

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

CASE NO. VIS (2023-24)-PL-181-155-217

DATED: 18/07/2023

PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	GODREJ ICON & OASIS

SITUATED AT

SECTOR-88A & 89A, VILLAGE HARASU, GURUGRAM MANESAR
URBAN COMPLEX, GURUGRAM, HARYANA

DEVELOPER/ PROMOTER

M/S. OASIS BUILDHOME PVT. LTD.

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (SAM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM, HARYANA

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

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

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

CORPORATE OFFICE:

D-39, 2nd floor, Sector 2, Noida-201301

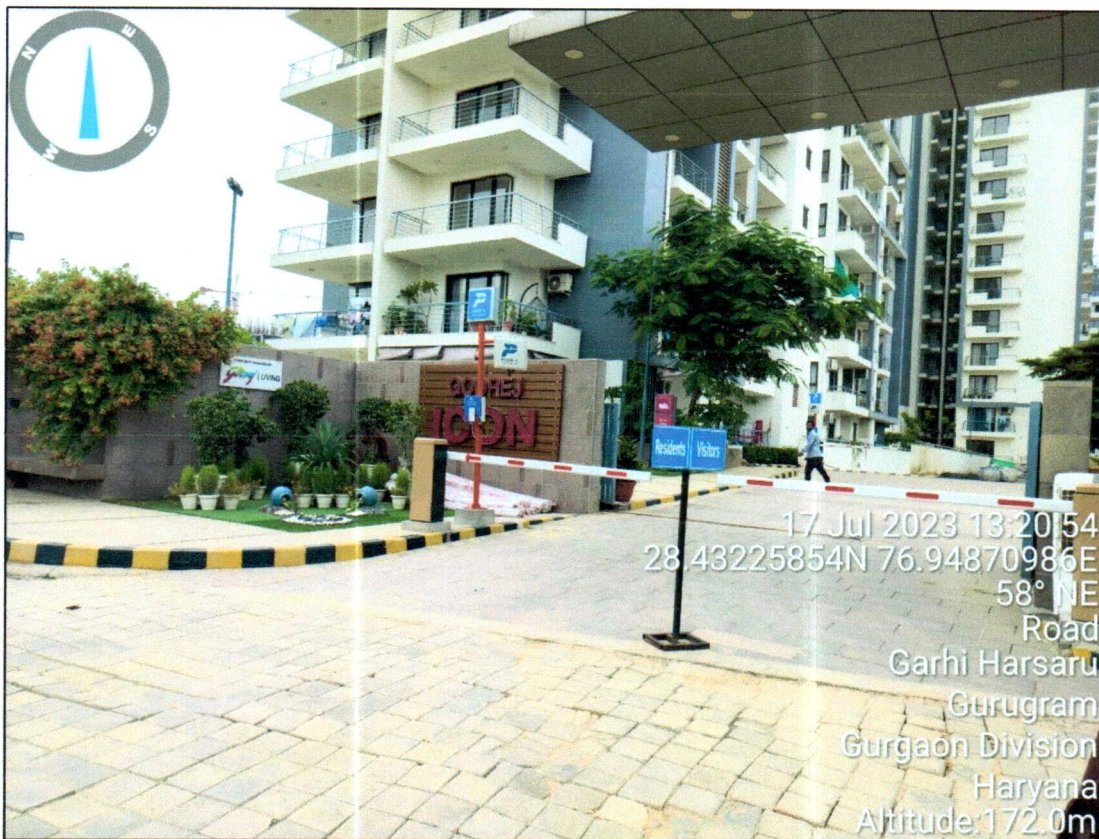
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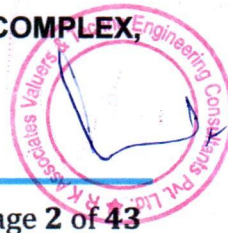
PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT:
SECTOR-88A & 89A, VILLAGE HARASU, GURUGRAM MANESAR URBAN COMPLEX,
GURUGRAM, HARYANA

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PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	State Bank of India, HLST Branch, Gurugram, Haryana
Name of Project	Godrej Icon & Oasis
Work Order No. & Date	Via e-mail dated: 7 TH July 2023

Sr. No.	Contents	Description									
1.	GENERAL DETAILS										
i.	Report prepared for	State Bank of India, HLST Branch, Gurugram, Haryana.									
ii.	Name of Developer/ Promoter	M/S. Oasis Landmark LLP.									
iii.	Registered Address of the Developer as per MCA website	Registered Office: 6, Jwala Heri Market, Near MDI Market, Paschim Vihar, New Delhi - 110034									
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	17 July 2023									
viii.	Date of Assessment	18 July 2023									
ix.	Date of Report	18 July 2023									
x.	Property Shown by	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Gaurav</td><td>Employee</td><td>---</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Gaurav	Employee	---			
Name	Relationship with Owner	Contact Number									
Mr. Gaurav	Employee	---									
xi.	Purpose of the Report	For Project Tie-up for individual Flat Financing									
xii.	Scope of the Report	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.									
xiii.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. department is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work. h) Valuation techniques and principles.									
xiv.	Documents provided for perusal	<table> <tr> <th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr> <tr> <td>Total Documents requested.</td><td>Total Documents provided.</td><td></td></tr> <tr> <td>Approved Map</td><td>Master Plan</td><td>Dated 20/11/2019</td></tr> </table>	Documents Requested	Documents Provided	Documents Reference No.	Total Documents requested.	Total Documents provided.		Approved Map	Master Plan	Dated 20/11/2019
Documents Requested	Documents Provided	Documents Reference No.									
Total Documents requested.	Total Documents provided.										
Approved Map	Master Plan	Dated 20/11/2019									

		RERA Registration certificate		Copy of RERA Registration Certificate	RERA Certificate No.- 50 OF 2017 DATED 12.08.2017
					RERA Certificate No.- 54 OF 2017 DATED 17.08.2017
		Project NOCs issued from the concern authority		Project NOCs issued from the concern authority	Refer to page 17
xv.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed		
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property		
		<input checked="" type="checkbox"/>	Identified by the Owner's representative		
		<input type="checkbox"/>	Enquired from local residents/ public		
		<input type="checkbox"/>	Identification of the property could not be done properly		
		<input type="checkbox"/>	Survey was not done	NA	

2.	SUMMARY	
i.	Total Prospective Fair Market Value	Rs.678,65,00,000/-
ii.	Total Expected Realizable/ Fetch Value	Rs.576,86,06,039/-
iii.	Total Expected Distress/ Forced Sale Value	Rs.508,99,46,505/-
iv.	Total No. of Dwelling Units in	Total number of towers= 11 towers Total number of dwelling units = 652 units Total number of EWS units = 135 units (As per Master Plan Provided)
v.	Carpet area of the project	6,28,605 sq. ft. for Godrej icon and oasis (as per inventory)
vi.	Saleable Area of the Project	10,91,407 sq. ft. for Godrej icon and oasis (as per inventory)
vii.	Total Inventory Cost as on "Date of Assessment"	Please refer to the inventory sheet attached.

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

PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. BRIEF DESCRIPTION OF THE PROJECT

The subject project is situated in SECTOR-88A & 89A of Gurugram, where other group housing projects are also under development. Subject project is located on approx. 30 ft. wide approach road at 100 mt. from Pataudi Road and at a distance of approx. 2KM from Dwarka Expressway. More infrastructure developments are proposed in this area. Nearby Metro station is MG Road (Rapid Metro). All the basic and civic amenities are available in the close vicinity of the subject project.

This project tie-up report is prepared for the modern Group Housing Project with the name of "Godrej Icon & Oasis", which is being developed on total land area admeasuring 14.684 (Acre) as per RERA for total of 11 towers and Tower No. 4 is for future development. This assignment is to prepare a project tie up report for the 11 towers. This report is primarily re- validation of rates and since no new document was provided necessary information and details have been taken from the documents provided earlier for same purpose. However latest progress of work was assessed during the site visit by our surveyor.

This project is being developed by M/S. Oasis Landmark LLP. The developer of the project has proposed to develop a modern group housing project with all the basic amenities in the name of "Godrej Icon & Oasis". There are total of 652 Dwelling units, 135 EWS, Convenient Shopping and Community building, details of which is as shown below:

Building Block	No. of floors	No. of flats
Tower 1	2B+G+17	72
Tower 2	2B+G+14	60
Tower 3 (a)	2B+G+14	60
Tower 3 (b)	2B+G+14	60
Tower 3 (c)	2B+G+13	54
Tower 5	2B+G+7	32
Tower 6	B+G+11	48
Tower 7	2B+G+14	56
Tower 8	2B+G+17	70
Tower 9	2B+G+12	52
Tower 10	2B+G+31	88
Total		652
Bidg EWS	1S+9	135
Community Bidg-3	G+1	
Community Bidg-1	2B+G+1	
Community Bidg-2	2B+G+2	
Convenient Shopping-3	G	
Convenient Shopping-1	G	
Convenient Shopping-2	G	

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

During the site survey it was observed that the construction work is completed and individual units are being occupied by the respective flat owners.

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

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

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

2. LOCATION CHARACTERISTICS OF THE PROPERTY

i.	Nearby Landmark	Near Amira Rice Mill	
ii.	Name of similar projects available nearby with distance from this property	Adani Aangan	
iii.	Postal Address of the Project	Godrej Oasis & Godrej Icon, Sector-88A & 89A, Village Harasu, Manesar Urban Complex, 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°25'51.7"N 76°56'59.5"E	
vi.	Description of adjoining property	Other residential projects	
vii.	Plot No. / Survey No.	For survey numbers please refer to the copy of sale deed.	
viii.	Village/ Zone	Harasu	
ix.	Sub registrar	Gurugram	
x.	District	Gurugram, Haryana	
xi.	City Categorization	Metro City	Urban
	Type of Area	Residential Area	
xii.	Classification of the area/Society	Upper Middle Class (Good)	Urban developing
	Type of Area	Within urban developing zone	
xiii.	Characteristics of the locality	Good	Within urban developing zone

xiv.	Property location classification	Near to Dwarka Express Way	---	---
xv.	Property Facing	West Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Gurgaon - Pataudi Road	Approx. 60 feet	
	b) Front Road Name & width	Sector Road	Approx. 30 feet	
	c) Type of Approach Road	Bituminous Road		
	d) Distance from the Main Road	Adjacent to main road		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
xviii.	Is the property merged or colluded with any other property	No, it is an independent single bounded property.		
xix.	BOUNDARIES SCHEDULE OF THE PROPERTY			
a)	Are Boundaries matched	Yes from the available documents		
b)	Directions	As per Old Valuation Report	Actual found at Site	
	East	Vacant Land	Signature Project	
	West	Vacant Land	Road/Adani Aangan Project	
	North	Open Land	Open land	
	South	Road	Open land	

3.	TOWN PLANNING/ ZONING PARAMETERS			
i.	Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP		
ii.	Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP 2031		
iii.	Municipal limits	Gurgaon Municipal Corporation		
iv.	Developmental controls/ Authority	Haryana Urban Development Authority (HUDA)		
v.	Zoning regulations	Residential zone		
vi.	Master Plan provisions related to property in terms of Land use	Group Housing		
vii.	Any conversion of land use done	Not in our information		
viii.	Current activity done in the property	Group Housing Society		
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning.		
x.	Any notification on change of zoning regulation	No		
xi.	Street Notification	Residential		
xii.	Status of Completion/ Occupational certificate	Copy of OC is not shared with us, since residents are already living in the society , thus it is assumed that		
xiii.	Comment on unauthorized construction if any	---		
xiv.	Comment on Transferability of developmental rights	Free hold, complete transferable rights		
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential purpose and many group housing project are within the locality.		
xvi.	Comment of Demolition proceedings if any	No information available.		

xvii.	Comment on Compounding/ Regularization proceedings	No information available		
xviii.	Any information on encroachment	No information available		
xix.	Is the area part of unauthorized area/ colony	No information available.		
4.	LEGAL ASPECTS OF THE PROPERTY			
i.	Ownership documents provided	License		
ii.	Names of the Developer/Promoter	M/S. Oasis Landmark LLP		
iii.	Constitution of the Property	Free hold, complete transferable rights		
iv.	Agreement of easement if any	Not required		
v.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain		
vi.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain		
vii.	Heritage restrictions, if any	No		
viii.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us.	---	
x.	Comment on whether the owners of the property have issued any guarantee (<i>personal or corporate</i>) as the case may be	No Information available to us.	---	
xi.	Building Plan sanction:			
	a) Authority approving the plan	Director Town and Country Planning, Haryana		
	b) Any violation from the approved Building Plan	None, as per cursory visual observation		
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property.		
xiii.	Whether the property SARFAESI complaint	Yes		
xiv.	Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	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	Not available		
xvii.	Property or Tax Id No.	Not provided		
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information available.		
xix.	Property presently occupied/ possessed by	Owner/Developer		
xx.	Title verification	Title verification to be done by competent advocate as the same is out of our scope of work.		
xxi.	Details of leases if any	NA.		
5.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY			

i.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.			Urban Developing Area			
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.			No			
6.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES						
i.	Drainage arrangements			Yes			
ii.	Water Treatment Plant			No			
iii.	Power Supply arrangements	Permanent		Yes			
		Auxiliary		Yes, D.G sets			
iv.	HVAC system			No			
v.	Security provisions			Yes			
vi.	Lift/ Elevators			Yes			
vii.	Compound wall/ Main Gate			Yes			
viii.	Whether gated society			Yes			
ix.	Car parking facilities			Yes			
x.	Internal development						
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall		
	Yes	Yes	Yes	Yes	Yes		
7.	INFRASTRUCTURE AVAILABILITY						
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply			Yes from municipal connection			
	b) Sewerage/ sanitation system			Yes			
	c) Storm water drainage			Yes			
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management			Yes, by the municipal corporation			
	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 (IGI)
	~1 km	~1 km	~1 km	~1 km	~11 km	~20 km	~ 33 km
iv.	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby.			
8.	MARKETABILITY ASPECTS OF THE PROPERTY:						
i.	Location attribute of the subject property			Good			

ii.	Scarcity	Similar kind of properties are easily available in this area.	
iii.	Market condition related to demand and supply of the kind of the subject property in the area.	Good demand of such properties in the market.	
iv.	Any New Development in surrounding area.	Yes	Construction of many other group housing societies is in progress. However, many are already inhabited
v.	Any negativity/ defect/ disadvantages in the property/ location.	No	NA
vi.	Any other aspect which has relevance on the value or marketability of the property	No	
9.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:		
i.	Type of construction & design	RCC Framed Structure.	
ii.	Method of construction	Construction done using professional contractor workmanship based on architect plan.	
iii.	Specifications		
	a) Class of construction	Class B construction (Good)	
	b) Appearance/ Condition of structures	Internal - Good. External - Good	
	c) Roof	Floors/ Blocks	Type of Roof
			RCC
	d) Floor height	~10 ft.	
	e) Type of flooring	Vitrified tiles, Granite, Simple marble	
	f) Doors/ Windows	Alluminium Frame Window and wooden doors	
	g) Interior Finishing	Neatly plastered and putty coated walls	
	h) Exterior Finishing	Neatly plastered & putty coated walls	
	i) Interior decoration/ Special architectural or decorative feature	Good looking interiors. Medium use of interior decoration.	
	j) Class of electrical fittings	Internal Normal quality fittings	
	k) Class of sanitary & water supply fittings	Internal Normal quality fittings	
iv.	Maintenance issues	New Construction	
v.	Age of building/ Year of construction	New Construction	---
vi.	Total life of the structure/ Remaining life expected	Approx. 65-70 years	---
vii.	Extent of deterioration in the structure	No deterioration came into notice through visual observation.	
viii.	Protection against natural disasters viz. earthquakes etc.	All the structures are asumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	No	
x.	System of air conditioning	Individual AC to be fitted by buyers themselves	
xi.	Provision of firefighting	Yes	
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority.	

	a) Is Building as per approved Map	Yes	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	c) Is this being regularized	No information available.	
10.	ENVIRONMENTAL FACTORS:		
i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	No information available to us	
ii.	Provision of rainwater harvesting	Yes	
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. Oasis Landmark LLP	
b.	Name of the Project	Godrej Icon & Oasis	
c.	Total no. of Dwelling units	652	
d.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.	
e.	Name of the Architect	Mr. Sumit Arora	
f.	Architect Market Reputation	Not much known Architect. No information available on past Projects executed.	
g.	Proposed completion date of the Project	For 10 towers 31-12-2021 (As per RERA) For New towers 31-12-2029 (As per RERA)	
h.	Progress of the Project	All the construction work is completed and is currently being occupied by the respective individual flat owners	
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 type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,	

(Signature)

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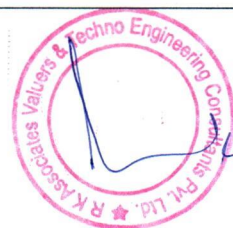
(Signature)

PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed Area of the project		59424.04 m ² (14.67 acres) As per RERA		
2.	Net area, as per master plan		56127.78 m ² (13.86 acres)		
3.	Ground Coverage Area (As per master plan)	Permitted	19,644.75 sq. mt.		
		Proposed	7,710.32 sq. mt.		
	Covered Built-up Area	UNDER FAR		PROPOSED AS PER Master Plan (In m ²)	ACHIEVED STATUS As per Site Visit/Map
		Total	Proposed	98,480.87 sq. mt.	Construction work of 11 towers is completed and is currently being occupied by the respective individual flat owners. Work on Tower no 4 not yet started.
			Permitted	98,223.77 sq.mt.	
		UNDER NON-FAR		Proposed as per Approved Map (In m ²)	ACHIEVED STATUS As per Site Visit/Map
		Proposed NON-FAR area		47,197 sq. mt.	Completed
		Total Gross Built Up Area (Project + Basement)		1,45,664.46 sq. mt.	
4.	Open/ Green Area	Provided	8679.81 m ²		
		Permitted	8419.17 m ²		
5.	Density	Permitted	299.72 PPA		
		Proposed	300 PPA		
6.	Carpet Area		6,28,605 sq. ft. for Godrej icon and oasis (as per inventory)		
7.	Super Area		10,91,407 sq. ft. for Godrej icon and oasis (as per inventory)		

Signature



Signature

Total Blocks/ Floors/ Flats				
1.	Approved as per Master Plan			Currently, provided for (As per Scope of Work)
	Building Block	No. of floors	No. of flats	
	Tower 1	2B+G+17	72	
	Tower 2	2B+G+14	60	
	Tower 3 (a)	2B+G+14	60	
	Tower 3 (b)	2B+G+14	60	
	Tower 3 (c)	2B+G+13	54	
	Tower 5	2B+G+7	32	
	Tower 6	B+G+11	48	
	Tower 7	2B+G+14	56	
	Tower 8	2B+G+17	70	
	Tower 9	2B+G+12	52	
	Tower 10	2B+G+31	88	
	Total		652	
	Bldg EWS	1S+9	135	
	Community Bldg-3	G+1		
	Community Bldg-1	2B+G+1		
	Community Bldg-2	2B+G+2		
	Convenient Shopping-3	G		
	Convenient Shopping-1	G		
	Convenient Shopping-2	G		
				Total No. of towers = 11 Total Dwelling units= 652 units EWS Flats= 135 units
				All the construction work is completed and is currently being occupied by the respective individual flat owners. Tower No. 4 is for future development.
2.	Total no. of Flats/ Units	Main Units	Total No. of flats 652 units	
3.	Type of Flats		Type of Flat	Godrej Oasis (sq.ft.)
			2BHK	1307, 1463
			2BHK + Study	1479
			03 BHK	1791, 1850, 2066
			03BHK + Servant	2142
			Open + Covered Car Parking	1182 parking provided (according to old valuation report)
4.	Land Area considered		14.67 acres (As per RERA)	
5.	Area adopted on the basis of		As per old valuation report	
6.	Remarks & observations, if any		NA	
7.	Constructed Area considered (As per IS 3861-1966)		Built-up Area	1,45,664 sq. mt. (FAR + NON-FAR)
	Area adopted on the basis of		As per master plan provided.	
	Remarks & observations, if any		NA	

Note:

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


Handwritten signatures and stamps:
 - A blue circular stamp of R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd.
 - A red circular stamp of R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd.
 - Handwritten signature "Vishal" in blue ink.
 - Handwritten signature "Sanku" in blue ink.


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.85 of 2013 Dated: 10.10.2013 License No.151 of 2014 Dated: 05.09.2014	Approved
2.	BR-III – Approval of Building Plan from DTCP (HR Govt.)	Memo No. ZP- 959/SD(BS)/2014/7130 Dated: 09.04.2014	Approved
3.	Building Plan from DTCP Haryana	Memo No. SE(HQ)/ 18983 Dated: 30.01.2018	Approved
4.	NOC for Height Clearance from Airport Authority of India	Memo No. AAI/NOC/2014/46/4532-37 Dated: 17.02.2014	Obtained
5.	NOC from Pollution control Board	---	Obtained
6.	Environmental clearance NOC from SEIAA	Memo No. SEIAA/HR/2021/450 Dated: 30.04.2021	Obtained
7.	NOC from Forest Department	---	Obtained
8.	NOC for land not under Aravalli Hills	---	Obtained
9.	Provisional NOC from Fire Authority, Gurugram	---	Obtained
10.	RERA Registration Certificate	Memo No. HRERA (Reg.) 176/2017/308	Approved

**Note: The following data/reference is taken from the old valuation report.*





PART E

PROCEDURE OF ASSESMENT

1.		GENERAL INFORMATION			
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report	
		17 July 2023	18 July 2023	18 July 2023	
ii.	Client	State Bank of India, HLST Branch, Gurugram, Haryana			
iii.	Intended User	State Bank of India, HLST Branch, Gurugram, Haryana			
iv.	Intended Use	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.			
v.	Purpose of Report	For Project Tie-up for individual Flat Financing			
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, asertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.			
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.			
viii.	Manner in which the property is identified	<input checked="" type="checkbox"/>	Done from the name plate displayed on the property		
		<input type="checkbox"/>	Identified by the owner		
		<input checked="" type="checkbox"/>	Identified by the owner's representative		
		<input type="checkbox"/>	Enquired from local residents/ public		
		<input type="checkbox"/>	Cross checked from the boundaries/ address of the property mentioned in the documents provided to us		
		<input type="checkbox"/>	Identification of the property could not be done properly		
<input type="checkbox"/>	Survey was not done				
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),			
2.		ASSESSMENT FACTORS			
i.	Nature of the Report	Project Tie-up			
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type	
		Real estate	Residential	Group Housing	
		Classification	Residential Asset		
iii.	Basis of Inventory assessment (for Project Tie up Purpose)	Primary Basis	Market Price Assessment & Govt. Guideline Value		
		Secondary Basis	Not Applicable		
iv.	Present market state of the Asset assumed Total No. of Dwelling Units	Under Normal Marketable State			
		Reason: Asset under free market transaction state			
v.	Property Use factor	Current/ Existing Use	Highest & Best Use (In consonance to surrounding use, zoning and statutory norms)	Considered for Assessment	

		Residential	Residential	Residential	
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. dept. have to be taken care by Legal expert/ Advocate.			
vii.	Land Physical Factors	Shape		Size	
		Irregular		Large	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Good	On Wide Road	Different for different towers. Please refer to the building sheet Attached above.
		Urban developing	Within urban developing zone	On Highway	
			Within urban developing zone	None	
		Property Facing			
		West Facing Colony Entrance			
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
x.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Urban Developing area			
xi.	Neighbourhood amenities	Good			
xii.	Any New Development in surrounding area	Some group housing projects are under construction in the vicinity and some are already constructed.			

xiii.	Any specific advantage/ drawback in the property	No.													
xiv.	Property overall usability/ utility Factor	Restricted to a particular use i.e., Group housing (Residential) purpose only.													
xv.	Do property has any alternate use?	None. The property can only be used for residential purpose.													
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly.													
xvii.	Is the property merged or colluded with any other property	No. Comments: NA													
xviii.	Is independent access available to the property	Clear independent access is available													
xix.	Is property clearly possessable upon sale	Yes													
xx.	Best Sale procedure to realize maximum Value for inventory sale (in respect to Present market state or premise of the Asset as per point (iv) above)	Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.													
xxi.	Hypothetical Sale transaction method assumed for the inventory cost analysis	Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.													
xxii.	Approach & Method Used for inventory cost analysis	PROJECT INVENTORY <table border="1"> <thead> <tr> <th>Approach for assessment</th> <th>Method of assessment</th> </tr> </thead> <tbody> <tr> <td>Market Approach</td> <td>Market Comparable Sales Method</td> </tr> </tbody> </table>		Approach for assessment	Method of assessment	Market Approach	Market Comparable Sales Method								
Approach for assessment	Method of assessment														
Market Approach	Market Comparable Sales Method														
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)													
xxiv.	Market Comparable														
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	a	<table border="1"> <tr> <td>Name:</td> <td>M/S BMR</td> </tr> <tr> <td>Contact No.:</td> <td>+91 9891009799</td> </tr> <tr> <td>Nature of reference:</td> <td>Property dealer</td> </tr> <tr> <td>Size of the Property:</td> <td>Similar Size</td> </tr> <tr> <td>Location:</td> <td>Nearby Location</td> </tr> <tr> <td>Rates/ Price informed:</td> <td>Rs.7,500-Rs.8,500/- per sq. ft on super built-up area.</td> </tr> </table>	Name:	M/S BMR	Contact No.:	+91 9891009799	Nature of reference:	Property dealer	Size of the Property:	Similar Size	Location:	Nearby Location	Rates/ Price informed:	Rs.7,500-Rs.8,500/- per sq. ft on super built-up area.
Name:	M/S BMR														
Contact No.:	+91 9891009799														
Nature of reference:	Property dealer														
Size of the Property:	Similar Size														
Location:	Nearby Location														
Rates/ Price informed:	Rs.7,500-Rs.8,500/- per sq. ft on super built-up area.														

			Any other details/ Discussion held:	---
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.7,500 /- to Rs.8,500/- per sq. ft on super built-up area for the project inclusive all charges.		
xxvi.	OTHER MARKET FACTORS			
	Current Market condition	Normal		
		Remarks: NA		
		Adjustments (-/+): 0%		
	Comment on Property Salability Outlook	Easily sellable		
		Adjustments (-/+): 0%		
	Comment on Demand & Supply in the Market	Demand	Supply	
		Good	Adequately available	
		Remarks: Good demand of such properties in the market		
		Adjustments (-/+): 0%		
xxvii.	Any other special consideration	Reason: NA		
		Adjustments (-/+): 0%		
xxviii.	Any other aspect which has relevance on the value or marketability of the property	NA		
		Adjustments (-/+): 0%		
xxix.	Final adjusted & weighted Rates considered for the subject property	Rs.7,500/- to Rs.8,500/- 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			
	<p>a. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.</p> <p>b. However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the RERA. Please note that the value of Land may be different here which is not assessed in this report. Please refer to the attached sheet.</p>			

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FORM REP-I

Part - B

Information relating to the project land and license:

1. Land area of the project	14.684 (Acre)
2. Permissible FAR	98223.615
3. FAR proposed to be utilized in the project	1.75
4. Total licensed area, if the land area of the present project is a part thereof	14.684 (Acre)
5. License number granted by the Town & Country Planning Department for the project/Allotted By Municipal Corporation/Permission by Local Bodies (Annex copy in folder B)	License No 151 of 2014 (04-09-2024) License No 85/2013 (09-10-2024)
6. Is the applicant owner-licensee of the land for which the registration is being sought.	Yes

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Stamp _____
Date _____

FORM REP-I

Part - C

Project Details:

1. Estimated cost of the project (Annex a copy of the project in Folder C)	23200 Lakhs
i. Cost of the land (if included in the estimated cost)	3816 Lakhs
ii. Estimated cost of construction of apartments	21327 Lakhs
iii. Estimated cost of infrastructure and other structures	1872 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	12746 Lakhs

2. The total land of the project measuring **37874.56 Square Meters** will be utilised in the following manner:

- c. As per RERA the total cost of land admeasuring 9.36 acre amounts to Rs.232 Cr. Accordingly, the cost of land comes out to approximately Rs. 24,78,89,750 /- per acre. Therefore, total cost for land of 14.684 acre comes to be 364,00,13,085/- (14.684-acre x Rs 24,78,89,750/- per acre) i.e. Three hundred and sixty-four crore thirteen thousand and eighty-five rupees only. Please note that the value of Land may be different here which is not assessed in this report.
- d. Also, since this is a land allotted for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.
- e. This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report, it is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.
- f. Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.
- g. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
- h. For knowing comparable market rates, significant discreet local enquiries have been made from our

side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.

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

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

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

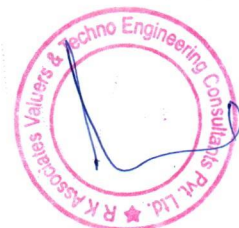
3.	COST ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Land Value (As per RERA)
a.	Prevailing Rate range	Rs.2,20,00,000/- per acre. (For Agricultural Land)	Rs. 24,78,89,750 /- per acre
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.8,80,00,000/- per acres (4 times of agricultural land for group housing societies)	Rs. 24,78,89,750 /- per acre
d.	Total Land Area/FAR Area considered (documents vs site survey whichever is less)	14.684 acres	14.684 acres
e.	Total Value of land (A)	14.684 acre X Rs.8,80,00,000/- per acres.	14.684 acres x Rs. 24,78,89,750 /- per acre
		Rs. 129,21,92,000 /-	Rs. 364,00,13,085/-

Note:

- In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.
- However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the RERA. Please note that the value of Land may be different here which is not assessed in this report.
- As per RERA the total cost of land admeasuring 2.5981 acres (land area of phase 2) amounts to approximately Rs.45.88 Cr. Accordingly, the cost of land comes out to approximately Rs.17,66,23,686.54/- per acre. Please note that the value of Land may be different here which is not assessed in this report.
- Also, since this is a land allotted for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.

4. COST ASSESSMENT OF BUILDING CONSTRUCTION				
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR Area	NON-FAR Area
	Building Construction Value	Rate range	Rs. 1,800/- to 2,000/- per sq. ft.	Rs. 1,200/- to 1,400/- per sq. ft.
		Rate adopted	Rs. 1800/- per sq. ft.	Rs. 1300/- per sq. ft.
		Covered Area	1,04,458 sq. mt./ 11,24,376.43 sq. ft.	41,206.37 sq. mt./ 4,43,541.25 sq. ft.
		Pricing Calculation	11,24,376.43 sq. ft. x Rs.1,800/- per sq. ft.	4,43,541.25 sq. ft. x Rs. 1,300/- per sq. ft.
		Total Value	Rs. 202,38,77,583 /-	Rs. 57,66,03,620 /-
a.	Depreciation percentage (Assuming salvage value % per year)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor		NA	
c.	Structure Type/ Condition		RCC framed structure / Under Construction	
d.	Construction Depreciated Replacement Value (B)		Rs. 260,04,81,203/-	

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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)	----	Included in the above cost
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	Approx. 5% of building construction cost	Rs. 13,00,24,060/-
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. 33,80,62,556/-
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. 7,80,14,436/-
e.	Expected Construction Value (C)	NA	Rs. 54,61,01,053/-

6. MARKET/ SALABLE AMOUNT OF THE FLATS	
a.	Total No. of DU Residential= 652 Dwelling Units
b.	Total Proposed Salable Area for flats (As per inventory sheet provided by client) 10,91,407 sq. ft. for Godrej icon and oasis (as per inventory)
c.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges) N/A
	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 7,500/- to 8,500/- Per Sq. ft. on super Built-up Area.
d.	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.7,500/- per sq. ft. to Rs.8,500/- per sq. ft. on Super area for the Project and the same seems to be reasonable in our view. Details of the inventory is as provided by the builder. Pricing assessment of the inventory is done based on the prospective number of flats which builder intends to create in this Project as provided by the builder.

PROJECT TIE-UP REPORT

GODREJ ICON & OASIS

INVENTORY ANALYSIS (Godrej Oasis):

Inventory For Godrej Oasis								
Block/Tower Name	Floors	No of Floors	Super built up area per DU (In Sqft)	Carpet area per DU (In Sqft)	Total Carpet area in each tower (in sq. ft.)	Total Super Built up area in each tower (in sq. ft.)	Total Minimum Market Rate@Rs.7,500/- per sq. ft. on super built up area for individual flat(In CR.)	Total Maximum Market Rate@Rs.8,500/- per sq. ft. on super built up area for individual flat (in Cr.)
Oasis(T1)	Ground	1	1463	782.65	782.65	1463	1.10	1.24
Oasis(T1)	Ground	1	1136	603.32	603.32	1136	0.85	0.97
Oasis(T1)	Ground	1	1916	1118.81	1118.81	1916	1.44	1.63
Oasis(T1)	Floor 1 to 18	18	2066	1188.24	21388.32	37188	27.89	31.61
Oasis(T1)	Floor 1 to 18	18	1463	782.65	14087.7	26334	19.75	22.38
Oasis(T1)	Floor 1 to 18	18	1463	782.65	14087.7	26334	19.75	22.38
Oasis(T1)	Floor 1 to 18	18	2066	1188.24	21388.32	37188	27.89	31.61
Oasis(T2)	Ground	1	983	597.72	597.72	983	0.74	0.84
Oasis(T2)	Ground	1	1307	774.79	774.79	1307	0.98	1.11
Oasis(T2)	Floor 1 to 14	14	1850	1071.23	14997.22	25900	19.43	22.02
Oasis(T2)	Floor 1 to 14	14	1628	867.58	12146.12	22792	17.09	19.37
Oasis(T2)	Floor 1 to 14	14	1307	774.79	10847.06	18298	13.72	15.55
Oasis(T2)	Floor 1 to 14	14	1307	774.79	10847.06	18298	13.72	15.55
Oasis(T3)	Ground	1	1307	774.79	774.79	1307	0.98	1.11
Oasis(T3)	Ground	1	983	597.72	597.72	983	0.74	0.84
Oasis(T3)	First Floor	1	1307	774.79	774.79	1307	0.98	1.11
Oasis(T3)	First Floor	1	1307	774.79	774.79	1307	0.98	1.11
Oasis(T3)	First Floor	1	1628	867.58	867.58	1628	1.22	1.38
Oasis(T3)	First Floor	1	1956	1199.43	1199.43	1956	1.47	1.66
Oasis(T3)	Floor 2 to 15	13	1307	774.79	10072.27	16991	12.74	14.44
Oasis(T3)	Floor 2 to 15	13	1307	774.79	10072.27	16991	12.74	14.44
Oasis(T3)	Floor 2 to 15	13	1628	867.58	11278.54	21164	15.87	17.99
Oasis(T3)	Floor 2 to 15	13	1791	1069.73	13906.49	23283	17.46	19.79
Oasis(T4)	Ground	1	1113	598.16	598.16	1113	0.83	0.95
Oasis(T4)	Ground	1	1616	872.64	872.64	1616	1.21	1.37
Oasis(T4)	First Floor	1	1647	1032.27	1032.27	1647	1.24	1.40
Oasis(T4)	First Floor	1	1616	872.64	872.64	1616	1.21	1.37
Oasis(T4)	First Floor	1	1616	872.64	872.64	1616	1.21	1.37
Oasis(T4)	First Floor	1	1651	998.04	998.04	1651	1.24	1.40
Oasis(T4)	Floor 2 to 15	13	1479	875.97	11387.61	19227	14.42	16.34
Oasis(T4)	Floor 2 to 15	13	1616	872.64	11344.32	21008	15.76	17.86
Oasis(T4)	Floor 2 to 15	13	1616	872.64	11344.32	21008	15.76	17.86
Oasis(T4)	Floor 2 to 15	13	1479	875.97	11387.61	19227	14.42	16.34
Oasis(T5)	Ground	1	1113	598.16	598.16	1113	0.83	0.95
Oasis(T5)	Ground	1	1113	598.16	598.16	1113	0.83	0.95
Oasis(T5)	First Floor	1	1651	998.04	998.04	1651	1.24	1.40
Oasis(T5)	First Floor	1	1616	872.64	872.64	1616	1.21	1.37
Oasis(T5)	First Floor	1	1850	1071.23	1071.23	1850	1.39	1.57
Oasis(T5)	First Floor	1	1850	1071.23	1071.23	1850	1.39	1.57
Oasis(T5)	Second Floor	1	1479	875.97	875.97	1479	1.11	1.26
Oasis(T5)	Second Floor	1	1479	875.97	875.97	1479	1.11	1.26
Oasis(T5)	Second Floor	1	1616	872.64	872.64	1616	1.21	1.37
Oasis(T5)	Second Floor	1	1850	1071.23	1071.23	1850	1.39	1.57
Oasis(T5)	Second Floor	1	1850	1071.23	1071.23	1850	1.39	1.57
Oasis(T5)	Floor 3 to 12	9	1479	875.97	7883.73	13311	9.98	11.31
Oasis(T5)	Floor 3 to 12	9	1616	872.64	7853.76	14544	10.91	12.36
Oasis(T5)	Floor 3 to 12	9	1850	1071.23	9641.07	16650	12.49	14.15
Oasis(T5)	Floor 3 to 12	9	1850	1071.23	9641.07	16650	12.49	14.15
Oasis(T5)	Floor 13	1	1479	875.97	875.97	1479	1.11	1.26
Oasis(T5)	Floor 13	1	1616	872.64	872.64	1616	1.21	1.37
Total			77,282	44,143	2,71,440	4,77,237	358.13	405.88

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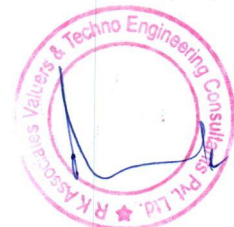
PROJECT TIE-UP REPORT

GODREJ ICON & OASIS

INVENTORY ANALYSIS (Godrej Icon):

Inventory For Godrej Oasis								
Block/Tower Name	Type	No of Units	Super built up area per DU (In Sqft)	Carpet area per DU (In Sqft)	Total Carpet area in each tower (in sq. ft.)	Total Super Built up area in each tower (in sq. ft.)	Total Minimum Market Rate@Rs.7,500/- per sq. ft. on super built up area for individual flat(In Cr.)	Total Maximum Market Rate@Rs.8,500/- per sq. ft. on super built up area for individual flat (in Cr.)
Icon	1BHK Type A	1	1133	602.25	602.25	1133	0.85	0.96
Icon	1BHK TYPE B	1	985	598.69	598.69	985	0.74	0.84
Icon	1BHK Type C	2	1122	597.29	1194.58	2244	1.68	1.91
Icon	2.5BHK TYPE A	24	1630	873.71	20969.04	39120	29.34	33.25
Icon	2.5BHK TYPE B	17	1490	875.97	14891.49	25330	19.00	21.53
Icon	2.5BHK Type C	35	1617	868.33	30391.55	56595	42.45	48.11
Icon	2.5BHK Type G	18	1498	881.36	15864.48	26964	20.22	22.92
Icon	2.5BHK Type H	13	1575	884.59	11499.67	20475	15.36	17.40
Icon	2BHK+Utility Type A	1	1509	909.13	909.13	1509	1.13	1.28
Icon	3.5BHK Type B	30	2001	1177.15	35314.5	60030	45.02	51.03
Icon	3.5BHK Type C	30	2142	1216.33	36489.9	64260	48.20	54.62
Icon	3.5BHK Type D	30	2059	1175.11	35253.3	61770	46.33	52.50
Icon	3.5BHK+Utility Type A	6	2679	1570.25	9421.5	16074	12.06	13.66
Icon	3.5BHK+Utility Type C	2	2630	1567.45	3134.9	5260	3.95	4.47
Icon	3BHK Type A	12	1835	1071.34	12856.08	22020	16.52	18.72
Icon	3BHK Type B	30	1779	1070.91	32127.3	53370	40.03	45.36
Icon	3BHK Type C	13	1825	1095.13	14236.69	23725	17.79	20.17
Icon	3BHK Type D	1	1906	1068.22	1068.22	1906	1.43	1.62
Icon	4.5BHK Type A	26	2317	1440.55	37454.3	60242	45.18	51.21
Icon	4.5BHK Type D	1	4059	2662.15	2662.15	4059	3.04	3.45
Icon	4.5BHK+Utility Type A	19	3008	1795.44	34113.36	57152	42.86	48.58
Icon	6.5BHK Type A	1	4414	2818.88	2818.88	4414	3.31	3.75
Icon	6.5BHK+Utility Type A	1	5533	3293.46	3293.46	5533	4.15	4.70
Total			50,746	30,114	3,57,165	6,14,170	460.63	522.04

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7. CONSOLIDATED COST ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value(As per RERA)
a.	Land Value (A)	Rs. 129,21,92,000 /-	Rs. 364,00,13,085/-
b.	Structure Construction Value (B)	NA	Rs. 260,04,81,203/-
c.	Additional Aesthetic Works Value (C)	NA	Rs. 54,61,01,053/-
d.	Total Add (A+B+C)	Rs. 129,21,92,000 /-	Rs. 678,65,95,341 /-
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. 678,65,95,341 /-
h.	Rounded Off	---	Rs. 678,65,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Six Hundred and seventy- eight Crore & Sixty-Five Lakh Only
j.	Expected Realizable Value (@ ~15% less)	---	Rs. 576,86,06,039 /-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 508,99,46,505 /-
l.	Percentage difference between Circle Rate and Market Value	N/A	
m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	Concluding Comments/ Disclosures if any		
	a. The subject property is a Group Housing project.		
	b. We are independent of client/ company and do not have any direct/ indirect interest in the property.		
	c. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		
	d. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of Land		

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

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

o. IMPORTANT KEY DEFINITIONS

Fair Value suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect

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

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

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

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

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

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

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

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

Distress Sale Value* is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached

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

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

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

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

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

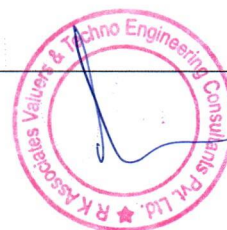
The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given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

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

p. **Enclosures with the Report:**

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

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IMPORTANT NOTES

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

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




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IF REPORT IS USED FOR BANK/ FIs

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

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

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Sachin Pandey and Deepak Singh	Vishal Singh	Anil Kumar
		

PROJECT TIE-UP REPORT

GODREJ ICON & OASIS

Declaration

- a. The information provided by us is true and correct to the best of our knowledge and belief.
- b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks.
- c. Firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2009 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of our ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook as much as practically possible in the limited time available. Procedures and standards adopted in carrying out the assessment is mentioned in Part-F of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair *assessment* as per the purpose.
- d. No employee or member of R.K Associates has any direct/ indirect interest in the property.
- e. Our authorized surveyor **Sachin Pandey And Deepak Kumar Singh** has visited the subject property on **21/6/2023** in the presence of the owner's representative with the permission of owner.
- f. Firm is an approved Valuer of the Bank.
- g. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- h. We have submitted the Valuation Report directly to the Bank.





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



3 BHK Flat in Sector 88A Gurgaon
Godrej Icon

₹ 1.5 Cr
₹ 8,431/sq.ft.

1,779sq.ft. (165 sq.m.) Super built-up Area

3 BHK
3 Baths

✓ East Facing ✓ DAV Nearby ✓ Fresh Construction ✓ Apollo Nearby

Sky walk, 3bhk, air ambulance, club, all weather swimming pool, ... [more](#)

READY TO MOVE RESALE RERA

Brix n More Realty
FEATURED DEALER
Posted on 23rd Jun, 2023

[View Phone Number](#) [Contact Dealer](#)



3 BHK Flat in Sector 88A Gurgaon
Godrej Icon

15 Places nearby 1 Shopping 4 Educations 1 ATM

₹ 1.65 Cr
₹ 9,041/sq.ft.

1,825 sq.ft. (170 sq.m.) Super built-up Area

3 BHK
3 Baths

✓ Top Floor ✓ Fresh Construction ✓ Fitness Center/ Gym ✓ Club/ Commu...

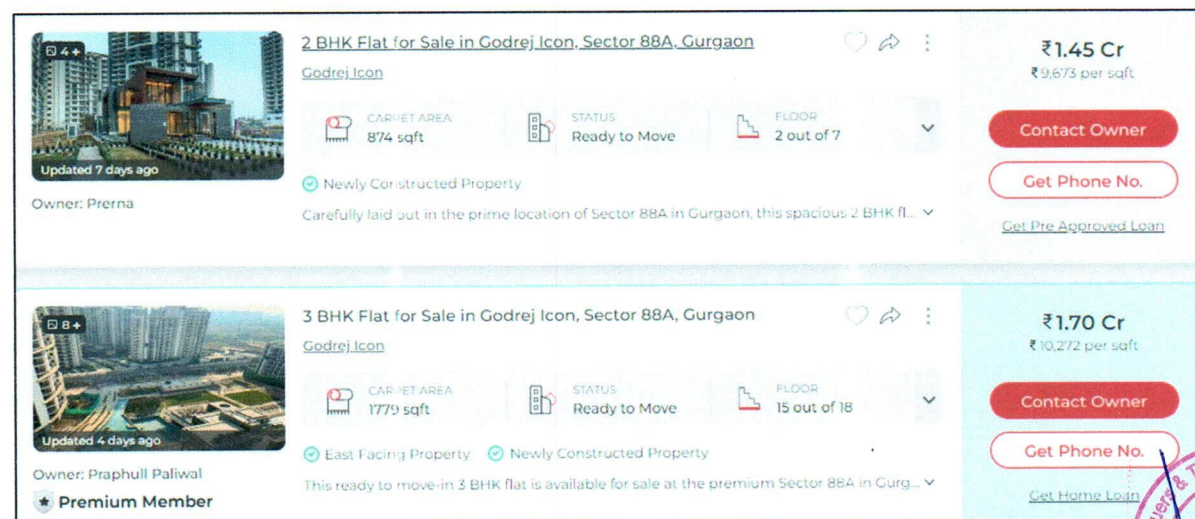
Gurgaon is india's second largest information tech

READY TO MOVE RESALE RERA

3 people viewed this property yesterday

Posted on 27th Jun, 2023 by Owner
ARUN KUMAR SINGH

[View Phone Nu](#) [Let's Begin](#) [Remind La](#)



2 BHK Flat for Sale in Godrej Icon, Sector 88A, Gurgaon
Godrej Icon

Updated 7 days ago

Owner: Perna

CARPET AREA: 874 sqft

STATUS: Ready to Move

FLOOR: 2 out of 7

₹ 1.45 Cr
₹ 9,673 per sqft

[Contact Owner](#)
[Get Phone No.](#)
[Get Pre Approved Loan](#)

✓ Newly Constructed Property

Carefully laid out in the prime location of Sector 88A in Gurgaon, this spacious 2 BHK fl...

3 BHK Flat for Sale in Godrej Icon, Sector 88A, Gurgaon
Godrej Icon

Updated 4 days ago

Owner: Praphull Paliwal
Premium Member

CARPET AREA: 1779 sqft

STATUS: Ready to Move

FLOOR: 15 out of 18

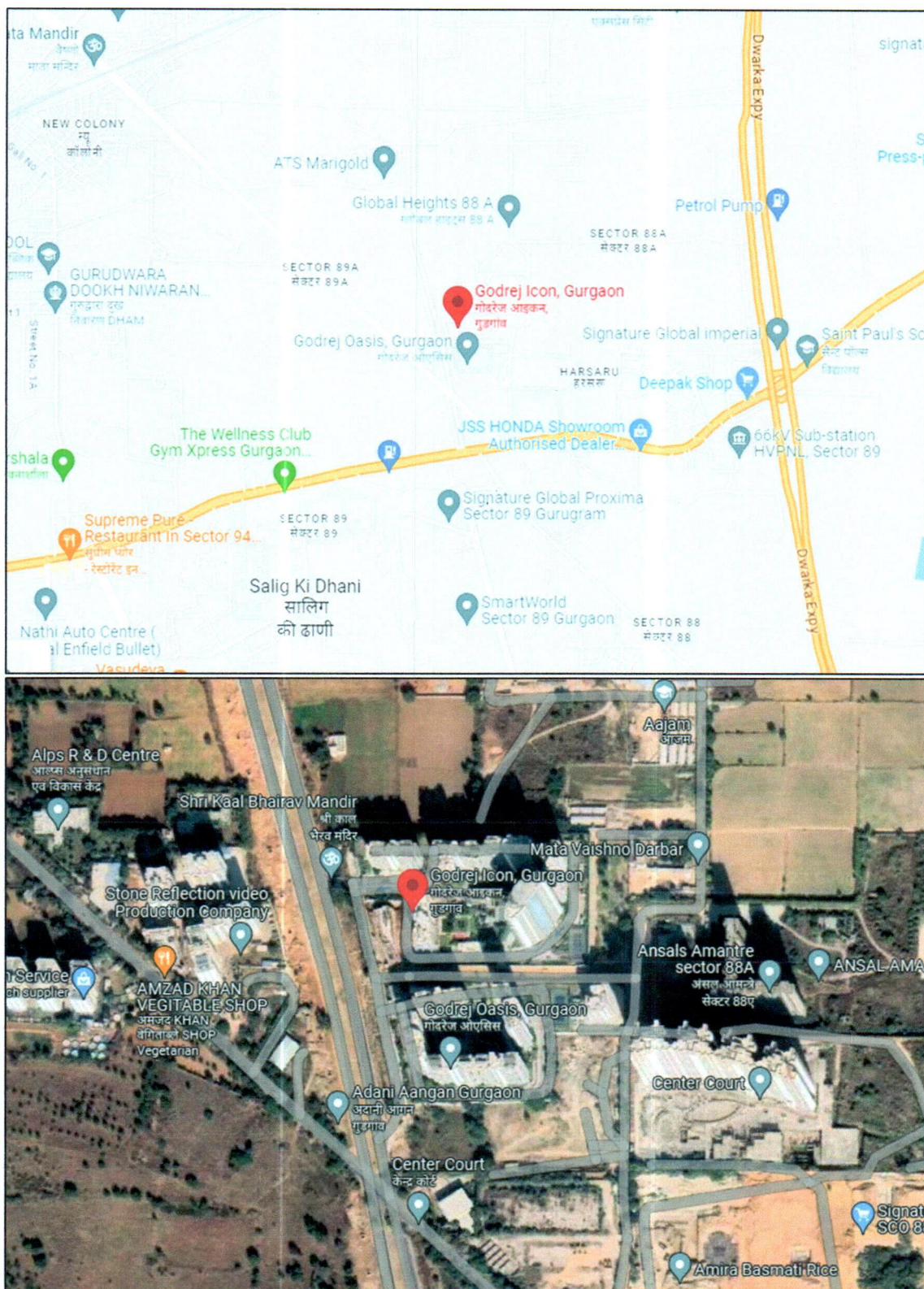
₹ 1.70 Cr
₹ 10,272 per sqft

[Contact Owner](#)
[Get Phone No.](#)
[Get Home Loan](#)

✓ East Facing Property ✓ Newly Constructed Property

This ready to move-in 3 BHK flat is available for sale at the premium Sector 88A in Gurg...

ENCLOSURE 2: GOOGLE MAP LOCATION



ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY



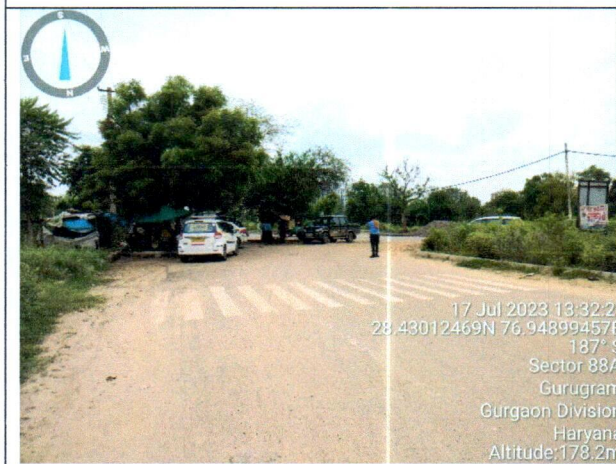
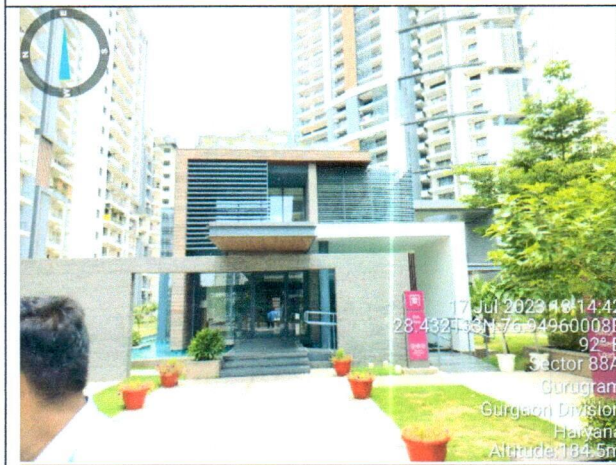
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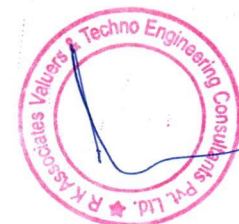
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PROJECT TIE-UP REPORT

GODREJ ICON & OASIS



visa



Sanku

ENCLOSURE: 4- COPY OF CIRCLE RATE

Rate list of Sub Tehsil Harsru District Gurugram for the year 2021-2022 w.e.f from..... 08-04-2021																
			Rates for the Year of 2019-2020 (2nd Half)					Purposed Rates for the Year of 2021-2022								
S. No.	Name of Village	AREA IN R ZONE/OUTSIDE R ZONE	Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial	Rates of Land upto 2 Acres depth from NH/NPR 25% Major District Roads 10%				Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial	Rates of Land upto 2 Acres depth from NH/NPR 25% Major District Roads 10%			
9	Harsaru	AREA WITH IN RESI./COMME/INDUST./INSTL ZONE'S MUSTIL NO 1//to7//, 10// to 13//, 17// to 20//, 21//12,13, 18 to 24, 22//,16,17, 23 to 25, 24//,6,7,12 to 19, 22 to 25, 25//to 30//, 40// to 43//, 44//,1,2,3,10, 45//, 1 to 13, 46//2to 9, 12 to 19,22,23, 40//50//,53// to 58//,70// to 75//, 70// to 81//, 84// to 89//, 102// to 104//, 110// to 114//, 126// to 128// Salam, 9//6,7,14,15, 44//11 to 24, 45//16 to 18, 21 to 24, 52//4 to 10, 12 to 19, 22 to 25,76//2 to 9, 12 to 19, 22 to 25, 83//2 to 9, 12 to 19,22 to 25, 105//1,2, 106//1 to 5, 8 to 10, 16,21 to 25, 107//1 to 14, 108//2 to 9, 12 to 15, 125//1, 9 to 12,19 to 22,129//1,2, 8 to 12, 18 to 23 Salam	22000000	10000	17500	NA	NA	NA	NA	22000000	10000	17500	NA	NA	NA	NA
		Agriculture, Open Space, Public Utility as per Master Plan 2031	14300000	10000	17500	NA	NA	NA	NA	14300000	10000	17500	NA	NA	NA	
10	Garhi Harsru	AREA WITH IN RESI./COMME/INDUST./INSTL ZONE'S MUSTIL NO 41//16,24,25, 42//11,12 19 to 22, Salam 44// to 46//, 48// to 50// Salam	18000000	9000	15000	NA	NA	NA	NA	18000000	9000	15000	NA	NA	NA	
		Agriculture, Open Space, Public Utility as per Master Plan 2031	11000000	9000	15000	NA	NA	NA	NA	11000000	9000	15000	NA	NA	NA	
11	Gopalpur	AREA WITH IN RESI./COMME/INDUST./INSTL ZONE'S MUSTIL NO 22// to 25// Salam, 28// to 31//, 42//14 to 25,43// to 52// Salam	18000030	6000	10000	NA	NA	NA	NA	18000000	6000	10000	NA	NA	NA	
		Agriculture, Open Space, Public Utility as per Master Plan 2031	11000000	6000	10000	NA	NA	NA	NA	11000000	6000	10000	NA	NA	NA	
12	Hamirpur	TOTAL AREA OUTSIDE R ZONE	8075000	5000	9000	NA	NA	NA	NA	8075000	5000	9000	NA	NA	NA	
13	Hayatpur	AREA WITH IN RESI./COMME./														

Note :

- Any land for which change of land use (CLU) has been obtained the following rate will be applicable
- Residential Plotted Colony in Three times of Agriculture Collector rate
- Residential Group Housing in Four times of Agriculture Collector rate
- Commercial in Five times of Agriculture Collector rate
- Ware House in Two Times of Agriculture Collector Rates
- Land falling on Gurugram Badli Road and Gurugram to Patandi Road and Gurugram Farukhnagar Road, the value of land will be 10% more upto depth of 2 Acres.
- Land falling on NH/NPR the value of land will be 25% more upto depth of 2 Acres.
- Land less than 1000 Sq. Yd. will be treated as residential for stamp duty collection.

Joint Sub Registrar
Sub Tehsil Harsaru

Sub-divisional officer
(C) West Gurugram

DRO
Gurugram

Additional Deputy
Commissioner Gurugram

Deputy Commissioner- cum-
Registrar, Gurugram

ENCLOSURE 5: OTHER RELEVANT DOCUMENTS

DOCUMENT 1: COPIES OF STATUTORY APPROVALS
LICENSE (LC-V)

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

Regd. To

Oasis Landmarks LLP,
Godrej One, 5th Floor, Pirojshangar,
Eastern Express Highway,
Vikhroli (East), Mumbai- 400079.


Memo No. LC-2751/Asstt.(AK)/2019/30104 Dated: 09-12-19

Subject: Renewal of Licence no. 85 of 2013 dated 10.10.2013 granted for setting up of Group Housing Colony over an area measuring 13.759 acres in Sector 88 & 89A, Gurugram- Oasis Buildhome Pvt. Ltd.

Please refer to your application dated 03.08.2019 on the subject cited above.

1. Licence no. 85 of 2013 dated 10.10.2013 granted for setting up of Group Housing Colony over an area measuring 13.759 acres in Sector 88 & 89A, Gurugram is hereby renewed up to 09.10.2024 on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of license of further period.
3. You shall complete the construction of community sites as per provisions of Section 3(3)(a)(iv) if Act no. 1975.
4. You shall compound the offence of delay of allotment of EWS flats/plots as per policy dated 16.08.2013.
5. The amendment in Rule 13 in respect of charging of renewal fees is under consideration, for which the draft notification was notified on 20.08.2019. Therefore, increased renewal fees shall be deposited in accordance with the final notification within 30 days failing which license renewal shall be void ab-initio as per your undertaking dated 18.10.2019.
6. You shall get the licence renewed till final completion of the colony is granted.

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


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



Directorate of Town & Country Planning, Haryana

Yojna Bhawan, Plot No. 3, Block-A, Sector 18 A, Madya Marg, Chandigarh,
web site: tcpharyana.gov.in

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

Regd.

To

Oasis Landmarks LLP,
Godrej One, 5th Floor, Pirojshangar,
Eastern Express Highway,
Vikhroli (East), Mumbai- 400079.

Memo No. LC-2751-B/Asstt.(AK)/2019/26415 Dated: 25-10-19


Subject:

Renewal of Licence no. 151 of 2014 dated 05.09.2014 granted for setting
up of Group Housing Colony over an area measuring 0.925 acres in Sector
88 A, Gurugram- Oasis Buildhome Pvt. Ltd.

Please refer to your application dated 03.08.2019 on the subject cited above.

1. Licence no. 151 of 2014 dated 05.09.2014 granted for setting up of Group Housing Colony over an area measuring 0.925 acres in Sector 88 A, Gurugram is hereby renewed up to 04.09.2024 on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of license of further period.
3. You shall complete the construction of community sites as per provisions of Section 3(3)(a)(iv) if Act no. 1975.
4. You shall compound the offence of delay of allotment of EWS flats/plots as per policy dated 16.08.2013.
5. The amendment in Rule 13 in respect of charging of renewal fees is under consideration, for which the draft notification was notified on 20.08.2019. Therefore, increased renewal fees shall be deposited in accordance with the final notification within 30 days failing which license renewal shall be void ab-initio as per your undertaking dated 18.10.2019.
6. You shall get the licence renewed till final completion of the colony is granted.

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


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



DOCUMENT 2: FIRE NOC

From Director General
Fire Service, Haryana Panchkula
To M/s Oasis Landmarks LLP
Sector 88A and 89A Gurugram
Memo No. FS/2019/9 dated : 24/04/2019

Subject : Approval of fire fighting scheme 15 mtrs. and Above from the fire safety point of view for Group A- Residential Building at Sector 88A and 89A, Gurugram of M/s Oasis Landmarks LLP :

Reference your Transaction Id 051471923000011 dated: 11/02/2019 on the subject cited above.

Your case for the approval of fire fighting scheme has been examined by the team of Fire Station Officers, Gurgaon Sector-29, .The means of escape and Fire Protection system were checked and found as per the National Building Code of India, Part- IV guidelines. Therefore your proposed fire fighting scheme is hereby approved as per following detail from the fire safety point of view with the following conditions:-

Tower Name	Floor Detail	Terrace Height of Last Livable Floor(In Meters)	Ground Coverage
Tower- 1	G to 17	53.65 Mt.	516.38 Sq. Mt.
Tower- 2	G to 14	44.80 Mt.	459.45 Sq. Mt.
Tower- 3A	G to 14	44.80 Mt.	473.06 Sq. Mt.
Tower- 3B	G to 14	44.80 Mt.	483.89 Sq. Mt.
Tower- 3C	G to 13	41.85 Mt.	510.19 Sq. Mt.
EWS	G to 09	29.42 Mt.	399.83 Sq. Mt.
Community Bldg 2	G to 02	08.75 Mt.	377.31 Sq. Mt.
Conve. Shopping 2	Ground	04.05 Mt.	137.76 Sq. Mt.
Tower- 5	G to 07	24.15 Mt.	490.60 Sq. Mt.
Tower- 6	G to 11	35.95 Mt.	473.85 Sq. Mt.
Tower- 7	G to 14	44.80 Mt.	569.95 Sq. Mt.
Tower- 8	G to 17	53.65 Mt.	501.25 Sq. Mt.
Tower- 9	G to 12	38.90 Mt.	499.79 Sq. Mt.
Tower- 10	G to 31	94.52 Mt.	598.90 Sq. Mt.
Community Bldg 2	G + 01	09.05 Mt.	528.34 Sq. Mt.

Community Bldg	At Ground Tower 4	At Ground Tower	512.92+23.41 Sq. Mt.
Convenient Shopping	At Ground Tower 4	At Ground Tower	512.92+23.41 Sq. Mt.
Tower Name	Basement Level	Basement Area	Basement Remarks
	Upper Basement	10946.35 Sq. Mt.	Parcel- A
	Lower Basement	10571.46 Sq. Mt.	Parcel- A
	Upper Basement	8291.86 Sq. Mt.	Parcel- B
	Lower Basement	6137.43 Sq. Mt.	Parcel- B
	Upper Basement	3184.24 Sq. Mt.	Parcel- C
	Lower Basement	3184.24 Sq. Mt.	Parcel- C

- 1) The proposed fire fighting scheme is approved as submitted in the building plan subject to the approval of building plan by the competent authority.
- 2) The approval of fire scheme by this office doesn't absolve the firm from his responsibility from all consequences, in case of fire due to any deficiencies or anything left out in the scheme submitted by you.
- 3) Overhead & underground water tanks provided for firefighting shall be so constructed in such a way that the domestic water tank shall filled from overflow of the fire Water tanks.
- 4)

As soon as the installations of fire fighting arrangements are completed, the same may be got inspected/ tested and clearance should be obtained from this office.

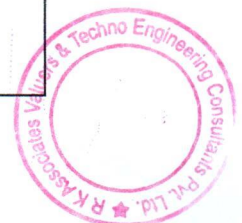
- 5) If the infringement of Byelaws remains un- noticed the Authority reserves the right to amend the Plans/Fire Fighting Scheme as and when any such infringement comes to notice after giving an opportunity of being heard and the Authority shall stand Indemnified against any claim on this account.
- 6) If you fail to comply with any of the above terms & conditions you will be liable to be punished as per Chapter-III Section 31 Sub-Section 1 & 2 of Fire Act 2009 i.e. imprisonment for a term which may extend to three month or fine which may extend to five thousand rupees or both.
- 7) The staircase shall be made with the specified material enabling it non-slippery.
- 8) If the gap between ceiling and false ceiling is more than 800 mm then upright sprinkler and detectors above false ceiling & pendent sprinkler below false ceiling shall be installed in the building

Remarks:- Application Updated



Deputy Director (Technical)-I,
for Director General, Fire
Service, Haryana
Panchkula

Exercising the power of Director, Fire Services, Haryana



DOCUMENT 3: POLLUTION NOC



HARYANA STATE POLLUTION CONTROL BOARD

Haryana State Pollution Control Board, 3rd Floor,
HSIHC Office Complex, IMT Manesar,
Gurugram Email:- hspcbrogrs@gmail.com
E-mail: hspcb@hry.nic.in



No. HSPCB/Consent/ : 329962322GUSOCTO28009056

Dated:19/10/2022

To.

M/s :Oasis Buildhome Pvt. Ltd.

Group Housing Complex Sector 88A and 89A Village Harsaru District Gurgaon

Haryana

Subject: Grant of consent to operate to M/s Oasis Buildhome Pvt. Ltd..

Please refer to your application no. 28009056 received on dated 2022-08-31 in regional office Gurgaon South. With reference to your above application for consent to operate, M/s Oasis Buildhome Pvt. Ltd. is here by granted consent as per following specification/Terms and conditions.

Consent Under	BOTH
Period of consent	07/10/2022 - 30/09/2024
Industry Type	Building and Construction projects having waste water generation more than 100 KLD in respective of their built-up area
Category	RED
Investment(In Lakh)	40513.0
Total Land Area(Sq. meter)	59424.0
Total Builtup Area(Sq. meter)	121935.32
Quantity of effluent	

Height of stack	
1. Stack of 1250 X 02 KVA DG sets	100.52 meter
2. Stack of 1010 X 02 KVA DG sets	59.6 Meter
Emission parameters	
1. NA	
Product Details	
1. N.A. Being a Group housing Complex	Numbers/ day
Capacity of boiler	
1. N.A.	Ton/hr
Type of Furnace	
1. N.A.	
Type of Fuel	
1. Diesel	1 KL/day
Raw Material Details	
NA as IT is a Group Housing Project	Numbers/Day

HARYANA STATE

Regional Officer, Gurgaon South

Haryana State Pollution Control Board.

Terms and conditions



ENCLOSURE 6: CONSULTANT'S REMARKS

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

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

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

[Handwritten signature]



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