

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

CASE NO. VIS(2023-24)-PL175-150-212

DATED: 26/07/2023

PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	SOBHA CITY PHASE 6

SITUATED AT

SECTOR- 108, VILLAGE BABUPUR, GURUGRAM, DISTRICT- GURUGRAM,
HARYANA

DEVELOPER/ PROMOTER

M/S. SOBHA LIMITED.

REPORT PREPARED FOR

BANK OF INDIA, RBC BRANCH, GURUGRAM, HARYANA

- 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

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

CORPORATE OFFICE:

D-32, 2nd floor, Sector 2, Noida-201301

Ph - +91-0120-4110119, 4324647, +91 - 9958632707

E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

Other Offices at: Shahjahanpur | Kolkata | Bengaluru | Dehradun | Ahmedabad | Lucknow | Satellite & Shared Office: Moradabad | Meerut | Agra

PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT
SECTOR- 108, VILLAGE BABUPUR, GURUGRAM, DISTRICT- GURUGRAM,
HARYANA

Handwritten signature in blue ink.



Handwritten signature in blue ink.

PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM

PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	Bank of India, RBC Branch, Gurugram, Haryana
Name of Project	Sobha City Phase 6
Work Order No. & Date	Via mail dated 03/07/2023

SR. NO.	CONTENTS	DESCRIPTION		
1.	GENERAL DETAILS			
i.	Report prepared for	Bank		
ii.	Name of Developer/ Promoter	M/s. Sobha Limited		
iii.	Registered Address of the Developer as per MCA website	Registered Office: Sobha Limited, Sarjapur-Marathahalli, Outer Ring Road (ORR), Devarabisnahalli, Ballandur Post, Bangalore KA 560103.		
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	18 July 2023		
viii.	Date of Assessment	26 July 2023		
ix.	Date of Report	26 July 2023		
x.	Property Shown by	Name	Relationship with Owner	Contact Number
		Miss. Ritika Sharma	Employee	+91-8109022858
xi.	Purpose of the Report	For Project Tie-up for individual Flat Financing		
xii.	Scope of the Report	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.		
xiii.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work. h) Valuation techniques and principles.		
xiv.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total 06 Documents requested.	Total 05 Documents provided.	04

PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM

		Rera Certificate	Rera Certificate	UNIQUE NO. RERA-GRG- PROJ-1152-2022 Dated:19/10/2022
		LC-V	LCV	License No.107 of 2008
		Renewal of LCV	Renewal of LCV	Memo No.LC- 1083-JE-(DS)- 2020/12038
		Property Title document	Not Available	---
		Approved Map	Approved Map	---
		NOC's & Approval	NOC's & Approval	---
xv.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input type="checkbox"/>	Identified by the Owner's representative	
		<input checked="" type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	NA

2.	SUMMARY	
i.	Total Prospective Fair Market Value	Rs. 6,42,11,00,000 /-
ii.	Total Expected Realizable/ Fetch Value	Rs. 5,45,79,35,000 /-
iii.	Total Expected Distress/ Forced Sale Value	Rs. 5,42,66,25,000 /-
iv.	Total No. of Dwelling Units	<ul style="list-style-type: none"> Residential= 396 Units, Commercial= 27 Units
v.	Built up area of the project	815492.53 sq.ft
vi.	Saleable Area of the Project	9,82,263.97 sqft
vii.	Inventory Cost as on "Date of Assessment"	Rs.1473 Crore to Rs.1571.62 Crore

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	Valuer 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 group housing project “**SOBHA CITY PHASE 6**” developed at the aforesaid address. The total land area for this phase is 16.3995 Acres whereas the total licensed area of the entire project is 39.375 Acres/. as per the copy of RERA certificate provided to us.

The developer is developing group housing project, which comprises of Six high-rise towers namely D1, D2, D3, D4 Z1 and Z2 having total of 396 Dwelling units & 27 Commercial units. These towers have B+S+18 floors with individual flat sizes 2073 sq.ft, 2206 sq.ft, 2255.65 sq.ft, 2434 sq.ft, 2448.52 sq.ft, 2459.52 ft.²

As per the physical survey, project is under initial stage of construction and Foundation work is going on in all the 6 tower i.e. Tower D1, D2, D3, D4, D5 and D6 of this phase.

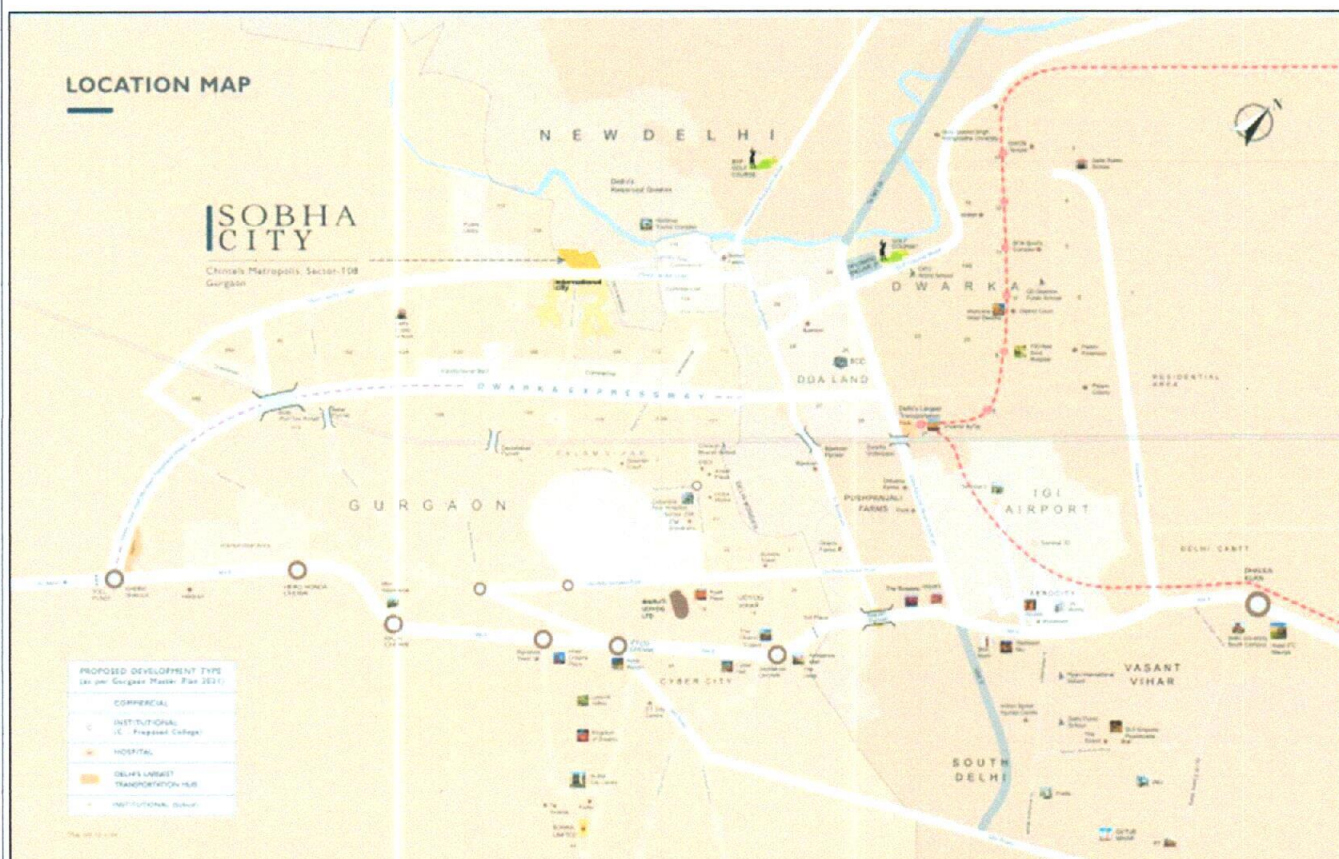
As per the copy of RERA certificate, having registration number RERA-GRG-PROJ-1152-2022, this project is developed and promoted by M/s. Sobha Limited. The developer has obtained most of the preliminary statutory approvals from different authorities to develop this group housing project as per the NOCs and approval provided to us. This is a modern group housing society developed with all the basic & urban facilities and amenities.

PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM

Block	Type of Unit	No. Of Units
D1	3BHK/4BHK	64
D2	3BHK/4BHK	64
D3	3BHK/4BHK	64
D4	3BHK/4BHK	64
Z1	3BHK/4BHK	54
Z2	3BHK/4BHK	54
Total		396

The project is located in a good developing Sector-108 of Gurugram in which other group housing projects are also under development. Subject project is located on JP Road/Babupur Main Road Road which is 12 mtr. wide & connected by Sector Road which is 30 mtr wide. More infrastructure developments are proposed in this area in future.



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

PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM

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	Project it self		
ii.	Name of similar projects available nearby with distance from this property	Chintel Serenity (1.5 KM), Orientel Valley (1.6 KM), Lotus Homz (1.5).		
iii.	Postal Address of the Project	Sector- 108, Village Babupur, Gurugram, District-Gurugram, Haryana		
iv.	Independent access/ approach to the property	Clear independent access is available		
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report		
		Coordinates or URL: 28°30'53.3"N 76°59'40.2"E		
vi.	Description of adjoining property	Vacant Land		
vii.	Plot No. / Survey No.	Please refer to the copy of deeds		
viii.	Village/ Zone	Village Babupur		
ix.	Sub registrar	Gurugram		
x.	District	Gurugram		
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	Sector Road	30 mtr wide road	
	b) Front Road Name & width	Sector Road	30 mtr wide road	
	c) Type of Approach Road	Bituminous Road		
	d) Distance from the Main Road	On Road		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes		

PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM

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)	<table> <tr> <th>Directions</th><th>As per Title Deed/TIR</th><th>Actual found at Site</th></tr> <tr> <td>East</td><td>NA</td><td>Open Land</td></tr> <tr> <td>West</td><td>NA</td><td>Sobha City Phase 5</td></tr> <tr> <td>North</td><td>NA</td><td>Open Land</td></tr> <tr> <td>South</td><td>NA</td><td>Road</td></tr> </table>	Directions	As per Title Deed/TIR	Actual found at Site	East	NA	Open Land	West	NA	Sobha City Phase 5	North	NA	Open Land	South	NA	Road	
Directions	As per Title Deed/TIR	Actual found at Site															
East	NA	Open Land															
West	NA	Sobha City Phase 5															
North	NA	Open Land															
South	NA	Road															

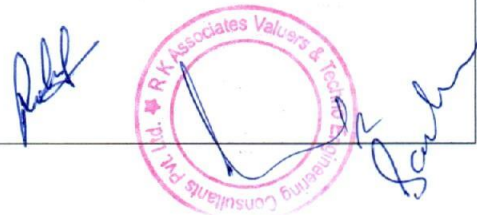
3.	TOWN PLANNING/ ZONING PARAMETERS	
i.	Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP
ii.	Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP
iii.	Municipal limits	Municipal Corporation of Gurugram
iv.	Developmental controls/ Authority	Director of Town and Country Planning, Haryana
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	Construction of Group Housing Society
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning.
x.	Any notification on change of zoning regulation	No
xi.	Street Notification	Residential
xii.	Status of Completion/ Occupational certificate	The project is in initial stage of construction. Foundation work is going on in all the 6 tower of this phase.
xiii.	Comment on unauthorized construction if any	Cannot comment since project is under construction.
xiv.	Comment on Transferability of developmental rights	Freehold property (Completely Transferable)
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential purpose and vacant land are available.
xvi.	Comment of Demolition proceedings if any	No information came to our knowledge.
xvii.	Comment on Compounding/ Regularization proceedings	No information came to our knowledge.
xviii.	Any information on encroachment	No
xix.	Is the area part of unauthorized area/ colony	No (As per general information available)

4.	LEGAL ASPECTS OF THE PROPERTY			
i.	Ownership documents provided	License	Copy of TIR	--
ii.	Names of the Developer/Promoter	M/s. Sobha 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		

PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM

vi.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain	
vii.	Heritage restrictions, if any	No	
viii.	Comment on Transferability of the property ownership	Free hold, complete transferable rights	
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Developer	NA
x.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No Information available to us. Bank to obtain details from the Developer	NA
xi.	Building Plan sanction:		
	a) Authority approving the plan	Haryana Urban Development Authority.	
	b) Any violation from the approved Building Plan	Cannot comment since project is under initial stage of construction.	
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property Since the license has been issued for the group Housing Society development.	
xiii.	Whether the property SARFAESI complaint	Yes	
xiv.	Information regarding municipal taxes (property tax, water tax, electricity bill)	Tax name	No information available.
		Receipt number	No information available.
		Receipt in the name of	No information available.
		Tax amount	No information available.
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us	
xvi.	Is property tax been paid for this property	No information 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 to us.	
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 (Proposed)		
iv.	HVAC system			No	
v.	Security provisions			Yes Private Security Guards	
vi.	Lift/ Elevators			Yes (Proposed)	
vii.	Compound wall/ Main Gate			Yes (Proposed)	
viii.	Whether gated society			Yes (Proposed)	
ix.	Car parking facilities			Yes (Proposed)	
x.	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes (Proposed)	Yes (Proposed)	Yes (Proposed)	Yes (Proposed)	Yes (Proposed)

7.	INFRASTRUCTURE AVAILABILITY						
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply			Yes from municipal connection			
	b) Sewerage/ sanitation system			Haryana Urban Development Authority.			
	c) Storm water drainage			Yes			
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management			Yes, will be done by the Municipal Authority			
	b) Electricity			Yes			
	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
	1 km	2 Km	2 km	2 km	4 km	9 km	20 km
iv.	Availability of recreation facilities (parks, open spaces etc.)			Yes ample recreational facilities are available in the vicinity.			

8. MARKETABILITY ASPECTS OF THE PROPERTY:		
i.	Location attribute of the subject property	Good
ii.	Scarcity	Similar kind of properties are available in this area.
iii.	Market condition related to demand and supply of the kind of the subject property in the area	Good demand of such properties in the market.

PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM

iv.	Any New Development in surrounding area	Yes	Development of Group Housing Projects nearby.
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 Frame Structure.(Proposed)	
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 - Good External - Good	
	c) Roof	Floors/ Blocks	Type of Roof
		High rise towers	RCC (Proposed)
		Maximum Floors up to B+G+18 floors	RCC (Proposed)
	d) Floor height	~10 ft.	
	e) Type of flooring	Vitrified Tiles, Ceramic Tiles, Wooden (Proposed)	
	f) Doors/ Windows	Timber doors frame with flush shutter, Powdered/ coated aluminum Glazing windows & Frames (Proposed)	
	g) Interior Finishing	Project is under construction	
	h) Exterior Finishing	Project is under construction	
	i) Interior decoration/ Special architectural or decorative feature	Beautifully & aesthetically designed interiors (Proposed)	
	j) Class of electrical fittings	Internal/ Normal quality fittings (Proposed)	
	k) Class of sanitary & water supply fittings	Internal/ Normal quality fittings (Proposed)	
iv.	Maintenance issues	No	
v.	Age of building/ Year of construction	Project is in under construction.	--
vi.	Total life of the structure/ Remaining life expected	Project is in under construction	NA
vii.	Extent of deterioration in the structure	Not Applicable as construction work is in progress.	
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	NA	
x.	System of air conditioning	Individual AC as per buyer's requirement.	
xi.	Provision of firefighting	Yes (Proposed)	
xii.	Status of Building Plans/ Maps	--	
	a) Is Building as per approved Map	Cannot comment since project is in under construction	

PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM

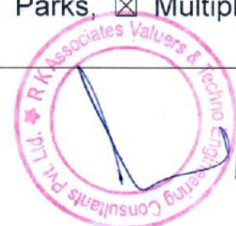
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	c) Is this being regularized	NA	

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

11.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:		
i.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern structure	

12.	PROJECT DETAILS:		
a.	Name of the Developer	M/s. Sobha Limited	
b.	Name of the Project	Sobha City Phase 6	
c.	Total no. of Dwelling units	<ul style="list-style-type: none"> Residential= 396 Dwelling Units Commercial = 27 Units 	
d.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.	
e.	Name of the Architect	Mr. Ar Nikhil Thakur (CA-2011/53111)	
f.	Architect Market Reputation	Not much known Architect	
g.	Proposed completion date of the Project	31 st December 2028	
h.	Progress of the Project	The project is under initial stage of construction.	
i.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input checked="" type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,	

[Signature]



[Signature]

PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Total Licensed Area		159344.972 m ² (39.375Acres)		
	Area of Site As per Zoning		66366.4219 m ² (16.3995 Acres)		
2.	Ground Coverage Area	Proposed	48331.613 m ² For Whole Project		
		Permissible	53380.480 m ² (35%)		
3.	Covered Area	UNDER FAR		Proposed	Present Status Tower D1,D2,D3,D4,Z1 and Z2 of phase 6 the project is in under construction
		Residential		74686.36 m ²	
		Commercial Shopping		761.529 m ²	
		TOTAL	Proposed	75447.89 m ² (812114.32 ft.²) (For phase 6)	
			Permissible	266902.403 m ² (2872913.55 ft.²) (For whole project)	
		UNDER NON FAR			
		Basement Area		Undivided area of Phase 6 is not given in the sanctioned plan. Hence no comment.	Tower D1, D2, D3, D4, Z1 and Z2 of phase 6 the project is in under construction.
		Stilt Area		Undivided area of Phase 6 is not given in the sanctioned plan. Hence no comment	
		Mumty & Machine Rooms in all the six towers of this phase.		313.843	
		TOTAL	Proposed	313.843 m ² (3378.17 ft.²)	
			Permissible	NA	
		4.	Open/ Green Area	Proposed	23145.927 m ²
		Minimum Required	22749.210 m ²		
5.	Density	Proposed	231.11 PPA		
		Permissible	300 PPA		
6.	Plinth/ Built-up Area (As per IS 3861-1966)		75761.736 m ² /815492.53 sq.ft (FAR + NON-FAR)		
7.	Carpet Area		NA		
8.	Net Floor Area		NA		
9.	Super Area		9,82,263.97 sq.ft		
10.	Shed Area		NA		
11.	Salable Area		9,82,263.97 sq.ft		

[Signature]



[Signature]

Total Blocks/ Floors/ Flats				
1.	Approved as per Sanctioned Map		Actually provided	
	Type-D: Tower-D1: B+S+18 Floors = 64 DUs Tower-D2: B+S+18 Floors = 64 DUs Tower-D2: B+S+18 Floors = 64 DUs Tower-D2: B+S+18 Floors = 64 DUs Type-Z: Tower Z1: B+S+18 Floors = 54 DUs Tower Z2: B+S+18 Floors = 54 DUs		Type-D: Tower-D1: B+S+18 Floors = 64 DUs Tower-D2: B+S+18 Floors = 64 DUs Tower-D2: B+S+18 Floors = 64 DUs Tower-D2: B+S+18 Floors = 64 DUs Type-Z: Tower Z1: B+S+18 Floors = 54 DUs Tower Z2: B+S+18 Floors = 54 DUs	
	Total no. of Flats/ Units	Main Units:	396 DU	
		Commercial:	27 DU	
2.	Type of Flats	Tower	Type of Unit	No. of Units
		D1	3BHK/4BHK	64
		D2	3BHK/4BHK	64
		D3	3BHK/4BHK	64
		D4	3BHK/4BHK	64
		Z1	3BHK/4BHK	54
		Z2	3BHK/4BHK	54
		Total		396
	Number of Car Parking available	Required	2439	
		Provided	2760	

The project Sobha City phase 6 under initial stage of construction. Foundation work is going on in all the 6 tower such as Tower D1, D2, D3, D4, Z1 and Z2 of this phase.

Note:

1. All the details above has been considered from the old valuation report only.
2. Area measurements considered in the report pertaining to Land & Building is adopted from relevant approved documents only.
3. 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.
4. Drawing Map, design & detailed estimation of the property/ building is out of scope of our services.

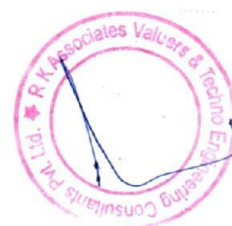
[Handwritten signatures and a circular stamp of R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]

PART D

PROJECT APPROVAL DETAILS

S.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Form LC-V – Formal Grant of License for setting up group housing from DTCP (Hr. Govt.)	License No. 107 of 2008 Dated: 27/05/2008 Renewal on Dated:26/05/2025	Obtained
2.	BR-III – Approval of Building Plan from DTCP (HR Govt.)	Memo No. ZP-622/PA(DK)/2022/29047 Dated: 27/09/2022	Obtained
3.	Revised Approved Building Plan from DTCP Haryana	Memo No.ZP-622/SD(DK)2022/5923 Dated:04/03/2022	Obtained
4.	NOC for Height Clearance from Airport Authority of India	Memo No. AAI/ RHQ/NR/ATM/NOC/2108-218/1173-1176 Dated: 18/07/2018, Valid up to 18/07/2026	Obtained
5.	NOC from Pollution control Board	--	Not Obtained
6.	Environmental clearance NOC from SEIAA	Memo No. SEIAA/HR/2010/1021 Dated: 25/11/2010	Obtained
7.	Forest NOC	No.2484-G Date 23/10/2013	Obtained
8.	NOC from Aravali Hills	S.no 3597/SK02 Dated 05/11/2013	Obtained
9.	Provisional NOC from Fire Authority, Gurugram	Memo No. DFS/F.A/2017/655/49152 Dated:24/05/2017	Obtained
10.	RERA Registration Certificates (obtained from RERA website)	RERA-GRG-PROJ-1152-2022 Dated:19/10/2022	Obtained
11.	Water NOC	Memo No.3974, Dated:03/04/2017	Obtained

Roby



Sachin


PART E


PROCEDURE OF ASSESMENT


1.		GENERAL INFORMATION			
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report	
		26 July 2023	26 July 2023	26 July 2023	
ii.	Client	Bank Of India, RBC Branch, Gurugram, Haryana			
iii.	Intended User	Bank Of India, RBC Branch, Gurugram, Haryana			
iv.	Intended Use	To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.			
v.	Purpose of Report	For Project Tie-up for individual Flat Financing			
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, ascertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.			
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.			
viii.	Manner in which the property is identified	<input checked="" type="checkbox"/>	Done from the name plate displayed on the property		
		<input type="checkbox"/>	Identified by the owner		
		<input 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	NA
		Urban developing	With in Urban Developing Area	Not Applicable	
			With in Urban Developing Area	Not Applicable	
		Property Facing			
		South Facing			
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes (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			


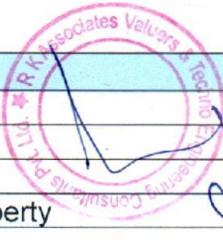






PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM

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 possess able upon sale	Yes											
xx.	Best Sale procedure to realize maximum Value for inventory sale (<i>in respect to Present market state or premise of the Asset as per point (iv) above</i>)	Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.											
xxi.	Hypothetical Sale transaction method assumed for the inventory cost analysis	Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.											
xxii.	Approach & Method Used for inventory cost analysis	PROJECT INVENTORY <table><tr><th colspan="2">Approach for assessment</th><th colspan="2">Method of assessment</th></tr><tr><td colspan="2">Market Approach</td><td colspan="2">Market Comparable Sales Method</td></tr></table>		Approach for assessment		Method of assessment		Market Approach		Market Comparable Sales Method			
Approach for assessment		Method of assessment											
Market Approach		Market Comparable Sales Method											
xxiii.	Type of Source of Information	Level 3 Input (Tertiary) <div></div>											
xxiv.	Market Comparable												
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered	a.	<table><tr><td>Name:</td><td>Property Hunter</td></tr><tr><td>Contact No.:</td><td>+91-9911372879</td></tr><tr><td>Nature of reference:</td><td>Property Consultant</td></tr><tr><td>Size of the Property:</td><td>Similar to subject property</td></tr><tr><td>Location:</td><td>Sobha City</td></tr></table> <div></div>	Name:	Property Hunter	Contact No.:	+91-9911372879	Nature of reference:	Property Consultant	Size of the Property:	Similar to subject property	Location:	Sobha City
Name:	Property Hunter												
Contact No.:	+91-9911372879												
Nature of reference:	Property Consultant												
Size of the Property:	Similar to subject property												
Location:	Sobha City												

PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM

	(from property search sites & local information)		Rates/ Price informed:	Rs.15,000/- to Rs.16,000 per sq.ft
			Any other details/ Discussion held:	The Price for the flat in the subject society ranges from Rs.15,000/- to Rs.16,000/- per sq.ft. as per the discussion held with the property consultant of the nearby location.
		b	Name:	Gurgaon Property Solution
			Contact No.:	+91-9999882271
			Nature of reference:	Property Consultant
			Size of the Property:	Similar to subject property
			Location:	Nearby subject Location
			Rates/ Price informed:	Rs.15,000/- to Rs.16,000 per sq.ft
		Any other details/ Discussion held:	As per the Discussion with the concern person the rate for the Flat range between 15,000/- to Rs.16,000/- per sq.ft. on Super area in Sobha city phase 6	
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.15,000/- to Rs.16,000/- per sq. ft. on super area for the project.		
xxvi.	OTHER MARKET FACTORS			
	Current Market condition	Normal		
		Remarks: NA		
		Adjustments (-/+): 0%		
	Comment on Property Salability Outlook	Easily sellable		
		Adjustments (-/+): 0%		
	Comment on Demand & Supply in the Market	Demand	Supply	
		Good	Adequately available	
		Remarks:		
		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.15,000/- to Rs.16,000/- per sq. ft. on super area		
xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.		
xxxi.	Basis of computation & working			
	a. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the			

value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.

- b. For Project Tie-up, Bank requires cost of Land for their internal Project approval process. As per HRERA, the land cost is Rs. 444.96 Cr. Thus, land cost as per HRERA is considered for this Tie Up Report.**
- c. Also, since this is a land allotted for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.**
- d. This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report, it is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.**
- e. Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.**
- f. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.**
- g. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.**
- h. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.**
- i. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, price assessment metrics is prepared and necessary adjustments are made on the subject asset.**
- j. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.**
- k. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.**
- l. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.**

- m. Area measurements considered Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- n. Area of the large land parcels of more than 2500 sq. mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- o. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- p. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- q. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- r. The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- s. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Report.
- t. Project tie-up report is prepared based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- u. Project tie up is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xxxii.

ASSUMPTIONS

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

xxxiii.

SPECIAL ASSUMPTIONS

	None
xxxiv.	LIMITATIONS
	None

3.	COST ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Land Value (As per RERA)
a.	Prevailing Rate range	Rs.3,00,00,000/- per acres. (For Agricultural Land)	--
b.	Deduction on Market Rate	---	--
c.	Rate adopted considering all characteristics of the property	Rs.3,00,00,000/- per acres. X 4 (factor for Group Housing)	--
d.	Total Land Area/Licensed Area considered (documents vs site survey whichever is less)	66366.42 m ² (16.3995 Acres)	66366.42 m ² (16.3995 Acres)
e.	Total Value of land (A)	16.3995 acres X Rs.12, 00,00,000/- per acres.	---
		Rs. 196,79,40,000/-	Rs. 444,96,84,000/-

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.
- For Project Tie-up, Bank requires cost of Land for their internal Project approval process. As per HRERA, the land cost is Rs. 444.96 Cr. Thus, land cost as per HRERA is considered for this valuation.
- 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	NON-FAR
	Building Construction Value	Rate range	Rs. 1800/- to 2,200/- per sq. ft.	Rs. 1,400/- to 1,600/- per sq. ft.
		Rate adopted	Rs. 2000/- per sq. ft.	Rs. 1500/- per sq. ft.
		Covered Area	75447.89 m ² / 812114.32 ft. ²	313.843 m ² /(3378.17 ft. ²)
		Pricing Calculation	812114.32 sq. ft X Rs.2,000/- per Sq. ft.	3378.17 sq. ft. X Rs. 1,500/- per sq. ft..
		Total Value	Rs. 1,62,42,28,640 /-	Rs. 50,67,255.00 /-
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	
d.	Construction Depreciated Replacement Value (B)		Rs. 1,62,92,95,895/-	

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. 8,14,64,794/-
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. 21,18,08,466 /-
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. 4,88,78,876/-
e.	Additional Aesthetic Works Value (C)	--	Rs. 34,21,52,137 /-

6.	MARKET/ SALABLE AMOUNT OF THE FLATS	
a.	Total No. of DU	<ul style="list-style-type: none"> Residential= 396 Units Commercial=27 Shops
b.	Total No. of EWS Units	--
c.	Total Proposed Salable Area for flats	9,82,263.97 sq.ft Super Builtup Area
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	No information available to us.
	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.15,000/- per sq.ft. to Rs.16,000/- per sq.ft. on super 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.15,000/- to Rs.16,000/- per sq. ft. (All inclusive) for the Project.

[Signature]



[Signature]

PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM

Sl. No	Apartment No.	Tower No	Floor No.	SBA (sq. ft.)	Minimum market rate for individual flat @ Rs.15,000/- per sq.ft on super Builtup area In CR	Maximum market rate for individual flat @ Rs.16,000/- per sq.ft on super Builtup area In CR
1	D1-011	D1	1	2206.52	3.31	3.53
2	D1-12	D1	1	2446.94	3.67	3.92
3	D1-13	D1	1	2134.12	3.20	3.41
4	D1-14	D1	1	2255.65	3.38	3.61
5	D1-21	D1	2	2448.52	3.67	3.92
6	D1-22	D1	2	2448.52	3.67	3.92
7	D1-23	D1	2	2448.52	3.67	3.92
8	D1-24	D1	2	2459.16	3.69	3.93
9	D1-31	D1	3	2423.37	3.64	3.88
10	D1-32	D1	3	2423.37	3.64	3.88
11	D1-33	D1	3	2423.37	3.64	3.88
12	D1-34	D1	3	2434.01	3.65	3.89
13	D1-41	D1	4	2448.52	3.67	3.92
14	D1-42	D1	4	2448.52	3.67	3.92
15	D1-43	D1	4	2448.52	3.67	3.92
16	D1-44	D1	4	2459.16	3.69	3.93
17	D1-51	D1	5	2423.37	3.64	3.88
18	D1-52	D1	5	2423.37	3.64	3.88
19	D1-53	D1	5	2423.37	3.64	3.88
20	D1-54	D1	5	2434.01	3.65	3.89
21	D1-61	D1	6	2448.52	3.67	3.92
22	D1-62	D1	6	2448.52	3.67	3.92
23	D1-63	D1	6	2448.52	3.67	3.92
24	D1-64	D1	6	2459.16	3.69	3.93
25	D1-071	D1	7	2423.37	3.64	3.88
26	D1-072	D1	7	2423.37	3.64	3.88
27	D1-073	D1	7	2423.37	3.64	3.88
28	D1-074	D1	7	2434.01	3.65	3.89
29	D1-081	D1	8	2448.52	3.67	3.92
30	D1-082	D1	8	2448.52	3.67	3.92
31	D1-083	D1	8	2448.52	3.67	3.92
32	D1-084	D1	8	2459.16	3.69	3.93
33	D1-091	D1	9	2423.37	3.64	3.88
34	D1-092	D1	9	2423.37	3.64	3.88
35	D1-093	D1	9	2423.37	3.64	3.88
36	D1-094	D1	9	2434.01	3.65	3.89
37	D1-101	D1	10	2448.52	3.67	3.92
38	D1-102	D1	10	2448.52	3.67	3.92
39	D1-103	D1	10	2448.52	3.67	3.92
40	D1-104	D1	10	2459.16	3.69	3.93
41	D1-111	D1	11	2423.37	3.64	3.88
42	D1-112	D1	11	2423.37	3.64	3.88
43	D1-113	D1	11	2423.37	3.64	3.88
44	D1-114	D1	11	2423.01	3.63	3.88
45	D1-121	D1	12	2448.52	3.67	3.92
46	D1-122	D1	12	2448.52	3.67	3.92

PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM

Sl. No	Apartment No.	Tower No	Floor No.	SBA (sq. ft.)	Minimum market rate for individual flat @ Rs.15,000/- per sq.ft on super Builtup area In CR	Maximum market rate for individual flat @ Rs.16,000/- per sq.ft on super Builtup area In CR
47	D1-123	D1	12	2448.52	3.67	3.92
48	D1-124	D1	12	2459.16	3.69	3.93
49	D1-141	D1	13	2423.37	3.64	3.88
50	D1-142	D1	13	2423.37	3.64	3.88
51	D1-143	D1	13	2423.37	3.64	3.88
52	D1-144	D1	13	2434.01	3.65	3.89
53	D1-151	D1	14	2448.52	3.67	3.92
54	D1-152	D1	14	2448.52	3.67	3.92
55	D1-153	D1	14	2448.52	3.67	3.92
56	D1-154	D1	14	2459.16	3.69	3.93
57	D1-161	D1	15	2423.37	3.64	3.88
58	D1-162	D1	15	2423.37	3.64	3.88
59	D1-163	D1	15	2423.37	3.64	3.88
60	D1-164	D1	15	2434.01	3.65	3.89
61	D1-171	D1	16	2448.52	3.67	3.92
62	D1-172	D1	16	2448.52	3.67	3.92
63	D1-173	D1	16	2448.52	3.67	3.92
64	D1-174	D1	16	2459.16	3.69	3.93
65	D1-181	D1	17	2423.37	3.64	3.88
66	D1-182	D1	17	2423.37	3.64	3.88
67	D1-183	D1	17	2423.37	3.64	3.88
68	D1-184	D1	17	2434.01	3.65	3.89
69	D1-191	D1	18	2448.52	3.67	3.92
70	D1-192	D1	18	2448.52	3.67	3.92
71	D1-193	D1	18	2448.52	3.67	3.92
72	D1-194	D1	18	2459.16	3.69	3.93
73	D2-011	D2	1	2134.12	3.20	3.41
74	D2-012	D2	1	2134.12	3.20	3.41
75	D2-013	D2	1	2255.65	3.38	3.61
76	D2-014	D2	1	2134.12	3.20	3.41
77	D2-021	D2	2	2448.52	3.67	3.92
78	D2-022	D2	2	2448.52	3.67	3.92
79	D2-023	D2	2	2459.16	3.69	3.93
80	D2-024	D2	2	2448.52	3.67	3.92
81	D2-031	D2	3	2423.37	3.64	3.88
82	D2-032	D2	3	2423.37	3.64	3.88
83	D2-033	D2	3	2434.01	3.65	3.89
84	D2-034	D2	3	2423.37	3.64	3.88
85	D2-041	D2	4	2448.52	3.67	3.92
86	D2-042	D2	4	2448.52	3.67	3.92
87	D2-043	D2	4	2459.16	3.69	3.93
88	D2-044	D2	4	2448.52	3.67	3.92
89	D2-051	D2	5	2423.37	3.64	3.88
90	D2-052	D2	5	2423.37	3.64	3.88
91	D2-053	D2	5	2434.01	3.65	3.89
92	D2-054	D2	5	2423.37	3.64	3.88

[Handwritten signature]
[Circular stamp: R.K. Associates (P) Ltd. Valuers & Techno Engineering Consultants]
[Handwritten signature]

PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM

Sl. No	Apartment No.	Tower No	Floor No.	SBA (sq. ft.)	Minimum market rate for individual flat @ Rs.15,000/- per sq.ft on super Builtup area In CR	Maximum market rate for individual flat @ Rs.16,000/- per sq.ft on super Builtup area In CR
93	D2-061	D2	6	2448.52	3.67	3.92
94	D2-062	D2	6	2448.52	3.67	3.92
95	D2-063	D2	6	2459.16	3.69	3.93
96	D2-064	D2	6	2448.52	3.67	3.92
97	D2-071	D2	7	2423.37	3.64	3.88
98	D2-072	D2	7	2423.37	3.64	3.88
99	D2-073	D2	7	2434.01	3.65	3.89
100	D2-074	D2	7	2423.37	3.64	3.88
101	D2-081	D2	08	2448.52	3.67	3.92
102	D2-082	D2	08	2448.52	3.67	3.92
103	D2-083	D2	08	2459.16	3.69	3.93
104	D2-084	D2	08	2448.52	3.67	3.92
105	D2-091	D2	09	2423.37	3.64	3.88
106	D2-092	D2	09	2423.37	3.64	3.88
107	D2-093	D2	09	2434.01	3.65	3.89
108	D2-094	D2	09	2423.37	3.64	3.88
109	D2-101	D2	10	2448.52	3.67	3.92
110	D2-102	D2	10	2448.52	3.67	3.92
111	D2-103	D2	10	2459.16	3.69	3.93
112	D2-104	D2	10	2448.52	3.67	3.92
113	D2-111	D2	11	2423.37	3.64	3.88
114	D2-112	D2	11	2423.37	3.64	3.88
115	D2-113	D2	11	2434.01	3.65	3.89
116	D2-114	D2	11	2423.37	3.64	3.88
117	D2-121	D2	12	2448.52	3.67	3.92
118	D2-122	D2	12	2448.52	3.67	3.92
119	D2-123	D2	12	2459.16	3.69	3.93
120	D2-124	D2	12	2448.52	3.67	3.92
121	D2-141	D2	13	2423.37	3.64	3.88
122	D2-142	D2	13	2423.37	3.64	3.88
123	D2-143	D2	13	2434.01	3.65	3.89
124	D2-144	D2	13	2423.37	3.64	3.88
125	D2-151	D2	14	2448.52	3.67	3.92
126	D2-152	D2	14	2448.52	3.67	3.92
127	D2-153	D2	14	2459.16	3.69	3.93
128	D2-154	D2	14	2448.52	3.67	3.92
129	D2-161	D2	15	2423.37	3.64	3.88
130	D2-162	D2	15	2423.37	3.64	3.88
131	D2-163	D2	15	2434.01	3.65	3.89
132	D2-164	D2	15	2423.37	3.64	3.88
133	D2-171	D2	16	2448.52	3.67	3.92
134	D2-172	D2	16	2448.52	3.67	3.92
135	D2-173	D2	16	2459.16	3.69	3.93
136	D2-174	D2	16	2448.52	3.67	3.92
137	D2-181	D2	17	2423.37	3.64	3.88
138	D2-182	D2	17	2423.37	3.64	3.88

PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM

Sl. No	Apartment No.	Tower No	Floor No.	SBA (sq. ft.)	Minimum market rate for individual flat @ Rs.15,000/- per sq.ft on super Builtup area In CR	Maximum market rate for individual flat @ Rs.16,000/- per sq.ft on super Builtup area In CR
139	D2-183	D2	17	2434.01	3.65	3.89
140	D2-184	D2	17	2423.37	3.64	3.88
141	D2-191	D2	18	2448.52	3.67	3.92
142	D2-192	D2	18	2448.52	3.67	3.92
143	D2-193	D2	18	2459.16	3.69	3.93
144	D2-194	D2	18	2448.52	3.67	3.92
145	D3-011	D3	01	2134.12	3.20	3.41
146	D3-012	D3	01	2134.12	3.20	3.41
147	D3-013	D3	01	2134.12	3.20	3.41
148	D3-014	D3	01	2255.65	3.38	3.61
149	D3-021	D3	02	2448.52	3.67	3.92
150	D3-022	D3	02	2448.52	3.67	3.92
151	D3-023	D3	02	2448.52	3.67	3.92
152	D3-024	D3	02	2459.16	3.69	3.93
153	D3-031	D3	03	2423.37	3.64	3.88
154	D3-032	D3	03	2423.37	3.64	3.88
155	D3-033	D3	03	2423.37	3.64	3.88
156	D3-034	D3	03	2434.01	3.65	3.89
157	D3-041	D3	04	2448.52	3.67	3.92
158	D3-042	D3	04	2448.52	3.67	3.92
159	D3-043	D3	04	2448.52	3.67	3.92
160	D3-044	D3	04	2459.16	3.69	3.93
161	D3-051	D3	05	2423.37	3.64	3.88
162	D3-052	D3	05	2423.37	3.64	3.88
163	D3-053	D3	05	2423.37	3.64	3.88
164	D3-054	D3	05	2434.01	3.65	3.89
165	D3-061	D3	06	2448.52	3.67	3.92
166	D3-062	D3	06	2448.52	3.67	3.92
167	D3-063	D3	06	2448.52	3.67	3.92
168	D3-064	D3	06	2459.16	3.69	3.93
169	D3-071	D3	07	2423.37	3.64	3.88
170	D3-072	D3	07	2423.37	3.64	3.88
171	D3-073	D3	07	2423.37	3.64	3.88
172	D3-074	D3	07	2434.01	3.65	3.89
173	D3-081	D3	08	2448.52	3.67	3.92
174	D3-082	D3	08	2448.52	3.67	3.92
175	D3-083	D3	08	2448.52	3.67	3.92
176	D3-084	D3	08	2459.16	3.69	3.93
177	D3-091	D3	09	2423.37	3.64	3.88
178	D3-092	D3	09	2423.37	3.64	3.88
179	D3-093	D3	09	2423.37	3.64	3.88
180	D3-094	D3	09	2434.01	3.65	3.89
181	D3-101	D3	10	2448.52	3.67	3.92
182	D3-102	D3	10	2448.52	3.67	3.92
183	D3-103	D3	10	2448.52	3.67	3.92
184	D3-104	D3	10	2459.16	3.69	3.93

PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM

Sl. No	Apartment No.	Tower No	Floor No.	SBA (sq. ft.)	Minimum market rate for individual flat @ Rs.15,000/- per sq.ft on super Builtup area In CR	Maximum market rate for individual flat @ Rs.16,000/- per sq.ft on super Builtup area In CR
185	D3-111	D3	11	2423.37	3.64	3.88
186	D3-112	D3	11	2423.37	3.64	3.88
187	D3-113	D3	11	2423.37	3.64	3.88
188	D3-114	D3	11	2434.01	3.65	3.89
189	D3-121	D3	12	2448.52	3.67	3.92
190	D3-122	D3	12	2448.52	3.67	3.92
191	D3-123	D3	12	2448.52	3.67	3.92
192	D3-124	D3	12	2459.16	3.69	3.93
193	D3-141	D3	13	2423.37	3.64	3.88
194	D3-142	D3	13	2423.37	3.64	3.88
195	D3-143	D3	13	2423.37	3.64	3.88
196	D3-144	D3	13	2434.01	3.65	3.89
197	D3-151	D3	14	2448.52	3.67	3.92
198	D3-152	D3	14	2448.52	3.67	3.92
199	D3-153	D3	14	2448.52	3.67	3.92
200	D3-154	D3	14	2459.16	3.69	3.93
201	D3-161	D3	15	2423.37	3.64	3.88
202	D3-162	D3	15	2423.37	3.64	3.88
203	D3-163	D3	15	2434.01	3.65	3.89
204	D3-164	D3	15	2448.52	3.67	3.92
205	D3-171	D3	16	2448.52	3.67	3.92
206	D3-172	D3	16	2448.52	3.67	3.92
207	D3-173	D3	16	2459.16	3.69	3.93
208	D3-174	D3	16	2423.37	3.64	3.88
209	D3-181	D3	17	2423.37	3.64	3.88
210	D3-182	D3	17	2423.37	3.64	3.88
211	D3-183	D3	17	2434.01	3.65	3.89
212	D3-184	D3	17	2448.52	3.67	3.92
213	D3-191	D3	18	2448.52	3.67	3.92
214	D3-192	D3	18	2448.52	3.67	3.92
215	D3-193	D3	18	2459.16	3.69	3.93
216	D3-194	D3	18	2134.12	3.20	3.41
217	D4-011	D4	01	2134.12	3.20	3.41
218	D4-012	D4	01	2255.65	3.38	3.61
219	D4-013	D4	01	2134.12	3.20	3.41
220	D4-014	D4	01	2448.52	3.67	3.92
221	D4-021	D4	02	2448.52	3.67	3.92
222	D4-022	D4	02	2459.16	3.69	3.93
223	D4-023	D4	02	2448.52	3.67	3.92
224	D4-024	D4	02	2423.37	3.64	3.88
225	D4-031	D4	03	2423.37	3.64	3.88
226	D4-032	D4	03	2434.01	3.65	3.89
227	D4-033	D4	03	2423.37	3.64	3.88
228	D4-034	D4	03	2448.52	3.67	3.92
229	D4-041	D4	04	2448.52	3.67	3.92
230	D4-042	D4	04	2448.52	3.67	3.92

PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM

Sl. No	Apartment No.	Tower No	Floor No.	SBA (sq. ft.)	Minimum market rate for individual flat @ Rs.15,000/- per sq.ft on super Builtup area In CR	Maximum market rate for individual flat @ Rs.16,000/- per sq.ft on super Builtup area In CR
231	D4-043	D4	04	2459.16	3.69	3.93
232	D4-044	D4	04	2448.52	3.67	3.92
233	D4-051	D4	05	2423.37	3.64	3.88
234	D4-052	D4	05	2423.37	3.64	3.88
235	D4-053	D4	05	2434.01	3.65	3.89
236	D4-054	D4	05	2423.37	3.64	3.88
237	D4-061	D4	06	2448.52	3.67	3.92
238	D4-062	D4	06	2448.52	3.67	3.92
239	D4-063	D4	06	2459.16	3.69	3.93
240	D4-064	D4	06	2448.52	3.67	3.92
241	D4-071	D4	07	2423.37	3.64	3.88
242	D4-072	D4	07	2423.37	3.64	3.88
243	D4-073	D4	07	2434.01	3.65	3.89
244	D4-074	D4	07	2423.37	3.64	3.88
245	D4-081	D4	08	2448.52	3.67	3.92
246	D4-082	D4	08	2448.52	3.67	3.92
247	D4-083	D4	08	2459.16	3.69	3.93
248	D4-084	D4	08	2448.52	3.67	3.92
249	D4-091	D4	09	2423.37	3.64	3.88
250	D4-092	D4	09	2423.37	3.64	3.88
251	D4-093	D4	09	2434.01	3.65	3.89
252	D4-094	D4	09	2423.37	3.64	3.88
253	D4-101	D4	10	2448.52	3.67	3.92
254	D4-102	D4	10	2448.52	3.67	3.92
255	D4-103	D4	10	2459.16	3.69	3.93
256	D4-104	D4	10	2448.52	3.67	3.92
257	D4-111	D4	11	2423.37	3.64	3.88
258	D4-112	D4	11	2423.37	3.64	3.88
259	D4-113	D4	11	2434.01	3.65	3.89
260	D4-114	D4	11	2423.37	3.64	3.88
261	D4-121	D4	12	2448.52	3.67	3.92
262	D4-122	D4	12	2448.52	3.67	3.92
263	D4-123	D4	12	2459.16	3.69	3.93
264	D4-124	D4	12	2448.52	3.67	3.92
265	D4-141	D4	13	2423.37	3.64	3.88
266	D4-142	D4	13	2423.37	3.64	3.88
267	D4-143	D4	13	2434.01	3.65	3.89
268	D4-144	D4	13	2423.37	3.64	3.88
269	D4-151	D4	14	2448.52	3.67	3.92
270	D4-152	D4	14	2448.52	3.67	3.92
271	D4-153	D4	14	2459.16	3.69	3.93
272	D4-154	D4	14	2448.52	3.67	3.92
273	D4-161	D4	15	2423.37	3.64	3.88
274	D4-162	D4	15	2423.37	3.64	3.88
275	D4-163	D4	15	2434.01	3.65	3.89
276	D4-164	D4	15	2423.37	3.64	3.88

PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM

Sl. No	Apartment No.	Tower No	Floor No.	SBA (sq. ft.)	Minimum market rate for individual flat @ Rs.15,000/- per sq.ft on super Builtup area In CR	Maximum market rate for individual flat @ Rs.16,000/- per sq.ft on super Builtup area In CR
277	D4-171	D4	16	2448.52	3.67	3.92
278	D4-172	D4	16	2448.52	3.67	3.92
279	D4-173	D4	16	2459.16	3.69	3.93
280	D4-174	D4	16	2448.52	3.67	3.92
281	D4-181	D4	17	2423.37	3.64	3.88
282	D4-182	D4	17	2423.37	3.64	3.88
283	D4-183	D4	17	2434.01	3.65	3.89
284	D4-184	D4	17	2423.37	3.64	3.88
285	D4-191	D4	18	2448.52	3.67	3.92
286	D4-192	D4	18	2448.52	3.67	3.92
287	D4193	D4	18	2459.16	3.69	3.93
288	D4-194	D4	18	2448.52	3.67	3.92
289	Z1-011	Z1	01	1692.66	2.54	2.71
290	Z1-012	Z1	01	2901.42	4.35	4.64
291	Z1-013	Z1	01	2913.39	4.37	4.66
292	Z1-021	Z1	02	2073.98	3.11	3.32
293	Z1-022	Z1	02	2901.42	4.35	4.64
294	Z1-023	Z1	02	2913.39	4.37	4.66
295	Z1-031	Z1	03	2073.98	3.11	3.32
296	Z1-032	Z1	03	2901.42	4.35	4.64
297	Z1-033	Z1	03	2913.39	4.37	4.66
298	Z1-041	Z1	04	2073.98	3.11	3.32
299	Z1-042	Z1	04	2901.42	4.35	4.64
300	Z1-043	Z1	04	2963.09	4.44	4.74
301	Z1-051	Z1	05	2073.98	3.11	3.32
302	Z1-052	Z1	05	2901.42	4.35	4.64
303	Z1-053	Z1	05	2913.39	4.37	4.66
304	Z1-061	Z1	06	2073.98	3.11	3.32
305	Z1-062	Z1	06	2901.42	4.35	4.64
306	Z1-063	Z1	06	2913.39	4.37	4.66
307	Z1-071	Z1	07	2073.98	3.11	3.32
308	Z1-072	Z1	07	2901.42	4.35	4.64
309	Z1-073	Z1	07	2963.09	4.44	4.74
310	Z1-081	Z1	08	2073.98	3.11	3.32
311	Z1-082	Z1	08	2901.42	4.35	4.64
312	Z1-083	Z1	08	2913.39	4.37	4.66
313	Z1-091	Z1	09	2073.98	3.11	3.32
314	Z1-092	Z1	09	2901.42	4.35	4.64
315	Z1-093	Z1	09	2913.39	4.37	4.66
316	Z1-101	Z1	10	2073.98	3.11	3.32
317	Z1-102	Z1	10	2901.42	4.35	4.64
318	Z1-103	Z1	10	2963.09	4.44	4.74
319	Z1-111	Z1	11	2073.98	3.11	3.32
320	Z1-112	Z1	11	2901.42	4.35	4.64
321	Z1-113	Z1	11	2913.39	4.37	4.66
322	Z1-121	Z1	12	2073.98	3.11	3.32

PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM

Sl. No	Apartment No.	Tower No	Floor No.	SBA (sq. ft.)	Minimum market rate for individual flat @ Rs.15,000/- per sq.ft on super Builtup area In CR	Maximum market rate for individual flat @ Rs.16,000/- per sq.ft on super Builtup area In CR
323	Z1-122	Z1	12	2901.42	4.35	4.64
324	Z1-123	Z1	12	2913.39	4.37	4.66
325	Z1-141	Z1	13	2073.98	3.11	3.32
326	Z1-152	Z1	13	2901.42	4.35	4.64
327	Z1-143	Z1	13	2963.09	4.44	4.74
328	Z1-151	Z1	14	2073.98	3.11	3.32
329	Z1-152	Z1	14	2901.42	4.35	4.64
330	Z1-153	Z1	14	2913.39	4.37	4.66
331	Z1-161	Z1	15	2073.98	3.11	3.32
332	Z1-162	Z1	15	2901.42	4.35	4.64
333	Z1-163	Z1	15	2913.39	4.37	4.66
334	Z1-171	Z1	16	2073.98	3.11	3.32
335	Z1-172	Z1	16	2901.42	4.35	4.64
336	Z1-173	Z1	16	2963.09	4.44	4.74
337	Z1-181	Z1	17	2073.98	3.11	3.32
338	Z1-182	Z1	17	2901.42	4.35	4.64
339	Z1-183	Z1	17	2913.39	4.37	4.66
340	Z1-191	Z1	18	2073.98	3.11	3.32
341	Z1-192	Z1	18	2901.42	4.35	4.64
342	Z1-193	Z1	18	2913.39	4.37	4.66
343	Z2-011	Z2	01	1692.66	2.54	2.71
344	Z2-012	Z2	01	2913.39	4.37	4.66
345	Z2-013	Z2	01	2901.42	4.35	4.64
346	Z2-021	Z2	02	2073.98	3.11	3.32
347	Z2-022	Z2	02	2913.39	4.37	4.66
348	Z2-023	Z2	02	2901.42	4.35	4.64
349	Z2-031	Z2	03	2073.98	3.11	3.32
350	Z2-032	Z2	03	2913.39	4.37	4.66
351	Z2-033	Z2	03	2901.42	4.35	4.64
352	Z2-041	Z2	04	2073.98	3.11	3.32
353	Z2-042	Z2	04	2963.09	4.44	4.74
354	Z2-043	Z2	04	2901.42	4.35	4.64
355	Z2-051	Z2	05	2073.98	3.11	3.32
356	Z2-052	Z2	05	2913.39	4.37	4.66
357	Z2-053	Z2	05	2901.42	4.35	4.64
358	Z2-061	Z2	06	2073.98	3.11	3.32
359	Z2-062	Z2	06	2913.39	4.37	4.66
360	Z2-063	Z2	06	2901.42	4.35	4.64
361	Z2-071	Z2	07	2073.98	3.11	3.32
362	Z2-072	Z2	07	2963.09	4.44	4.74
363	Z2-073	Z2	07	2901.42	4.35	4.64
364	Z2-081	Z2	08	2073.98	3.11	3.32
365	Z2-082	Z2	08	2913.39	4.37	4.66
366	Z2-083	Z2	08	2901.42	4.35	4.64
367	Z2-091	Z2	09	2073.98	3.11	3.32
368	Z2-092	Z2	09	2913.39	4.37	4.66

PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM

Sl. No	Apartment No.	Tower No	Floor No.	SBA (sq. ft.)	Minimum market rate for individual flat @ Rs.15,000/- per sq.ft on super Builtup area In CR	Maximum market rate for individual flat @ Rs.16,000/- per sq.ft on super Builtup area In CR
369	Z2-093	Z2	09	2901.42	4.35	4.64
370	Z2-101	Z2	10	2073.98	3.11	3.32
371	Z2-102	Z2	10	2963.09	4.44	4.74
372	Z2-103	Z2	10	2901.42	4.35	4.64
373	Z2-111	Z2	11	2073.98	3.11	3.32
374	Z2-112	Z2	11	2913.39	4.37	4.66
375	Z2-113	Z2	11	2901.42	4.35	4.64
376	Z2-121	Z2	12	2073.98	3.11	3.32
377	Z2-122	Z2	12	2913.39	4.37	4.66
378	Z2-123	Z2	12	2901.42	4.35	4.64
379	Z2-141	Z2	13	2073.98	3.11	3.32
380	Z2-142	Z2	13	2963.09	4.44	4.74
381	Z2-143	Z2	13	2901.42	4.35	4.64
382	Z2-151	Z2	14	2073.98	3.11	3.32
383	Z2-152	Z2	14	2913.39	4.37	4.66
384	Z2-153	Z2	14	2901.42	4.35	4.64
385	Z2-161	Z2	15	2073.98	3.11	3.32
386	Z2-162	Z2	15	2913.39	4.37	4.66
387	Z2-163	Z2	15	2901.42	4.35	4.64
388	Z2-171	Z2	16	2073.98	3.11	3.32
389	Z2-172	Z2	16	2963.09	4.44	4.74
390	Z2-173	Z2	16	2901.42	4.35	4.64
391	Z2-181	Z2	17	2073.98	3.11	3.32
392	Z2-182	Z2	17	2913.39	4.37	4.66
393	Z2-183	Z2	17	2901.42	4.35	4.64
394	Z2-191	Z2	18	2073.98	3.11	3.32
395	Z2-192	Z2	18	2913.39	4.37	4.66
396	Z2-193	Z2	18	2901.42	4.35	4.64
Total				9,82,249.82	1,473.40	1,571.62

Rohit  *Saurav*

PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM

7. CONSOLIDATED COST ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs. 1,96,79,40,000/-	Rs. 444,96,84,000/-
b.	Structure Construction Value (B)	NA	Rs. 1,62,92,95,895/-
c.	Additional Aesthetic Works Value (C)	NA	Rs. 34,21,52,137 /-
d.	Total Add (A+B+C)	Rs. 1,96,79,40,000/- (Only Land Value)	Rs. 6,42,11,32,032/-
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. 1,96,79,40,000/-	Rs. 6,42,11,32,032/-
h.	Rounded Off	Rs. 1,96,79,40,000/-	Rs. 6,42,11,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Six Hundred Forty Two Crore and Eleven Lakh only.
j.	Expected Realizable Value (@ ~15% less)	---	Rs. 5,45,79,35,000 /-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 5,42,66,25,000 /-
l.	Percentage difference between Circle Rate and Market Value	--	
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 prepared by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		
	d. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the		

same has only been given for the reference purpose.

- e. Also, since this is a land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.
- f. This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.
- g. This Project Tie-up is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.
- h. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.
- i. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- j. The pricing assessment of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- k. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- l. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- m. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

o. IMPORTANT KEY DEFINITIONS

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

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

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

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

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

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

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

Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the 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 Rate
- Enclosure V: Other Relevant Documents/Articles taken for reference
- Enclosure VI: Consultant's Remarks

[Signature]



[Signature]

IMPORTANT NOTES

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

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



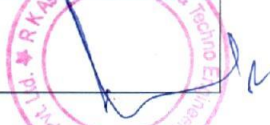
COPYRIGHT FORMAT - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this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

IF REPORT IS USED FOR BANK/ FIs

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

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

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Sachin Pandey	Rahul Gupta	Anil Kumar
		




PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM

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

magicbricks.com/project-sobha-city-phase-6-for-sale-in-gurgaon-pppfs

Buy ▾ Sobha Cit... Add More Projects Nea... ▾ Budget ▾ Flat +8 ✕ BHK ▾ Posted By ▾ 16 More Filters ▾

 4 BHK Flat for Sale in Sobha City Phase 6, Sector 108, Gurgaon
 Sobha City Phase 6

₹ 4.73 Cr @
 ₹ 16,335 per sqft

SUPPL. AREA: 2901 sqft UNDER CONSTRUCT... Poss. by Jun '26 FLOOR: 13 out of 24

Posted: Yesterday

East Facing Property


One can find this stunning 4 BHK flat for sale in Sector 108, Gurgaon. Ideally situated in...

Contact Agent
 Get Phone No.
 Get Pre Approved Loan

Certified Agent
 Growmax Wealth Manage...
 2000+ Buyers Served

magicbricks.com/project-sobha-city-phase-6-for-sale-in-gurgaon-pppfs

Buy ▾ Sobha Cit... Add More Projects Nea... ▾ Budget ▾ Flat +8 ✕ BHK ▾ Posted By ▾ 16 More Filters ▾

 4 BHK Flat for Sale in Sobha City Phase 6, Sector 108, Gurgaon
 Sobha City Phase 6

₹ 3.75 Cr @
 ₹ 15,319 per sqft

CARPET AREA: 2448 sqft UNDER CONSTRUCT... Poss. by Jun '26 FLOOR: 18 out of 24

Posted: Jul 26, '23

This lovely 4 BHK Flat in Sector 108, Gurgaon is up for sale. This flat is situated within th...

Contact Agent
 Get Phone No.
 Get Home Loan

Certified Agent
 Locality Superstar
 Maakriti Realtors Private Li...
 100+ Buyers Served


HOUSINGcom Buy In Gurgaon ▾

Search Sector 108 ✕ + Add

Property Type ▾ BHK Type ▾ Zero Brokerage Premium Filter ₹0 - ₹5.00Cr ▾ New Projects ▾ Possession Sta...

Home / Gurgaon / Sector 108 / Residential Projects in Sector 108 Last Updated: Jul 27, 2023

Showing 1 - 20 of 180
 New Residential Projects in Sector 108, Gurgaon
 Searching for Residential Projects in Sector 108? Housing.com offers 138+ Ready to Move, 146+ Under... Read more

 **Sobha City Vista Residences** RERA ✓
 Marketed by Doctor Homez
 3, 4 BHK Flats for sale in Sector 108
 Sector 108, Dwarka Expressway, Gurgaon

Possession Status: Ready to Move Avg. Price: ₹16.30 K/sq.ft

Doctor Homez
 Seller + 7 more


Brochure

PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM

square yards Gurgaon ▾ Buy ▾ Rent ▾ Projects ▾ Agents ▾ Services ▾ Resources ▾ **Data Intelligence**

Buy ▾ Sobha Cit... 🔍 Add More 📍 Commute Search BHK ▾ Property Type ▾ Budget ▾ Posses



Sobha City Gurgaon
 🏠 3.5 BHK Flat 📍 Sector 108
₹ 3.1 Cr.
 2003 Sq.Ft. • Ready To Move
 Built-up Area Possession Status
 Looking for a luxurious and comfortable home amidst Gur... [Read More](#)

PRIME LOCATION VASTU COMPLIANT GATED SOCIETY WELL VENT

H Hitesh [Details](#) [Contact Agent](#)

99acres Buy ▾ Gurgaon X Add more 🔍

Sobha City ☆
 100m 108, Gurgaon

CONSTRUCTION STATUS
Partially Ready To Move
 Completion in Dec, 2026

₹ 1.55 - 6.06 Cr • Govt. Charges
 FIRST 20 NOT

2, 3, 4 BHK Apartment

2 BHK Apartment	3 BHK Apartment	4 BHK Apartment
Super Built-up Area: 1381 - 1692 sq. ft. (128.1 - 157.99 sq. m.)	Super Built-up Area: 1711 - 2843 sq. ft. (158.96 - 263.87 sq. m.)	Super Built-up Area: 2423 - 2963 sq. ft. (224.2 - 274.7 sq. m.)
₹ 1.55 - 3.21 Cr • Govt. Charges	₹ 2.09 - 4.79 Cr • Govt. Charges	₹ 2.9 - 6.06 Cr • Govt. C

[Download Brochure](#)

Why you should consider Sobha City?

- 90m dia cricket ground with a professional pitch, a green outfield, and pavilion stands
- 2 elegant oval shaped clubhouses spread across 40,000 sq. ft. of area
- Indoor temperature controlled 25m long swimming pool with poolside deck and Olympic-size swimming pool

[View more](#)

OFFICIATED BY
Sobha Limited **SOBHA**

[Contact Builder](#)

Rehul

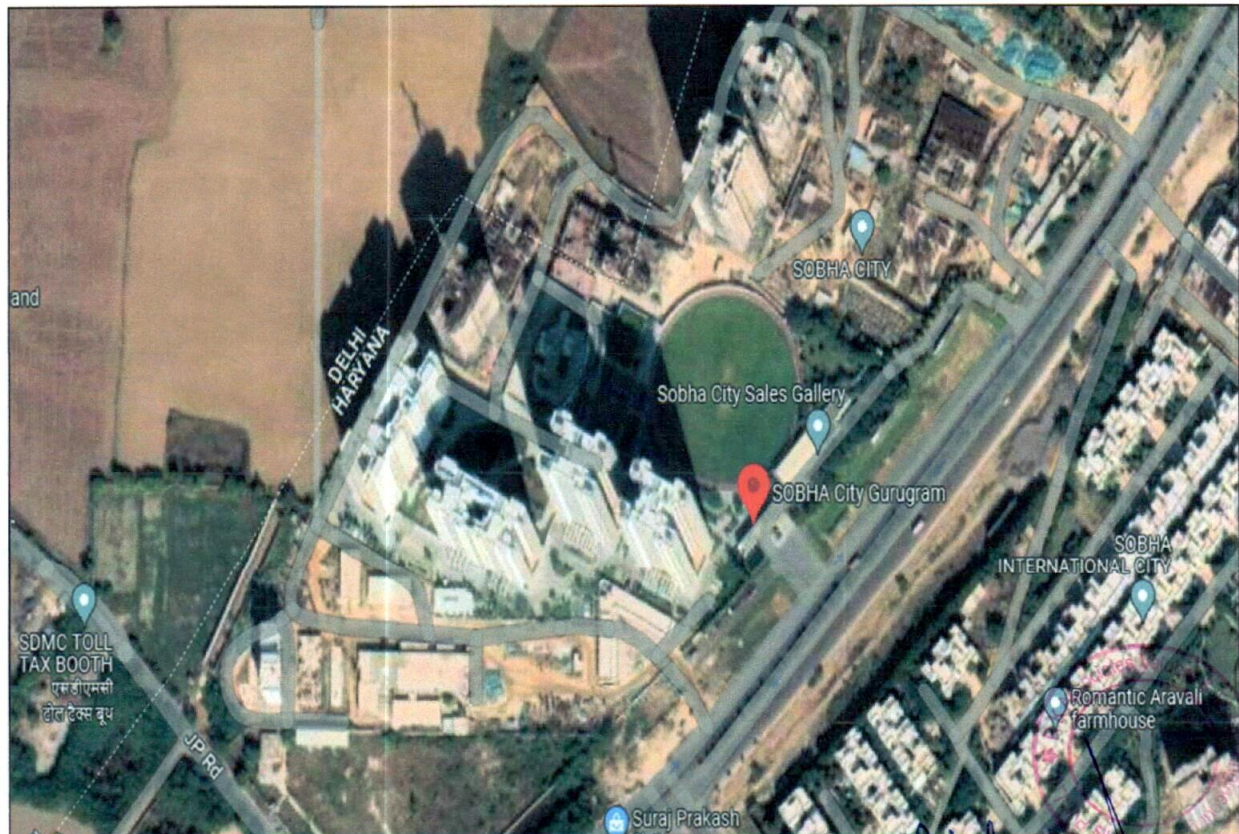
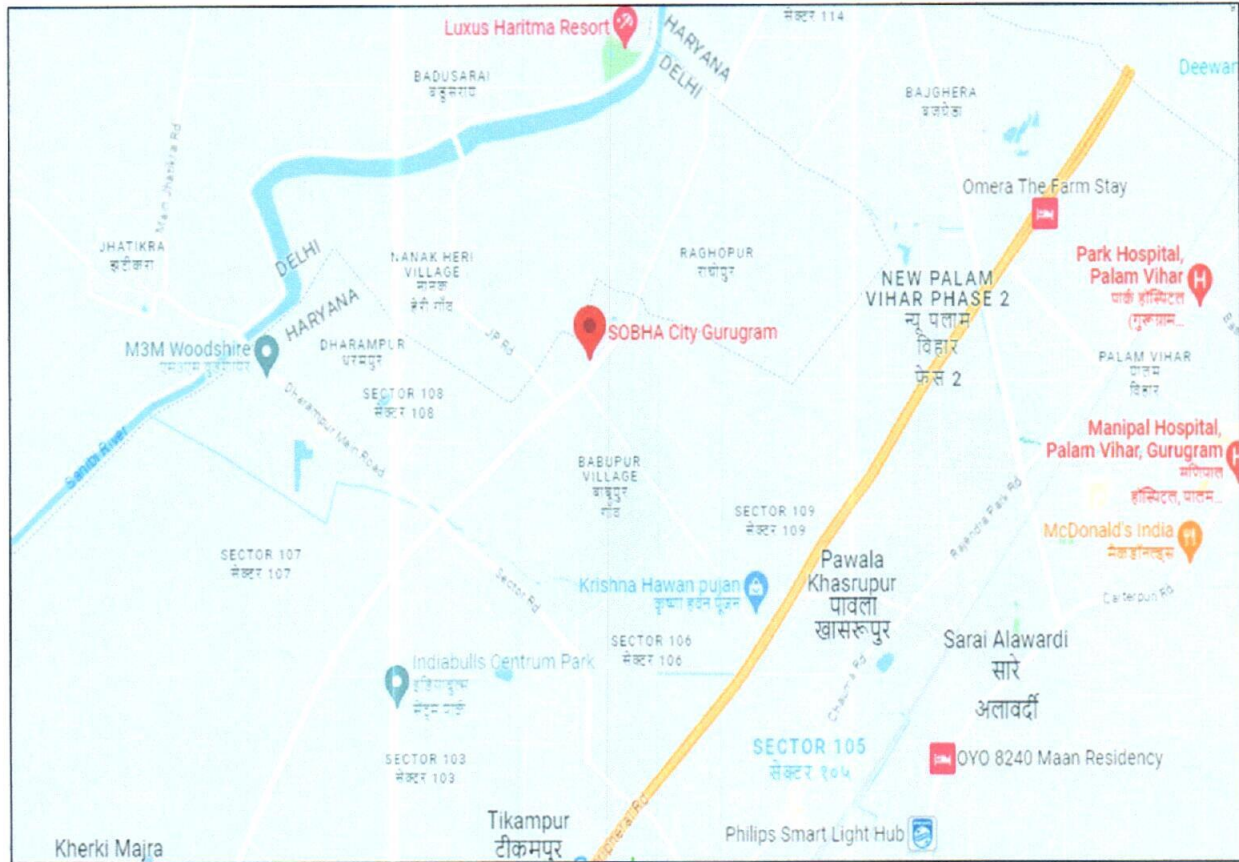


Sah

PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM

ENCLOSURE 2: GOOGLE MAP LOCATION



ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY



PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM



PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM



Rahul
Suh
 P-170

PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM



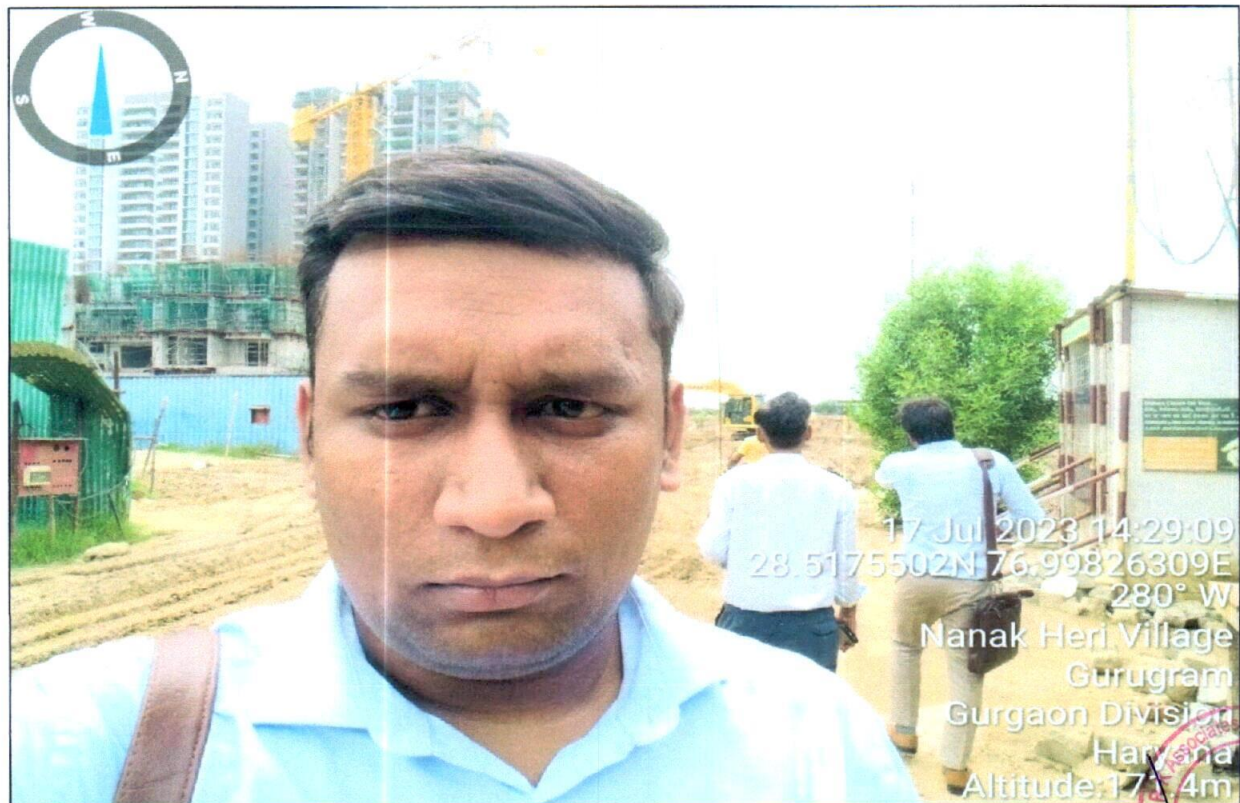
Robert

Santh

Valuers & Techno Engineering Consultants Pvt. Ltd.

PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM



Roby

Seh



ENCLOSURE 5: OTHER RELEVANT DOCUMENTS

Approved Building Plan



DOCUMENT 2: PRICE LIST PROVIDED BY THE COMPANY

NOT PROVIDED



DOCUMENT 3: COPIES OF STATUTORY APPROVALS

BR-III

FORM BR-III
(See Code 4.2 (4))
Form of Sanction

From Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee,
O/o Director, Town & Country Planning Department,
Haryana, Nagar Yojna Bhavan,
Madhya Marg, Sector 18, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in.

To Sobha Ltd.,
5th Floor, Rider House,
Plot No. 136/P, Sector-44,
Gurugram.

Memo No. ZP-622/PA(DK)/2022/ 29074 Dated 27-09-2022

Subject: Approval of revised building plans of Group Housing Colony measuring 39.375 acres (Licence no. 107 of 2008 dated 27.05.2008), Sector-108, Gurugram being developed Shobha Ltd.

Reference your application dated 29.08.2022 submitted in the office STP, Gurugram) for permission to erect the buildings in Group Housing Colony measuring 39.375 acres (Licence no. 107 of 2008 dated 27.05.2008), Sector-108, Gurugram in accordance with the plans submitted with it.

It is to inform you that the "Provisional" revised building plans were approved vide this office memo No. 21838 dated 25.07.2022 with a condition that the variations should be published in three Newspapers and displayed at various locations. As per report of the STP, Gurugram vide his office memo No. 5967 dated 08.09.2022 you had invited objections from all existing allottees through a Public Notice on 27.07.2022 about the building plans in three Newspapers namely 'Hindustan Times' (English), 'Times of India' (English) and 'Jansatta' (Hindi). Further, you have informed all the existing 1093 allottees through registered post also and submitted an undertaking dated 28.08.2022 that no rights of our existing allottee(s) have been infringed and you have not received any objection from any of your existing allottee(s) for revision in building plans. Further, in reference to the 2 no. objections/suggestions were received in the office of STP, Gurugram within the 30 days period of inviting objections, you have submitted reply through an undertaking dated 01.09.2022 that there shall not be any additional burden on



LCV Renewal

Directorate of Town & Country Planning, Haryana
Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18 A, Madhya Marg,
Chandigarh, web site: tcpharyana.gov.in
Phone: 0172-2549349; E-mail: tcpharyana7@gmail.com

Regd. _____

To

Sobha Ltd.
Rider House, Plot No. 136-P,
5th Floor, Sector- 44, Gurugram.

Memo No. LC-1083-JE(DS)-2020/ 12038 Dated 19-05-2021

Subject: - Renewal of license no. 107 of 2008 dated 27.05.2008 granted for setting up of Group Housing Colony over an area measuring 39.375 acres falling in Sector-108, GMUC.

Reference: - Your application dated 26.05.2020, 01.09.2020 & 09.10.2020 on the subject mentioned above.

Your request for Renewal of Licence No. 107 of 2008 dated 27.05.2008 granted for setting up of Group Housing Colony over an area measuring 39.375 acre in Sector-108, Gurugram Manesar Urban Complex is considered on account of reasons submitted by you that necessary services have not been provided by HSVP/GMDA. Hence the Licence is hereby renewed up to 26.05.2025 on the same terms and conditions laid down therein.

1. This renewal will not tantamount to certification of applicant company's satisfactory performance entitling for further renewal of licence.
2. That you shall revalidate the Bank Guarantee on account of IDW one month before its expiry.
3. You shall be bound to adhere to the provisions of Section 3(3)(a)(iv) of Act No. 8 of 1975 as amended from time to time regarding construction/transfer of community sites.
4. You shall compound the delay of allotment of EWS plots in accordance with the policy dated 16.08.2013.
5. You shall convey the details of EWS plots immediately not later than 60 days from grant of Occupation certificate to Housing Board Haryana for purpose of inviting application and Identification of beneficiaries as per policy dated 17.05.2018.
6. The portion of the service road falling within licensed land will be transferred in favour of Govt. as and when direction in this regard will be issued.
7. You shall get the license renewed till the final completion of the colony is granted.

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

N



NOC FROM AAI



NO. AAI/RHB/NR/ATM/NOC/2018/219/1173-1176.
SOBHA LIMITED
5th Floor, Rider House, Plot No-136/P,
Sector-44, Gurgaon Gurgaon Haryana
122001

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Date: 18-07-2018

Valid Upto: 18-07-2026

No Objection Certificate for Height Clearance

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

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

NOC ID:	PALM/NORTH/B.062618/315753
Applicant Name*	Chander Mohan Batra-DGM
Site Address*	SOBHA CITY, SECTOR-108, VILLAGE BABUPUR, VILLAGE BABUPUR, Gurgaon, Haryana
Site Coordinates*	74 59 33.81-28 30 53.36, 76 59 48.56-28 31 03.19, 76 59 45.54-28 31 00.28, 76 59 45.97-28 30 51.81, 76 59 48.49-28 31 10.44, 76 59 55.71-28 31 06.49
Site Elevation in mtrs AMSL as submitted by Applicant*	212.8 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	356.62

*As provided by applicant

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

- Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.
- The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.
- The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL. i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.
- The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, परिचालन कार्यालय परिसर रंगपुरी, नई दिल्ली - 110037 दूरभाष संख्या - 91-11-25653566
Regional headquarter Northern Region, Operational Offices Complex Rangpuri, New Delhi-110 037 Tel: 91-11-25653566

"हिंदी पत्रों का स्वागत है।"

K. Raman



PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM

Water NOC

OFFICE OF THE EXECUTIVE ENGINEER, HUDA, DIV NO. III, GURUGRAM

To
M/s Chintels India Ltd,
A-11, Kailash Colony
New Delhi-110048 (India).

Memo No. 3979 Dated: 3/4/17

Sub:- Regarding fresh water supply for Group Housing Project "Sobha City" an area land measuring 39.375 Acres land (License No. 107 of 2008) in Sec-108, Vill. Babupur, Gurugram being developed by M/s Chintels India Ltd.

Ref:- Your application dated 20.02.2017.

With reference to the cited subject the drinking water for group housing project is available at Basai WTP, Gurugram. You can take the drinking water from these plants during construction phase.

The regular fresh water supply of 1011 KLD for drinking / domestic purpose will be given after completion of water supply line which will take one year or as per availability of clearance of land.


EXECUTIVE ENGINEER,
HUDA, DIV NO. III,
GURUGRAM

Enclst No. Dated

A copy of the above is forwarded to the Sub Divisional Engineer, HUDA, Sub Div No. X, Gurugram w.r.t his office memo no. 328 dated 24.03.2017 for information.

EXECUTIVE ENGINEER,
HUDA, DIV NO. III,
GURUGRAM

Assurance File



Environemnt Clearance

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

No. SEIAA/HR/2010 1021

Dated: 25-11-10

To

M/S Chintels India Ltd.
Regd Office: A-11, Kailash Colony,
New Delhi- 110048.

Subject: Environmental Clearance for proposed "Group Housing Project of 39.375 acres at Sector- 108, Gurgaon, Haryana.

Dear Sir,

This has reference to your application no. SEAC/42/1011 dated 15.09.2010 addressed to M.S. SEIAA received on 16.09.2010 and subsequent letters dated 20.09.2010, 01.10.2010 & 11.10.2010 seeking prior environmental clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, Form1-A & Conceptual Plan and the additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MOEF, GOI vide their Notification 21.4.2008, in its meeting held on 13.10.2010 awarded "Gold" grading to the project.


[2] It is interalia, noted that the project involves construction of proposed Group Housing Project of 39.375 acres at Sector- 108, village- Babupur, Gurgaon, Haryana, on a plot area of 159345 sqmt (39.375 acres). The total built-up area will be 423535.3 sqmt. The Group Housing Project will have 27 towers having



PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM

RERA Certificate

GURUGRAM		
 HARERA GURUGRAM		
REGISTRATION NO.		
RC/REP/HARERA/GGM/620/352/2022/95 Date: 19.10.2022		
UNIQUE NO. GENERATED ONLINE		RERA-GRG-PROJ-1152-2022
REGISTRATION CERTIFICATE REAL ESTATE PROJECT SOBHA CITY PHASE-6		
1. This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project.		
(A) PARTICULARS OF THE PART OF PROJECT REGISTERED		
S.N.	Particulars	Details
(i)	Name of the project	SOBHA CITY PHASE-6
(ii)	Location	Sector-108, Gurugram
(iii)	License no. and validity	107 of 2008 dated 27.05.2008 valid upto 26.05.2025
(iv)	Total licensed area of the project	39.375 acres
(v)	Area of project for registration	16.3995 acres
(vi)	Nature of the project	Group Housing Colony
(vii)	Nature of the phase	Group Housing
(viii)	Total FAR area of the project	92,050.181 sqm
(ix)	Number of Towers	6 (D1, D2, D3, D4, Z1, Z2)
(x)	Number of units	Residential - 396, Commercial - 27
(B) NAME OF THE PROMOTERS		
S. N.	Particulars	Details
(i)	Promoter holders	1. M/s Chintels India Pvt. Ltd. 2. M/s Prashant & Rohan S/o Sh. Ashok Solomon 3. M/s Vidu Properties Pvt. Ltd. 4. M/s Madhyanchal Leasing Pvt. Ltd. 5. Sh. Ramesh Solomon S/o Shri E.H. Solomon. 6. Smt. Chander Lekha Solomon Wife of Mr. Ashok Solomon.

Page 1 of 6



ENCLOSURE 6: CONSULTANT'S REMARKS

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

[Handwritten signatures and stamps]

PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM

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

PROJECT TIE-UP REPORT

SOBHA CITY PHASE 6, GURUGRAM

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

Rohit



Sahni