

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

CASE NO. VIS (2023-24)-PL129-109-140

DATED: 09/06/2023

PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	EMAAR DIGI HOMES

SITUATED AT

EMAAR DIGI HOMES, SECTOR-62, GURUGRAM, HARYANA-122413

DEVELOPER/ PROMOTER

VS. EMAAR MGF LAND LIMITED

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

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM, HARYANA

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

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

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

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PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT
EMAAR DIGI HOMES, SECTOR-62, GURUGRAM, HARYANA-122413



PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	State Bank of India, HLST Branch, Gurugram, Haryana
Name of Project	Emaar Digi Homes (As per RERA Certificate)
Work Order No. & Date	Via mail dated: 6 June 2023 at 17:49

SR. NO.	CONTENTS	DESCRIPTION		
1.	GENERAL DETAILS			
i.	Report prepared for	State Bank of India, HLST Branch, Gurugram, Haryana.		
ii.	Name of Developer/ Promoter	M/s. Emaar MGF Land Limited.		
iii.	Registered Address of the Developer as per MCA website	Regd. Office: 306-308, Square one, C2, District Centre, Saket, New Delhi-110017.		
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	8 June 2023		
viii.	Date of Assessment	9 June 2023		
ix.	Date of Report	9 June 2023		
x.	Property Shown by	Name	Relationship with Owner	Contact Number
		Mr. Atul Aeron	Employee	+91-9911002374
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. department is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work. h) Valuation techniques and principles.		
xiv.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total 05 Documents requested.	Total 05 Documents provided.	04

PROJECT TIE-UP REPORT

M/S. EMAAR MGF LAND LIMITED

		RERA Certificate	RERA Certificate	RERA Registration No.31 of 2019. Dated: 24/05/2019
		License	Old Valuation Report	---
		Approved Map	Old Valuation Report	---
		NOC's & Approval	Old Valuation Report	---
		Property Title document	N/A	---
xv.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	NA

2.	SUMMARY		
i.	Total Prospective Fair Market Value	Rs. 189,61,06,609/-	
ii.	Total Expected Realizable/ Fetch Value	Rs. 161,16,90,617/-	
iii.	Total Expected Distress/ Forced Sale Value	Rs. 142,20,79,956/-	
iv.	Total No. of Dwelling Units in	Total number of towers-03 From Floor 1 st to 29 th – 4 flats per tower (Same in all Tower) From Floor 30 th – 3 flats per tower (Same in all Tower) From Floor 31 st & 32 nd – 2 flats per tower (Same in all Tower) (As per RERA Certificate)	
v.	Built up area of the project	91,122.61 sq.mtr/ 9,80,843.78 sq.ft	
vi.	Saleable Area of the Project	N/A	
vii.	Total Inventory Cost as on "Date of Assessment"	N/A	

3.	ENCLOSURES		
i.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain	
ii.	Enclosure 2	Google Map	
iii.	Enclosure 3	Photographs of The property	
iv.	Enclosure 4	Copy of Circle Rate	



v.	Enclosure 5	Other Important documents taken for reference
vi.	Enclosure 6	Consultant's Remarks
vii.	Enclosure 7	Survey Summary Sheet

PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. BRIEF DESCRIPTION OF THE PROJECT



This project tie-up report is prepared for the Group Housing Project in the name of "**Emaar DIGI Homes**" which is being developed on total land area admeasuring 5.64 acre / 22824.27 sq. meter as per the copy of RERA Certificate provided to us by the bank and the total licensed area of the project is 14.025 acre. The same has been considered for the purpose of this valuation exercise.

This project is owned and developed by **M/s. Juhi Promoters Pvt. Ltd. & M/s. Emaar MGF Land Limited**. The developer of the project has proposed to develop a modern group housing project with all the basic amenities in the name of '**Emaar DIGI Homes**'. As per the site plan provided to us the project has proposed three towers (Tower A, Tower B & Tower C), Nursery School Area, EWS Flats Area and Commercial Space.

The subject project is proposed to comprise of three towers named Tower A, B, & C which are proposed to have two level Basement + Stilt + 32 Floor each, the details of the proposed flats in each tower are given below:

Sr. No.	Tower Details	Total No. of Floors	Total No. of Dwelling Units
1	Tower A	B2+B1+S+32	123

	Tower B	B2+B1+S+32	123
	Tower C	B2+B1+S+32	123
	Sub Total		369
2	EWS Units (Proposed)	1 st to 5 th floor	135

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, construction status of Tower A, Tower B and Tower C parallelly is same. The structure work is fully completed and finishing work is in progress, in all the three towers, the finishing quality was observed to be good. And as per the discussion with representative of the developer during site visit, 40-50 flats have been offered for possession to the customer, out of which 4-5 families are currently residing there.

The subject project is located in Sector-62 of Gurugram which is a fast growing and developing area. Many new group housing projects are planned to developed nearby. Metro Station is also proposed to be developed in this sector. Nearby Metro station is Sector 55-56. All the basic and civic amenities are available in the nearby vicinity of the subject project. The access road to the subject property is internal sector road which further connects it to the Maidawas Road having road width of approx. 60 feet.

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	CRPF Road/ Self

PROJECT TIE-UP REPORT

M/S. EMAAR MGF LAND LIMITED

ii.	Name of similar projects available nearby with distance from this property	Samsara Vilas, Sector 63 (~ 2 Km away), Heritage One, Sector 62 (~ 1 Km away).		
iii.	Postal Address of the Project	Emaar Digi Homes, Sector-62, Gurugram, Haryana 122413		
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°24'14.1"N 77°05'07.5"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	Nangli Umarpur		
ix.	Sub registrar	Gurugram		
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 developing zone	
xiv.	Property location classification	On Wide Road	None	None
xv.	Property Facing	South Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Maidawas Road	Approx. 60 feet	
	b) Front Road Name & width	Internal Sector Road	Approx. 24 feet	
	c) Type of Approach Road	Bituminous Road		
	d) Distance from the Main Road	600 meters 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	---		Village Road
	West	---		Village/Property
	North	---		Village
	South	---		60 feet road

3. TOWN PLANNING/ ZONING PARAMETERS

i.	Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP
ii.	Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP 2031

iii.	Municipal limits	Gurgaon Municipal Corporation Gurgaon Zone-4 South
iv.	Developmental controls/ Authority	Haryana Urban Development Authority (HUDA)
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	
xiii.	Comment on unauthorized construction if any	---
xiv.	Comment on Transferability of developmental rights	As per regulation of DTCP
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 information available.
xvii.	Comment on Compounding/ Regularization proceedings	No information available
xviii.	Any information on encroachment	No information available
xix.	Is the area part of unauthorized area/ colony	No information available.

4. LEGAL ASPECTS OF THE PROPERTY				
i.	Ownership documents provided	None	None	None
ii.	Names of the Developer/Promoter	M/s. Juhi Promoters Pvt. Ltd. & M/s. Emaar MGF Land Limited		
iii.	Constitution of the Property	Free hold, complete transferable rights		
iv.	Agreement of easement if any	Not required		
v.	Notice of acquisition if any and area under acquisition	No 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	

(Signature)
Valuation & Techno Engineering Consultants
R.K. Associates

x.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No Information available to us. Bank to obtain details from the Developer	NA
xi.	Building Plan sanction:		
	a) Authority approving the plan	Director Town and Country Planning, Haryana	
	b) Any violation from the approved Building Plan	None, as per cursory visual observation	
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property.	
xiii.	Whether the property SARFAESI complaint	Yes	
xiv.	Information regarding municipal taxes (property tax, water tax, electricity bill)	Tax name	---
		Receipt number	---
		Receipt in the name of	---
		Tax amount	---
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	Owner/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.	Urban Developing 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	No	
iii.	Power Supply arrangements	Permanent	Yes (Proposed)
		Auxiliary	Yes, D.G sets
iv.	HVAC system	Yes (only in drawing room, dining room and kitchen)	

v.	Security provisions	Yes
vi.	Lift/ Elevators	Yes
vii.	Compound wall/ Main Gate	Yes
viii.	Whether gated society	Yes
ix.	Car parking facilities	Yes (Covered)
x.	Internal development	
	Garden/ Park/ Land scraping	Water bodies
	Yes	Yes
		Internal roads
		Yes
		Pavements
		Yes
		Boundary Wall
		Yes

7.	INFRASTRUCTURE AVAILABILITY						
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply			Yes from municipal connection (Proposed)			
	b) Sewerage/ sanitation system			Underground			
	c) Storm water drainage			Yes (Proposed)			
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management			Yes, by the municipal corporation			
	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 (IGI)
	~1 meter	~2 km	~2 km	~2 km	~17 km	~5 km	~ 25 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		
	a) Class of construction	Class A construction (Very Good)	
	b) Appearance/ Condition of structures	Internal - New construction. External - New construction	
	c) Roof	Floors/ Blocks	Type of Roof
		01(High rise towers)	RCC
		Maximum Floors up to B2+B1+S+32 floors	RCC
	d) Floor height	~10 ft.	
	e) Type of flooring	Vitrified tiles, Ceramic Tiles, Wooden Flooring	
	f) Doors/ Windows	Wooden frame with glass panel windows	
	g) Interior Finishing	Neatly plastered and putty coated walls	
	h) Exterior Finishing	Neatly plastered & putty coated walls (Proposed)	
	i) Interior decoration/ Special architectural or decorative feature	Good looking interiors. Medium use of interior decoration.	
	j) Class of electrical fittings	Good	
	k) Class of sanitary & water supply fittings	Good.	
iv.	Maintenance issues	New Construction	
v.	Age of building/ Year of construction	New 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	No deterioration came into notice through visual observation.	
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	No	
x.	System of air conditioning	HVAC in drawing and dining room, Split AC in Bedrooms (As observed in the individual flat visited)	
xi.	Provision of firefighting	Yes (Sprinkler)	
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority.	
	a) Is Building as per approved Map	Yes	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	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
ii.	Provision of rainwater harvesting	No information available to us.
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

12.	PROJECT DETAILS:	
a.	Name of the Developer	M/s. Emaar MGF Land Limited
b.	Name of the Project	Emaar DIGI Homes
c.	Total no. of Dwelling units	Residential = 369 Units, EWS=135 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. Morphogenesis Architects
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 st March 2024
h.	Progress of the Project	The structure work is completed, finishing work is under progress.
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 type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,



PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed Area of the project		14.025 Acres (56757.1613sq.mtr.) (For Entire Project)		
2.	Area of the Project as per RERA		5.64 Acre (22824.27sq.mtr.) (Phase 1)		
3.	Ground Coverage Area	Permitted	19864.975sq.mtr. (35 %)		
		Proposed	4435.762sq.mtr. (7.82 %)		
	Covered Built-up Area	UNDER FAR		PROPOSED AS PER APPROVED MAP (In m ²)	ACHIEVED STATUS As per Site Visit/Map
		Total	Proposed	49,601.80 sq.mt. (For Phase 1) (5,33,909.33 sq. ft.)	The structure work is completed, finishing work is under progress.
			Permitted	1,06,135.723 sq. mtr (For whole project) (11,42,435.41 sq. ft.)	
		UNDER NON-FAR		Proposed as per Approved Map (In m ²)	ACHIEVED STATUS As per Site Visit/Map
		Proposed NON-FAR area		42,691.52 sq. mtr.	The structure work is completed, finishing work is under progress.
		Total Gross Built Up Area		91122.61 sq. mtr.	
		4.	Open/ Green Area	Provided	8747.253 sq. mtr. (For Phase 1)
	Permitted	8513.561 sq. mtr			
5.	Density	Permitted	159.50 PPA		
		Proposed	100-300 PPA		
6.	Carpet Area		Not available to us.		
7.	Super Area		Not available to us.		
8.	Saleable Area		Not available to us.		



Total Blocks/ Floors/ Flats								
1.	Approved as per Building Plan Phase 1.				Actually, provided for (As per Scope of Work)		Current Status	
	Tower	Floor	No. of DU	Total no. of DU	Type of DU	Tower A= 123 DU'S Tower B= 123 DU'S Tower C= 123 DU'S EWS=135	Tower B: Structure work is complete and finishing work is in progress. Tower B: Structure work is complete and finishing work is in progress. Tower C: Structure work is complete and finishing work is in progress.	
	A	G-29	4	116	3 BHK , 2			
	A	30	3	3	BHK +			
	A	31,32	2	4	Servent			
	B	G-29	4	116	2 BHK			
	B	30	3	3				
	B	31,32	2	4				
	C	G-29	4	116	2 BHK			
	C	30	3	3				
	C	31,32	2	4				
	Total				369			
2.	Total no. of Flats/ Units		Main Units		Total No. of flats= 369(including all the three towers) Total No. of flats=135(EWS)			
3.	Type of Flats				Type of Flat	Tower	Super Area (Sq. ft.)	
					03 BHK	Tower A	1,296.93 Sq. Ft. /1,307.99 Sq. Ft.	
					02 BHK	Tower B	802.59 Sq. Ft.	
					EWS	EWS Tower	200.02 Sq. Ft.	
					Covered Car Parking		Basement = 415.1 Sq. mtr. Surface Parking= 138.4 Sq. mtr.	
4.	Land Area considered				Land Area as per Approved Map – 5.64 Acres/ 22824.27 sq.mtr. (For Phase 1).			
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	91,122.61 sq.mtr. (9,80,843.78 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			



Tower	No. of Floor	Unit per Floor	Type of Unit	No. of Unit	Carpet Area (in Sq.ft.)	Saleable area (in Sq.ft.)	Super area (in Sq.ft.)
Tower-A	G+29	4	3 BHK Type-1	58	1296.933	2200	2588.79
			3 BHK Type-2	58	1307.998	2200	2567.89
	30	3	3 BHK Type-1	1	1296.933	2200	2588.79
			3 BHK Type-2	2	1307.998	2200	2567.89
	31	2	3 BHK Type-1	1	1296.933	2200	2588.79
			3 BHK Type-2	1	1307.998	2200	2567.89
	32	2	3 BHK Type-1	1	1296.933	2200	2588.79
			3 BHK Type-2	1	1307.998	2200	2567.89
Tower-B	G+29	4	2 BHK	116	802.596	1365	1508.26
Tower-B	30	3	2 BHK	3	802.596	1365	1508.26
Tower-B	31	2	2 BHK	2	802.596	1365	1508.26
Tower-B	32	2	2 BHK	2	802.596	1365	1508.26
Tower-C	G+29	4	2 BHK	116	802.596	1365	1508.26
Tower-C	30	3	2 BHK	3	802.596	1365	1508.26
Tower-C	31	2	2 BHK	2	802.596	1365	1508.26
Tower-C	32	2	2 BHK	2	802.596	1365	1508.26

Note:

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



PART D

PROJECT APPROVAL DETAILS

S. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	LC-III - Letter of Intent for grant of license from DTCP (HR Govt.) approval	Memo No-DS-07/29721	Approved
2.	Approval of revised building plan from DTCP	Memo No. ZP-391/JD(RD)/2019/5309	Approved
3.	Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	License no. 265 of 2007	Approved
4.	Revised Architect Building Plans	Dated 16/11/2018	Approved
5.	NOC for Height Clearance from Airport Authority of India	AAI/RHQ/HR/ATM/NOC/2014/516	Approved
6.	Environmental clearance NOC from SEIAA	SEIAA/HR/2017/520	Approved
7.	NOC from Pollution Control Board	-----	-----
8.	Provisional NOC from Fire Authority	Application ID: - 051451923000018	Applied
9.	NOC from Forest Officer for Aravali Hills conservation area conformity (if applicable)	Memo No. 3254/S. K 2	Approved
10.	Supply of 265 KLD fresh water for drinking for Group Housing Colony	Memo No. 2632	Approved
11.	Occupation Certificate issued from DTCP	-----	-----
12.	Structural Stability Certificate	-----	-----
13.	RERA Certificate	Temp. receiving no. of project: - RERA-GRG-180-2019	Applied

Note:

1. The reference number and date of the documents have been taken from the old valuation report.




PART E

PROCEDURE OF ASSESMENT

1.	GENERAL INFORMATION			
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		8 June 2023	9 June 2023	9 June 2023
ii.	Client	State Bank of India, HLST Branch, Gurugram, Haryana		
iii.	Intended User	State Bank of India, HLST Branch, Gurugram, Haryana		
iv.	Intended Use	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.		
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, asertaining 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 type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Cross checked from the boundaries/ address of the property mentioned in the documents provided to us <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		

2.		ASSESSMENT FACTORS		
i.	Nature of the Report	Project Tie-up		
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		Real estate	Residential	Group Housing
		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. of Dwelling Units	Under Normal Marketable State		
		Reason: Asset under free market transaction state		





v.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(in consonance to surrounding use, zoning and statutory norms)</i>	Considered for Assessment	
		Residential	Residential	Residential	
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. dept. have to be taken care by Legal expert/ Advocate.			
vii.	Land Physical Factors	Shape		Size	
		Irregular		Large	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Good	On Wide Road	B2+B1+S+32 Floors
		Urban developing	Within urban developing zone	Near to Highway	
			Within urban developing zone	None	
		Property Facing			
		South 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 of slums/ squatter settlements nearby, etc.)	Urban Developing area			



xi.	Neighbourhood amenities	Good						
xii.	Any New Development in surrounding area	Some group housing projects are under construction in the vicinity and some are already constructed.						
xiii.	Any specific advantage/ drawback in the property	No.						
xiv.	Property overall usability/ utility Factor	Restricted to a particular use i.e., Group housing (Residential) purpose only.						
xv.	Do property has any alternate use?	None. The property can only be used for residential purpose.						
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly.						
xvii.	Is the property merged or colluded with any other property	No. Comments: NA						
xviii.	Is independent access available to the property	Clear independent access is available						
xix.	Is property clearly possessable upon sale	Yes						
xx.	Best Sale procedure to realize maximum Value for inventory sale (<i>in respect to Present market state or premise of the Asset as per point (iv) above</i>)	<table><tr><td colspan="2">Market Value</td></tr><tr><td colspan="2">Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.</td></tr></table>	Market Value		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
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	<table><tr><td colspan="2">Market Value</td></tr><tr><td colspan="2">Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.</td></tr></table>	Market Value		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
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	<table><tr><td colspan="2">PROJECT INVENTORY</td></tr><tr><td>Approach for assessment</td><td>Method of assessment</td></tr><tr><td>Market Approach</td><td>Market Comparable Sales Method</td></tr></table>	PROJECT INVENTORY		Approach for assessment	Method of assessment	Market Approach	Market Comparable Sales Method
PROJECT INVENTORY								
Approach for assessment	Method of assessment							
Market Approach	Market Comparable Sales Method							
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)						

xxiv. **Market Comparable**



References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	a	Name:	M/S Mahadev Developers (Talked to- Mr. Subodh)	
		Contact No.:	+91 9654980724	
		Nature of reference:	Property dealer	
		Size of the Property:	1040 sq. ft. super area(2BHK)	
		Location:	Sec 49 Wembley Estate (4km from subject property)	
		Rates/ Price informed:	Rs.12,500/- per sq. ft – Rs.13,000/- per sq. ft	
		Any other details/ Discussion held:	The Price of the flat in the subject society ranges from Rs.12,500 to 13,000/- per sq. ft on super area. For 2 BHK (1040 Sq ft Area). The asking price is Rs. 1.20 Cr. approx.	
	b	Name:	M/S. Solution Specialists	
		Contact No.:	+91 8130775389	
		Nature of reference:	Property dealer	
		Size of the Property:	1050 sq. ft. super area	
		Location:	Sector 61 Pioneer Park	
		Rates/ Price informed:	Rs.12,000/- per sq. ft – Rs.13,500/- per sq. ft	
		Any other details/ Discussion held:	The Price for the flat in Pioneer Park(enquired) ranges from Rs.12,000/- per sq. ft to Rs.13,500/- per sq. ft on super area. For 2 BHK (1050 Sq ft Area). The asking price is Rs. 1.3 Cr. approx.	
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.12,000 /- to Rs.13,500/- per sq. ft on Super area for the project inclusive all charges.		
xxvi.	OTHER MARKET FACTORS			
Current Market condition	Normal			
	Remarks: NA			
	Adjustments (-/+): 0%			
Comment on Property Salability Outlook	Easily sellable			
	Adjustments (-/+): 0%			
Comment on Demand & Supply in the Market	Demand		Supply	
	Good		Adequately available	
	Remarks: Good demand of such properties in the market			
	Adjustments (-/+): 0%			
xxvii.	Any other special consideration	Reason: NA Adjustments (-/+): 0%		
xxviii.	Any other aspect which has relevance on the value or marketability of the property	NA Adjustments (-/+): 0%		

xxix.	Final adjusted & weighted Rates considered for the subject property	Rs.12,000/- to Rs.13,500/- per sq. ft. on Super built-up area
xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.

xxxi. **Basis of computation & working**

- 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 RERA. Please note that the value of Land may be different here which is not assessed in this report. Please refer to the attached sheet.*

haryanarera.gov.in/view_project/project_preview_open/413

Date _____

FORM REP-I
Part - C

Project Details:

1. Estimated cost of the project (Annex a copy of the project in Folder C)	41675 Lakhs
i. Cost of the land (if included in the estimated cost)	843 Lakhs
ii. Estimated cost of construction of apartments	22790.78 Lakhs
iii. Estimated cost of infrastructure and other structures	6089 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	11952 Lakhs

2. The total land of the project measuring **22824.093 Square Meters** will be utilised in the following manner

- As per RERA the total cost of land admeasuring 5.64 acres or 22824.093 Sq. Mtr. amounts to approximately Rs.8.43 Cr. Accordingly, the cost of land comes out to approximately Rs.1,49,46,808/- per acre. Since as per the approved site plan the area of land for the project admeasures 5.64 acre, therefore the cost of land is taken as Rs. 8.43 Cr 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.*



- f. 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.
- g. 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.
- h. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.
- i. 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.

	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
xxxii.	<p>ASSUMPTIONS</p> <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.	<p>SPECIAL ASSUMPTIONS</p> <p>None</p>
xxxiv.	<p>LIMITATIONS</p> <p>None</p>

3.	COST ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Land Value (As per RERA)
a.	Prevailing Rate range	Rs.4,00,00,000/- per acres. (For Agricultural Land)	---
b.	Deduction on Market Rate	---	---



c.	Rate adopted considering all characteristics of the property	Rs.16,00,00,000/- 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)	5.64 acres (Phase-1)	5.64 acres
e.	Total Value of land (A)	5.64 acre X Rs.16,00,00,000/- per acres.	---
		Rs. 90,24,00,000/-	Rs.8,43,00,000/-

Note:

- 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 RERA. Please note that the value of Land may be different here which is not assessed in this report.
- As per RERA the total cost of land admeasuring 5.64 acres or 22824.093 Sq. Mtr. amounts to approximately Rs.8.43 Cr. Accordingly, the cost of land comes out to approximately Rs.1,49,46,808/- per acre. Since as per the approved site plan the area of land for the project admeasures 5.64 acre, therefore the cost of land is taken as Rs. 8.43 Cr 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.

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. 1,200/- to 1,400/- per sq. ft.	
	Rate adopted	Rs. 1800/- per sq. ft.	Rs. 1200/- per sq. ft.	
	Covered Area	49,601.80 sq. mtr. (5,33,913.79 sq. ft.)	41,520.81 sq. mtr. (4,46,930.01 sq. ft.)	
	Pricing Calculation	Rs.1,800/- per sq. ft. x 5,33,913.79 sq. ft.	4,46,930.01 sq. ft. x Rs. 1,200/- per sq. ft.	
	Total Value	Rs. 96,10,44,822/-	Rs. 53,63,16,012/-	
a.	Depreciation percentage (Assuming salvage value % per year)	NA (Above replacement rate is calculated after deducting the prescribed depreciation)		
b.	Age Factor	NA		
c.	Structure Type/ Condition	RCC framed structure (Proposed)/ Yet to be Constructed		
d.	Construction Depreciated Replacement Value (B)	Rs. 149,73,60,834/- (Approximately 149.73 Cr)		

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.7,48,68,042/-
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.19,46,56,908/-
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.4,49,20,825/-
e.	Expected Construction Value (C)	NA	Rs.31,44,45,775/-

6. MARKET/ SALABLE AMOUNT OF THE FLATS			
a.	Total No. of DU	Residential= 369 Dwelling Units	
b.	Total No. of EWS Units	135 EWS Units As per Site Plan.	
c.	Total Proposed Salable Area for flats	6,06,390 sq. ft. (as per old valuation report)	
	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.10,200 Per sq. ft (on super built-up) (as per price sheet)	
d.	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	---	
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs 12,000/- to 13,500/- Per Sq.ft. on super built-up area	
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.12,000/- per sq. ft. to Rs.13,500/- per sq. ft. on Super area for the Project and the same seems to be reasonable in our view. Details of the inventory is as provided by the builder. 	



	<ul style="list-style-type: none"> Pricing assessment of the inventory is done based on the prospective number of flats which builder intends to create in this Project as provided by the builder.
--	--

7.	CONSOLIDATED COST ASSESSMENT OF THE ASSET		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value(As per RERA)
a.	Land Value (A)	Rs.90,24,00,000 /-	Rs. 8,43,00,000/-
b.	Structure Construction Value (B)	NA	Rs. 149,73,60,834/-
c.	Additional Aesthetic Works Value (C)	NA	Rs. 31,44,45,775/-
d.	Total Add (A+B+C)	Rs.90,24,00,000 /-	Rs. 189,61,06,609 /-
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. 90,24,00,000 /-	Rs. 189,61,06,609 /-
h.	Rounded Off	Rs. 90,24,00,000 /-	Rs. 189,61,06,609 /-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	One Eighty-Nine Crore Sixty- one Lakh Six Thousand Six Hundred and nine rupees Only/-
j.	Expected Realizable Value (@ ~15% less)	---	Rs. 161,16,90,617/-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 142,20,79,956/-
l.	Percentage difference between Circle Rate and Market Value	N/A	
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 e.g., investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- j. The pricing assessment of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- k. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- l. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.



m. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

o. IMPORTANT KEY DEFINITIONS

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

p. Enclosures with the Report:

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



IMPORTANT NOTES

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

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

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

IF REPORT IS USED FOR BANK/ FIs

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

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

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Sachin Pandey, Vishal Singh	Vishal Singh	Anil Kumar

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

99acres

Buy • Gurgaon X Add more

Why you should consider Emaar Dighomes?

- 5+32 (3 side open apartments)
- Extra large 30,000 sq. ft. 3 level clubhouse with most of amenities. Exclusively designed for the convenience of fine tastes.
- Seamless Connectivity via Ind. Sohna Road, NH Expressway, Golf Course Extension Road and Dwarka Expressway.

View Number

View more

Developed by Emaar India

CONSTRUCTION STATUS

Under Construction

Completion in Mar, 2024

₹ 1.83 - 3.69 Cr • Govt. Charges

Download Brochure

2 BHK Apartment

3 BHK Apartment

₹ 1.83 - 2.15 Cr • Govt. Charges

₹ 3.66 - 3.69 Cr • Govt. Charges

magicbricks

Buy • Rent • Sell • Home Loans

Login • Post Property FREE

Home • Property for sale in Gurgaon • Flats for Sale in Gurgaon • Flats for Sale in Sector 62 • 2 BHK Flats for Sale in Sector 62 • 1508 Sq.ft.

Posted on: Jun 10, 23 • Property ID: 669

₹1.85 Cr [Get ₹55,500 cashback on Home Loan](#) **PREMIUM PROJECT**

2 BHK 1508 Sq.ft Flat For Sale **Sector 62, Gurgaon**

2 Beds • 2 Baths • 3 Balconies • 1 Covered Parking • Bar/Lounge • Jogging and...

Carpet Area: 1100 sqft • ₹16,818/sqft

Developer: **Emaar India**

Project: **Emaar Digi Homes**

Floor: 2 (Out of 31 Floors)

Transaction Type: **Resale**

Status: **Ready to Move**

Facing: **North**

Lifts: 4

Contact Agent

Certified Agent • Locality Superstar

Reo • 91-93XXXXXXX

Your Name

Email

IND +91 • Mobile Number

I Agree to MagicBricks [Terms of Use](#)

Get Contact Details



99 acres

Buy | Gurgaon | Add more

Why you should consider Pioneer Park?

- Gurgaon's first ever mixed used development spanning over 75 acres
- Located on the premium Golf Course Extension Road
- The apartments tower with courtyard gardens and rooftop greens

View Number

CONSTRUCTION STATUS

Ready To Move

Since Nov 2018

₹ 1.32 - 3.53 Cr

2, 3, 4 BHK Apartment

2 BHK Apartment	3 BHK Apartment	4 BHK Apartment
1200 - 1400 sq.ft	1500 - 2000 sq.ft	2200 - 2500 sq.ft
₹ 1.32 - 1.54 Cr	₹ 1.74 - 3.53 Cr	₹ 2.48 - 3.25 Cr

Download Brochure

magicbricks

Buy | Rent | Sell | Home Loans

Home | Property for Sale in Gurgaon | Flats for Sale in Gurgaon | Flats for Sale in Sector 61 | 3 BHK Flats for Sale in Sector 61 | 1795 Sq.ft

₹2.0 Cr

Get ₹60,000 cashback on Home Loan

3 BHK 1795 Sq.ft Flat For Sale Sector 61, Gurgaon

3 Beds | 3 Baths | 5 Balconies | 1 Covered Parking

Water Front | Golf Course

Carpet Area	Developer	Project	Floor
1495 sqft ~ ₹13.378/sqft	Pioneer Urban Land and Infrastructure Ltd.	Pioneer Park	11 (Out of 32 Floors)
Transaction Type	Status	Additional Rooms	Facing
Resale	Ready to Move	1 Servant Room	North

Contact Agent

Rajesh Kalra -91-98XXXXXXX

Your Name

Email

IND +91 | Mobile Number

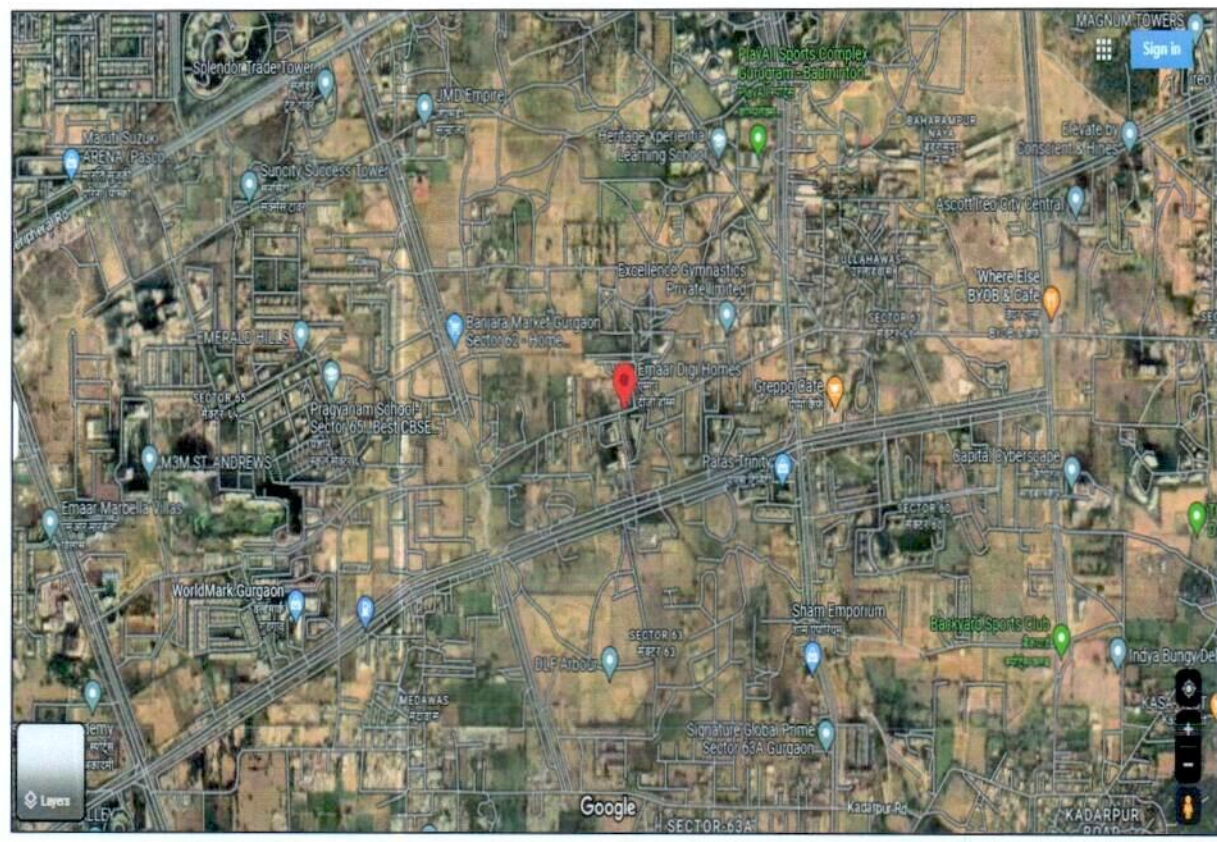
I Agree to MagicBricks Terms of Use

Get Contact Details

Download Brochure

R.K. Associates Valuers & Techno Engineers Consulting Pvt. Ltd.

ENCLOSURE 2: GOOGLE MAP LOCATION



ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY

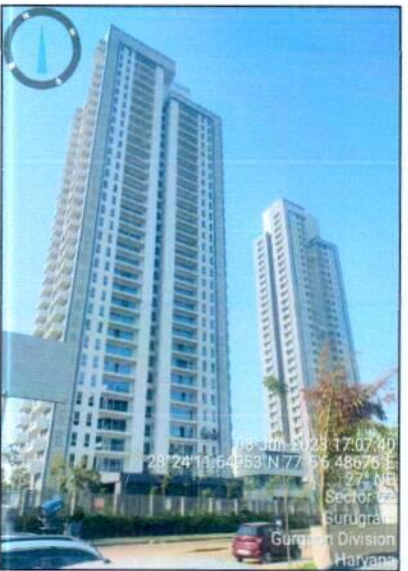




PROJECT TIE-UP REPORT

M/S. EMAAR MGF LAND LIMITED






ENCLOSURE: 4- COPY OF CIRCLE RATE


Proposed Collector rate list of Sub Tehsil Badshahpur, District Gurugram for the year 2023-24																
Sr. No.	Name of Village	R-ZONE AREA	Collector Rates for the year 2022-23			Revised Rates of Land upto 2 Acre depth from NH-248A, NPH, Gurugram-Sohna Road 25% Major District Road 10%				Proposed Collector Rates for the year 2023-24			Revised Rates of Land upto 2 Acre depth from NH-248A, NPH, SPH, Gurugram-Sohna Road 25%, Sector Dividing Road 15%			
			Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial	NH-48A, NPH, Gurugram-Sohna Road	Major District Road / State Highway	Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial	NH-48A, NPH, Gurugram-Sohna Road	Major District Road / State Highway				
1	Akimpur	INSIDE R-ZONE, MUSTIL NO. 1 TO 6, 11, 12 SALAM MUSTIL														
11	Maldawas	36//4-5-6-7-8-13-14-15-16-17-18 43//1-10-11-20-21-22 45//4-5-6-15-16 48//1-2-3-4-6-7-8-9-12-13-18-19-22-23 51//1-2-8-9-10-11-12-13-17-18-19-20-21-22-23-24 62//3 63//8-11-12-19-20-21-22 65//25 73//1 to 10, 11-12-13-20 74//1-2														
	Public Utilities, Open Space	Out Side R-Zone & Commercial Area														
	Agriculture Zone (As per Master Plan 2031)	63//1,2,3,9,10 64//1 to 16 65//1 to 24	16000000	17000	44000			30000000	23000	50000						
12	Nangli Umarpur	INSIDE R-ZONE	40000000	17000	28000	NA	NA	40000000	17000	28000	NA	NA	NA	NA		
13	Noorpur Jharsa															
	INSIDE R-ZONE, Commercial, Institutional &	MUSTIL NO. 1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-24-25 SALAM	27000000	10000	15000	NA	NA	27000000	10000	15000	NA	NA	NA	NA		
	Public Utilities, Open Space	Out Side R-Zone & Commercial Area														
	Agriculture Zone (As per Master Plan 2031)		13000000	7000	11000			17000000	9500	14000						

Note :


- Any land for which change of land use (CLU) has been obtained the following rate will be applicable :-
- Residential Plotted Colony - Three times of Agriculture Collector rate
- Residential Group Housing - Four times of Agriculture Collector rate
- Commercial - Five time of Agriculture Collector rate
- Ware House - Two Time of agriculture Collector Rates
- Institutional Land - Three times of Agriculture Collector rate
- Land falling on SPR the value of land will be 10% more upto 2 Acre depth.
- Land falling on Gurugram Sohna Road and NH-48 the value of land will be 25% more upto 2 Acre depth.
- Land less then 1000 Sq. Yd. will be treated as residential for stamp duty collection.
- Plots which are two and three side open stamp duty will be 15% extra
- Land Falling on park facing stamp duty will be 15 % extra
- Land falligng on both P Plot and park facing stamp duty will be 20 % extra
- SCO-4 Times of agriculture rate




Naib Tehsildar,
Sub- Tehsil Badshahpur



SDO (c)
Badshahpur



Gurugram



Deputy Commissioner-cum-
Registrar, Gurugram

Note :

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Naib Tehsildar,
Sub- Tehsil Badshahpur

SDO (c)
Badshahpur

DRO
Gurugram

Deputy Commissioner-cum-
Registrar, Gurugram



DOCUMENT 2: PRICE LIST PROVIDED BY THE COMPANY



Pricing Sheet			
Unit Details			
Category	Typology	Typical Unit 01_2BHK_T-B	
	Project Code	Tower	Unit no.
	DGH	B	1501
Prime	Unit No.	DGH-B-1501	
	Area Approx.	Sq.mt	Sq.ft
	Carpet Area	74.6	802.6
	Terrace Area	-	-
	Balcony/Verandah Area	13.1	141.2
	Saleable Area	140.1	1508.3

Exclusive Right to Use Car park Space	1
---------------------------------------	---

Details of Pricing :-		
S.No.	Particulars	Amount (INR)
A	Unit Price	14,817,358
B	EDC/IDC Charges	285,121
C	Interest Free Maintenance Security (IFMS)	150,826
D	Operational Charges	138,066

Total Consideration (INR) (A+B+C+D)	15,391,372
-------------------------------------	------------

Administration Charges for BA Registration & BA registration Charges	8628
--	------

- Cheque to be made in Favour of "Emaar DigiHomes phase-I"
- * Unit Price comprises of Basic Price + Exclusive right to use Car Parking space + PLCs + Club Membership charges
- Total Consideration is inclusive of Unit Price (BSP + Exclusive right to use Car Parking space + PLCs + Club Membership Charges) + EDC + IDC + IFMS + Operational Charges
- Stamp Duty/Registration charges shall be payable along with the last instalment based on then prevailing rates
- Customer to deduct TDS as per Government norms and provide certificate to the Company
- Taxes and cesses as applicable



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

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

Licence No. 265 of 2007

- This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules made thereunder to M/s Juhl Promoters Pvt Ltd, M/s Garland Estates Pvt. Ltd. C/o Emaar MGF land Ltd MGF House, 17-B, Asaf Ali Road, New Delhi-110002, for setting up of a group Housing Colony at village Nangli Umarpur, District Gurgaon.
- The particulars of land wherein the aforesaid colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
- The licence is granted subject to the following conditions :-
 - That the Group Housing Colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
 - That the conditions of the agreement already executed are duly fulfilled and the provisions of Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules made thereunder are duly complied with.
 - That the demarcation plan of the colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
- That the Licensee shall construct the portion of 24 meter wide service road forming part of license area at his own cost and transfer the same free of cost to the Govt.
- 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)(ii) of the Haryana Development & Regulation of Urban Areas Act, 1975.
- That the licensee will not give any advertisement for sale of shop/ flat area before the approval of Layout Plan/ Building Plan.
- That you will have no objection to the regularization of the boundaries of the licensed land through give equal and take equal with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- That you shall obtain approval / NOC from the competent authority to fulfill the requirements of notification dated 14.09.2006 issued by the Ministry of Environment & Forest, Govt. Of India before starting the development works in the colony.
- That the developer will use only CFL fitting for internal lighting as well as for common lights in the Group Housing complex.
- This licence is valid upto 01-12-2009

Dated Chandigarh
the 2-12-2007

(S.S. Dhillon)
DIRECTOR, Town & Country Planning
Haryana, Chandigarh

Endst.No.SDP(III)-2007/ 30095

Dated: 4-12-2007



Approval of revised zoning plan

Directorate of Town and Country Planning, Haryana,
SCO No. 71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475, Tel.: 0172-2549851, E-mail: tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

Memo No. ZP-391/AD (RA) /2018/ 22928 Dated: 02-08-18


To
Juhi Promoters Pvt. Ltd. and others,
C/o Emaar MGF Land Ltd
ECE House, 28, KG Marg,
New Delhi-110001.

Subject: Approval of revised zoning plan of Group Housing Colony for area measuring
14.025 acres (Licence no. 265 of 2007 dated 02.12.2007) in Sector-62, Gurugram
Manesar Urban Complex being developed by Juhi Promoters Ltd. and others in
collaboration with Emaar MGF Land Ltd.

Please refer on the subject cited above.

Please find enclosed a copy of approved revised zoning plan of the above said
Group Housing Scheme bearing Drg. No. DTCP-6557 dated 27.07.2018.

DA/As above


(Hitesh Sharma)
District Town Planner (HQ),
For Director, Town & Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-391/AD (RA)/2018/ _____ Dated _____

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


1. The Senior Town Planner, Gurugram along with a copy of approved revised zoning
plan.
2. The District Town Planner, Gurugram along with a copy of approved revised zoning
plan.
3. Nodal Officer, Website Updation along with a copy of approved revised zoning plan.

DA/As above

(Hitesh Sharma)
District Town Planner (HQ),
For Director, Town & Country Planning,
Haryana, Chandigarh.



DOCUMENT 4: RERA CERTIFICATE



HARERA GURUGRAM

CONDITIONS OF REGISTRATION

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

- The promoter shall submit the approved service estimate and plans and fire scheme approval within 3 months from the date of grant of registration certificate.
- The promoter shall enter into an agreement for sale with the allottees as prescribed by the Government.
- The promoter shall offer to execute and register a conveyance deed in favor of the allottee or the association of the allottees within stipulated period as the case may be, of the unit/ apartment, plot or building as the case may be.
- The promoter shall convey/allow usage of common areas as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017.
- The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of

- The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and applicable in the State.
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- The promoter shall comply with all other terms and conditions as mentioned in the attached brief and as conveyed by the Authority from time to time. Additional terms and conditions given at the end of the attached brief and if any observation same may be rectified within three months.

VALIDITY OF REGISTRATION


The registration of this phase shall be valid for the period commencing from 24th May, 2019 and ending with 31st March 2024 unless extended by the Authority in accordance with the Act and rules made thereunder subject to compliance of provisions of rule 5(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

REVOCATION OF REGISTRATION

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

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

**HARYANA REAL ESTATE
REGULATORY AUTHORITY
GURUGRAM**



REGISTRATION NO. 31 OF 2019	
RC/REP/HARERA/GGM/337/69/2019/31	DATE 24-05-2019
UNIQUE NO. GENERATED ONLINE	RERA-GRG-PROJ-180-2019

REGISTRATION CERTIFICATE
REAL ESTATE PROJECT
EMAAR DIGI HOMES

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

PARTICULARS OF THE NEW PROJECT		
S.N.	Particular	Detail
1.	Name of the project	EMAAR DIGI HOMES
2.	Location	Sector 62, Gurugram
3.	Total licensed area of the project	14.925 acres
4.	Area of phase for registration	5.64 acres
5.	Nature of the project	Group Housing Colony
6.	Total FAR of the Phase registered	49601.889 sq.mts.
7.	Number of Towers	3 towers (A, B, C), EWS, Convenient Shopping Complex, Medium School

B.	Number of Units	Residential-504, Commercial-22
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NAME OF THE PROMOTERS		
S.N.	Particular	Detail
1.	Promoter 1/License holder	M/s Juhli Promoters Pvt Ltd, Garland Estates Pvt Ltd
2.	Promoter 2/Developer	M/s Emaar MGF Land Limited

PARTICULARS OF THE PROMOTER 2/ DEVELOPER		
S.N.	Particular	Detail
1.	Name	M/s Emaar MGF Land Limited
3.	Registered Address	306-308, Square-One, C 2, District Centre, Saket, New Delhi-110017
4.	Corporate Office Address	Emaar Business Park, MG Road, Sikanderpur, Sector-28, Gurugram, Haryana-122001
5.	Local Address	Emaar Business Park, MG Road, Sikanderpur, Sector-28, Gurugram, Haryana-122001
6.	CIN	U45201DL2005PLC133161
7.	PAN	AABCF4308B
8.	Status	Active
9.	Mobile No.	+91-9743999521
10.	Landline No.	+0124-4421155
11.	Email-Id	coordination@emaar-india.com
12.	Authorized Signatory	Mr. Kumar Aditya

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

Dated: 24.05.2019
Place: Gurugram

(Dr. K.K. Khandelwal)
Chairman
Dr. K.K. Khandelwal

Chairman
Haryana Real Estate Regulatory Authority
Gurugram



ENCLOSURE 6: CONSULTANT'S REMARKS

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

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

	at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our pricing analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
32.	This cost assessment is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
33.	This report is prepared on the V-L10 (Project Tie Up format) _V_10.2_2022 Tie up format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
34.	<i>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.</i>
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 up to 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 up to 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 at least 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.

