaught Circus, New Delhi-110001 for setting up of a Group Housing Colony falling in the revenue estate of Village- Babupur, Tehsil & Distt - Gurgaon.
- 2 The particulars of land wherein the aforesaid colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
- 3 The licence is granted subject to the following conditions -
  - (a) That the Group Housing Colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specification shown in the approved plan.
  - (b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development & Regulation of Urban Areas Act, 1975 and Rules 1976 framed thereunder are duly complied with.
  - (c) That the demarcation plan of the colony is submitted for approval of the zoning plan and before starting the development works in the colony.
- 4 That the Licensee shall construct the portion of service road forming part of licensed area at his own cost and will transfer the same free of cost to the Government alongwith area falling in green belt.
- 5 That the portion of Sector/Master Plan road which shall form part of the licensed area shall be transferred free of cost to the Government in accordance with Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- 6 That the Licensee will not give any advertisement for sale of Flats in Group Housing Colony before the approval of Layout plan/ Building plan.
- 7 That you will have no objection to the regularization of the boundaries of the licensed land through give equal and take equal with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of competent authority shall be binding in this regard.
- 8 That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-4-2006 of Ministry of Environment and Forest, Govt. of India before starting the development works of the colony.
- 9 That the developer will use only CFL fittings for internal lighting as well as for campus lights in the group housing complex.
- 10 The licence is valid upto 1-2-2010.



**RENEWAL OF LICENSE:**

**Directorate of Town & Country Planning, Haryana**

Yojna Bhawan, Plot No. 3, Block-A, Sector 18 A, Madya Marg, Chandigarh.

web site: tcpharyana.gov.in

Phone: 0172-2549349; E-mail: tcpharyana7@gmail.com

Regd.

To

Godrej Real View Developers Pvt. Ltd.,  
3<sup>rd</sup> Floor, UM House Tower-A,  
Plot No. 3SP, Gate No. 1, Sec- 44,  
Gurugram: 122002.

Memo No. LC-1017/Asstt.(AK)/2020/ 4953

Dated: 24-02-2020

Subject: Renewal of licence No. 18 of 2008 dated 02.02.2008 granted for setting up of Group Housing Colony over an area measuring 14.793 acres in Sector 106, Gurugram being developed by Godrej Realview Developers Pvt. Ltd.

Reference: Your application dated 26.12.2019 on the subject cited above.

1. License No. 18 of 2008 dated 02.02.2008 granted for setting up of Group Housing Colony over an area measuring 14.793 acres in Sector 106, Gurugram is hereby renewed up to 01.02.2025 on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of license of further period.
3. The amendment in Rule 13 in respect of charging of renewal fees is under consideration, for which the draft notification was notified on 20.08.2019. Therefore, increased renewal fees shall be deposited in accordance with the final notification within 30 days as per your undertaking dated 08.01.2020.
4. You shall complete the construction of all the community buildings as per amended provisions of Section 3(3)(a)(iv) of Act No. 8 of 1975.
5. The delay in allotment of EWS flats, if any will be got compounded in accordance with the provision of Departmental policy dated 16.08.2013.
6. The applicant company shall get the license renewed till final completion of the colony is granted.

The renewal of license will be void-ab-initio, if any of the conditions mentioned above are not complied with.

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

Endst no: LC-1017/Asstt.(AK)/2020/

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Chief Account officer of this Directorate.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Nodal Officer (website) for updation on website.

(Rajesh Kaushik)  
District Town Planner (HQ)  
For: Director General, Town & Country Planning  
Haryana, Chandigarh



**TRANSFER OF LICENSE ORDER:**

**Directorate of Town & Country Planning, Haryana**  
SCO-71-75, 2<sup>nd</sup> Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349  
Web site tcpharyana.gov.in · e-mail: tcpharyana@gmail.com

**ORDER**

In pursuant to this office Endst. No. SDP-2008/2822 dated 05.02.2008, Licence No. 18 of 2008 dated 02.02.2008 was granted in favour of Rainbow Promoters (P) Ltd. & Valleyside Developers (P) Ltd. in collaboration with Countrywide Promoters Pvt. Ltd., M-11, Middle Circle, Cannught Circus, New Delhi - 110001 for development of Group Housing Colony over an area measuring 14.793 acres falling in the revenue estate of village Babupur, Sector 106, Gurgaon Manesar Urban Complex, District Gurgaon under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and rules framed thereunder.

In principle approval for transfer of said licensed area and change of developer in favour of Godrej Real View Developers Pvt. Ltd. was granted under the provisions of Rule 17 of Rules 1976 and the policy parameter dated 18.02.2015 vide this office memo No. 9321 dated 11.05.2017 on the request of licensees, who have complied with the terms and conditions of said in principle approval within prescribed period of 90 days and submitted requisite documents. Therefore, the said licensed area measuring 14.793 acres is hereby transferred under Rule 17 of the Haryana Development & Regulation of Urban Areas Rules, 1976 in the name of Godrej Real View Developers Pvt. Ltd. The revised land schedule of License No. 18 of 2008 dated 02.02.2008 is enclosed herewith. The terms and conditions as stipulated in the above said license will remain the same and will be complied with by Godrej Real View Developers Pvt. Ltd. The transferee company will also abide by the terms and conditions of the agreement LC-IV and Bilateral Agreement executed with the Director General, Town & Country Planning, Chandigarh.

The approval of all the plans accorded in favour of original licensees shall now be deemed approved in favour of transferee company.

  
(T.L. Satyaprakash, IAS)  
Director, Town & Country Planning  
Haryana Chandigarh

Endst. No. LC-1017(II)-PA (SN) 2017/ 80988 Dated 24/8/17


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

1. Rainbow Promoters (P) Ltd. & Valleyside Developers (P) Ltd. in collaboration with Countrywide Promoters Pvt. Ltd., M-11, Middle Circle, Cannught Circus, New Delhi - 110001.
2. Godrej Real View Developers Pvt. Ltd. Godrej-1, 5<sup>th</sup> Floor, Pirojshangar, Eastern Express Highway, Vikhroli (East), Mumbai-400079 for information and necessary action.

  
(Sanjay Kumar)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana Chandigarh



**HEIGHT CLEARANCE NOC FROM AAI:**



**भारतीय विमानपत्तन प्राधिकरण**  
**AIRPORTS AUTHORITY OF INDIA**

No. AAI/PHS/IN/FA/TH/101016/177032/12-1/1212-21

M/s Countrywide Promoters Pvt Ltd  
M-11, Middle Circle, Connaught  
Circus, New Delhi-110001

Date: 14-10-2016  
Valid Up to: 13-10-2021

**No Objection Certificate for Height Clearance**

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	PALM NORTH/101016/177032
Applicant Name*	Rajeev
Site Address*	21.961 Acres Group Housing Plot at Sector-106, Village Babupur, Gurgaon, Babupur, Delhi, Delhi
Site Coordinates*	76 59 17.53-28 30 24.01, 76 59 17.64-28 30 28.09, 76 59 22.28-28 30 24.08, 76 59 23.49-28 30 33.81, 76 59 25.03-28 30 27.94, 76 59 32.33-28 30 24.03, 76 59 32.37-28 30 25.83,
Site Elevation in mtrs AMSL as submitted by Applicant*	215.98 M
Permissible Top Elevation in mtrs Above Mean Sea Level (AMSL)	335.98M

\*As provided by applicant

3. This NOC is subject to the terms and conditions as given below:

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. Applicant owns the responsibility not authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994"

b. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

c. The issue of the "NOC" is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994

d. No radio/TV Antenna, lighting arresters, staircase, Muntree, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 335.98M, as indicated in para 2.

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काशी भवन  
K. Bhowan

सफदरजंग हवाई अड्डा नई दिल्ली-110003  
Safdarjung Airport, New Delhi-110003


दूरभाष : 24632950  
Phone 24632950



**NOC FROM POLLUTION CONTROL BORAD:**



**HARAYANA STATE POLLUTION CONTROL BOARD**  
**PERFORMA FOR OBTAINING NO OBJECTION CERTIFICATE(N.O.C)**  
(For Status you may visit Website of the Board- hspcb.gov.in)



Industry ID: 18GUNO623427  
Application No: 5257880  
Application Date: 05-04-2018

**PART-A**

- NAME AND ADDRESS OF THE PROMOTER/INDUSTRIAL UNDERTAKING (BLOCK LETTERS)**

Name of Industrial undertaking : M/s Godrej Real View Developers Pvt. Ltd.  
"Group Housing Colony" at Village-  
Babupur, Sector-106, Gurugram, Haryana  
.GURGAON NORTH

Name of the promoter/ MD/Managing Partner with surname first : Rahul Soni  
Authorized Signatory  
M/s Godrej Real View Developers Pvt. Ltd.  
at 3rd Floor, UM House, Plot No. 35,  
Sector- 44, Gurugram, Haryana-122002  
9711971920
- Address for communication** : 3rd Floor, UM House, Plot No. 35, Sector-  
44, Gurugram, Haryana-122002  
Gurugram, Gurugram, 122002
- Telephone** : 0122-61698500
- Fax No.** : -
- Pin Code** : 122002
- Email Address** : rahul.soni@godrejproperties.com
- Constitution of the firm/ company** : Private Limited Company
- Location** : "Group Housing Colony" at Village-  
Babupur, Sector-106, Gurugram, Haryana
- Place/Town** : Gurugram
- District** : GURGAON NORTH
- State** : Haryana
- Main items of manufacture/activity**

Sr. No.	Name of the Product produced/to be produced		Quantity of Products produced/to be produced.			
			Licensed production capacity	Installed Production Capacity	Avg. Actual Production	Average Actual production for which the consent is sought
1	N/A	Metric Tonnes/Daily	0	0	0	0
- Investment in fixed assets(Rs. In Lakhs)**



**NOC FROM FOREST DEPARTMENT :**

**Forest Department, Govt. of Haryana  
Office of Dy. Conservator of Forests, Gurgaon  
Forest Complex, Sohna Road, Near Court, Gurgaon, Ph. 0124-2655401**

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**No.:** 1292-66 **Dated:** 18/7/16

**To,**

**M/s Countrywide Promoters Pvt. Ltd.  
M-11, Middle Circle, Connaught Circus,  
New Delhi-110001**

**Sub.:** Clarification regarding Applicability of forest laws on land Applied by **M/s Countrywide Promoters Pvt. Ltd.** land located at Village **Babupur** in District Gurgaon.

Applicant **M/s Countrywide Promoters Pvt. Ltd, M-11, Middle Circle, Connaught Circus, New Delhi-110001** vide letter No. dated **15.07.2016** made a request in connection with land measuring **21.961 Acres** having Rect No. **19** Killa No. **15/1** Rect. No. **20** Killa No. **11, 12/1, 19, 20/1, 20/2, 21/1, 22** Rect. No. **28** Killa No. **1/1, 2, 3, 4, 6, 7/1, 7/2, 8, 9/1, 9/2, 10, 11/1, 12/1, 13/1, 13/2, 14, 16, 17, 18/1, 19/1/1, 23/2, 24/1/2** Rect No. **29** Killa No. **5, 6, 15/1** located at village **Babupur Tehsil & District Gurgaon** Total land measuring **21.961 Acres**. Applicant made a proposal to use this land for **Group Housing Colony**. In reference to the information provided by the User Agency in form of facts/ Maps & GPS Co-ordinates and subsequent verification of the provided facts with the available official records & Geo-referencing done of the co-ordinates provided by User Agency on Google Earth the following is made clear that:-


- As per records available above said land is Not part of Notified Reserved Forest, Protected Forest under Indian Forest Act, 1927 or any area closed under section 4 & 5 of Punjab Land Preservation Act, 1900.
- It is clarified that by the Notification No. S.O. 8/P.A. 2/1900/S. 4/2013 dated 4th January, 2013, whole Revenue Estate of Gurgaon is Notified u/s 4 of PLPA 1900 and S.O. 81/P.A. 2/1900/S. 3/2012 dated 19th December, 2012 u/s 3 of PLPA 1900. The area is however Not recorded as forest in the Government record but felling of any tree is strictly prohibited without the permission of Divisional Forest Officer, Gurgaon.
- If approach is required from Protected Forest by the user agency, the clearance/regularization under Forest Conservation Act 1980 will be required. Without prior clearance from Forest Department, the use of Forest land for approach road is strictly prohibited. **M/s Countrywide Promoters Pvt. Ltd** whose land is located at village **Babupur District Gurgaon** must obtain clearance as applicable under Forest Conservation Act 1980.
- As per the records available with the Forest Department, Gurgaon, the area does Not fall in areas where plantations were raised by the Forest Department under Aravalli project.
- All other statutory clearances mandated under the Environment Protection Act 1986, as per the Notification of Ministry of Environment and Forests, Government of India, dated 07-05-1992 or any other Act/order shall be obtained as applicable by the project proponents from the concerned authorities.
- The project proponent will Not violate any Judicial Order/ direction issued by the Hon'ble Supreme Court/ High Courts.
- It is clarified that the Hon'ble Supreme Court has issued various judgments dated 07.05.2002, 29.10.2002, 16.12.2002, 18.03.2004, 14.5.2008 etc. pertaining to Aravalli region in Haryana, which should be complied with.
- The aforesaid clarification is for the facts/location maps/GPS Co-ordinates provided by the user agency.

**GPS Co-ordinates:-**

(i) 28° 30' 23.82" N 76° 59' 17.50" E	(ii) 28° 30' 28.03" N 76° 59' 20.49" E
(iii) 28° 30' 29.25" N 76° 59' 20.05" E	(iv) 28° 30' 33.32" N 76° 59' 24.36" E
(v) 28° 30' 31.75" N 76° 59' 22.75" E	(vi) 28° 30' 30.30" N 76° 59' 29.73" E
(vii) 28° 30' 29.65" N 76° 59' 29.91" E	(viii) 28° 30' 25.88" N 76° 59' 32.19" E
(ix) 28° 30' 24.74" N 76° 59' 35.77" E	(x) 28° 30' 21.83" N 76° 59' 32.59" E
(xi) 28° 30' 19.94" N 76° 59' 29.76" E	(xii) 28° 30' 19.96" N 76° 59' 26.27" E
(xiii) 28° 30' 23.23" N 76° 59' 20.18" E	

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

Date: \_\_\_\_\_  
Place: Gurgaon



Dy. Conservator of Forests,  
Gurgaon

**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

*Bar.*



	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 <b>V-L10 (Project Tie Up format) _V_10.2_2022</b> 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.	<b>Defect Liability Period is 15 DAYS.</b> 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 <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> 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 <b>ONE YEAR</b> . 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]*  
