

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

CASE NO. VIS(2023-24)-PL005-004-004

DATED: 17/04/2023

## PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	MANSHA

### SITUATED AT

PLOT NO. 700 TO 706, STREET NO. CROSS 17 POCKET- L, SECTOR-8, MET  
CITY MODEL ECONOMIC TOWNSHIP, VILLAGE: YAKUBPUR, TEHSIL: BADLI,  
DISTRICT: JHAJJAR, HARYANA

### DEVELOPER/ PROMOTER

M/S. SHREE VAASTU BUILDWELL PRIVATE LIMITED.

### REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, BAHADURGARH

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ACM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU  
Banks

*Important: In case of any query/ issue/ concern or escalation you may please contact Incident Manager @  
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.*

*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

PLOT NO. 700 TO 706, STREET NO. CROSS 17 POCKET- L, SECTOR-8, MET  
CITY MODEL ECONOMIC TOWNSHIP, VILLAGE: YAKUBPUR, TEHSIL: BADLI,  
DISTRICT: JHAJJAR, HARYANA





**PART B**

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

<b>Name &amp; Address of Branch</b>	State Bank of India, HLST Branch, Bahadurgarh
<b>Name of Project</b>	Mansha
<b>Work Order No. &amp; Date</b>	Assignment received through an email dated 29/03/2023

SR. NO.	CONTENTS	DESCRIPTION		
<b>1.</b>	<b>GENERAL DETAILS</b>			
i.	Report prepared for	State Bank of India, HLST Branch, Bahadurgarh		
ii.	Name of Developer/ Promoter	M/S. Shree Vaastu Buildwell Private Limited.		
iii.	Registered Address of the Developer as per MCA website	Regd. Office: 207, Second Floor, BG-8 DDA Market LSC, Paschim Vihar, West Delhi, Delhi-110063		
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	5 April 2023		
viii.	Date of Assessment	17 April 2023		
ix.	Date of Report	17 April 2023		
x.	Property Shown by	<b>Name</b>	<b>Relationship with Owner</b>	<b>Contact Number</b>
		Mr. Ravi Kishan	Employee	+91-9090124040
xi.	Purpose of the Report	For Project Tie-up for individual Flat Financing		
xii.	Scope of the Report	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.		
xiii.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work. h) Valuation techniques and principles.		
xiv.	Documents provided for perusal	<b>Documents Requested</b>	<b>Documents Provided</b>	<b>Documents Reference No.</b>
		Total Documents requested.	Total Documents provided.	
		Project Land Title Deeds	6 nos. of Sale Deed	Dated 30/03/2022



		Grant of building approval plans	BR-III - Approval of building plans Letter from DTCP (HR Govt.)	---
		Project Approvals and building plans	Form LC-V - Formal Grant of license for setting Group Housing Society from DTCP	License No. 11 of 2021 dated 12/30/2021
		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 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	Rs.6,23,00,000/-		
ii.	Total Expected Realizable/ Fetch Value	Rs.5,29,55,000/-		
iii.	Total Expected Distress/ Forced Sale Value	Rs.4,67,25,000/-		
iv.	Total No. of Dwelling Units	28 DUs (as per sanctioned map)		
v.	Carpet area of the project	18,760 sq. ft.		
vi.	Saleable Area of the Project	34,300 sq. ft.		
vii.	Inventory Cost as on "Date of Assessment"	No information available		
3.	ENCLOSURES			
i.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 30		
ii.	Enclosure 2	Google Map – Page No. 31		
iii.	Enclosure 3	Photographs of The property – Pages.32-34		
iv.	Enclosure 4	Copy of Guideline rates– Pages 35		
v.	Enclosure 5	Other relevant documents Page No. 36-44		
vi.	Enclosure 6	Consultant's Remarks Page No. 45-47		
vii.	Enclosure 7	Survey Summary Sheet – Pages 02		

TBA



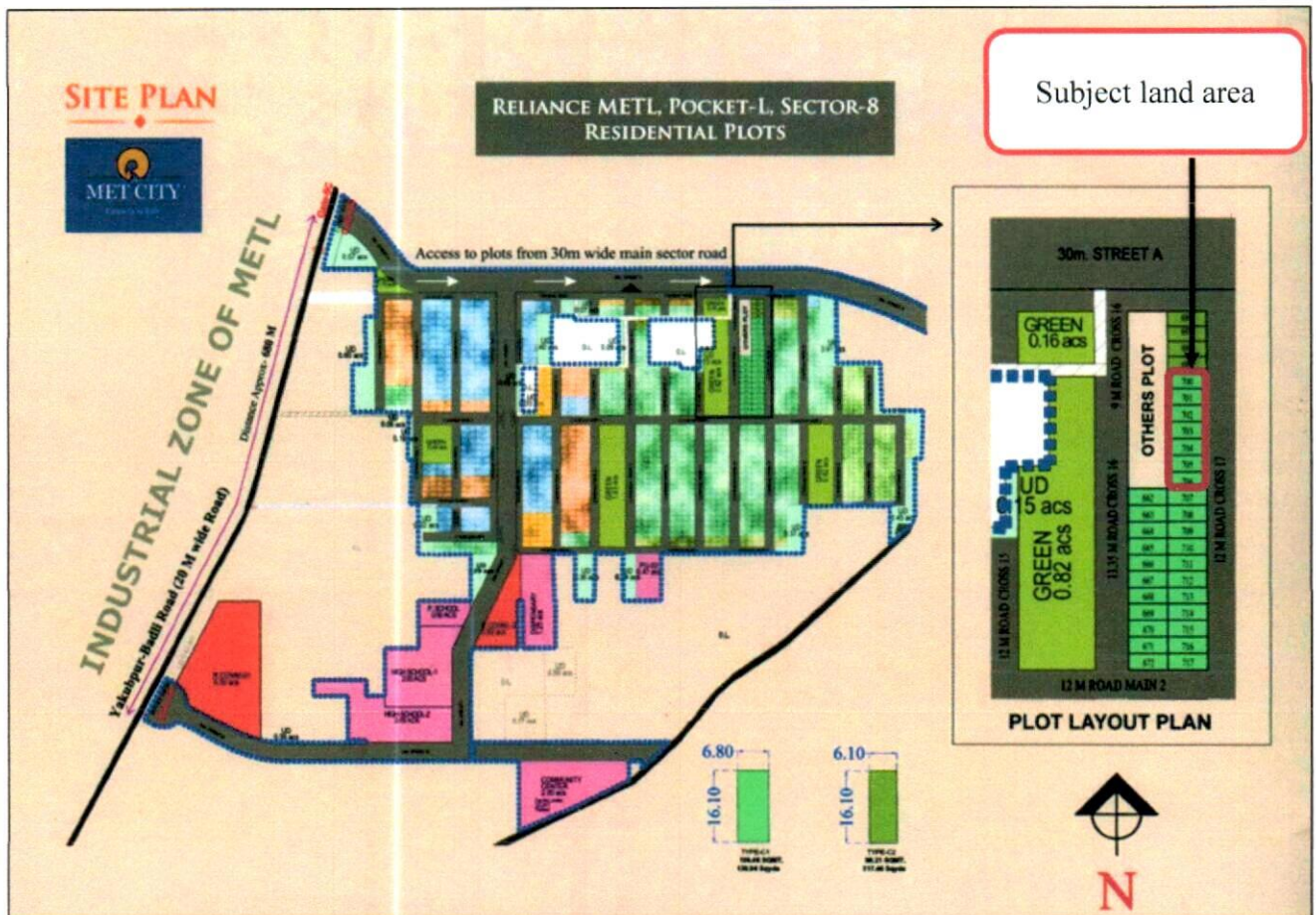


**PART C**

**CHARACTERISTICS DESCRIPTION OF THE PROJECT**

**1. BRIEF DESCRIPTION OF THE PROJECT**

This project Tie-up report is prepared for the Group of plots in Group Housing Project under the name of "Mansha" being developed on a total land area of 0.19 acre (766.36 m<sup>2</sup>) combining 7 nos. of residential plot each admeasuring 109.48 sq. mtr. The subject project is a part of a larger integrated industrial colony admeasuring 1,016.10 acres of land. The developer of the project has planned to develop the "Licensed Industrial Colony" in phases and the subject phase of affordable plotted residential development is located in Pocket-L, sector-8.



All the approvals & NOCs are in name of the company M/s Model Economic Township Limited.

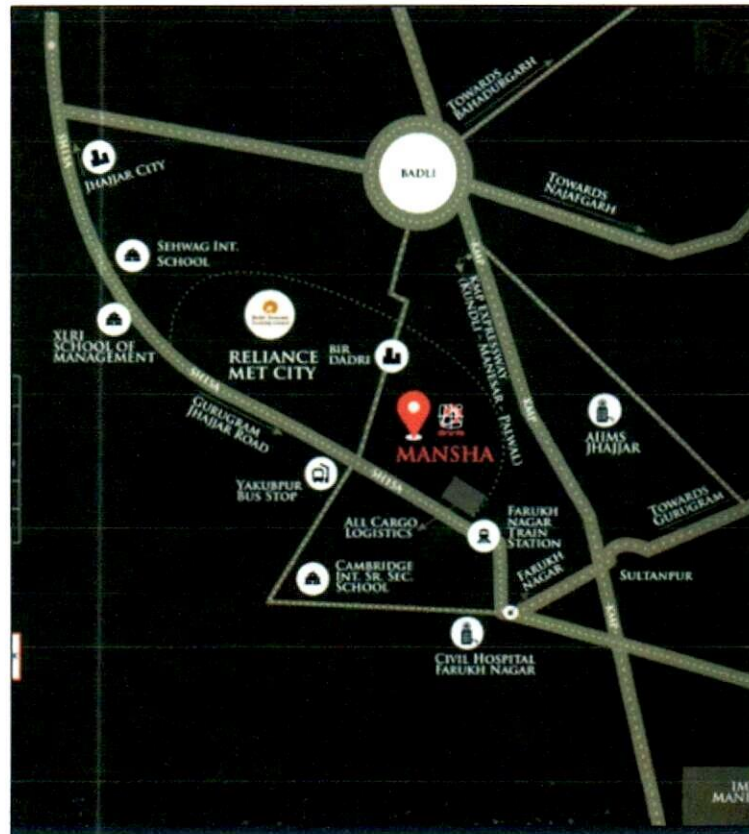
As per approved plan, developer has planned to develop an affordable Group Housing Society comprising 28 residential dwelling units in 07 Towers, having 4 DU in each tower, comprising of Stilt + 4 Floors for each tower.

As per the observation made in during site inspection the project is under construction. Excavation and construction of few towers up to plinth level has been completed.



As per the RERA project completion date is approx. 14-11-2025.

This project is developed in Sector 8, Village: Yakubpur in Jhajjar under Met City. The Met City is now publicized as Reliance Met City which is under development. The small developers acquire group of plots in Met City to construct builder floors. The location is at ~34 kms. From Rajiv Chowk, Gurgaon.



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	No landmark nearby		
ii.	Name of similar projects available nearby with distance from this property	No similar project is currently going on nearby the subject property		
iii.	Postal Address of the Project	Plot No. 700 To 706, Street No. Cross 17, Pocket- L, Sector-8, Met City Model Economic Township, Village: Yakubpur, Tehsil: Badli, District: Jhajjar, Haryana		
iv.	Independent access/ approach to the property	Clear independent access is available		
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report		
vi.	Description of adjoining property	Other residential projects and residential colony		
vii.	Plot No. / Survey No.	---		
viii.	Village/ Zone	Yakubpur		
ix.	Sub registrar	Badli		
x.	District	Jhajjar		
xi.	City Categorization	Scale-C City	Urban developing	
	Type of Area	Residential zone but all nearby plots are currently vacant		
xii.	Classification of the area/Society	Middle Class (Ordinary)	Urban developing	
	Type of Area	Within urban remote area		
xiii.	Characteristics of the locality	Ordinary	Within urban remote area	
xiv.	Property location classification	Normal location within locality	None	None
xv.	Property Facing	East Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Jhajjar road	22 ft. wide	
	b) Front Road Name & width	Sector Road (Proposed)+	30 mtr. wide	
	c) Type of Approach Road	Bituminous Road		
	d) Distance from the Main Road	~1.6 km.		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	No		
xviii.	Is the property merged or colluded with any other property	Yes the property is merged with adjoining plots		
xix.	BOUNDARIES SCHEDULE OF THE PROPERTY			
a)	Are Boundaries matched	No, boundaries are not mentioned in the documents.		
b)	Directions	As per Title Deed/TIR		Actual found at Site
	East	No information available in the document		12 mtr. wide road
	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		Other's Project Land



3. TOWN PLANNING/ ZONING PARAMETERS				
i.	Planning Area/ Zone	D.T.P Jhajjar		
ii.	Master Plan currently in force	NA		
iii.	Municipal limits	District Municipality (Nagar Palika Parishad)		
iv.	Developmental controls/ Authority	Director of Town and Country Planning, Haryana		
v.	Zoning regulations	Residential		
vi.	Master Plan provisions related to property in terms of Land use	Group Housing		
vii.	Any conversion of land use done	NA		
viii.	Current activity done in the property	Group Housing Society		
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	Sale deed	NOCs
ii.	Names of the Developer/Promoter	M/S. Shree Vaastu Buildwell Private Limited.		
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		
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 (personal or corporate) 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	No information available
iii.	Power Supply arrangements	Permanent
		Auxiliary
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				Stilt Parking		
x.	Internal development						
	Garden/ Park/ Land scraping		Water bodies	Internal roads	Pavements	Boundary Wall	
	Yes, proposed		No	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
	~02 Km	~12 Km.	~04 km.	~06 km.	~06 Km	~40 Km	~45 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				Demand for such properties is low due to its location factors.		
iv.	Any New Development in surrounding area				No new major development in surrounding area.		
v.	Any negativity/ defect/ disadvantages in the property/ location				Moderate demand due to it's location		
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		

*Handwritten signature and stamp of R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.*



	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	No	
ii.	Provision of rainwater harvesting	No information available	
iii.	Use of solar heating and lighting systems, etc.	No information available	
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.	Plain looking simple structure (proposed)
<b>12.</b>	<b>PROJECT DETAILS:</b>	
a.	Name of the Developer	M/S. Shree Vaastu Buildwell Private Limited.
b.	Name of the Project	Mansha
c.	Total no. of Dwelling units	Residential: 28 DU (as per sanctioned map)
d.	Developer market reputation	Not much known builder. No information available on past Projects executed.
e.	Name of the Architect	Mr. Amandeep Gupta (CA/2000/26845)
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	approx. 14-11-2025. 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 type="checkbox"/> High end modern apartment, <input checked="" type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input type="checkbox"/> Club, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Play Area, <input type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input type="checkbox"/> Kids Play Area





**PART C**

**AREA DESCRIPTION OF THE PROPERTY**

1.	Licensed area of the complete project		1,016.10 acres Subject land: 0.19 acre (766.36 m <sup>2</sup> )			
2.	Ground Coverage Area	Permitted	574.77 sq. mtr. (75 %) for combined 7 plots			
		Proposed	549.50 sq. mtr. for combined 7 plots			
3.	Covered Built-up Area	UNDER FAR		REQUIRED AS PER APPROVED MAP		ACHIEVED STATUS
		TOTAL	Proposed	Residential	2,021.76 sq mtr	
				Total: <b>2,021.76 sq. mtr. (21,762 sq. ft.)</b>		
			Permitted (@2.64)	2,023 sq. mtr.		
		UNDER NON-FAR		PROPOSED AS PER APPROVED MAP		ACHIEVED STATUS
		Non-FAR area	Residential	808.62 sq. mtr.		
			Basement Area	No information		
			Proposed	808.62 sq. mtr.		
		Total Gross Built Up Area		2,830.38 sq. mtr. / 30,466 sq. ft. (FAR + NON FAR)		
		4.	Open/ Green Area	Minimum Required	No information available	
Proposed	No information available					
5.	Density	Permitted	No information available			
		Proposed	No information available			
6.	Carpet Area		18,760 sq. ft.			
7.	Saleable Area		34,300 sq. ft.			





			Total Blocks/ Floors/ Flats				
1.	Approved as per Building Plan		Actually provided		Current Status  As per the observation made in during site inspection the project is under construction. Excavation and construction of few tower up to plinth level has been achieved.		
	Plot No.	No of Floors	No of DU per residential tower	Plot No.		No of Floors	No of DU per residential tower
	700	Stilt + 3	4	700		Stilt + 3	4
	701	Stilt + 3	4	701		Stilt + 3	4
	702	Stilt + 3	4	702		Stilt + 3	4
	703	Stilt + 3	4	703		Stilt + 3	4
	704	Stilt + 3	4	704		Stilt + 3	4
	705	Stilt + 3	4	705		Stilt + 3	4
	706	Stilt + 3	4	706		Stilt + 3	4
	TOTAL		28	TOTAL		28	
2.	Total no. of Flats/ Units		28 DU (Residential) (as per sanctioned building plan)				
3.	No. of EWS Units		None				
4.	Type of Flats		3 BHK				
5.	Number of Car Parking available for main units		Required	No information available			
			Proposed (as per sanctioned map )	No information available			
6.	Land Area considered		0.19 acres / 766.36 m <sup>2</sup>				
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		2,830.38 sq. mtr. / 30,466 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.

*[Signature]*

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



**PART D**

**PROJECT APPROVAL DETAILS**

S.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	BR-III - Approval of building plans Letter from DTCP (HR Govt.)	---	Approved
2.	Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	License No. 11 of 2021 dated 12/30/2021	Approved
3.	Approved Building Plans from HUDA	Dated: 29.02.2022	Approved
4.	Sanction Letter for Approval of Building Plans letter from HUDA	Application no. BLC-3684T Dated:- 29.10.2022	Approved
5.	NOC for Height Clearance from Airport Authority of India	---	Not required
6.	Environmental clearance NOC	Memo No: SEIAA/HR/2020/397 Dated:- 08.09.2020	Approved
7.	NOC from Pollution Control Board	Memo No. HSPCB/Consent/ : 320303322JHACTO25373677 Dated:09/08/2022	Approved
8.	Provisional NOC from Fire Authority	---	Not provided
9.	NOC from Forest Officer for Aravali Hills conservation area conformity (if applicable)	---	Not Provided
10.	Letter for Water Supply issued from HUDA	---	Not Provided
11.	RERA Registration Certificate	HRERA-PKL-JJ-417-2023 Dated: 01.03.2023	Approved
12.	Structural Stability Certificate	---	Not Provided





## PART E

## PROCEDURE OF ASSESMENT

1.	GENERAL INFORMATION			
i.	Important Dates	<b>Date of Inspection of the Property</b>	<b>Date of Assessment</b>	<b>Date of Report</b>
		28 March 2023	12 April 2023	12 April 2023
ii.	Client	State Bank of India, HLST Branch, Bahadurgarh		
iii.	Intended User	State Bank of India, HLST Branch, Bahadurgarh		
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 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	
		Rectangle		Medium	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Scale-B City	Ordinary	Ordinary location within the locality	Stilt + 4 Floors
		Urban developing	Within developing Residential zone	None	
			None	None	
		Property Facing			
		East Facing			
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
x.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Medium Income Group			
xi.	Neighbourhood amenities	Good			
xii.	Any New Development in surrounding area	None			
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	No demarcation done and mixed with other adjoining Lands.			
xvii.	Is the property merged or colluded with any other property	Yes			
		Comments: Currently under construction and mixed with other adjoining plots.			





xviii.	Is independent access available to the property	Clear independent access is available		
xix.	Is property clearly possessable upon sale	Yes		
xx.	Best Sale procedure to realize maximum Value for inventory sale (in respect 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:	GLS properties
			Contact No.:	+91-9971848491
			Nature of reference:	Property dealer
			Size of the Property:	~1000 sq. ft. to 1200 sq. ft.
			Location:	Sector 9, Jhajjar, Badsha
			Rates/ Price informed:	Rs.35,00,000/-
			Any other details/ Discussion held:	As per the information gathered from public domain, the rate of 2BHK residential flat under DDJAY near our subject property is ~ Rs.35,00,000/- which is ~Rs. 3,000/- to Rs.3,500/- per sq. ft.
xxv.	Adopted Rates Justification	For the market rate of the Flats available in this project and as well as nearby project we have enquired from property dealers in that area and were able to find a Sale rate range of Rs.3,000/- per sq. ft to Rs.3,500/- per sq. ft. on super built-up area. 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%		
		Demand	Supply	
		Moderate	Adequately available	



	<b>Comment on Demand &amp; Supply in the Market</b>	<b>Remarks</b> Moderate Demand due to location factor : <b>Adjustments (-/+): 0%</b>
xxvii.	Any other special consideration	<b>Reason: NA</b> <b>Adjustments (-/+): 0%</b>
xxviii.	Any other aspect which has relevance on the value or marketability of the property	NA  <b>Adjustments (-/+): 0%</b>
xxix.	<b>Final adjusted &amp; weighted Rates considered for the subject property</b>	<b>Rs.1,92,50,000/- for 0.19 acre of land (as per the HRERA) and for Rs.3,000/- per sq. ft to Rs.3,500/- per sq. ft on super built-up area which is also excluding additional charges.</b>
xxx.	<b>Considered Rates Justification</b>	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.	<b>Basis of computation &amp; working</b> <ol style="list-style-type: none"> <li><i>In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.</i></li> <li><i>However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, total cost of land admeasuring 0.19 acre amounts to Rs.1,92,50,000/- taken as per HRERA.</i></li> <li><i>FAR &amp; NON-FAR have been taken as per the sanctioned area statement provided to us.</i></li> <li><i>Also, since this is a Licensed land for group housing project on which the developer has started selling the flats which includes the proportionate land portion in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.</i></li> <li><i>This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report, it is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.</i></li> <li><i>Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.</i></li> <li><i>Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.</i></li> <li><i>For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.</i></li> </ol>	



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



assumed that it to be true and correct.

xxxii.

### ASSUMPTIONS

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

xxxiii.

### SPECIAL ASSUMPTIONS

None

xxxiv.

### LIMITATIONS

None

3.	COST ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Cost of Land (As per HRERA)
a.	Prevailing Rate range	Rs.19,000/- per sq. yds.	---
b.	Deduction on Market Rate		---
c.	Rate adopted considering all characteristics of the property	Rs.19,000/- per sq. yds.	---
d.	Total Land Area/ FAR Area considered (documents vs site survey whichever is less)	766.36 sq. mtr./ 916.57 sq. yds.	0.19 acre / 766.36 sq. mtr.
e.	Total Value of land (A)	916.57 sq. yds. X Rs.19,000/- per sq. yds.	---
		<b>Rs.1,74,14,830/-</b>	<b>Rs.1,92,50,000/-</b>

#### Note:

For Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, total cost of land admeasuring 0.19 acre amounts to Rs.1,92,50,000/- taken as per HRERA. 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 1,600/- per sq. ft.	Rs. 1,000/- to 1,400/- per sq. ft.
		Rate adopted	Rs.1,500/- per sq. ft.	Rs.1,200/- per sq. ft.
		Built-up Area	2,021.76 sq. mtr. (21,762 sq. ft.)	808.62 sq. mtr. (8,704 sq. ft.)
		Pricing Calculation	21,762 sq. ft. x Rs. 1,500/- per sq. ft.	8,704 sq. ft. X Rs.1,200/- per sq. ft.
		<b>Total Value</b>	<b>Rs.3,26,43,353/-</b>	<b>Rs.1,04,44,770/-</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.4,30,88,123/-</b>	

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: 28 DU (as per sanctioned map)
b.	Total No. of EWS Units None
c.	Total Proposed Saleable Area for flats 34,300 sq. ft. (as per brochure details)
d.	Launch Price = (approx.) No information is provided

*Signature*

*Signature*

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



	(Including PLC + Car Parking + EDC + IDC + Club & other charges)	
	<b>Builder's Selling Rate</b> (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.3,250/- per sq. ft. on saleable area
	<b>Market Rate in secondary sale</b> (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.3,000/- to Rs.3,500/- per sq. ft. on saleable area
e.	Remarks	The value of flats in the subject locality varies from Rs.3,000/- to Rs.3,500/- 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:**

PROJECT NAME : MANSHA   SITUATED AT SECTOR 8, VILL: YAKUBPUR									
Sl No.	Plot No.	No of Floors	No of DU per resident tower	Carpet Area per DU (sq. ft.)	Total Carpet area (sq. ft.)	Super Built Up Area per DU (sq. ft.)	Total Super Built up area (sq. ft.)	Market Rate @3000/- per sq. ft. on saleable area	Market Rate @3500/- per sq. ft. on saleable area
1	700	Stilt + 3	4	670	2,680	1,225	4,900	₹ 1,47,00,000	₹ 1,71,50,000
2	701	Stilt + 3	4	670	2,680	1,225	4,900	₹ 1,47,00,000	₹ 1,71,50,000
3	702	Stilt + 3	4	670	2,680	1,225	4,900	₹ 1,47,00,000	₹ 1,71,50,000
4	703	Stilt + 3	4	670	2,680	1,225	4,900	₹ 1,47,00,000	₹ 1,71,50,000
5	704	Stilt + 3	4	670	2,680	1,225	4,900	₹ 1,47,00,000	₹ 1,71,50,000
6	705	Stilt + 3	4	670	2,680	1,225	4,900	₹ 1,47,00,000	₹ 1,71,50,000
7	706	Stilt + 3	4	670	2,680	1,225	4,900	₹ 1,47,00,000	₹ 1,71,50,000
<b>TOTAL</b>			<b>28</b>		<b>18,760</b>		<b>34,300</b>	<b>₹ 10,29,00,000</b>	<b>₹ 12,00,50,000</b>





7. CONSOLIDATED COST ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs.1,74,14,830/-	Rs.1,92,50,000/-
b.	Structure Construction Value (B)	---	Rs.4,30,88,123/-
c.	Additional Aesthetic Works Value (C)	---	Incorporated in the above valuation
d.	<b>Total Add (A+B+C)</b>	<b>Rs.1,74,14,830/- (Land value)</b>	<b>Rs.6,23,38,123/-</b>
e.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	<b>Total Indicative &amp; Estimated Prospective Fair Market Value</b>	---	<b>Rs.6,23,38,123/-</b>
h.	<b>Rounded Off</b>	---	<b>Rs.6,23,00,000/-</b>
i.	Indicative & Estimated Prospective Fair Market Value in words	---	<b>Rupees Six Crore twenty Three Lakhs Only</b>
j.	<b>Expected Realizable Value</b>	---	<b>Rs.5,29,55,000/-</b>
k.	<b>Expected Distress Sale Value</b>	---	<b>Rs.4,67,25,000/-</b>
l.	Percentage difference between Circle Rate and Market Value	More than 20%	
m.	<b>Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%</b>	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.	<b>Concluding Comments/ Disclosures if any</b>		
	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 marker 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
- Enclosure II: Google Map Location Page No. 31
- Enclosure III: Photographs of the property Page No. 32-34
- Enclosure IV: Copy of Circle Guideline Rate Page No. 35
- Enclosure V: Other Relevant Documents/Articles taken for reference Page No. 36-44
- Enclosure VI: Consultant's Remarks Page No. 45-47





## **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.**

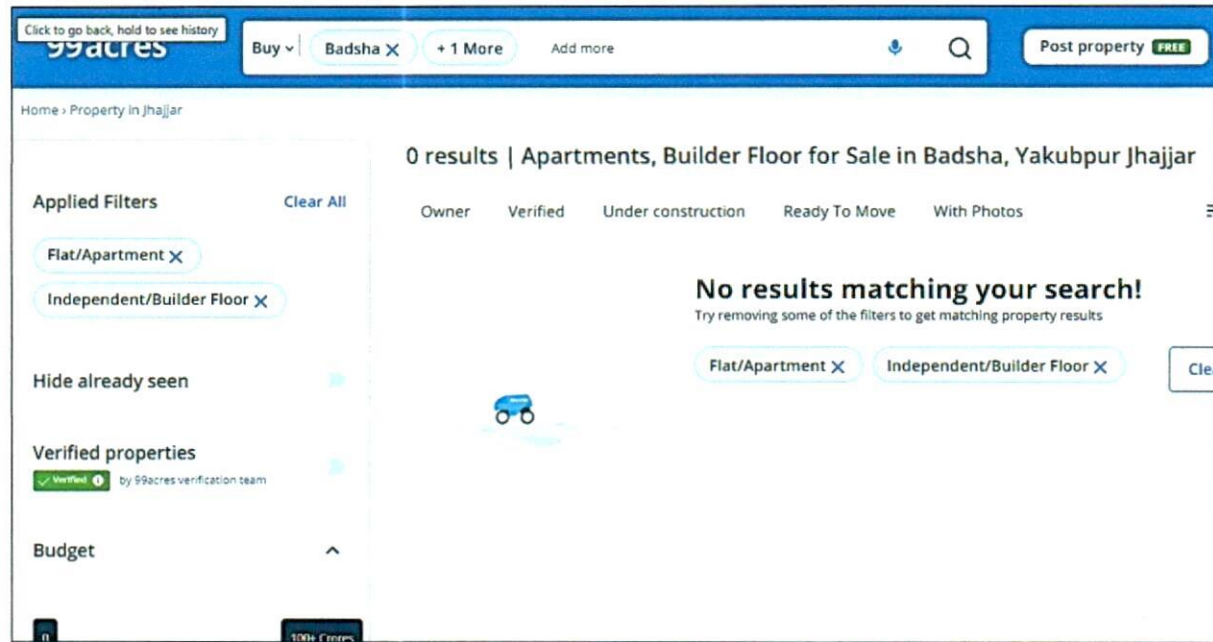
**Terms of Services & Consultant's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.**

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

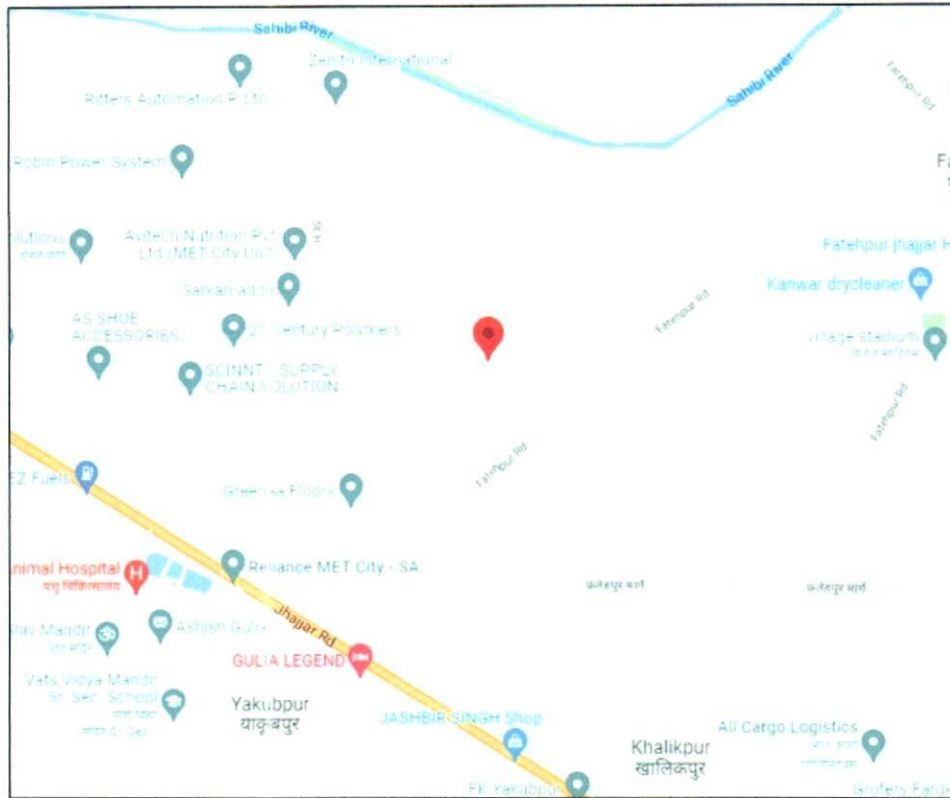


No online reference was found in public domain





**ENCLOSURE 2: GOOGLE MAP LOCATION**



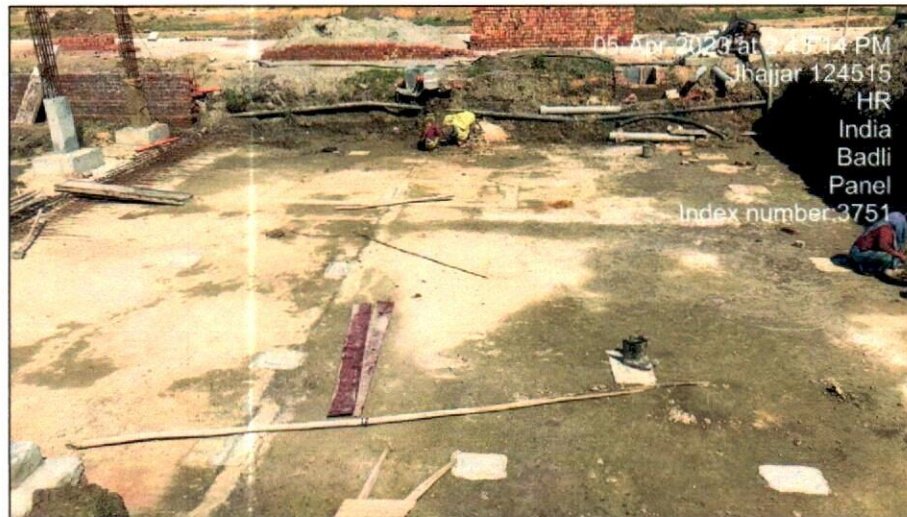
*BoA*

*[Signature]*

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



## ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY







*BA*

*[Signature]*

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





*BA*

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



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

3. तहसील झज्जर के उन सभी प्लॉटों का कलैक्टर रेट निर्धारित रेट से 10 प्रतिशत ज्यादा समझा जाएगा जिनमें दो तरफ गली लगती हों एवं जिसमें तीन तरफ गली लगती हों उनका रेट 20 प्रतिशत ज्यादा समझा जाएगा।


कालोनी कोड	जगह	कमर्शियल दर (रुपये प्रति वर्गगज में) 2022	नान कमर्शियल दर (रुपये प्रति वर्गगज में) 2022	प्रस्तावित रेट (कमर्शियल) 2023	प्रस्तावित रेट (नान कमर्शियल) 2023	कमर्शियल बढोतरी / घटोतरी प्रतिशत	रिहायसी बढोतरी / घटोतरी प्रतिशत
039	रिषी कालोनी	17000	10000	18000	11000	5.88	10.00
040	आर्य नगर	24000	14000	25000	15000	4.17	7.14
041	आदर्श नगर	24000	14000	25000	15000	4.17	7.14
042	छावनी मोहल्ला	12000	8000	13000	9000	8.33	12.50
043	विकास नगर	17000	10000	18000	11000	5.88	10.00
044	रणिया कालोनी	17000	9000	18000	10000	5.88	11.11
045	यादव कालोनी	17000	10000	18000	11000	5.88	10.00
046	यादव कालोनी	17000	10000	18000	11000	5.88	10.00
047	यादव कालोनी	17000	12000	18000	13000	5.88	8.33
048	छोटू राम कालोनी	17000	12000	18000	13000	5.88	8.33
049	सैक्टर 6	52000	20000	54000	24000	3.85	20.00
050	गुरुकुल 2	12000	8000	13000	9000	8.33	12.50
051	पावर हाउस	24000	12000	25000	13000	4.17	8.33
052	सुमन सिटी	25000	14000	25000	15000	0.00	7.14
053	सैक्टर 7	40000	17600	42000	19000	5.00	7.95
054	झज्जर बादली रोड़	22000	10000	23000	11000	4.55	10.00
055	स्टारशाईन झज्जर 7 डीडीजे-एपीएचपी	40000	16000	42000	19000	5.00	18.75
056	सैक्टर 8	40000	17600	42000	19000	5.00	7.95
057	सुमन विला झज्जर 8 आरजीएच	40000	16000	42000	19000	5.00	18.75
058	देव कालोनी	17000	10000	18000	11000	5.88	10.00
059	सैक्टर 9	40000	17600	42000	21000	5.00	19.32
060	सांपला रोड़ नजदीक	17000	10000	18000	11000	5.88	10.00






**ENCLOSURE 5: OTHER RELEVANT DOCUMENTS**

**COPY OF SALE DEED:**





**Indian-Non Judicial Stamp  
Haryana Government**



Certificate No. J0302022C153

GRN No. 88839173

Stamp Duty Paid ₹ 101

Penalty ₹ 0

**Seller / First Party Detail**

Name: Model Economic Township Limited

H.No./Floor: 77B Sector/Ward: 1A LandMark: Roadside

City/Village: Gurugram District: Gurugram State: Haryana

Phone: 98\*\*\*\*\*75

**Buyer / Second Party Detail**

Name: Shree Vaastubuildwell Private Limited

H.No./Floor: 207 Sector/Ward: 17A LandMark: 207 ag8 dda market loc paschim viha

City/Village: Delhi District: Delhi State: Delhi

Phone: 99\*\*\*\*\*14

Purpose: For the purpose of Sale Deed

*885*

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egraharyna.nct>

**SALE DEED**

NATURE OF PROPERTY	: RESIDENTIAL PLOT
PARTICULARS OF THE PLOT	: PLOT NO. 700 STREET NO. CROSS-17 POCKET – L, SECTOR 8, MET CITY MODEL ECONOMIC TOWNSHIP
VILLAGE & TEHSIL	: YAKUBPUR, TEHSIL BADLI
DISTRICT & STATE	: DISTRICT JHAJJAR, HARYANA
TOTAL SALE CONSIDERATION	: Rs.27,60,828/- (Rupees Twenty Seven Lakh Sixty Thousand Eight Hundred and Twenty Eight Only)
STAMP DUTY { @7% of Total Sale Consideration, rounded off }	: Rs.1,93,300/- (Rupees One Lakh Ninety Three Thousand and Three Hundred Only)
STAMP CERTIFICATE NO. & Date	: J0302022C153 & 30/03/2022
GRN No.	: 88839173





**MODEL ECONOMIC TOWNSHIP LIMITED**, a company registered under provisions of the Companies Act, 1956, having CIN: U70109HR2006PLC036416 and PAN: AADCR4037Q with its registered office at 3<sup>rd</sup> Floor, 77-B, IFFCO Road, Sector 18, Gurugram - 122015, Haryana, represented by its authorized signatory, Shri Sudhir Jain, duly authorized by Board Resolution dated 05<sup>th</sup> January, 2022, hereinafter referred to as the **"Seller"** (which expression shall, unless repugnant to the context of meaning thereof, be deemed to mean and include its successors, administrators, executors and assigns), party of the **FIRST PART**;

The present Sale Deed is being presented on behalf of the Seller before the Sub Registrar, Tehsil Badli, by Shri Somvir / Shri Pramjit Sukhala, authorized vide Resolution dated 05<sup>th</sup> January, 2022

**AND**

**SHREE VAASTU BUILDWELL PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having CIN: U45201DL2006PTC145164 and PAN: AAJCS6143A, with its registered office at 207, Second Floor, BG-8 DDA Market LSC, Paschim Vihar, West Delhi, Delhi - 110063, represented by its authorized Director, Shri Chirag Verma, having DIN 08710357 and Aadhaar no.3486 7664 9651, duly authorized vide board resolution dated 01.09.2021, hereinafter referred to as the **"Buyer"** or **"Builder"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest and title, and permitted assigns), party of the **SECOND PART**.

The Seller and the Buyer may hereinafter collectively be referred to as the **"Parties"** and individually be referred to as a **"Party"**.

**WHEREAS:**

- (A) The Seller is, inter alia, engaged in the development of an integrated industrial colony by the name and style of Model Economic Township (**"MET"**).
- (B) The Seller is the absolute owner of land parcels admeasuring 1016 10 acres situated in the revenue estate of villages Dadri Toe, Bir Dadri, Sondhi, Yakubpur, Bamnola and Fatehpur, Tehsil Badli, District Jhajar, Haryana (**"Said Land"**) and has obtained Licenses (defined hereinafter), issued by the Director, Town & Country Planning, Government of Haryana (**"DTCP"**) under the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made thereunder, to establish an integrated industrial colony (**"Licensed Industrial Colony"**).
- (C) The Seller is developing the Licensed Industrial Colony in phases and the current phase of affordable plotted residential development is located in Pocket - L, Sector 8 and is being promoted under the name and style of MET City comprised of land area admeasuring 79.756 acres (**"Project"**) and for the purpose, the Seller has registered the Project under the provisions of the Act (defined hereinafter) with the Authority (defined hereinafter) vide registration HRERA-PKL-JJR-253-2021 dated 23.08.2021. The Seller has duly obtained approval of the layout/ zoning plan from DTCP for the Project.
- (D) The Buyer is desirous of constructing the residential floors and/or villas (**"Residential Units"**) over the Plot for residential use only (hereinafter referred to as **"Purpose"**) and

For Model Economic Township Ltd. & Co.

For Shree Vastu Buildwell Pvt. Ltd.

  
Authorized Signatory



  
Authorized Signatory





## PROJECT TIE-UP REPORT

MANSHA

1

**Indian-Non Judicial Stamp  
Haryana Government**

Non Judicial Date : 01/04/2022

Certificate No	J0A2022D55		Stamp Duty Paid	₹ 101
GRN No	88935370		Penalty	₹ 0

**Seller / First Party Detail**

Name	Model Economic Township Limited				
H No/Floor	3rd floor	Sector/Ward	18	LandMark	off road
City/Village	Gurugram	District	Gurugram	State	Haryana
Phone	98*****75				

**Buyer / Second Party Detail**

Name	Shree Vaastu Buildwell Private Limited				
H No/Floor	Second floor	Sector/Ward	Na	LandMark	207 bgs dda market isc paschim viha
City/Village	Delhi	District	Delhi	State	Delhi
Phone	98*****75				

Purpose For the purpose of Sale Deed

The authenticity of this document can be verified by scanning this QR Code through smart phone or on the website <https://rkashmy.in>

### SALE DEED

NATURE OF PROPERTY	: RESIDENTIAL PLOT
PARTICULARS OF THE PLOT	: PLOT NO. 706 STREET NO. CROSS-17 POCKET - L, SECTOR 8, MET CITY MODEL ECONOMIC TOWNSHIP
VILLAGE & TEHSIL	: YAKUBPUR, TEHSIL BADLI
DISTRICT & STATE	: DISTRICT JHAJJAR, HARYANA
TOTAL SALE CONSIDERATION	: Rs.27,60,828/- (Rupees Twenty Seven Lakh Sixty Thousand Eight Hundred and Twenty Eight Only)
STAMP DUTY (@7% of Total Sale Consideration, rounded off)	: Rs.1,93,300/- (Rupees One Lakh Ninety Three Thousand and Three Hundred Only)
STAMP CERTIFICATE NO. & Date	: J0A2022D55 & 01/04/2022
GRN No.	: 88935370





This sale deed (hereinafter referred to as the "Sale Deed") is executed at Tehsil Badli, District Jhajjar, Haryana, on this 1<sup>st</sup> day of April, 2022 ("Execution Date")

**BY AND BETWEEN**

**MODEL ECONOMIC TOWNSHIP LIMITED**, a company registered under provisions of the Companies Act, 1956, having CIN: U70109HR2006PLC036416 and PAN: AADCR4037Q with its registered office at 3<sup>rd</sup> Floor, 77-B, IFFCO Road, Sector 18, Gurugram - 122015, Haryana, represented by its authorized signatory, Shri Sudhir Jain, duly authorized by Board Resolution dated 05<sup>th</sup> January, 2022, hereinafter referred to as the "Seller" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors, administrators, executors and assigns), party of the **FIRST PART**;

The present Sale Deed is being presented on behalf of the Seller before the Sub Registrar, Tehsil Badli, by Shri Somvir / Shri Pramjit Sukhala, authorized vide Resolution dated 05<sup>th</sup> January, 2022

**AND**

**SHREE VAASTU BUILDWELL PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having CIN: U45201DL2006PTC145164 and PAN: AAJCS6143A, with its registered office at 207, Second Floor, BG-8 DDA Market LSC, Paschim Vihar, West Delhi, Delhi - 110063, represented by its authorized Director, Shri Chirag Verma, having DIN 08710357 and Aadhaar no 3486 7664 9651, duly authorized vide board resolution dated 01.09.2021, hereinafter referred to as the "Buyer" or "Builder" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest and title, and permitted assigns), party of the **SECOND PART**

The Seller and the Buyer may hereinafter collectively be referred to as the "Parties" and individually be referred to as a "Party"

**WHEREAS:**

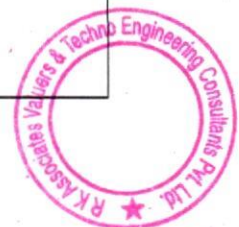
- (A) The Seller is, inter alia, engaged in the development of an integrated industrial colony by the name and style of Model Economic Township ("MET")
- (B) The Seller is the absolute owner of land parcels admeasuring 1016.10 acres situated in the revenue estate of villages Dadri Toe, Bir Dadri, Sondhi, Yakubpur, Bamnola and Fatehpur, Tehsil Badli, District Jhajjar, Haryana ("Said Land") and has obtained Licenses (defined hereinafter), issued by the Director, Town & Country Planning, Government of Haryana ("DTCP") under the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made thereunder, to establish an integrated industrial colony ("Licensed Industrial Colony")
- (C) The Seller is developing the Licensed Industrial Colony in phases and the current phase of affordable plotted residential development is located in Pocket - L, Sector 8 and is being promoted under the name and style of MET City comprised of land area admeasuring 79.756 acres ("Project") and for the purpose, the Seller has registered the Project under the provisions of the Act (defined hereinafter) with the Authority (defined hereinafter) vide registration HIRERA-PKL-JJR-253-2021 dated 23.08.2021. The Seller has duly obtained approval of the layout/zoning plan from DTCP for the Project.

For Model Economic Township Limited

  
Shri Sudhir Jain

For Shree Vaastu Buildwell Private Limited

  
Shri Chirag Verma





**RERA REGISTRATION CERTIFICATE:**



**HARYANA REAL ESTATE REGULATORY AUTHORITY  
PANCHKULA**

**CERTIFICATE FOR REGISTRATION OF PROJECT**

Haryana Real Estate Regulatory Authority, Panchkula has registered  
Plot Nos. 700 to 706, Pocket L, Sec – 8, MET City, Model Economic  
Township, Street No. Cross 16, Badli, Distt. Jhajjar namely "MANSHA" vide

**Registration No. HRERA-PKL-JJR-417-2023**

**Dated: 01.03.2023**

2. Promoter of the project is Shree Vaastu Buildwell Private Limited, having  
its registered office at 207, Second Floor, BG-8 DDA Market, LSC  
Paschim Vihar, New Delhi, 110063. Promoter is a Private Limited  
Company registered with Registrar of Companies, National Capital  
Territory of Delhi and Haryana, with CIN. U45201DL2006PTC145164  
having PAN No AAJCS6143A.

*Handwritten signature in blue ink.*





**LICENSE:**

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

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349  
Web site: tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

FORM LC -V  
(See Rule 12)

License No. 11 of 2021

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Model Economic Township Ltd., Regd. Off. 3<sup>rd</sup> Floor, 77-B, IFFCO Road, Sector-18, Gurugram, Haryana - 122015 for the development of an Industrial Colony over an additional area measuring 15.33125 acres adjoining to the already licenced land measuring acres 1000.7785 (licence no 06 of 2012, 16 of 2018 & 129 of 2019) totaling area 1016.10975 acres situated in the revenue estate of Village Bir Dadri, Dadri Toi, Sodhi, Yakubpur, Fatehpur & Barnola Tehsil-Badli, District-Jhajjar.

1. The particulars of the land, wherein the aforesaid industrial plotted colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
  - a. To deposit a sum of Rs. 1,83,49,664/- on account of Infrastructural Development Charges in two equal installments. First within 60 days from issuance of license and second within six months online at [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). In failure of which, an interest @ 18% per annum for delay period shall be paid.
  - b) That you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - c) That you shall integrate the services with HSPV services as and when made available in future.
  - d) That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
  - e) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
  - f) That you shall obtain NOC from DFO, to the effect that the site is not affected by any Forest Law/Act/notification.

  
Director  
Town & Country Planning





**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. 35P, 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





**ENVIRONMENTAL CLEARANCE:**

1

**STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY HARYANA**  
Bay No. 55-58, Prayatan Bhawan, Sector-2, PANCHIKULA.

No. SELAA(124)/HR/2020/397 Dated: 08/09/2020

To  
✓ M/s Model Economic Township Limited,  
Formerly Known As Reliance Haryana SEZ Limited,  
3rd Floor, 77-B, IFFCO Road, Sector-18, Gurgaon-122015  
Email Id: shrivallabh.goyal@ril.com

Subject: Environment Clearance for Residential Township Development Project over an area of 153.45 Hac. (379.182 Acres) including 24.6 Acres of Affordable Group Housing at Village Yakubpur, Fatehpur and Sondhi, District Jhajjar, Haryana.

This letter is in reference to your application addressed to M.S. SELAA, Haryana received on 03.10.2019 and subsequent letter dated 04.02.2020 & 12.03.2020 seeking prior Environmental Clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-I, Form-I-A, Conceptual Plan, EIA/EMP on the basis of approved ToR and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MoEF & CC, GoI vide their Notification dated 30.01.2019, in its meeting held on 11.10.2019, 11.02.2020, 26.02.2020 & 12.03.2020 awarded "Gold" rating / grading to the project.

[2] It is inter-alia, noted that the project involves development of Residential Township Development Project over an area of 153.45 Hac. (379.182 Acres) including 24.6 Acres of Affordable Group Housing at Village Yakubpur, Fatehpur and Sondhi, District Jhajjar, Haryana. The details of the project as given below:

S.N o	Description	Commercial	Affordable Plotted	General Plotted	Affordable Group Housing	Facility Area	Public utility Area	Undetermined area/ Public Utility Area	Total
1	Plot Area	57668	62589	164172	505374	140183	26588	127678	1084452
2	In Acre	14.25	15.47	41.68	124.93	34.64	6.57	31.55	269.09
3	Permissible Ground Coverage	0.60	0.66	0.60	0.50	0.35	0.60	0.50	3.81
4	Proposed Ground Coverage	34601	41309	101954	252787	47075	15953	63839	557518
5	Permissible FAR	1.50	2.00	1.98	2.25	1.50	1.00	1	11.23
6	Proposed FAR- (i)	86502	165236	407816	1137542	214318	26588	127678	2165680
7	Stilt Area - (ii)	0	40,743	101,954	0	0	0	0	142697
8	Non FAR Area at	17,300	33,047	81,563	227,508	42,864	5,318	25,536	433,136







**HARYANA STATE POLLUTION CONTROL  
BOARD**

**SCF No. 42 & 43, Shopping Centre, Sector-6, Huda,  
Bahadurgarh Ph. 01276-243077 (O) Email:-  
hspcbrobdh@gmail.com  
E-mail: hspcb@hry.nic.in**



**No. HSPCB/Consent/ : 320303322JHACTO25373677**

**Dated:09/08/2022**

To,

M/s : Model Economic Township project at village Bid dadri, Yakubpura, Sondhi Dadri Toe, Jhajjar Haryana by Model Economic Township Ltd.

Model Economic Township project at village Bid dadri, Yakubpura, Sondhi Dadri Toe, Jhajjar Haryana by Model Economic Township Ltd.

Subject: Grant of consent to operate to M/s Model Economic Township project at village Bid dadri, Yakubpura, Sondhi Dadri Toe, Jhajjar Haryana by Model Economic Township Ltd..

Please refer to your application no. 25373677 received on dated 2022-06-27 in regional office Bahadurgarh. With reference to your above application for consent to operate, M/s Model Economic Township project at village Bid dadri, Yakubpura, Sondhi Dadri Toe, Jhajjar Haryana by Model Economic Township Ltd. is here by granted consent as per following specification/Terms and conditions.

<b>Consent Under</b>	BOTH
<b>Period of consent</b>	01/10/2022 - 30/09/2025
<b>Industry Type</b>	Industrial estates/ parks / complexes/ areas/ export processing zones/ SEZs/ Biotech parks/ leather complex
<b>Category</b>	RED
<b>Investment(In Lakh)</b>	297600.0
<b>Total Land Area(Sq. meter)</b>	7527153.0
<b>Total Builtup Area(Sq. meter)</b>	0.0
<b>Quantity of effluent</b>	
1. Trade	300.0 KL/Day
2. Domestic	135.0 KL/Day
<b>Number of outlets</b>	2.0
<b>Mode of discharge</b>	
1. Domestic	CETP
2. Trade	CETP
<b>Domestic Effluent Parameters</b>	
1. BOD	30 mg/l
2. COD	250 mg/l
3. TSS	100 mg/l
4. OIL & GREASE	10 mg/l
5. ph	5.5-9.0





**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

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RK Associates Pvt. Ltd.



	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.

