

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

CASE NO. VIS(2023-24)-PL096-083-099

DATED: 26/05/2023

PROJECT TIE-UP REPORT OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	MAPSKO MOUNT VILLE – PHASE II

SITUATED AT

MAPSKO MOUNT VILLE-PHASE II, SECTOR- 78-79, GURUGRAM, HARYANA

DEVELOPER/ PROMOTER

M/S. MAPSKO BUILDERS PVT. LIMITED

REPORT PREPARED FOR

STATE BANK OF INDIA, REGIONAL OFFICE-2, AO-2, NEW DELHI

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineer (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASMA)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

If you have any issue/ concern or escalation you may please contact Incident Manager @

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

Please provide your feedback on the report within 15 days of its submission after which
report will be considered to be accepted & correct.

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

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PROJECT TIE-UP REPORT

MAPSKO MOUNT VILLE-PHASE 2

PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT
MAPSKO MOUNT VILLE-PHASE II, SECTOR- 78-79, GURUGRAM, HARYANA



PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	State Bank of India, Regional Office -2, AO-2, New Delhi
Name of Project	Mapsko Mount Ville Phase-II (As per RERA Certificate)
Work Order No. & Date	Via mail dated : 23-May-2023

SR. NO.	CONTENTS	DESCRIPTION						
1.	GENERAL DETAILS							
i.	Report prepared for	State Bank of India, Regional Office-2, AO-2, New Delhi.						
ii.	Name of Developer/ Promoter	M/s. Mapsko Builder Pvt Ltd.						
iii.	Registered Address of the Developer as per MCA website	Regd. Office: - 6 th Floor, Baani the Address no.1, Golf Course Road, sector-56, Gurugram-122011.						
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	25 May 2023						
viii.	Date of Assessment	26 May 2023						
ix.	Date of Report	26 May 2023						
x.	Property Shown by	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Ravinder</td><td>Employee</td><td>+91-8882420813</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Ravinder	Employee	+91-8882420813
Name	Relationship with Owner	Contact Number						
Mr. Ravinder	Employee	+91-8882420813						
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	<table> <tr> <th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr> <tr> <td>Total 05 Documents requested.</td><td>Total 05 Documents provided.</td><td>04</td></tr> </table>	Documents Requested	Documents Provided	Documents Reference No.	Total 05 Documents requested.	Total 05 Documents provided.	04
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Total 05 Documents requested.	Total 05 Documents provided.	04						



PROJECT TIE-UP REPORT

MAPSKO MOUNT VILLE-PHASE 2

		RERA Certificate	RERA Certificate	RERA Registration No.33 of 2023. Dated: 02/02/2023
		License	Renewal of License	Memo No. LC-2438-II-JE (DS)-2022/35974 Dated: -01/12/2022
		Approved Map	Revised Site Plan	Architect Gyan P Mathur
		NOC's & Approval	Noc's and Approvals	---
		Property Title document	Sale Deed	Dated:09/09/2010

xv.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property
		<input checked="" type="checkbox"/>	Identified by the Owner's representative
		<input checked="" type="checkbox"/>	Enquired from local residents/ public
		<input type="checkbox"/>	Identification of the property could not be done properly
		<input type="checkbox"/>	Survey was not done NA

2. SUMMARY

i.	Total Prospective Fair Market Value	Rs. 37,16,00,000 /-
ii.	Total Expected Realizable/ Fetch Value	Rs. 31,58,60,000/-
iii.	Total Expected Distress/ Forced Sale Value	Rs. 27,87,00,000/-
iv.	Total No. of Dwelling Units in Palm Heights	Residential = 53 Main Units (In Cluster 4 Tower) Villa = 3 Units (As per RERA Certificate)
v.	Built up area of the project	12,249.38 sq.mtr/ 1,31,851.22 sq.ft
vi.	Saleable Area of the Project	1,91,460 Sq.ft
vii.	Total Inventory Cost as on "Date of Assessment"	Rs.1,62,74,10,000/- to Rs. 1,72,31,40,000

3. ENCLOSURES

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



PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. BRIEF DESCRIPTION OF THE PROJECT

- LEGEND**
- 1 ENTRY GATE 1
 - 2 ENTRY GATE 2
 - 3 SECURITY CABIN
 - 4 ADULT POOL
 - 5 KIDS POOL
 - 6 SPLASH PAD
 - 7 KIDS PLAY AREA
 - 8 GAZEBO/SEATING AREA
 - 9 MULTIPURPOSE COURT
 - 10 WATER FEATURE PERGOLA
 - 11 BASKETBALL COURT
 - 12 FOOTBALL GROUND
 - 13 YOGA AND MEDITATION LAWN
 - 14 WATER FEATURE
 - 15 BADMINTON COURT
 - 16 SKATING RINK
 - 17 OUTDOOR GYM
 - 18 DROP OFF
 - 19 TENNIS COURT
 - 20 STAGE + SEATING
 - 21 FLAG POLE
 - 22 RAMP
 - 23 CRICKET PITCH
 - 24 JOGGING TRACK /PATHWAY
 - 25 CLUB AMENITIES
 - 01 BANQUET HALL
 - 02 SQUASH COURT
 - 03 ROOMS FOR GUEST / GUEST HOUSE
 - 04 PROVISION FOR BAR AND RESTAURANT



This project tie-up report is prepared for the Group Housing Project in the name of **"Mapsko Mount Ville Phase II OR Mapsko Icon 79"** which is being developed on total land area admeasuring 2.3120 acre / 9356.332 sq. mtr. as per the copy of RERA Certificate provided to us by the bank and the total licensed area of the project is 16.369 acre. However, as per the approved site plan dated 01/03/222 provided to us the total plot area admeasures 15.04 acre / 60,897.40 sq.mtr. The same has been considered for the purpose of this valuation exercise.

This project is owned and developed by M/s. Mapsko Builder Pvt. Ltd. The developer of the project has proposed to develop a modern group housing project with all the basic amenities in the name of **'MAPSKO MOUNT VILLE PHASE II'**. As per the site plan provided to us the project has proposed one tower (Cluster 4) and 3 Villas comprised of 56 units out of which 53 units are in cluster-4 and rest are Villas.

Sr. No.	Tower Details	Total No. of Floors	Total No. of Dwelling Units
1	Cluster 4 (Proposed)	G+S+27	53
	Sub Total		53
2	EWS Units	6	6

The developer of the project has obtained most of the preliminary necessary statutory approvals from different government agencies to develop a modern group housing society comprising of all the basic & urban facilities & amenities.

As per the site survey inspection, In cluster 4 tower excavation work of the project has been started and it is on initial stage of the construction. And as per the discussion with official team of the developer during site visit, the three Villas mentioned in the RERA Certificate and site plan are proposed and the developer will construct in future. Therefore we have excluded the area of the Villas from this tie up report.

The location of the subject project is in a good developing Sector-79, Gurgaon in which other group housing projects are also under development. Subject project is located on Naurangpur Road which is 30 mtr wide and more infrastructure developments are proposed in this area in future. This project is very well located in developing sector of Gurugram, Haryana which has many land marks in the vicinity like group housing projects, Commercial Towers.

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

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

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

2. LOCATION CHARACTERISTICS OF THE PROPERTY

i.	Nearby Landmark	Near Godrej 101
ii.	Name of similar projects available nearby with distance from this property	Godrej 101 Adjacent, Godrej Aria (~ 1 Km away), Signature Global Proxima (~ 1 Km away), Signature Global Golf (~1.3 Km).
iii.	Postal Address of the Project	Mapsko Mount Ville-Phase II, Sector- 78 & 79, Gurugram, Haryana

iv.	Independent access/ approach to the property	Clear independent access is available		
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report		
		Coordinates or URL: 28°21'37.0"N 76°58'14.2"E		
vi.	Description of adjoining property	Other residential projects		
vii.	Plot No. / Survey No.	For survey numbers please refer to the copy of sale deed.		
viii.	Village/ Zone	Village Naurangpur		
ix.	Sub registrar	Manesar		
x.	District	Gurugram Haryana		
xi.	City Categorization	Metro City	Urban	
	Type of Area	Residential Area		
xii.	Classification of the area/Society	Upper Middle Class (Good)	Urban developing	
	Type of Area	Within urban developing zone		
xiii.	Characteristics of the locality	Good	Within urban developed area	
xiv.	Property location classification	Normal location within locality	None	None
xv.	Property Facing	North Facing (Entrance of colony)		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Naurangpur Road	Approx. 60 meters	
	b) Front Road Name & width	Sector Road	Approx. 24 meters	
	c) Type of Approach Road	Bituminous Road		
	d) Distance from the Main Road	600 mtr. from the main road		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
xviii.	Is the property merged or colluded with any other property	No, it is an independent single bounded property.		
xix.	BOUNDARIES SCHEDULE OF THE PROPERTY			
a)	Are Boundaries matched	No, boundaries are not mentioned in the documents.		
b)	Directions	As per Title Deed/TIR		Actual found at Site
	East	Not mentioned in the documents.		Godrej 101
	West	Not mentioned in the documents.		24 mtr wide road
	North	Not mentioned in the documents.		24 mtr wide road
	South	Not mentioned in the documents.		Open Land

3.	TOWN PLANNING/ ZONING PARAMETERS			
i.	Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP		
ii.	Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP 2031		
iii.	Municipal limits	Municipal corporation of Manesar		
iv.	Developmental controls/ Authority	HSVP		
v.	Zoning regulations	Residential zone		



vi.	Master Plan provisions related to property in terms of Land use	Group Housing
vii.	Any conversion of land use done	NA
viii.	Current activity done in the property	Group Housing Society
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning.
x.	Any notification on change of zoning regulation	No
xi.	Street Notification	Residential
xii.	Status of Completion/ Occupational certificate	The Tower is initial stage of construction.
xiii.	Comment on unauthorized construction if any	The Tower is initial stage of construction.
xiv.	Comment on Transferability of developmental rights	Freehold property, easily transferrable.
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential purpose and many group housing project are within the locality.
xvi.	Comment of Demolition proceedings if any	No
xvii.	Comment on Compounding/ Regularization proceedings	No
xviii.	Any information on encroachment	No
xix.	Is the area part of unauthorized area/ colony	No information available.

4.	LEGAL ASPECTS OF THE PROPERTY			
i.	Ownership documents provided	License	Sale deed	None
ii.	Names of the Developer/Promoter	M/s. Mapsko Builder Pvt. Ltd.		
iii.	Constitution of the Property	Free hold, complete transferable rights		
iv.	Agreement of easement if any	Not required		
v.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain		
vi.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain		
vii.	Heritage restrictions, if any	No		
viii.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Developer	NA	
x.	Comment on whether the owners of the property have issued any guarantee (<i>personal or corporate</i>) as the case may be	No Information available to us. Bank to obtain details from the Developer	NA	
xi.	Building Plan sanction:			
	a) Authority approving the plan	Director Town and Country Planning, Haryana		

PROJECT TIE-UP REPORT

MAPSKO MOUNT VILLE-PHASE 2

	b) Any violation from the approved Building Plan	The Tower is initial stage of construction.	
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property Since the license has been issued. For the group Housing Society development.	
xiii.	Whether the property SARFAESI complaint	Yes	
xiv.	Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Tax name	---
		Receipt number	---
		Receipt in the name of	---
		Tax amount	---
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us	
xvi.	Is property tax been paid for this property	Not available	
xvii.	Property or Tax Id No.	Not provided	
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information available.	
xix.	Property presently occupied/ possessed by	Developer	
xx.	Title verification	Title verification to be done by competent advocate as the same is out of our scope of work.	
xxi.	Details of leases if any	NA.	

5. SOCIO - CULTURAL ASPECTS OF THE PROPERTY

i.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Semi urban area
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

6. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES

i.	Drainage arrangements	Yes (Proposed)
ii.	Water Treatment Plant	Yes (Proposed)
iii.	Power Supply arrangements	Permanent
		Auxiliary
iv.	HVAC system	No
v.	Security provisions	Yes
vi.	Lift/ Elevators	Yes (Proposed)
vii.	Compound wall/ Main Gate	Yes (Proposed)
viii.	Whether gated society	Yes (Proposed)



ix.	Car parking facilities		Yes (Proposed)		
x.	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes (Proposed)	Yes (Proposed)	Yes (Proposed)	Yes (Proposed)	Yes (Proposed)

7.	INFRASTRUCTURE AVAILABILITY						
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply			Yes from municipal connection (Proposed)			
	b) Sewerage/ sanitation system			Underground (Proposed)			
	c) Storm water drainage			Yes (Proposed)			
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management			Yes, done by the authority (Proposed)			
	b) Electricity			Yes (Proposed)			
	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
	~800 mtr	~2 km	~1.5 km	~3.5 km	~11 km	~20 km	~31 km
iv.	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby.			

8.	MARKETABILITY ASPECTS OF THE PROPERTY:		
i.	Location attribute of the subject property	Good	
ii.	Scarcity	Similar kind of properties are easily available in this area.	
iii.	Market condition related to demand and supply of the kind of the subject property in the area	Good demand of such properties in the market.	
iv.	Any New Development in surrounding area	Yes	Construction of many other group housing societies is in progress. However, many are already inhabited
v.	Any negativity/ defect/ disadvantages in the property/ location	No	NA
vi.	Any other aspect which has relevance on the value or marketability of the property	No	

9.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:	
i.	Type of construction & design	RCC framed pillar beam column structure on RCC slab.
ii.	Method of construction	Construction done using professional contractor workmanship based on architect plan.
iii.	Specifications	



PROJECT TIE-UP REPORT

MAPSKO MOUNT VILLE-PHASE 2

	a) Class of construction	Class B construction (Good)	
	b) Appearance/ Condition of structures	Internal - Good.	
		External - Good	
	c) Roof	Floors/ Blocks	Type of Roof
		01-High rise towers	RCC
		Maximum Floors up to G+27 floors	RCC
	d) Floor height	~10 ft.	
	e) Type of flooring	Vitrified tiles, Ceramic Tiles Italian Marble (Proposed)	
	f) Doors/ Windows	Wooden frame with glass panel windows, Aluminum flushed doors & windows (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	Good looking interiors. Medium use of interior decoration. (Proposed)	
	j) Class of electrical fittings	Good (Proposed)	
	k) Class of sanitary & water supply fittings	Good (Proposed)	
iv.	Maintenance issues	The project is initial stage of construction.	
v.	Age of building/ Year of 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	The project is initial stage of construction..	
viii.	Protection against natural disasters viz. earthquakes etc.	All the structures are asumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	The project is initial stage of construction.	
x.	System of air conditioning	As per requirement by individual flat owners on their own	
xi.	Provision of firefighting	Yes (Proposed)	
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority.	
	a) Is Building as per approved Map	The project is initial stage of construction.	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	c) Is this being regularized	No information available.	

10.	ENVIRONMENTAL FACTORS:		
i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	No information available to us	



PROJECT TIE-UP REPORT

MAPSKO MOUNT VILLE-PHASE 2

ii.	Provision of rainwater harvesting	Yes (Proposed)
iii.	Use of solar heating and lighting systems, etc.	No information available to us.
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere

11. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:

i.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern structure
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12. PROJECT DETAILS:

a.	Name of the Developer	M/s. Mapsko Builder Pvt. Ltd.
b.	Name of the Project	Mapsko Mount Ville – Phase II/Mapsko The ICON 79
c.	Total no. of Dwelling units	Residential = 53 Units
d.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.
e.	Name of the Architect	M/s. Gian P Mathur and Associates (P) Ltd.
f.	Architect Market Reputation	Established Architect with years long experience in market and have successfully delivered multiple Projects.
g.	Proposed completion date of the Project	31/01/2029 (as per the RERA certificate)
h.	Progress of the Project	The excavation work of the tower has been started. It is initial stage of construction.
i.	Other Salient Features of the Project	<input checked="" type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input checked="" type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,



PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed Area of the project		16.369 Acres (66,242.99 sq.mtr.) (For Entire Project)			
2.	Area of the Project as per RERA		2.3120 Acre (9,356.332 sq mtr)			
3.	Ground Coverage Area	Permitted	21,314.090 sq. mtr (35%) (for Phase 1 and Phase II)			
		Proposed	6,748.65 m ² (for Phase 1 and Phase II)			
	Covered Built-up Area	UNDER FAR		PROPOSED AS PER APPROVED MAP (In m ²)	Present Status	ACHIEVED STATUS As per Site Visit/Map
		Total	Proposed	1,05,269.377 sq.mtr (11,33,110.14 sq.ft) For Mapsko Phase 1 and Phase 2)	11,820.487 sq.mtr For Mapsko Phase 2.	As per the site visit, Excavation of the cluster tower 4 has been started. The project is in initial stage of construction.
			Permitted	1,06,570.450 sq.mtr (11,47,114.78 sq.ft) For Mapsko Phase 1 and Phase 2)		
		UNDER NON-FAR		Proposed as per Approved Map (In m ²)	Present Status	ACHIEVED STATUS As per Site Visit/Map
		Proposed NON-FAR area		50,527.28 m ² Sq. mtr. (16,76,979.64 sq.ft) For Phase 1 and Phase 2	428.897 sq.mtr For Mapsko Phase 2.	As per the site visit, Excavation of the cluster tower 4 has been started. The project is in initial stage of construction.
		Total Gross Built Up Area For Mapsko Phase 2		12,249.38 sq.mtr. / 1,31,851.22 sq.ft		
4.	Open/ Green Area	Minimum Required	9134.61 sq.mtr (For Mapsko Phase 1 and 2)			
		Proposed	18360.20 sq.mtr (For Mapsko Phase 1 and 2)			
5.	Density	Permitted	300 PPA (for entire Project)			
		Proposed	299.839 (for entire Project)			
6.	Carpet Area		Not available to us.			
7.	Super Area		1,91,460 Sq.ft			
8.	Saleable Area		1,91,460 Sq.ft			



PROJECT TIE-UP REPORT

MAPSKO MOUNT VILLE-PHASE 2

Total Blocks/ Floors/ Flats				
	Approved as per Building Plan for Mapsko Mountville Phase 2.		Actually provided for (As per Scope of Work)	
1.	Cluster 4: S+27 Floors= 53 DU's VILLA-1 : 01 VILLA-2 : 01 VILLA-3 : 01 EWS : 06		Mapsko Mount Ville Phase 2: Cluster 4: S+27 Floors= 53 DU's	
			Current Status Cluster 4: As per the site visit, Excavation of the cluster tower 4 has been started. The project is in initial stage of construction. The other structures such as Villa-1, Villa-2 and Villa-3 are proposed and will construct in future.	
2.	Total no. of Flats/ Units	Main Units	53 DU in Cluster 4 tower.	
3.	Type of Flats		Type of Flat	Tower
			04 BHK	Cluster 4
			Pent House	Cluster 4
			Covered Car Parking Cluster 4	Basement under Cluster 4=75 ECS Stilt of Cluster 4= 18 ECS
4.	Land Area considered		Land Area as per Approved Map – 2.3120 Acres/ 9356.332 sq.mtr. (For Mapsko Mount Ville Phase 2).	
5.	Area adopted on the basis of		Property documents only since site measurement couldn't be carried out	
6.	Remarks & observations, if any		NA	
7.	Constructed Area considered (As per IS 3861-1966)		Built-up Area	12249.38 sq. mtr/ 1,31,851.22 sq.ft
	Area adopted on the basis of		Property documents only since site measurement couldn't be carried out due to vastness of the property.	
	Remarks & observations, if any		NA	

Note:

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



PART D

PROJECT APPROVAL DETAILS

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	LC-III - Letter of Intent for grant of license from DTCP (HR Govt.)	Memo No. LC-2438-JE(VA)-2011/19543 Dated:27/12/2011	Provided
2.	Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	License No. 38 of 2012 Dated: 22.04.2012 Renewed Memo No. LC-2438-II-JE (DS)-2022/35974 Dated 01.12.2022	Approved
3.	LC-IV-Agreement by owner of land intending to set up a Group Housing Colony.	Dated 22 April 2012.	Provided
4.	Site Plan	Architect :Gian P Mathur, CA No.80/5769	Approved
5.	RERA Certificate	Registration No.33 of 2023	Provided
6.	NOC for Height Clearance from Airport Authority of India	Sr. No. AAI/NOC/2012/133/159 Dated: 19/04/2012	Approved
7.	Clarification regarding applicability of forest laws		
8.	Environmental clearance NOC from SEIAA	Memo No. SEIAA/HR/2013/703 Dated: 06/09/2013	Approved
9.	NOC from Pollution Control Board		Not Available
10.	Provisional NOC from Fire Authority	No. FS/MCG/2013/575 Dated: 02/03/2013	Approved
11.	NOC from Forest Officer for Aravali Hills conservation area conformity (if applicable)	No. 09/MB Dated: 30/01/2013	Provided.
12.	Occupation Certificate issued from DTCP	---	NA





PART E

PROCEDURE OF ASSESMENT

1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		25 May 2023	26 May 2023	26 May 2023
ii.	Client	State Bank Of India, Regional Office –2, Ao-2, New Delhi		
iii.	Intended User	State Bank Of India, Regional Office –2, Ao-2, New Delhi		
iv.	Intended Use	To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Project Tie-up for individual Flat Financing		
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, ascertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the property is identified	<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input type="checkbox"/>	Identified by the owner	
		<input checked="" type="checkbox"/>	Identified by the owner's representative	
		<input checked="" type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Cross checked from the boundaries/ address of the property mentioned in the documents provided to us	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		

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

	of Dwelling Units				
v.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(in consonance to surrounding use, zoning and statutory norms)</i>	Considered for Assessment	
		Residential	Residential	Residential	
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. dept. have to be taken care by Legal expert/ Advocate.			
vii.	Land Physical Factors	Shape		Size	
		Irregular		Large	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Good	On Wide Road	S+G+27 Floors
		Urban developing	Within urban developed area	Near to Highway	
			Within good urban developed area	None	
		Property Facing			
		North Facing Colony Entrance			
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes (Proposed)	Underground (Proposed)	Yes (Proposed)	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
x.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location	Urban Developing area			





PROJECT TIE-UP REPORT

MAPSKO MOUNT VILLE-PHASE 2

	of slums/ squatter settlements nearby, etc.)					
xi.	Neighbourhood amenities	Good				
xii.	Any New Development in surrounding area	Some group housing projects are under construction in the vicinity and some are already constructed.				
xiii.	Any specific advantage/ drawback in the property	No.				
xiv.	Property overall usability/ utility Factor	Restricted to a particular use i.e., Group housing (Residential) purpose only.				
xv.	Do property has any alternate use?	None. The property can only be used for residential purpose.				
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly.				
xvii.	Is the property merged or colluded with any other property	No. Comments: NA				
xviii.	Is independent access available to the property	Clear independent access is available				
xix.	Is property clearly possessable upon sale	Yes				
xx.	Best Sale procedure to realize maximum Value for inventory sale (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 <table><tr><th>Approach for assessment</th><th>Method of assessment</th></tr><tr><td>Market Approach</td><td>Market Comparable Sales Method</td></tr></table>	Approach for assessment	Method of assessment	Market Approach	Market Comparable Sales Method
Approach for assessment	Method of assessment					
Market Approach	Market Comparable Sales Method					
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)				
xxiv.	Market Comparable					

PROJECT TIE-UP REPORT

MAPSKO MOUNT VILLE-PHASE 2

	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:	Mr. Akash
			Contact No.:	+91 09711621117
			Nature of reference:	Property dealer
			Size of the Property:	3500 sq. ft. super area
			Location:	Sec 79 Mapsko The Icon 79
			Rates/ Price informed:	Rs.8,500/- per sq.ft – Rs.9,000/- per sq.ft
			Any other details/ Discussion held:	The Price for the flat in the subject society ranges from Rs.9000/- per sq.ft per sq.ft on super area Rs.3.1 Cr. approx. for 4 BHK.
		b.	Name:	Mr. Ravinder
			Contact No.:	+91 8882420813
			Nature of reference:	Property dealer
			Size of the Property:	3500 sq. ft. super area
			Location:	Sector 79 Mapsko The Icon 79
			Rates/ Price informed:	Rs.8,500/- per sq.ft – Rs.9,000/- per sq.ft
			Any other details/ Discussion held:	The Price for the flat in the subject society ranges from Rs.8500/- per sq.ft to Ra.9000/- per sq.ft on super area.
xxv.	Adopted Rates Justification	For the market rate of the Flats available in this project and as well as nearby project we have enquired from property dealers in that area and were able to find a Sale rate range of Rs.8,500 /- to Rs.9,000/- per sq. ft on Super area for the project.		
xxvi.	OTHER MARKET FACTORS			
	Current Market condition	Normal		
		Remarks: NA		
		Adjustments (-/+): 0%		
	Comment on Property Salability Outlook	Easily sellable		
		Adjustments (-/+): 0%		
	Comment on Demand & Supply in the Market	Demand		Supply
		Good		Adequately available
		Remarks: Good demand of such properties in the market		
		Adjustments (-/+): 0%		
xxvii.	Any other special consideration	Reason: NA		
xxviii.	Any other aspect which has relevance on the value or marketability of the property	NA		
		Adjustments (-/+): 0%		
xxix.	Final adjusted & weighted Rates considered for the subject property	Rs.8,500/- to Rs.9,000/- per sq. ft. on Super area		



xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.
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xxxi. Basis of computation & working

- 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.
- However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the sale deed. Please note that the value of Land may be different here which is not assessed in this report. Please refer to the attached sheet.

S.No	Area in Kanal and Marla	Area in acre	Pralekh No	Date	Amount
1	15 KANAL 8 MARLA	1.9250001	1024	17-09-2010	₹ 6,06,37,500
2	76 KANAL 1 MARLA	9.50625001	1025	17-09-2010	₹ 28,10,71,875
3	28 KANAL 11 MARLA	3.5687501	1026	17-09-2010	₹ 11,24,15,700
4	18 KANAL 18 MARLA 7 SARSAI	2.3668752	1081	27-09-2010	₹ 7,45,76,250
5	15 KANAL 16 MARLA	1.975	1082	27-09-2010	₹ 6,22,12,500
6	8 KANAL 13 MARLA	1.0812502	1335	29-10-2010	₹ 3,42,16,875
	Total	20.42312561			₹ 62,51,30,700

- As per the sale deed the total cost of land admeasuring 20.42 acres amounts to approximately Rs.62,51,30,700 . Accordingly, the cost of land comes out to approximately Rs.3,06,13,648/- per acre. Since as per the approved site plan the area of land for the project admeasures 2.3120 acre, therefore the cost of land is taken as Rs. 7,07,78,755/- only. Please note that the value of Land may be different here which is not assessed in this report.
- Also, since this is a land allotted for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.
- 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.
- 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.
- 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.
- 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.

(Signature)
 R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd.
 Valuation Center of Excellence
 IF RE-DEVELOPMENT CENTRE

- 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
	<p>a. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.</p> <p>b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.</p> <p>c. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.</p> <p>d. It is assumed that the concerned Lender/ Financial Institution has asked for the Project Tie up report of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Project Tie up report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.</p> <p>e. Payment condition during transaction in the Project tie up report has been considered on all cash bases which includes both formal & informal payment components as per market trend.</p> <p>f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.</p> <p>g. This Project tie up report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.</p>
xxxiii.	SPECIAL ASSUMPTIONS
	None
xxxiv.	LIMITATIONS
	None

3.	COST ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Land Value (As per Sale Deed)
a.	Prevailing Rate range	Rs.2, 30, 00,000/- per acres. (For Agricultural Land)	---
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.9,20,00,000/- per acres (4 times of agricultural land for group housing societies)	---
d.	Total Land Area/FAR Area considered (documents vs site survey whichever is less)	2.3120 acres/ 9356.332 sq.mtr	2.3120 acres/ 9356.332 sq.mtr
e.	Total Value of land (A)	2.3120 acre X Rs.9,20,00,000 /- per acres.	---
		Rs. 21,27,04,000 /-	Rs.7,07,78,755/-

Note:

a. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only

a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.

- b. However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the sale deed. Please note that the value of Land may be different here which is not assessed in this report.

Please refer to the attached sheet.

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6	8 KANAL 13 MARLA	1.0812502	1335	29-10-2010	₹ 3,42,16,875
	Total	20.42312561			₹ 62,51,30,700

- c. As per the sale deed the total cost of land admeasuring 20.42 acres amounts to approximately Rs.62,51,30,700 . Accordingly, the cost of land comes out to approximately Rs.3,06,13,648/- per acre. Since as per the approved site plan the area of land for the project admeasures 2.3120 acre, therefore the cost of land is taken as Rs. 7,07,78,755/- only. Please note that the value of Land may be different here which is not assessed in this report.
- d. Also, since this is a land allotted for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.

4. COST ASSESSMENT OF BUILDING CONSTRUCTION					
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE		
			FAR Area	NON-FAR Area	
	Building Construction Value	Rate range	Rs. 1,800/- to 2,000/- per sq. ft.	Rs. 1,400/- to 1,600/- per sq. ft.	
		Rate adopted	Rs. 1900/- per sq. ft.	Rs. 1500/- per sq. ft.	
		Covered Area	11820.487 sq.mtr/1,27,234.66 sq.ft	428.897 sq. mtr./ 4616.60 sq.ft	
		Pricing Calculation	Rs.1,900/- per Sq. ft. X 1,27,234.66 sq. ft.	46,16.60 sq.ft X Rs.1,500/- per sq. ft..	
	Total Value	Rs.24,17,45,854/-	Rs.69,24,900/-		
a.	Depreciation percentage <i>(Assuming salvage value % per year)</i>		NA <i>(Above replacement rate is calculated after deducting the prescribed depreciation)</i>		
b.	Age Factor		NA		
c.	Structure Type/ Condition		RCC framed structure (Proposed)/ Yet to be Constructed		
d.	Construction Depreciated Replacement Value (B)		Rs.24,86,70,754/-		



5.	COST ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements (Add lump sum cost)	----	NA
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	Approx. 5% of building construction cost	Rs.1,24,33,537/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	Approx. 13% of building construction cost	Rs.3,23,27,198/-
d.	Add extra for internal & external development and other facilities (Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach Road, Play Area, etc.)	Approx. 3% of building construction cost	Rs.74,60,122/-
e.	Expected Construction Value (C)	NA	Rs.5,22,20,858/-

6.	MARKET/ SALABLE AMOUNT OF THE FLATS	
a.	Total No. of DU	Residential= 53 Dwelling Units
b.	Total No. of EWS Units	06 EWS Units As per Site Plan.
c.	Total Proposed Salable Area for flats	1,91,460 sq.ft
	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.8,990 Per sq.ft
d.	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.8,500/- per sq.ft. to Rs.9,000/- per sq.ft. on Super area
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Secondary Market is not yet developed for the Particular Project
e.	Remarks	<ul style="list-style-type: none"> The value of the Flats is varying from floor to floor and direction to direction as per information gathered from the public domain & dealers of that area, and it is found that flat rates vary from Rs.8,500/- per sq.ft. to Rs.9,000/- per sq.ft. on Super area for the Project and the same seems to be reasonable in our view. Details of the inventory is as provided by the builder. Pricing assessment of the inventory is done based on the prospective number of flats which builder intends to create in this Project as provided by the builder.

(Signature)
(Signature)

PROJECT TIE-UP REPORT

MAPSKO MOUNT VILLE-PHASE 2

INVENTORY

Sr. No.	TOWER	UNIT NO.	Super Area	Minimum Rate @ Rs 8,500/- on Super area	Maximum Rate @ Rs 9,000/- on Super area
1	ICON	1A	3560	3,02,60,000	3,20,40,000
2	ICON	1B	3560	3,02,60,000	3,20,40,000
3	ICON	2A	3560	3,02,60,000	3,20,40,000
4	ICON	2B	3560	3,02,60,000	3,20,40,000
5	ICON	3A	3500	2,97,50,000	3,15,00,000
6	ICON	3B	3500	2,97,50,000	3,15,00,000
7	ICON	4A	3500	2,97,50,000	3,15,00,000
8	ICON	4B	3500	2,97,50,000	3,15,00,000
9	ICON	5A	3560	3,02,60,000	3,20,40,000
10	ICON	5B	3560	3,02,60,000	3,20,40,000
11	ICON	6A	3500	2,97,50,000	3,15,00,000
12	ICON	6B	3500	2,97,50,000	3,15,00,000
13	ICON	7A	3500	2,97,50,000	3,15,00,000
14	ICON	7B	3500	2,97,50,000	3,15,00,000
15	ICON	8A	3560	3,02,60,000	3,20,40,000
16	ICON	8B	3560	3,02,60,000	3,20,40,000
17	ICON	9A	3500	2,97,50,000	3,15,00,000
18	ICON	9B	3500	2,97,50,000	3,15,00,000
19	ICON	10A	3500	2,97,50,000	3,15,00,000
20	ICON	10B	3500	2,97,50,000	3,15,00,000
21	ICON	11A	3560	3,02,60,000	3,20,40,000
22	ICON	11B	3560	3,02,60,000	3,20,40,000
23	ICON	12A	3500	2,97,50,000	3,15,00,000
24	ICON	12B	3500	2,97,50,000	3,15,00,000
25	ICON	14A	3500	2,97,50,000	3,15,00,000
26	ICON	14B	3500	2,97,50,000	3,15,00,000
27	ICON	15A	3560	3,02,60,000	3,20,40,000
28	ICON	15B	3560	3,02,60,000	3,20,40,000
29	ICON	16A	3500	2,97,50,000	3,15,00,000
30	ICON	16B	3500	2,97,50,000	3,15,00,000
31	ICON	17A	3500	2,97,50,000	3,15,00,000
32	ICON	17B	3500	2,97,50,000	3,15,00,000
33	ICON	18A	3500	2,97,50,000	3,15,00,000
34	ICON	18B	3500	2,97,50,000	3,15,00,000
35	ICON	19A	3500	2,97,50,000	3,15,00,000
36	ICON	19B	3500	2,97,50,000	3,15,00,000
37	ICON	20A	3500	2,97,50,000	3,15,00,000
38	ICON	20B	3500	2,97,50,000	3,15,00,000
39	ICON	21A	3560	3,02,60,000	3,20,40,000
40	ICON	21B	3560	3,02,60,000	3,20,40,000
41	ICON	22A	3500	2,97,50,000	3,15,00,000
42	ICON	22B	3500	2,97,50,000	3,15,00,000
43	ICON	23A	3500	2,97,50,000	3,15,00,000
44	ICON	23B	3500	2,97,50,000	3,15,00,000

(Handwritten signature and stamp)

PROJECT TIE-UP REPORT

MAPSKO MOUNT VILLE-PHASE 2

45	ICON	24A	3560	3,02,60,000	3,20,40,000
46	ICON	24B	3560	3,02,60,000	3,20,40,000
47	ICON	25A	3500	2,97,50,000	3,15,00,000
48	ICON	25B	3500	2,97,50,000	3,15,00,000
49	ICON	26A	3500	2,97,50,000	3,15,00,000
50	ICON	26B	3500	2,97,50,000	3,15,00,000
51	ICON	27A	3500	2,97,50,000	3,15,00,000
52	ICON	27B	3500	2,97,50,000	3,15,00,000
53	ICON	28	8500	7,22,50,000	7,65,00,000
Total			1,91,460	1,62,74,10,000	1,72,31,40,000

7. CONSOLIDATED COST ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs.21,27,04,000 /-	Rs.7,07,78,755/-
b.	Structure Construction Value (B)	NA	Rs. 24,86,70,754/-
c.	Additional Aesthetic Works Value (C)	NA	Rs. 5,22,20,858 /-
d.	Total Add (A+B+C)	Rs.21,27,04,000 /-	Rs. 37,16,70,367 /-
e.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	Total Indicative & Estimated Prospective Fair Market Value	Rs.21,27,04,000 /-	Rs. 37,16,70,367 /-
h.	Rounded Off	Rs.21,27,04,000 /-	Rs. 37,16,00,000 /-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Thirty Seven Crore and Sixteen lakh Only/-
j.	Expected Realizable Value (@ ~15% less)	---	Rs. 31,58,60,000/-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 27,87,00,000/-
l.	Percentage difference between Circle Rate and Market Value	More than 20%	
m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	




n. Concluding Comments/ Disclosures if any

- a. The subject property is a Group Housing project.
- b. We are independent of client/ company and do not have any direct/ indirect interest in the property.
- c. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.
- d. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.
- e. Also, since this is a 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, prentise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

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

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

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

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

p. Enclosures with the Report:

- Enclosure I: Screenshot of the price trend references of the similar related properties available on public domain -
- Enclosure II: Google Map Location
- Enclosure III: Photographs of the property
- Enclosure IV: Copy of Circle Guideline
- Enclosure V: Other Relevant Documents/Articles taken for reference
- Enclosure VI: Consultant's Remarks




IMPORTANT NOTES

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

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




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IF REPORT IS USED FOR BANK/ FIs

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

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

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Parveen Sharma	Rahul Gupta	Ashish Sawe
		



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

99acres Buy | Gurgaon | Add more

Mapsko The Icon 79 ☆

Why you should consider Mapsko The Icon 79?

- Exclusive design by architect Hafeez Contractor
- 2800 sq.ft. Overhouse

Developed by: **Mapsko Builders Pvt. Ltd.** MAPSKO

CONSTRUCTION STATUS
 Under Construction
 Completion: Apr 2028

₹ 2.99 Cr - Govt. Charges

4 BHK Apartment
 3500 sq.ft.

₹ 2.99 Cr - Govt. Charges

Download Brochure

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

Home | New Projects in Gurgaon | Property in Gurgaon | Projects in Sector 79 | Mapsko The Icon 79

Mapsko The Icon 79
 Sector 79, Gurgaon

₹ 2.99 Cr

Status: **New Launch**

Project Size: 53 units - 2.31 Acres

Configurations: 4 BHK Flat 3500 Sq. Ft (Saleable)

37915 Views | 35 Enquiries

GET A CALL BACK

Why Invest through Square Yards?

- Zero Brokerage - 100% Service - 0% Brokerage. We charge our customers nothing. Not today, not ever.
- Lowest Price Guaranteed - Highly unlikely, but if you find a lower price anywhere, tell us and we will match it.
- Full Service Support - Our sales personnel are accountable for every step - site visits, home loans & post-sales.



PROJECT TIE-UP REPORT

MAPSKO MOUNT VILLE-PHASE 2

THE ICON 79
 By Mapsko Builders Pvt. Ltd.
 Sector 79, Gurgaon

Launched in Apr 2023 Possession by Apr 2027

₹ 2.90 Cr - ₹ 3.10 Cr
 4 BHK Flats
[Free Property Valuation](#)

Contact Now

[Write a review](#)

Properties in THE ICON 79

taylor New Projects Resale Deals Developers Locations By Budget Distress Sale For Rent 9899124305

Home Sector 79 MAPSKO ICON 79

MAPSKO ICON 79
 per sq ft ₹7.99 thousand

FEATURED FOR SALE NEW CONSTRUCTION LUXURY

Sector 79, New Gurgaon, N.H. 8, Gurgaon, Southern Periphery Road

4 More



PROJECT TIE-UP REPORT

MAPSKO MOUNT VILLE-PHASE 2

99acres.com/godrej-aria-sector-79-gurgaon-npxid-r55428

99acres Buy Gurgaon Add more

Godrej Aria Sector 79, Gurgaon

Overall Rating: 3.84 (Based on 6 Reviews)

CONSTRUCTION STATUS: **Ready To Move** Since Dec, 2018

Price Range: **₹ 1.15 - 1.69 Cr** + Govt. Charges

Download Brochure

Why you should consider Godrej Aria?

- Enjoy Uninterrupted Views of Aravalli Hills
- 1.39K sq.m Grand Club O2 and 10.12K sq.m of Landscaped Courtyards
- Homes open from three sides

View 4 more

DEVELOPED BY: **Godrej Properties**

2 BHK Apartment	3 BHK Apartment
Super Builtup Area: 1351 sq.ft. (125.51 sq.m)	Super Builtup Area: 1983 sq.ft. (184.23 sq.m)
₹ 1.15 Cr + Govt. Charges	₹ 1.69 Cr + Govt. Charges

magicbricks.com/bestech-altura-sector-79-gurgaon-pdpid-4d4255303839373234

Overview Properties About Project Amenities Floor Plan & Units Project Details Ratings & Reviews About Locality

Individual Agent

MB Assistant Online

Welcome to Magicbricks

We see that you are looking for a property in Gurgaon at Sector 79.

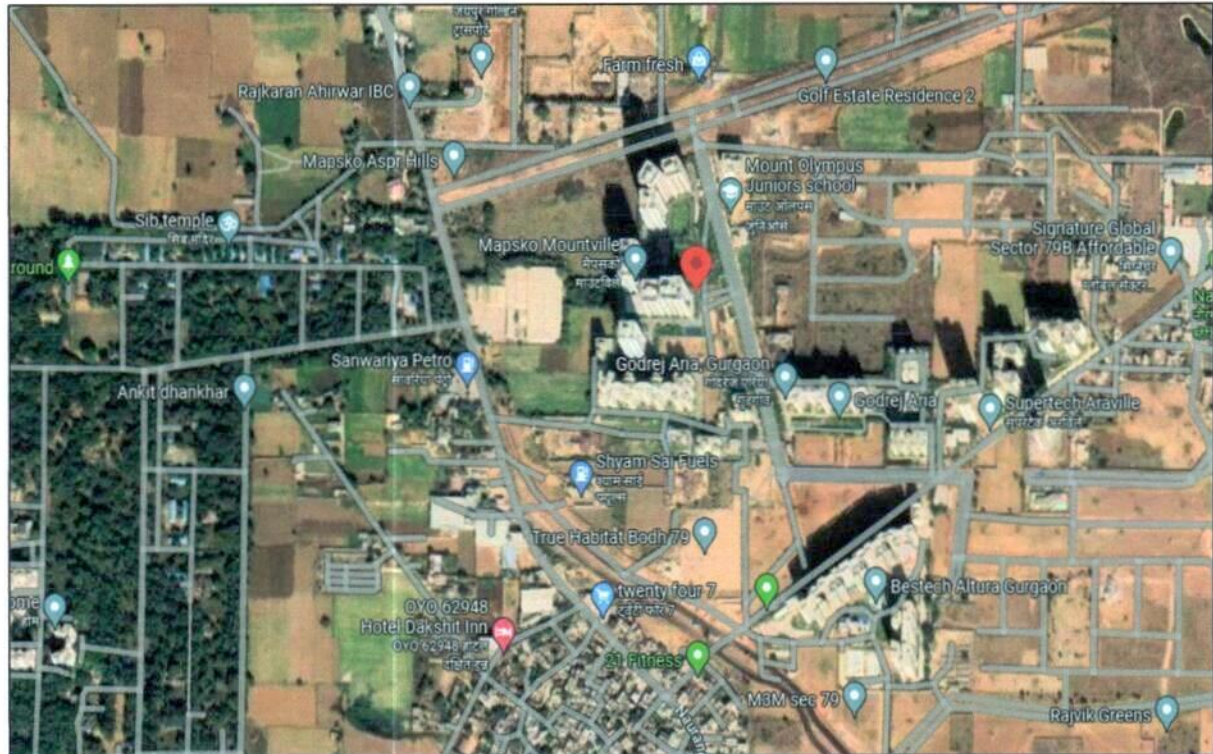
Help us know your requirements. What are you looking for?

Property 1	Property 2	Property 3
₹ 1.61 Cr 3 BHK Flat 1550 sqft Ready to Move Bestech Altura is the best luxury Agent: Ratan Deep	₹ 2.03 Cr 4 BHK Flat 1410 sqft under construction Bestech Park View Altura has Agent: R.K. Global Realty	₹ 1.50 Cr 3 BHK Flat 1550 sqft Ready to Move ready to move luxury 3bkh 3's Agent: Payitram Realty
Contact Agent	Contact Agent	Contact Agent



Handwritten signature

ENCLOSURE 2: GOOGLE MAP LOCATION



[Handwritten signature]
 R.K. Associates Valuers & Techno Engineering Consultants Pvt Ltd

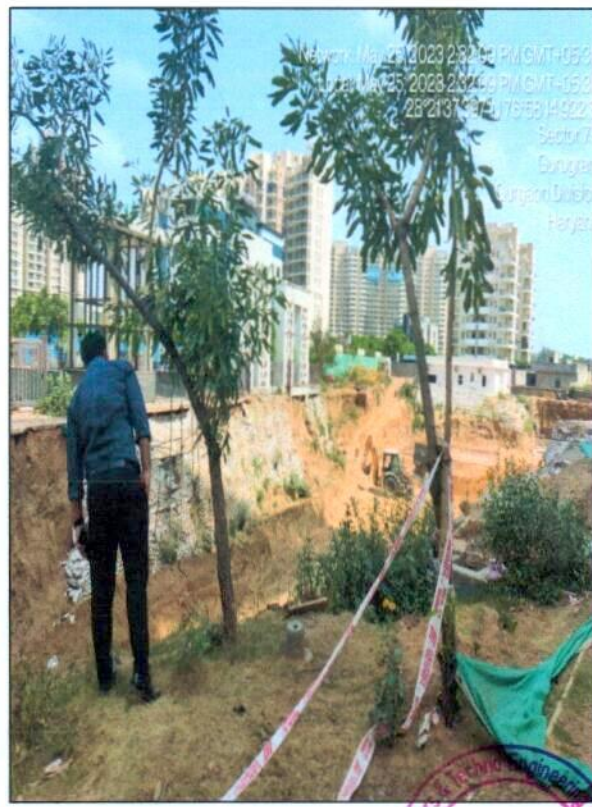
ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY



[Handwritten signature]
 Valuers & Techno Engineering Consultants Pvt. Ltd.
 R.K. RESEARCH CENTRE

PROJECT TIE-UP REPORT

MAPSKO MOUNT VILLE-PHASE 2



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ENCLOSURE 5: OTHER RELEVANT DOCUMENTS

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

STATE BANK OF INDIA Si No. GSR / 001 266354

RECEIPT
 भारतीय स्टेट बैंक / S.B.I.
 स्टेटो बैंक गुरुगढ़ / M.B. Gurgaon
 कोड/Code No. 01505

STATE BANK OF INDIA
 Branch _____ Code No. _____

Received a sum of Rs. 28,87,500/-
 (Rupees Twenty eight lacs Eighty seven thousand five hundred only)
 from Smt. / Shri M/S Mapsko Builders Pvt. Ltd
 No. d/o. w/o N.A.
 residing at New Delhi for credit to Government of Haryana
 account towards Stamp Duty.

Date _____
 Place GURGAON

(Signatures of Authorised Officer)

बयनामा

किस्म जमीन/जायदाद	:	काही/अराबी जमीन
गांव /नगर का नाम	:	नीरंगपुर, मानेसर
मिगमेट ब्लॉक	:	नीरंगपुर, मानेसर
रकबा	:	15 कनाल 8 मरला
कामात	:	मु. 5,77,50,000/- रुपये
स्टाम्प	:	मु. 28,87,500/- रुपये
स्टाम्प नं०/तारीख	:	/

20/09/2023 11/14/2023



STATE BANK OF INDIA Si. No
 GSR / 001 266355

RECEIPT
 भारतीय स्टेट बैंक S.B.I.
 ब्रांच/ग्रेड गुरुगढ़/M.R. Gurgaon
 कोड/Code No 04585

STATE BANK OF INDIA

Branch Code No.

Received a sum of Rs. 1,33,375,000/-
 (Rupees) One Crore Thirty three lacs seventy five thousand,
 only

From Smt / Shri M/s Mapsko Builders Pvt Ltd.
 do, do, do N.A.

residing at New Delhi STATE BANK OF INDIA for credit to Government of Haryana
 account towards Stamp Duty.

Date
 Place - 9 SEP 2024
GURGAON

(Signatures of Authorized Officer)

बयनामा


2669375

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Ranbir Kumar
Sunderdes


किस्म जमीन/जायदार	:	चाही/अराजी जर्द
ग्राम/नगर का नाम	:	नीरंगपुर, मानेसर
सिगमेंट ब्लॉक	:	नीरंगपुर, मानेसर
रकबा	:	76 कनाल 1 भरला
कीमत	:	मु. 26,76,87,500/- रुपये
स्टैम्प	:	मु. 1,33,84,375/- रुपये
स्टैम्प नं/ तारीख	:	/

MANESAR

PROJECT TIE-UP REPORT

MAPSKO MOUNT VILLE-PHASE 2



STATE BANK OF INDIA

SI. No
GSR / 001 266353

RECEIPT
 भारतीय स्टेट बैंक / S.B.I.
 नारोली रोड गुरुगढ़ / M.R. Gurugrah
 कोड/Code No. 01585

STATE BANK OF INDIA

Branch _____ Code No. _____

Received a sum of Rs. 53,53,200/-
 (Rupees Fifty three lacs fifty three thousand two hundred only)

from Smt / Shri M/s Mapsko Builders Pvt. Ltd
 to, for, with N.A.
 residing at New Delhi **STATE BANK OF INDIA** for credit to Government of Haryana
 account towards Stamp Duty.

Date _____
 Place: GURGAON

(Signature of Authorised Officer)

बयनामा

क्रिम जमीन/जायदाद	:	बाही/अराजी जर्द
गांव /नगर का नाम	:	नौरंगपुर, मानेसर
मिगमेन्ट प्लॉक	:	नौरंगपुर, मानेसर
एकवा	:	28 कनाल 11 मरला
कौमत	:	मु. 10,70,62,500/- रुपये
स्टाम	:	मु. 53,53,200/- रुपये
स्टाम नं./ तारीख	:	

1026

17-9-18

1001
27.9.2010

STATE BANK OF INDIA

SI. No. GSR / 001 : 267066

RECEIPT

भारतीय स्टेट बैंक / S.B.I.
 भारतीय स्टेट बैंक / B.R. Gurgaon
 कोड / Code No. 01563

STATE BANK OF INDIA

Branch Code No.

Received a sum of Rs. 35,51,250/-
 (Rupees) Thirty five lac, fifty one thousand two hundred
fifty only only

From Smt. / Shri. M/S MAPSKO Builders Pvt. Ltd.
N.A.
 residing at New Delhi **STATE BANK OF INDIA** for credit to Government of Haryana
 account towards Stamp Duty.

Date: 27 SEP 2010
 Place: GURGAON

(Signatures of Authorised Officer)
K. K. VASISHTHA

MANESAR

1081

बयनामा

किस्म जमीन/आकृति	:	घाही/अराजी जर्द
गांव /नगर का नाम	:	नौरंगपुर, मानेसर
सिगमेंट ब्लॉक	:	नौरंगपुर, मानेसर
रकबा	:	18 कनाल 18 मरला 7 मरसाई
कीमत	:	मु. 7,10,25,000/- रुपये
स्टाम्प	:	मु. 35,51,250/- रुपये
स्टाम्प नं०/ तारीख	:	GSR/001 : 267066 Dt- 27.9.2010

27.9.2010 Manesar

1082
27.9.2010

STATE BANK OF INDIA

Sl. No
GSR / 001 267068

RECEIPT

भारतीय स्टेट बैंक / S.B.I
STATE BANK OF INDIA
एनएच १, गुरुगढ़ / M.R., Gurgaon
कोड/Code No. 01565
Branch Code No.

Received a sum of Rs. 29,62,500/-
(Rupees) Twenty nine lac, sixty two thousand five hundred only
From Smt. / Shri M/S MAPSKO Builders Pvt Ltd
No. d/o. w. N.A.
residing at New Delhi
for credit to Government of Haryana
account towards Stamp Duty

Date
Place
THE SEAL OF
GURGAON
MANESAR

(Signatures of Authorised Officer)
K. K. VASISHTHA

बयनामा

किसम जमीन/जायदाद	:	बाही/अराजी जर्द
गांव /नगर का नाम	:	नौरंगपुर, मानेसर
मिगमेंट ब्लॉक	:	नौरंगपुर, मानेसर
रकबा	:	15 कनाल 16 मरला
कौमल	:	मु. 5,92,50,000/- रुपये
स्टॉम्प	:	मु. 29,62,500/- रुपये
स्टॉम्प नं०/ तारीख	:	GSR/001 : 267068 - 27-09-2010


1082

सुकरिंदे
Vine
M.R. Sanyal


PROJECT TIE-UP REPORT

MAPSKO MOUNT VILLE-PHASE 2

DOCUMENT 2: PRICE LIST PROVIDED BY THE COMPANY



MAPSKO
INSPIRING DEVELOPMENT



THE ICON 79
MAPSKO

PAYMENT PLAN	30.30.40	
UNIT	ICON	
REFERENCE AREA	3,500	

TOTAL SALE VALUE- ALLIED CHARGES INCLUDED (EDC& IDC, CLUB, POWER BACK UP)	8,990	3,14,65,000
PLC	As applicable	0
2 CAR PARKING		12,00,000
TOTAL COST		3,26,65,000

2 CAR PARKING FREE		12,00,000
EFFECTIVE FINAL PRICE		3,14,65,000

PAYMENT PLAN 1	% DUES	Amount	GST	TOTAL
ON EXPRESSION OF INTEREST		5,00,000	25,000	5,25,000
ON ALLOTMENT OF UNIT - 10% LESS BOOKING AMOUNT WITHIN 60 DAYS OF LAUNCH	10%	26,46,500	1,32,325	27,78,825
ON COMPLETION OF SUPER STRUCTURE	20%	62,93,000	3,14,650	66,07,650
ON APPLICATION OF OC	30%	94,39,500	4,71,975	99,11,475
ON OFFER OF POSSESSION	30%	94,39,500	4,71,975	99,11,475
ON OFFER OF POSSESSION	10%	31,46,500	1,57,325	33,03,825
TOTAL		3,14,65,000	15,73,250	3,30,38,250

*ANY OTHER GOVT. CHARGES EXTRA



DOCUMENT 3: COPIES OF STATUTORY APPROVALS
LICENSE (LC-V)

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

LICENCE NO. 38 OF 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Mapsko Builders Pvt. Ltd., 52, North Avenue Road, Punjabi Bagh West, New Delhi-26 for development of residential housing colony over an area measuring 16.369 acres falling in the revenue estate of village Naurangpur, Sector 78-79, Gurgaon - Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid residential group housing colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The License is granted subject to the following conditions:
 - a. That the residential group housing colony will be laid out in confirmation to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
 - b. That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
 - c. That the portion of Sector/Master plan road which shall form part of the licensed area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - d. That licensee shall construct the 12/18/24 m wide service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
 - e. That you shall take permanent access from service road proposed along the development plan road.
 - f. That licensee shall deposit the Infrastructural Development Charges @ ₹ 1000/- per sq m for commercial component, @ ₹ 625/- per sqm for group housing component in two equal installments i.e. 1st installment will be deposited within 60 days from grant of license and 2nd installments within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period.
 - g. That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
 - h. That licensee will have no objection to the regularization of the boundaries of the license through give and take with the land, that HUDA is finally able to acquire in the interest of planned development and integrated services. The decision of the competent authority shall be binding in this regard.
 - i. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by HUDA/HSIIDC.
 - j. That development/construction cost of 24 m/18 m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of the same as and when finalized and demanded by DTCP, Haryana.
 - k. That the licensee shall submit NAK as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
 - l. That you shall obtain clearance from competent authority, if required under PLPA, 1990 and any other clearance required under any other law.
 - m. That you shall pay the labour cess charges as per policy dated 4.5.2010.
 - n. That you shall abide by the policy dated 3.2.2010 regarding allotment of FSI etc.



RENEWAL OF LC-V

Directorate of Town & Country Planning, Haryana

Plot No. 3, Nagar Yojna Bhawan, Sector-18 A, Madhya Marg, Chandigarh
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

To

Mapsko Builders Pvt. Ltd.
52, North Avenue Road, Punjabi Bagh (West),
New Delhi-26.

Memo No. LC-2438-II-JE (DS)-2022/ 35974 Dated: 01-12-2022

Subject: - Renewal of licence no. 38 of 2012 dated 22.04.2012 granted for setting up of a Group Housing Colony over an area measuring 16.369 acres falling in the revenue estate of village Naurangpur, Sector-78-79, Gurugram Manesar Urban Complex.

Please refer to your application dated 13.08.2020 & 15.06.2021 on the subject cited above.

Licence no. 38 of 2012 dated 22.04.2012 granted for setting up of a Group Housing Colony over an area measuring 16.369 acres falling in the revenue estate of village Naurangpur, Sector-78-79, Gurugram Manesar Urban Complex is hereby renewed upto 21.04.2025 after compounding the delay of 232 days in submission of the application for renewal in terms of the order dated 14.12.2021 and charging composition fees amounting ₹ 85,811 /- in form of interest @18% per annum. This renewal is further subject to fulfilment of terms & conditions laid down in the licence and following conditions:

- This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
- That you shall transfer the portion of sector/master plan road which shall form part of the licenced land to be transferred free of cost to the Government as per provisions of Section 3(3)(a)(iii) of Haryana Development and Regulation of Urban Area Act, 1975 within 30 days from the date of renewal.
- That you shall revalidate the Bank Guarantee on account of IDW before 30 days of its expiry.
- That licence shall be got renewed till the final completion of the colony as per terms and conditions of the licence.

The renewal of licence will be void ab-initio, if any of the above conditions is not complied with.

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

Encls. No. LC-2438-II-JE (DS)-2022/

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

- Chief Administrator, HSVP, Panchkula.
- Chief Engineer, HSVP, Panchkula.




DOCUMENT 4: RERA CERTIFICATE

REGISTRATION NO. 33 OF 2023

FORM REP-III [See rule 5 (1)]

**HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM**



REGISTRATION NO. 33 OF 2023

RC/REP/HARERA/GGM/689/421/2023/33	Date: 02.02.2023
UNIQUE NO. GENERATED ONLINE	RERA-GRG-PROJ-1178-2022

REGISTRATION CERTIFICATE

REAL ESTATE PROJECT
MAPSKO MOUNT VILLE - PHASE II

1. This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project.

(A) PARTICULARS OF THE PART OF PROJECT REGISTERED

S.N.	Particulars	Details
(i)	Name of the project	Mapsko Mount Ville - Phase II
(ii)	Location	Sector-78-79, Gurugram
(iii)	License no. and validity	38 of 2012 dated 22.04.2012 valid upto 21.04.2025.
(iv)	Total licensed area of the project	16.369 acres
(v)	Area of project for registration	2.3120 acres
(vi)	Nature of the project	Group Housing Colony
(vii)	Nature of the phase	Group Housing
(viii)	Total FAR area of the project	14,185.615 sqm
(ix)	Number of Towers	4 (1 Tower + 3 Villa)
(x)	Number of units	Residential - 56 units

(B) NAME OF THE PROMOTERS

S. N.	Particulars	Details
(i)	Promoter 1/License holder	M/s Mapsko Builders Pvt. Ltd.

(C) PARTICULARS OF THE PROMOTER 1/ DEVELOPER

S. N.	Particulars	Details
(i)	Name	M/s Mapsko Builders Pvt. Ltd.
(ii)	Registered Address	6 th Floor, Baani the Address No.1 Golf Course Road, Sector-56, Gurugram-122011



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

PROJECT TIE-UP REPORT

MAPSKO MOUNT VILLE-PHASE 2

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

PROJECT TIE-UP REPORT

MAPSKO MOUNT VILLE-PHASE 2

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