

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

CASE NO. VIS (2023-24)-PL259-217-321

DATED: 24/08/2023

PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	SMART WORLD GEMS

SITUATED AT

VILLAGE HAYATPUR, SECTOR-89, GURUGRAM MANESAR URBAN COMPLEX,
GURUGRAM, HARYANA.

DEVELOPER/ PROMOTER

M/S ADHIKAANSH REALTORS PVT. LTD. & AAWAM RESIDENCY PVT. LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM, HARYANA

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultant (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisers

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU

Banks CASE NO.: VIS (2023-24)-PL 259-217-321

*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.*

*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.

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PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



**SITUATED AT:
VILLAGE-HAYATPUR, SECTOR-89, 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	Smart World Gems
Work Order No. & Date	Via mail dated: 9 TH August 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 Adhikaansh Realtors Pvt. Ltd						
iii.	Registered Address of the Developer as per MCA website	Regd. Office: Unit No. SB/C/2L/office/017A, M3M Urbana Sector-67, Gurugram Manesar Urban Complex, Gurugram HR 122102						
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	16 August 2023						
viii.	Date of Assessment	24 August 2023						
ix.	Date of Report	24 August 2023						
x.	Property Shown by	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Ravinder Saini</td><td>Employee</td><td>+91-7015223963</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Ravinder Saini	Employee	+91-7015223963
Name	Relationship with Owner	Contact Number						
Mr. Ravinder Saini	Employee	+91-7015223963						
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.						

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[Signature]




xiv.	Documents provided for perusal	Documents Requested		Documents Provided		Documents Reference No.	
		Total 6 Documents requested.		Total 6 Documents provided.			
		Property Title document		RERA Registration Certificate		RC/REP/HARERA/GM/502/234/2021/70 Dated: -25/10/2021	
		Approved Map		Approved Map		Drawing No. 7956 Dated: -14/10/2021	
		Copy of TIR		Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)		License No. 32 of 2021 Endst. No. LC-4477/Asstt.(MS)/2021/15841 Dated : 05/07/2021	
		Project Approval Letter		NOC'S and other Approvals		Refer project approval details	
		RERA Certificate		RERA Certificate		RERA-GRG-PROJ-939-2021	
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.713,15,00,000/-
ii.	Total Expected Realizable/ Fetch Value	Rs.606,18,25,139/-
iii.	Total Expected Distress/ Forced Sale Value	Rs.534,86,69,241/-
iv.	Total No. of Dwelling Units in	Total Units: 2024 DU(Proposed)
v.	Built up area of the project	Please refer to the building plan sheet attached.
vi.	Saleable Area of the Project	Not Available
vii.	Total Inventory Cost as on "Date of Assessment"	Not Available

(Signature)

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

PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. BRIEF DESCRIPTION OF THE PROJECT



This Project Tie Up Report is prepared for the Residential Group Housing project in the name of “**Smart World Gems**” being developed at the aforesaid address on land area of 57,508.41 sq.mtr./ 14.21 acres as per the RERA Certificate provided to us by the bank. Since this is a Tie-up report, hence this report is just the revalidation of the value of the project and current status All the consideration regarding the area and FAR of the subject Project is considered as per the RERA certificate as no separate map for the subject Project is provided to us.

The Land for the subject Project was Granted License in the name of M/s Adhikaansh Realtors Pvt. Ltd for a total land parcel of 52.275 acres/ 2,11,549.397 sq.mtr.as per the copy of license provided to us out of which the land area of 57,508.41 sq.mtr./14.21 acres is issued under RERA certificate as separate Project named as “Smart World Gems” and the developer for the subject Project is M/s Adhikaansh Realtors Pvt. Ltd. The same has been considered for the purpose of this project tie-up.

The subject Project Consist of 506 Residential Plots in total with each being developed in the configuration of B+G+4 floors, having total of 2024 Residential units in the whole project. The project is under the “Deen Dayal Jan Awas Yojna”. However our report is for 506 plots, though the existing plots found during site survey was 599 no. of plots.

All the Plots in the Project are under construction. The list of works going on different plots is:

1. Excavation Work
2. Structure Work
3. Gypsum Work
4. Flooring Work

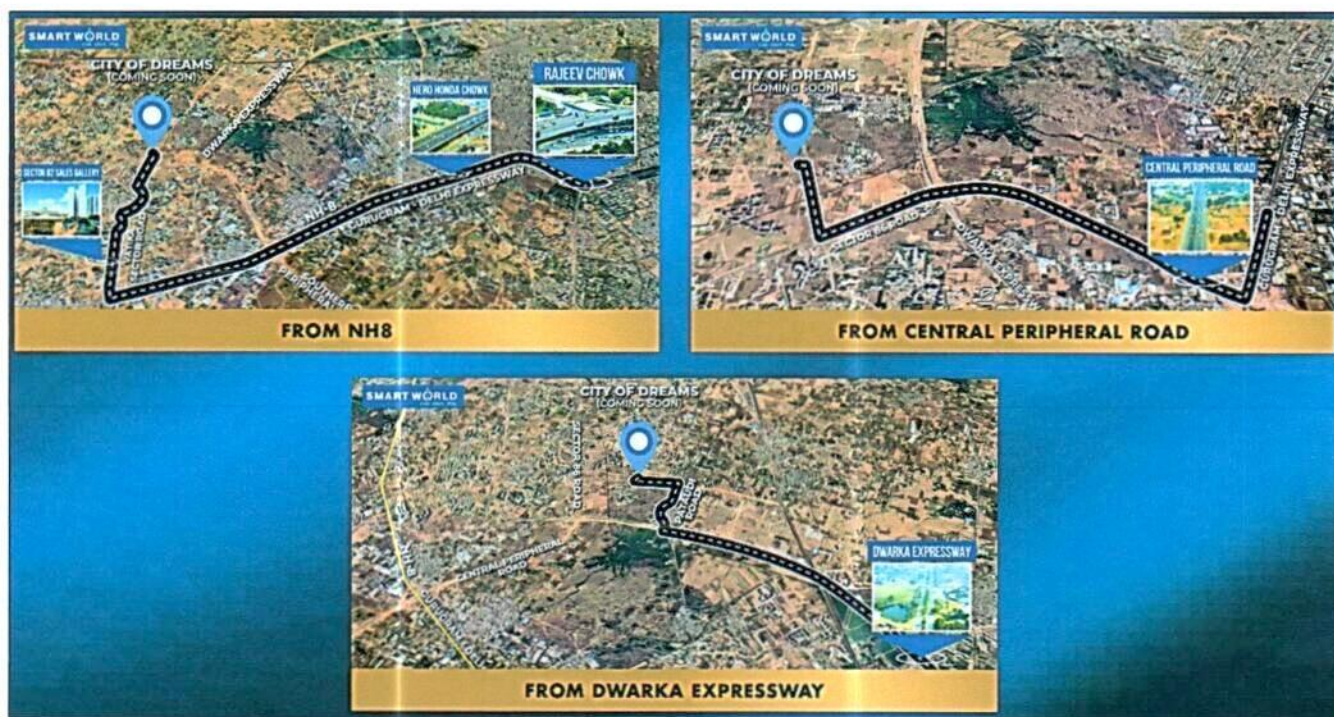
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**Detailed Status sheet of the same is attached.*

The subject project is located in Setor-89, Village Hayatpur, which is a fast growing and developing area. Many new group housing projects are planned to develop nearby. The subject project can be clearly approached from 80 ft. wide Sector Road and the main road to the subject Property is Pataudi Road. Many Group housing Projects are being developed in the area. All the basic and civic amenities are available in the nearby vicinity of the subject project.

Note: The entry gate for M3M and Smart World Gems is common.



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. 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

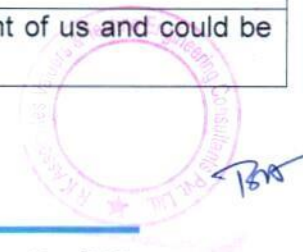
2.	LOCATION CHARACTERISTICS OF THE PROPERTY			
i.	Nearby Landmark	Self and Signature Global Proxima.		
ii.	Name of similar projects available nearby with distance from this property	Tulip Petal etc.		
iii.	Postal Address of the Project	Village-Hayatpur, Sector-89, Gurugram Manesar Urban Complex, Gurugram, 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°25'29.6"N 76°56'57.4"E		
vi.	Description of adjoining property	Other residential projects		
vii.	Plot No. / Survey No.	Please refer to the copy of deeds.		
viii.	Village/ Zone	Hayatpur		
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	Ordinary location within the locality	None	None
xv.	Property Facing	East Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Pataudi Road	Approx. 50 feet	
	b) Front Road Name & width	Sector 89 Road	Approx. 80 feet	
	c) Type of Approach Road	Bituminous Road		
	d) Distance from the Main Road	350 m		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
xviii.	Is the property merged or colluded with any other property	Yes . The entry gate for M3M and Smart World Gems is common.		
xix.	BOUNDARIES SCHEDULE OF THE PROPERTY			
a)	Are Boundaries matched		No, boundaries are not mentioned in the documents.	
b)	Directions	As per Title Deed/TIR		Actual found at Site
	East	Not Available		Entry/ Road

	West	Not Available	Open Land
	North	Not Available	Open Land
	South	Not Available	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	
vi.	Master Plan provisions related to property in terms of Land use	Group Housing	
vii.	Any conversion of land use done	No information available	
viii.	Current activity done in the property	Used as Group Housing Society, currently under construction.	
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/ Occupation certificate	Not Applicable since construction of the project is going on	
xiii.	Comment on unauthorized construction if any	Not Applicable since construction of the project is going on	
xiv.	Comment on Transferability of developmental rights	As per regulation of HUDA	
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	

4.	LEGAL ASPECTS OF THE PROPERTY		
i.	Ownership documents provided	None	
ii.	Names of the Developer/Promoter	M/s Adhikaansh Realtors Pvt. Ltd	
iii.	Constitution of the Property	Free hold, complete transferable rights	
iv.	Agreement of easement if any	Not required	
v.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain	

[Signature]



vi.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain	
vii.	Heritage restrictions, if any	No	
viii.	Comment on Transferability of the property ownership	Free hold, complete transferable rights	
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Developer	NA
x.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No Information available to us. Bank to obtain details from the Developer	
xi.	Building Plan sanction:		
	a) Authority approving the plan	Haryana Urban Development Authority (HUDA)	
	b) Any violation from the approved Building Plan	Cannot comment since property is under construction	
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property.	
xiii.	Whether the property SARFAESI complaint	Yes	
xiv.	Information regarding municipal taxes (property tax, water tax, electricity bill)	Tax name	---
		Receipt number	---
		Receipt in the name of	---
		Tax amount	---
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us	
xvi.	Is property tax been paid for this property	Not available	
xvii.	Property or Tax Id No.	Not provided	
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information available.	
xix.	Property presently occupied/ possessed by	Owner/Developer	
xx.	Title verification	Title verification to be done by competent advocate as the same is out of our scope of work.	
xxi.	Details of leases if any	NA.	

5. SOCIO - CULTURAL ASPECTS OF THE PROPERTY		
i.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Urban Developing Area

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ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
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6. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES					
i.	Drainage arrangements			Yes (Proposed)	
ii.	Water Treatment Plant			No	
iii.	Power Supply arrangements	Permanent	Yes (Proposed)		
		Auxiliary	Yes (Proposed)		
iv.	HVAC system			No	
v.	Security provisions			Yes (Proposed)	
vi.	Lift/ Elevators			Yes (Proposed)	
vii.	Compound wall/ Main Gate			Yes (Proposed)	
viii.	Whether gated society			Yes (Proposed)	
ix.	Car parking facilities			Yes (Basement)	
x.	Internal development (Proposed)				
	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 (Proposed)			
	b) Sewerage/ sanitation system			Underground, (proposed)			
	c) Storm water drainage			Yes (Proposed)			
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management			Yes, (proposed)			
	b) Electricity			Yes (Proposed)			
	c) Road and Public Transport connectivity			Yes (Proposed)			
	d) Availability of other public utilities nearby			Public transport, Market, Hospital etc. available nearby			
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport (IGI)
	~400 m.	~800 km	~1 km.	~2 km.	~16 Km	~18 Km	~32 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			Normal			
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.
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.	
iii.	Specifications		
	a) Class of construction	Class C construction (Simple/ Average)	
	b) Appearance/ Condition of structures	Internal - Under construction. External - Under construction	
	c) Roof	Floors/ Blocks	Type of Roof
		B+S+4	RCC
	d) Floor height	~10 ft.	
	e) Type of flooring	Vitrified tiles, Ceramic Tiles	
	f) Doors/ Windows	Wooden frame with glass panel windows	
	g) Interior Finishing	Neatly plastered and putty coated walls	
	h) Exterior Finishing	Neatly plastered & putty coated walls (Proposed)	
	i) Interior decoration/ Special architectural or decorative feature	Simple plain looking structure.	
	j) Class of electrical fittings	Internal/ Normal quality fittings, (proposed)	
	k) Class of sanitary & water supply fittings	Internal/ Normal quality fittings, (proposed)	
iv.	Maintenance issues	Under Construction	
v.	Age of building/ Year of construction	Under Construction	--
vi.	Total life of the structure/ Remaining life expected	Approx. 65-70 years	Approx. 65-70 years (after completion)
vii.	Extent of deterioration in the structure	No. Under Construction	
viii.	Protection against natural disasters viz. earthquakes etc.	All the structures are asumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	No	
x.	System of air conditioning	Individual AC as per required by the Purchaser (Proposed)	
xi.	Provision of firefighting	Yes(Proposed)	
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority.	
	a) Is Building as per approved Map	Under Construction	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA



	structure from the original approved plan		
	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	Aerated Autoclaved Blocks are being used.	
ii.	Provision of rainwater harvesting	Yes. (Proposed)	
iii.	Use of solar heating and lighting systems, etc.	Yes. (Proposed)	
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal construction and vehicular pollution present	

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.	Traditional structure	

12.	PROJECT DETAILS:		
a.	Name of the Developer	M/s Adhikaansh Realtors Pvt. Ltd	
b.	Name of the Project	Smart World Gems	
c.	Total no. of Dwelling units	Total Units: 2024 DU(Proposed)	
d.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.	
e.	Name of the Architect	Shiv kumar (CA/2016/75356)	
f.	Architect Market Reputation	No information available about the Architect on public domain.	
g.	Proposed completion date of the Project	30/09/2025(As per RERA)	
h.	Progress of the Project	The construction and finishing work is in progress, fir details Refer Part-C.	
i.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input checked="" type="checkbox"/> Affordable housing, <input type="checkbox"/> Club, <input type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,	







PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed Area of the project		52.275 acres/ 2,11,549.397 sq.mtr.	
2.	Area of the Project as per RERA		14.21 acres/ 57,508.41 sq.mtr.	
3.	Ground Coverage Area	Permitted	1,51,822.16 Sq. Mt.	
		Proposed	37,779.23 Sq. Mt.	
	Covered Built-up Area	UNDER FAR		ACHIEVED STATUS
		Total	Proposed	1,35,328.93 Sq. Mt.
			Permitted	1,51,822.16 Sq. MT.
		UNDER NON-FAR		ACHIEVED STATUS
		Proposed		1,01,196.52 Sq. Mt.
4.	Open/ Green Area	Minimum Required	No information available	
		Proposed	No information available	
5.	Density	Permitted	240-400 PPA (For Whole Project)	
		Proposed	254.12 PPA (For Whole Project)	
6.	Carpet Area		No information available	
7.	Super Area		No information available	
8.	Saleable Area		No information available	

Notes: -

1. The Permitted FAR of 2.64 is taken for individual plot.
2. The following areas have been taken from the old valuation report.
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PROJECT TIE-UP REPORT

SMART WORLD GEMS

Smartworld Gems-Area Details as per Sanctioned building plans																	
				GROUND COVERAGE						FAR / FSI				NON FAR			
Sr. No.	Plot Type		No. of Plots	Plot Size	Permissible		Provided		Permissible		Provided		Stilt	Basement	Staircase	Total	
				(sq.mtr)	(sq.mtr)	%age	(sq.mtr)	%age	(sq.mtr)	%age	(sq.mtr)	%age	(sq.mtr)	(sq.mtr)	(sq.mtr.)	(sq.mtr)	
1	A	Right Side	90	130.050	85.833	66.0%	85.532	65.77%	343.332	264.0%	310.054	238.4%	85.532	108.800	32.072	226.404	
2	A	Right Side Corner	15	130.050	85.833	66.0%	85.643	65.85%	343.332	264.0%	310.500	238.8%	85.643	108.800	32.072	226.515	
3	A	Left Side	87	130.050	85.833	66.0%	85.532	65.77%	343.332	264.0%	310.054	238.4%	85.532	108.800	32.072	226.404	
4	A	Left Side Corner	18	130.050	85.833	66.0%	85.643	65.85%	343.332	264.0%	310.500	238.8%	85.643	108.800	32.072	226.515	
5	A1	Right Side	2	121.176	79.976	66.0%	79.156	65.32%	319.905	264.0%	286.224	236.2%	79.156	101.376	30.400	210.932	
6	A1	Left Side	1	121.176	79.976	66.0%	79.156	65.32%	319.905	264.0%	286.224	236.2%	79.156	101.376	30.400	210.932	
7	A2	Right Side	1	111.996	73.917	66.0%	73.601	65.72%	295.669	264.0%	262.104	234.0%	73.601	120.832	32.300	226.733	
8	A2	Left Side	1	111.996	73.917	66.0%	73.601	65.72%	295.669	264.0%	262.104	234.0%	73.601	120.832	32.300	226.733	
9	A4	Right Side	6	101.147	66.757	66.0%	66.414	65.66%	267.027	264.0%	235.258	232.6%	66.414	80.197	30.400	177.011	
10	A4	Right Side Corner	2	101.147	66.757	66.0%	66.414	65.66%	267.027	264.0%	235.258	232.6%	66.414	80.197	30.400	177.011	
11	A4	Left Side	6	101.147	66.757	66.0%	66.414	65.66%	267.027	264.0%	235.258	232.6%	66.414	80.197	30.400	177.011	
12	A4	Left Side Corner	2	101.147	66.757	66.0%	66.414	65.66%	267.027	264.0%	235.258	232.6%	66.414	80.197	30.400	177.011	
13	A5	Right Side	1	122.400	80.784	66.0%	80.655	65.89%	323.136	264.0%	292.220	238.7%	80.655	102.400	30.400	213.455	
14	A5	Left Side	1	122.400	80.784	66.0%	80.655	65.89%	323.136	264.0%	292.220	238.7%	80.655	102.400	30.400	213.455	
15	A6	Right Side	2	128.367	84.722	66.0%	84.519	65.84%	338.889	264.0%	306.004	238.4%	84.519	107.392	32.072	223.983	
16	A6	Left Side	1	128.367	84.722	66.0%	84.519	65.84%	338.889	264.0%	306.004	238.4%	84.519	107.392	32.072	223.983	
17	A9	Right Side	3	144.432	95.325	66.0%	95.070	65.82%	381.300	264.0%	348.208	241.1%	95.070	120.832	32.072	247.974	
18	A9	Left Side	2	144.432	95.325	66.0%	95.070	65.82%	381.300	264.0%	348.208	241.1%	95.070	120.832	32.072	247.974	
19	B	Right Side	111	100.800	66.528	66.0%	66.114	65.59%	266.112	264.0%	233.904	232.0%	66.114	82.800	30.552	179.466	
20	B	Right Side Corner	11	100.800	66.528	66.0%	66.110	65.58%	266.112	264.0%	233.886	232.0%	66.110	82.800	30.552	179.462	
21	B	Left Side	109	100.800	66.528	66.0%	66.114	65.59%	266.112	264.0%	233.904	232.0%	66.114	82.800	30.552	179.466	
22	B	Left Side Corner	12	100.800	66.528	66.0%	66.110	65.58%	266.112	264.0%	233.886	232.0%	66.110	82.800	30.552	179.462	
23	B1	Right Side	11	97.526	64.367	66.0%	64.124	65.75%	257.468	264.0%	226.096	231.8%	64.124	77.326	30.400	171.850	
24	B1	Left Side	11	97.526	64.367	66.0%	64.124	65.75%	257.468	264.0%	226.096	231.8%	64.124	77.326	30.400	171.850	
Total			506														

1	Total Plots Area		57508.41 sq.mtr.
2	Total Ground Coverage	Permissible	37955.54 sq.mtr.
		Proposed	37779.23 sq.mtr.
3	Total FAR	Permissible	151822.16 sq.mtr.
		Proposed	135328.93 sq.mtr.
4	Total NON FAR	Proposed	101196.52 sq.mtr.




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Plot Wise Status Of Smart World Gems(As per the data provided by client and sample measurement carried out)

S. No.	Plot no	lot no.	Stilt	2nd Roof	Top Floor	Flooring
1	J	1	Done	Done	Done	Done
2	J	2	Done	Done	Done	Done
3	J	3	Done	Done	Done	Done
4	J	4	Done	Done	Done	Under Progress
5	J	5	Done	Done	Done	Under Progress
6	J	6	Done	Done	Done	Under Progress
7	J	7	Done	Done	Done	Under Progress
8	J	8	Done	Done	Done	Under Progress
9	J	9	Done	Done	Done	Under Progress
10	J	10	Done	Done	Done	Under Progress
11	J	11	Done	Done	Done	Under Progress
12	J	12	Done	Done	Done	Under Progress
13	J	13	Done	Done	Done	Under Progress
14	J	14	Done	Done	Done	Under Progress
15	J	15	Done	Done	Done	Under Progress
16	J	16	Done	Done	Done	Under Progress
17	J	17	Done	Done	Done	Under Progress
18	J	18	Done	Done	Done	Under Progress
19	J	19	Done	Done	Done	Under Progress
20	J	20	Done	Done	Done	Under Progress
21	J	23	Done	Done	Done	Done
22	J	24	Done	Done	Done	Done
23	J	25	Done	Done	Done	Done
24	J	26	Done	Done	Done	Done
25	J	27	Done	Done	Done	Done
26	J	28	Done	Done	Done	Done
27	J	29	Done	Done	Done	Done
28	J	30	Done	Done	Done	Done
29	J	31	Done	Done	Done	Done
30	J	32	Done	Done	Done	Done
31	J	33	Done	Done	Done	Done
32	J	34	Done	Done	Done	Done
33	J	35	Done	Done	Done	Under Progress
34	J	36	Done	Done	Done	Under Progress
35	J	37	Done	Done	Done	Under Progress
36	J	38	Done	Done	Done	Under Progress
37	J	39	Done	Done	Done	Under Progress
38	J	40	Done	Done	Done	Under Progress
39	J	41	Done	Done	Done	Done
40	J	42	Done	Done	Done	Done
41	J	43	Done	Done	Done	Done

PROJECT TIE-UP REPORT

SMART WORLD GEMS

42	J	44	Done	Done	Done	Done
43	J	45	Done	Done	Done	Under Progress
44	J	46	Done	Done	Done	Under Progress
45	J	47	Done	Done	Done	Under Progress
46	J	48	Done	Done	Done	Under Progress
47	J	49	Done	Done	Done	Under Progress
48	J	50	Done	Done	Done	Under Progress
49	J	51	Done	Done	Done	Under Progress
50	J	52	Done	Done	Done	Under Progress
51	J	53	Done	Done	Done	Under Progress
52	J	54	Done	Done	Done	Under Progress
53	J	55	Done	Done	Under Progress	Under Progress
54	J	56	Done	Done	Done	Under Progress
55	J	57	Done	Done	Done	Under Progress
56	J	58	Done	Done	Done	Under Progress
57	J	59	Done	Done	Done	Under Progress
58	J	60	Done	Done	Done	Under Progress
59	J	61	Done	Done	Done	Under Progress
60	J	62	Done	Done	Done	Under Progress
61	J	63	Done	Done	Done	Under Progress
62	J	64	Done	Done	Done	Under Progress
63	J	65	Done	Done	Done	Under Progress
64	J	66	Done	Done	Done	Under Progress
65	J	67	Done	Done	Done	Under Progress
66	J	68	Done	Done	Done	Under Progress
67	J	69	Done	Done	Done	Under Progress
68	J	70	Done	Done	Done	Under Progress
69	J	71	Done	Done	Done	Under Progress
70	J	72	Done	Done	Done	Under Progress
71	J	73	Done	Done	Done	Under Progress
72	J	74	Done	Done	Done	Under Progress
73	J	75	Done	Done	Done	Under Progress
74	J	76	Done	Done	Done	Under Progress
75	J	77	Done	Done	Done	Under Progress
76	J	78	Done	Done	Done	Under Progress
77	J	79	Done	Done	Done	Under Progress
78	J	80	Done	Done	Done	Under Progress
79	J	81	Done	Done	Done	Under Progress
80	J	82	Done	Done	Done	Under Progress
81	J	83	Done	Done	Done	Under Progress
82	J	84	Done	Done	Done	Under Progress
83	J	85	Done	Done	Done	Under Progress
84	J	86	Done	Done	Done	Under Progress

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85	J	87	Done	Done	Done	Under Progress
86	J	88	Done	Done	Done	Under Progress
87	J	89	Done	Done	Done	Done
88	J	90	Done	Done	Done	Done
89	J	91	Done	Done	Done	Done
90	J	92	Done	Done	Done	Done
91	J	93	Done	Done	Done	Done
92	J	94	Done	Done	Done	Done
93	J	95	Done	Done	Done	Under Progress
94	J	96	Done	Done	Done	Under Progress
95	J	97	Done	Done	Done	Under Progress
96	J	98	Done	Done	Done	Under Progress
97	J	99	Done	Done	Done	Under Progress
98	J	100	Done	Done	Done	Under Progress
99	J	101	Done	Done	Done	Done
100	J	102	Done	Done	Done	Done
101	J	103	Done	Done	Done	Done
102	J	104	Done	Done	Done	Done
103	J	105	Done	Done	Done	Done
104	J	106	Done	Done	Done	Done
105	J	107	Done	Done	Done	Under Progress
106	J	108	Done	Done	Done	Under Progress
107	J	109	Done	Done	Done	Under Progress
108	J	110	Done	Done	Done	Under Progress
109	J	111	Done	Done	Done	Done
110	J	112	Done	Done	Done	Under Progress
111	J	113	Done	Done	Done	Done
112	J	114	Done	Done	Done	Done
113	J	115	Done	Done	Done	Done
114	J	116	Done	Done	Done	Done
115	J	117	Done	Done	Done	Done
116	J	118	Done	Done	Done	Done
117	J	119	Done	Done	Done	Under Progress
118	J	120	Done	Done	Done	Under Progress
119	J	121	Done	Done	Done	Under Progress
120	J	122	Done	Done	Done	Under Progress
121	J	123	Done	Done	Done	Under Progress
122	J	124	Done	Done	Done	Under Progress
123	J	125	Done	Done	Done	Under Progress
124	J	126	Done	Done	Done	Under Progress
125	J	127	Done	Done	Done	Under Progress
126	J	128	Done	Done	Done	Under Progress
127	J	129	Done	Done	Done	Under Progress
128	J	130	Done	Done	Done	Under Progress




PROJECT TIE-UP REPORT

SMART WORLD GEMS

129	J	131	Done	Done	Done	Under Progress
130	J	132	Done	Done	Done	Under Progress
131	J	133	Done	Done	Done	Under Progress
132	J	134	Done	Done	Done	Under Progress
133	J	135	Done	Done	Done	Done
134	J	136	Done	Done	Done	Done
135	J	137	Done	Done	Done	Done
136	J	138	Done	Done	Done	Done
137	N	40	Done	Done	Done	Under Progress
138	N	41	Done	Done	Done	Under Progress
139	N	42	Done	Done	Done	Under Progress
140	N	43	Done	Done	Done	Under Progress
141	N	44	Done	Under Progress	Under Progress	Under Progress
142	N	45	Done	Done	Done	Under Progress
143	N	46	Done	Done	Done	Under Progress
144	N	47	Done	Done	Done	Under Progress
145	N	48	Done	Done	Done	Under Progress
146	N	49	Done	Done	Done	Under Progress
147	N	50	Done	Done	Done	Under Progress
148	N	51	Done	Done	Done	Under Progress
149	N	52	Done	Done	Done	Under Progress
150	N	53	Done	Done	Done	Under Progress
151	N	54	Done	Done	Done	Under Progress
152	N	55	Under Progress	Under Progress	Under Progress	Under Progress
153	N	56	Done	Done	Done	Under Progress
154	N	57	Done	Done	Done	Under Progress
155	N	58	Done	Done	Done	Under Progress
156	N	59	Done	Done	Done	Under Progress
157	N	60	Done	Done	Done	Under Progress
158	N	61	Done	Done	Done	Under Progress
159	N	62	Done	Done	Done	Under Progress
160	N	63	Done	Done	Done	Under Progress
161	N	64	Done	Done	Done	Under Progress
162	N	65	Done	Done	Done	Under Progress
163	N	66	Under Progress	Under Progress	Under Progress	Under Progress
164	N	67	Under Progress	Under Progress	Under Progress	Under Progress
165	N	68	Under Progress	Under Progress	Under Progress	Under Progress
166	N	69	Done	Done	Done	Under Progress
167	N	70	Done	Done	Done	Under Progress
168	N	71	Done	Done	Done	Under Progress
169	N	72	Done	Done	Done	Under Progress




170	N	73	Done	Done	Done	Under Progress
171	N	74	Done	Done	Done	Under Progress
172	N	75	Done	Done	Done	Under Progress
173	N	76	Done	Done	Done	Under Progress
174	N	77	Done	Done	Done	Under Progress
175	N	78	Done	Done	Done	Under Progress
176	N	79	Done	Under Progress	Under Progress	Under Progress
177	N	80	Done	Under Progress	Under Progress	Under Progress
178	N	81	Under Progress	Under Progress	Under Progress	Under Progress
179	N	82	Done	Done	Done	Under Progress
180	N	83	Done	Done	Done	Under Progress
181	N	84	Done	Done	Done	Under Progress
182	N	85	Done	Done	Done	Under Progress
183	N	86	Done	Done	Done	Under Progress
184	N	87	Done	Done	Done	Under Progress
185	N	88	Done	Done	Done	Under Progress
186	N	89	Done	Done	Done	Under Progress
187	N	90	Done	Done	Done	Done
188	N	91	Done	Done	Done	Done
189	N	92	Done	Done	Under Progress	Under Progress
190	N	93	Done	Done	Under Progress	Under Progress
191	N	94	Done	Done	Under Progress	Under Progress
192	N	95	Done	Done	Done	Under Progress
193	N	96	Done	Done	Done	Under Progress
194	N	97	Done	Done	Done	Under Progress
195	N	98	Done	Done	Done	Under Progress
196	N	99	Done	Done	Done	Under Progress
197	N	100	Done	Done	Done	Under Progress
198	N	101	Done	Done	Done	Under Progress
199	N	102	Done	Done	Done	Under Progress
200	N	103	Done	Done	Done	Done
201	N	104	Done	Done	Done	Done
202	N	105	Done	Done	Done	Done
203	N	106	Done	Done	Done	Done
204	N	107	Done	Done	Under Progress	Under Progress
205	N	108	Done	Done	Done	Under Progress
206	N	109	Done	Done	Done	Under Progress
207	N	110	Done	Done	Done	Under Progress
208	N	111	Done	Done	Done	Under Progress
209	N	112	Done	Done	Done	Under Progress

PROJECT TIE-UP REPORT

SMART WORLD GEMS

210	N	113	Done	Done	Done	Under Progress
211	N	114	Done	Done	Done	Done
212	N	115	Done	Done	Done	Done
213	N	116	Done	Done	Done	Done
214	N	117	Done	Done	Done	Done
215	N	118	Done	Done	Done	Done
216	N	119	Done	Done	Done	Done
217	N	120	Done	Done	Done	Done
218	N	121	Done	Done	Done	Done
219	N	122	Done	Done	Done	Done
220	N	123	Done	Done	Done	Done
221	N	124	Done	Done	Done	Done
222	N	125	Done	Done	Done	Done
223	N	126	Done	Done	Done	Under Progress
224	N	127	Done	Done	Done	Under Progress
225	N	128	Done	Done	Done	Under Progress
226	N	129	Done	Done	Done	Under Progress
227	N	130	Done	Done	Done	Under Progress
228	N	131	Done	Done	Done	Under Progress
229	N	132	Done	Done	Under Progress	Under Progress
230	N	133	Done	Done	Under Progress	Under Progress
231	N	134	Done	Done	Under Progress	Under Progress
232	N	135	Done	Done	Done	Under Progress
233	N	136	Done	Done	Done	Under Progress
234	N	137	Done	Done	Done	Under Progress
235	N	138	Done	Done	Done	Under Progress
236	N	139	Done	Done	Done	Under Progress
237	N	140	Done	Done	Done	Under Progress
238	N	141	Done	Done	Done	Under Progress
239	N	142	Done	Done	Done	Under Progress
240	N	143	Done	Done	Done	Under Progress
241	N	144	Done	Done	Done	Under Progress
242	N	145	Done	Under Progress	Under Progress	Under Progress
243	N	146	Done	Under Progress	Under Progress	Under Progress
244	N	147	Done	Under Progress	Under Progress	Under Progress
245	N	148	Done	Done	Under Progress	Under Progress
246	N	149	Done	Done	Under Progress	Under Progress
247	N	150	Done	Done	Under Progress	Under Progress




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PROJECT TIE-UP REPORT

SMART WORLD GEMS

248	N	151	Done	Under Progress	Under Progress	Under Progress
249	N	152	Done	Under Progress	Under Progress	Under Progress
250	N	153	Done	Under Progress	Under Progress	Under Progress
251	N	154	Done	Under Progress	Under Progress	Under Progress
252	O	1	Done	Done	Done	Under Progress
253	O	2	Done	Done	Done	Under Progress
254	O	3	Done	Done	Done	Under Progress
255	O	4	Done	Done	Done	Under Progress
256	O	5	Done	Done	Done	Under Progress
257	O	6	Done	Done	Done	Under Progress
258	O	7	Done	Done	Done	Under Progress
259	O	8	Done	Done	Done	Under Progress
260	O	9	Done	Done	Done	Done
261	O	10	Done	Done	Done	Done
262	O	11	Done	Done	Done	Under Progress
263	O	12	Done	Done	Done	Under Progress
264	O	13	Done	Done	Done	Done
265	O	14	Done	Done	Done	Done
266	O	15	Done	Done	Done	Done
267	O	16	Done	Done	Done	Done
268	O	17	Done	Done	Done	Done
269	O	18	Done	Done	Done	Done
270	O	19	Done	Done	Done	Done
271	O	20	Done	Done	Done	Done
272	O	21	Done	Done	Done	Done
273	O	22	Done	Done	Done	Done
274	O	23	Done	Done	Done	Done
275	O	24	Done	Done	Done	Done
276	O	25	Done	Done	Done	Under Progress
277	O	26	Done	Done	Done	Under Progress
278	O	27	Done	Done	Done	Under Progress
279	O	28	Done	Done	Done	Under Progress
280	O	29	Done	Done	Done	Under Progress
281	O	30	Done	Done	Done	Under Progress
282	O	31	Done	Done	Done	Done
283	O	32	Done	Done	Done	Done
284	O	33	Done	Done	Done	Done
285	O	34	Done	Done	Done	Done
286	O	35	Done	Done	Done	Done
287	O	36	Done	Done	Done	Done
288	O	37	Done	Under Progress	Under Progress	Under Progress

PROJECT TIE-UP REPORT

SMART WORLD GEMS

289	O	38	Done	Under Progress	Under Progress	Under Progress
290	O	39	Done	Under Progress	Under Progress	Under Progress
291	O	40	Done	Under Progress	Under Progress	Under Progress
292	O	41	Done	Under Progress	Under Progress	Under Progress
293	O	42	Done	Under Progress	Under Progress	Under Progress
294	O	43	Done	Done	Under Progress	Under Progress
295	O	44	Done	Done	Under Progress	Under Progress
296	O	45	Done	Done	Under Progress	Under Progress
297	O	46	Done	Done	Under Progress	Under Progress
298	O	47	Done	Done	Under Progress	Under Progress
299	O	48	Done	Done	Under Progress	Under Progress
300	O	49	Done	Under Progress	Under Progress	Under Progress
301	O	50	Done	Under Progress	Under Progress	Under Progress
302	O	51	Done	Under Progress	Under Progress	Under Progress
303	O	52	Done	Under Progress	Under Progress	Under Progress
304	O	53	Done	Under Progress	Under Progress	Under Progress
305	O	54	Done	Under Progress	Under Progress	Under Progress
306	O	55	Done	Done	Under Progress	Under Progress
307	O	56	Done	Done	Under Progress	Under Progress
308	O	57	Done	Done	Under Progress	Under Progress
309	O	58	Done	Done	Under Progress	Under Progress
310	O	59	Done	Done	Under Progress	Under Progress
311	O	60	Done	Done	Under Progress	Under Progress
312	O	61	Done	Done	Done	Under Progress
313	O	62	Done	Done	Done	Under Progress
314	O	63	Done	Done	Done	Under Progress
315	O	64	Done	Done	Done	Under Progress
316	O	65	Done	Done	Done	Under Progress
317	O	66	Done	Done	Done	Under Progress
318	O	67	Done	Done	Done	Under Progress

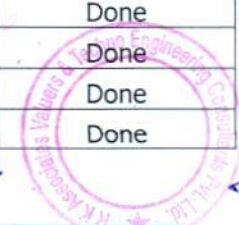



PROJECT TIE-UP REPORT

SMART WORLD GEMS

319	O	68	Done	Done	Done	Under Progress
320	O	69	Done	Done	Done	Done
321	O	70	Done	Done	Done	Done
322	O	71	Done	Done	Done	Done
323	O	72	Done	Done	Done	Done
324	O	73	Done	Done	Done	Under Progress
325	O	74	Done	Done	Done	Under Progress
326	O	75	Done	Done	Done	Under Progress
327	O	76	Done	Done	Done	Under Progress
328	O	77	Done	Done	Done	Under Progress
329	O	78	Done	Done	Done	Under Progress
330	O	79	Done	Done	Done	Under Progress
331	O	80	Done	Done	Done	Under Progress
332	O	81	Done	Done	Done	Under Progress
333	O	82	Done	Done	Done	Under Progress
334	O	83	Done	Done	Done	Under Progress
335	O	84	Done	Done	Done	Under Progress
336	O	85	Done	Done	Done	Under Progress
337	O	86	Done	Done	Done	Under Progress
338	O	87	Done	Done	Done	Done
339	O	88	Done	Done	Done	Done
340	O	89	Done	Done	Done	Under Progress
341	O	90	Done	Done	Done	Under Progress
342	O	91	Done	Done	Done	Done
343	O	92	Done	Done	Done	Done
344	O	93	Done	Done	Done	Under Progress
345	O	94	Done	Done	Done	Under Progress
346	O	95	Done	Done	Done	Under Progress
347	O	96	Done	Done	Done	Under Progress
348	O	97	Done	Done	Done	Under Progress
349	O	98	Done	Done	Done	Under Progress
350	O	99	Done	Done	Done	Under Progress
351	O	100	Done	Done	Done	Under Progress
352	O	101	Done	Done	Done	Under Progress
353	O	102	Done	Done	Done	Under Progress
354	O	103	Done	Done	Done	Done
355	O	104	Done	Done	Done	Under Progress
356	O	105	Done	Done	Done	Under Progress
357	O	106	Done	Done	Done	Under Progress
358	O	107	Done	Done	Done	Done
359	O	108	Done	Done	Done	Done
360	O	109	Done	Done	Done	Done
361	O	110	Done	Done	Done	Done
362	O	111	Done	Done	Done	Done

Signature



Signature

PROJECT TIE-UP REPORT

SMART WORLD GEMS

363	O	112	Done	Done	Done	Done
364	O	113	Done	Under Progress	Under Progress	Under Progress
365	O	114	Done	Under Progress	Under Progress	Under Progress
366	O	115	Done	Under Progress	Under Progress	Under Progress
367	O	116	Done	Under Progress	Under Progress	Under Progress
368	O	117	Done	Under Progress	Under Progress	Under Progress
369	O	118	Done	Under Progress	Under Progress	Under Progress
370	O	119	Done	Under Progress	Under Progress	Under Progress
371	O	120	Done	Under Progress	Under Progress	Under Progress
372	O	121	Done	Under Progress	Under Progress	Under Progress
373	O	122	Done	Under Progress	Under Progress	Under Progress
374	O	123	Done	Under Progress	Under Progress	Under Progress
375	O	124	Done	Under Progress	Under Progress	Under Progress
376	O	125	Done	Done	Done	Under Progress
377	O	126	Done	Done	Done	Under Progress
378	O	127	Done	Done	Done	Under Progress
379	O	128	Done	Done	Done	Under Progress
380	O	129	Done	Done	Done	Under Progress
381	O	130	Done	Done	Done	Under Progress
382	O	131	Done	Done	Done	Under Progress
383	O	132	Done	Done	Done	Under Progress
384	O	133	Done	Under Progress	Under Progress	Under Progress
385	O	134	Done	Under Progress	Under Progress	Under Progress
386	O	135	Done	Under Progress	Under Progress	Under Progress
387	O	136	Done	Under Progress	Under Progress	Under Progress
388	O	137	Done	Under Progress	Under Progress	Under Progress
389	O	138	Done	Under Progress	Under Progress	Under Progress
390	O	139	Done	Under Progress	Under Progress	Under Progress
391	O	140	Done	Under Progress	Under Progress	Under Progress
392	O	141	Done	Under Progress	Under Progress	Under Progress
393	O	142	Done	Under Progress	Under Progress	Under Progress

PROJECT TIE-UP REPORT

SMART WORLD GEMS

394	O	143	Done	Under Progress	Under Progress	Under Progress
395	O	144	Done	Under Progress	Under Progress	Under Progress
396	O	145	Done	Under Progress	Under Progress	Under Progress
397	O	146	Under Progress	Under Progress	Under Progress	Under Progress
398	O	147	Under Progress	Under Progress	Under Progress	Under Progress
399	O	148	Under Progress	Under Progress	Under Progress	Under Progress
400	O	149	Done	Done	Done	Under Progress
401	O	150	Done	Done	Done	Under Progress
402	O	151	Done	Done	Done	Under Progress
403	O	152	Done	Done	Done	Under Progress
404	O	153	Done	Done	Done	Under Progress
405	O	154	Done	Done	Done	Under Progress
406	O	155	Done	Done	Done	Under Progress
407	O	156	Done	Done	Done	Under Progress
408	O	157	Done	Done	Done	Under Progress
409	O	158	Done	Done	Done	Under Progress
410	O	159	Done	Done	Done	Under Progress
411	O	160	Done	Done	Done	Under Progress
412	O	161	Done	Under Progress	Under Progress	Under Progress
413	O	162	Done	Under Progress	Under Progress	Under Progress
414	O	163	Done	Under Progress	Under Progress	Under Progress
415	O	164	Done	Under Progress	Under Progress	Under Progress
416	O	165	Done	Under Progress	Under Progress	Under Progress
417	O	166	Done	Under Progress	Under Progress	Under Progress
418	O	167	Under Progress	Under Progress	Under Progress	Under Progress
419	O	168	Under Progress	Under Progress	Under Progress	Under Progress
420	O	169	Under Progress	Under Progress	Under Progress	Under Progress
421	O	170	Under Progress	Under Progress	Under Progress	Under Progress
422	O	171	Done	Done	Done	Done
423	O	172	Done	Done	Done	Done
424	O	173	Done	Done	Done	Done
425	O	174	Done	Done	Done	Done
426	O	175	Done	Done	Done	Done
427	O	176	Done	Done	Done	Under Progress

PROJECT TIE-UP REPORT

SMART WORLD GEMS

428	O	177	Done	Done	Done	Under Progress
429	O	178	Done	Done	Done	Under Progress
430	O	179	Done	Done	Done	Under Progress
431	O	180	Done	Done	Done	Under Progress
432	O	181	Done	Done	Done	Under Progress
433	O	182	Done	Done	Done	Under Progress
434	O	183	Done	Done	Done	Under Progress
435	O	184	Done	Done	Done	Under Progress
436	O	185	Done	Done	Done	Under Progress
437	O	186	Done	Done	Done	Under Progress
438	O	187	Done	Done	Done	Under Progress
439	O	188	Done	Done	Done	Under Progress
440	O	189	Under Progress	Under Progress	Under Progress	Under Progress
441	O	190	Under Progress	Under Progress	Under Progress	Under Progress
442	O	192	Done	Done	Done	Under Progress
443	O	193	Done	Done	Done	Under Progress
444	O	194	Done	Done	Done	Under Progress
445	O	195	Done	Done	Done	Under Progress
446	O	196	Done	Done	Done	Under Progress
447	O	197	Done	Done	Done	Under Progress
448	O	198	Done	Done	Done	Under Progress
449	O	199	Done	Done	Done	Under Progress
450	O	200	Done	Done	Done	Under Progress
451	O	201	Done	Done	Done	Under Progress
452	O	202	Done	Done	Done	Under Progress
453	O	203	Done	Done	Done	Under Progress
454	O	204	Done	Done	Done	Under Progress
455	O	205	Done	Done	Done	Under Progress
456	O	206	Done	Done	Done	Under Progress
457	O	207	Done	Done	Done	Under Progress
458	O	208	Done	Done	Done	Under Progress
459	O	209	Done	Done	Done	Under Progress
460	O	210	Under Progress	Under Progress	Under Progress	Under Progress
461	T	26	Done	Done	Done	Under Progress
462	T	27	Done	Done	Done	Under Progress
463	T	28	Done	Done	Done	Under Progress
464	T	29	Done	Done	Done	Under Progress
465	T	30	Done	Done	Done	Under Progress
466	T	31	Done	Done	Done	Under Progress
467	T	32	Done	Done	Done	Under Progress
468	T	33	Done	Done	Done	Under Progress
469	T	34	Done	Done	Done	Under Progress

PROJECT TIE-UP REPORT

SMART WORLD GEMS

470	T	35	Done	Done	Done	Under Progress
471	T	36	Done	Done	Done	Under Progress
472	T	37	Done	Done	Done	Under Progress
473	T	41	Done	Done	Done	Under Progress
474	T	42	Done	Done	Done	Under Progress
475	T	43	Done	Done	Done	Under Progress
476	T	44	Done	Done	Done	Under Progress
477	T	45	Done	Done	Done	Under Progress
478	T	46	Done	Done	Done	Under Progress
479	T	47	Done	Done	Done	Under Progress
480	T	48	Done	Done	Done	Under Progress
481	T	49	Done	Done	Done	Under Progress
482	T	50	Done	Done	Done	Under Progress
483	T	51	Done	Done	Done	Done
484	T	52	Done	Done	Done	Done
485	T	61	Done	Done	Done	Under Progress
486	T	62	Done	Done	Done	Under Progress
487	T	63	Done	Done	Done	Under Progress
488	T	64	Done	Done	Done	Under Progress
489	T	65	Done	Done	Done	Under Progress
490	T	66	Done	Done	Done	Under Progress
491	T	67	Done	Done	Under Progress	Under Progress
492	T	68	Done	Done	Under Progress	Under Progress
493	T	69	Done	Done	Under Progress	Under Progress
494	T	70	Done	Done	Under Progress	Under Progress
495	T	71	Done	Done	Under Progress	Under Progress
496	T	74	Done	Under Progress	Under Progress	Under Progress
497	T	75	Done	Under Progress	Under Progress	Under Progress
498	T	76	Done	Under Progress	Under Progress	Under Progress
499	T	77	Done	Under Progress	Under Progress	Under Progress
500	T	78	Done	Under Progress	Under Progress	Under Progress
501	T	79	Done	Done	Done	Under Progress
502	T	80	Done	Done	Done	Under Progress
503	T	81	Done	Done	Done	Under Progress
504	T	82	Done	Done	Done	Under Progress
505	T	83	Done	Done	Done	Under Progress
506	T	84	Done	Done	Done	Under Progress

Total Blocks/ Floors/ Flats			
	Approved as per Building Plan/Map (B+S+4 floors)	Actually provided	Current Status
1.	(A1-1, A1-2, A1-3, A-209, A2-1, A-210, A-211, A-212, A-213, A-214, A-215, A-216, A-217, A-218, A-219, A2-2, A-220, A-221, A-222, A-223, A-224, A-225, A-226, A-227, A-228, A-229, A-230, A-231, A-232, A-233, A-234, A-235, A-236, A-237, A-238, A-239, A-240, A-241, A-242, A-243, A-244, A-245, A-246, A-247, A-248, A-249, A-250, A-251, A-252, A-253, A-254, A-255, A-256, A-257, A-258, A-259, A-260, A-261, A-262, A-263, A-264, A-265, A-266, A-267, A-268, A-269, A-270, A-271, A-272, A-273, A-274, A-275, A-276, A-277, A-278, A-279, A-280, A-281, A-282, A-283, A-284, A-285, A-286, A-287, A-288, A-289, A-290, A-291, A-292, A-293, A-294, A-295, A-296, A-297, A-298, A-299, A-300, A-301, A-302, A-303, A-304, A-305, A-306, A-307, A-308, A-309, A-310, A-311, A-312, A-313, A-314, A-315, A-316, A-317, A-318, A-319, A-320, A-321, A-323, A-324, A-325, A-326, A-327, A-328, A-329, A-330, A-331, A-332, A-333, A-334, A-335, A-336, A-337, A-338, A-339, A-340, A-341, A-342, A-343, A-344, A-345, A-346, A-347, A-348, A-349, A-350, A-351, A-352, A-353, A-354, A-355, A-356, A-357, A-358, A-359, A-360, A-361, A-362, A-363, A-364, A-365, A-366, A-367, A-368, A-369, A-370, A-371, A-372, A-373, A-374, A-375, A-376, A-377, A-378, A-379, A-380, A-381, A-382, A-383, A-384, A-385, A-386, A-387, A-388, A-389, A-390, A-391, A-392, A-393, A-394, A-395, A-396, A-397, A-398, A-399, A-400, A-401, A-402, A-403, A-404, A-405, A-406, A-407, A-408, A-409, A4-1, A4-10, A-410, A4-11, A-411, A4-12, A-412, A4-13, A-413, A4-14, A-414, A4-15, A-415, A4-16, A-416, A-417, A-418, A-419, A4-2, A4-3, A4-4, A4-5, A4-6, A4-7, A4-8, A4-9, A5-1, A5-2, A6-1, A6-2, A6-3, A9-1, A9-2, A9-3, A9-4, A9-5, B-100, B-101, B-102, B-103, B-104, B-105, B-106, B-107, B-108, B-109, B1-10, B-110, B1-11, B-111, B1-12, B-112, B-113, B-114, B1-15, B-115, B1-16, B-116, B1-17, B-117, B1-18, B-118, B1-19, B-119, B1-2, B1-20, B-120, B1-21, B-121, B1-22, B-122, B-123, B1-24, B-124, B1-25, B-125, B1-26, B-126, B-127, B-128, B-129, B1-3, B-130, B-131, B-132, B-133, B-134, B-135, B-136, B-137, B-138, B-139, B1-4, B-140, B-141, B-142, B-143, B-144, B-145, B-146, B-147, B-148, B-149, B1-5, B-150, B-151, B-152, B-153, B-154, B-155, B-156, B-157, B-158, B-159, B1-6, B-160, B-161, B-162, B-163, B-164, B-165, B-166, B-167, B-168, B-169, B1-7, B-170, B-171, B-172, B-173, B-174, B-175, B-176, B-177, B-178, B-179, B1-8, B-180, B-181, B-182, B-183, B-184, B-185, B-186, B-187, B-188, B-189, B1-9, B-190, B-	The plots are under construction. (our report is for 506 plots, though the existing plots found during site survey is 599)	Please Refer to the table attached.

	191, B-192, B-193, B-194, B-195, B-196, B-197, B-198, B-199, B-200, B-201, B-202, B-203, B-204, B-205, B-206, B-207, B-208, B-209, B-210, B-211, B-212, B-213, B-214, B-215, B-216, B-217, B-218, B-219, B-220, B-221, B-222, B-223, B-224, B-225, B-226, B-227, B-228, B-229, B-230, B-231, B-232, B-233, B-234, B-235, B-236, B-237, B-238, B-239, B-240, B-241, B-242, B-243, B-244, B-245, B-246, B-247, B-248, B-249, B-250, B-251, B-252, B-253, B-254, B-255, B-256, B-257, B-258, B-259, B-260, B-261, B-262, B-263, B-264, B-265, B-266, B-267, B-268, B-269, B-270, B-271, B-272, B-273, B-30, B-31, B-32, B-33, B-34, B-35, B-36, B-37, B-38, B-39, B-40, B-41, B-43, B-44, B-45, B-46, B-47, B-48, B-49, B-50, B-51, B-52, B-53, B-54, B-55, B-56, B-57, B-58, B-59, B-60, B-61, B-62, B-63, B-64, B-65, B-66, B-67, B-68, B-69, B-70, B-71, B-72, B-73, B-74, B-75, B-76, B-77, B-78, B-79, B-80, B-81, B-82, B-83, B-84, B-85, B-86, B-87, B-88, B-89, B-90, B-91, B-92, B-93, B-94, B-95, B-96, B-97, B-98, B-99)			
2.	Total no. of Flats/ Units	Main Units	Total No. of flats= Proposed=2024 units (as per Approved Map for whole Project)	
3.	Type of Flats		Please refer to the building plan sheet attached.	
4.	Land Area considered		Total licensed area (As per RERA) = 14.21 acre	
5.	Area adopted on the basis of		RERA	
6.	Remarks & observations, if any		NA	
7.	Constructed Area considered (As per IS 3861-1966)		Built-up Area	Please refer to the building plan sheet attached.
	Area adopted on the basis of		As Per RERA	
	Remarks & observations, if any		None	

Note:

1. All the above details are taken as per the old valuation report(File No.: VIS(2021-22)-PL997-848-1081 Dated:21.02.2022)
2. Area of the large land parcels of more than 2500 sq. mtr or of uneven shape, is taken as per property documents verified with digital survey through Google which has been relied upon.
3. Drawing Map, design & detailed estimation of the property/ building is out of scope of our services.

(Signature) *(Signature)*

PART D

PROJECT APPROVAL DETAILS

Sr.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Form LC-V - Formal Grant of License for setting up Group Housing Society.	License No. 32 of 2021 Endst. No. LC-4477/Asstt.(MS)/2021/15841 Dated :05/07/2021	Approved
2.	Assurance of Strome Water connection	Memo No. GMDA/Drainage/2021/563 Dated: -03/08/2021	Provided
3.	Assurance of Water Supply	Memo. No. 139 Dated:10/03/2021	Provided
4.	Clarification Letter by Concerned Divisional Forest Officer	Dated: -24/03/2021	Approved
5.	NOC from Forest Department (Aravalli)	Dated: - 13/04/2021	Provided
6.	Assurance for Sewage Connection	Memo No. GMDA/SEW/2021/906 Dated: -03/08/2021	
7.	Approved Zoning Plan	Memo No. ZP-1482/SD(DK)/2021/19748 Dated: -13/08/2021	Provided
8.	Approved Layout plan for Group Housing Project	Drawing No. 7956 Dated: -14/10/2021	Approved
9.	NOC for Height Clearance from Airport Authority of India	NA	Not Applicable
10.	Environmental clearance NOC from SEIAA	EC Identification No. EC21B039HR160329 Dated: -02/11/2021	Provided
11.	Application to Haryana state Pollution Control Board	Industry ID: 21GUSO984342 Dated: -12/11/2021	Provided
12.	Provisional NOC from Fire Authority, Municipal Corporation, Gurugram	NA	Not Provided
13.	RERA Registration	RC/REP/HARERA/GGM/502/234/2021/70 Dated: -25/10/2021	Provided

Note:

- We have not been provided with the Fire NOC for the Particular Project and all the NOCs are in the name of M/s Adhikaansh Realtors Pvt. Ltd. in collaboration with Aawam Residency Pvt. Ltd. and is granted for whole of the License area.
- The reference number and date of the documents have been taken from the old valuation report, (VIS(2021-22)-PL997-848-1081 Dated:21.02.2022)

PART E

PROCEDURE OF ASSESMENT

1.	GENERAL INFORMATION			
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		16 August 2023	24 August 2023	24 August 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 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
		Real estate	Residential
		Classification	Residential Asset
iii.	Basis of Inventory assessment (for Project Tie up Purpose)	Primary Basis	Market Price Assessment & Govt. Guideline Value
		Secondary Basis	Not Applicable
iv.	Present market state of the Asset assumed Total No. of Dwelling Units	Under Normal Marketable State	
		Reason: Asset under free market transaction state	

v.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(In consonance to surrounding use, zoning and statutory norms)</i>		Considered for Assessment
		Under construction	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	B+S+4
		Urban developing	Within urban developing zone	Near to Highway	
		Property Facing			
		East Facing			
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes (Proposed)	Underground (Proposed)	Yes (Proposed)	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
x.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Urban Developing area			

[Signature]



[Signature]

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

[Signature]



[Signature]

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><tr><td>Name:</td><td>M/S Swastika Estate</td></tr><tr><td>Contact No.:</td><td>+91 8295099099</td></tr><tr><td>Nature of reference:</td><td>Property dealer</td></tr><tr><td>Size of the Property:</td><td>1000 sq. ft. super area</td></tr><tr><td>Location:</td><td>Nearby</td></tr><tr><td>Rates/ Price informed:</td><td>Rs.8000/- per sq. ft – Rs.8,500/- per sq. ft on super area</td></tr><tr><td>Any other details/ Discussion held:</td><td>---</td></tr></table>	Name:	M/S Swastika Estate	Contact No.:	+91 8295099099	Nature of reference:	Property dealer	Size of the Property:	1000 sq. ft. super area	Location:	Nearby	Rates/ Price informed:	Rs.8000/- per sq. ft – Rs.8,500/- per sq. ft on super area	Any other details/ Discussion held:	---
Name:	M/S Swastika Estate															
Contact No.:	+91 8295099099															
Nature of reference:	Property dealer															
Size of the Property:	1000 sq. ft. super area															
Location:	Nearby															
Rates/ Price informed:	Rs.8000/- per sq. ft – Rs.8,500/- per sq. ft on super 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.8,000 /- to Rs.8,500/- per sq. ft on Super area for the project inclusive all charges.														
xxvi.	OTHER MARKET FACTORS															
	Current Market condition	Normal														
		Remarks: NA														
		Adjustments (-/+): 0%														
	Comment on Property Salability Outlook	Easily sellable														
		Adjustments (-/+): 0%														
	Comment on Demand & Supply in the Market	<table><tr><td>Demand</td><td>Supply</td></tr><tr><td>Good</td><td>Adequately available</td></tr></table>	Demand	Supply	Good	Adequately available										
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.8,000/- to Rs.8,500/- per sq. ft. on Super built-up area														
xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.														
xxxi.	Basis of computation & working															
	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. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.															

- b. However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the 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.
- c. As per RERA the total cost of land admeasuring 57508.4 Square Meters amounts to 24559.40 Lakhs Accordingly, the cost of land comes out to approximately Rs.17,27,85,897/- per acre. 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. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report, it is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.
- f. Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.
- g. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
- h. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.
- i. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
- j. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, price assessment metrics is prepared and necessary adjustments are made on the subject asset.
- k. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- l. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.

- m. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- n. Area measurements considered Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- o. Area of the large land parcels of more than 2500 sq. mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- p. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- q. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- r. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- 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. / 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.1,80,00,000/- per acres. (For Agricultural Land)	Rs.17,27,85,897/- per acre
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs. 5,40,00,000/- per acres (4 times of agricultural land for group housing societies)	---
d.	Total Land Area/FAR Area considered (documents vs site survey whichever is less)	14.21 acres	Rs.17,27,85,897/- per acre
e.	Total Value of land (A)	14.21 acres X Rs.5,40,00,000/- per acres.	14.21 acres X Rs.17,27,85,897/- per acre
		Rs.76,73,40,000 /-	Rs.245,59,00,000/-

Note:

- In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report. 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 57508.4 Square Meters amounts to 24559.40 Lakhs Accordingly, the cost of land comes out to approximately Rs.17,27,85,897/- 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.

(Signature)
(Signature)

4. COST ASSESSMENT OF BUILDING CONSTRUCTION				
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR Area	NON-FAR Area
	Building Construction Value	Rate range	Rs. 1,800/- to 2,000/- per sq. ft.	Rs. 1,200/- to 1,400/- per sq. ft.
		Rate adopted	Rs. 1800/- per sq. ft.	Rs. 1200/- per sq. ft.
		Covered Area	1,35,328.9 m ² / 14,56,668 ft ² .	1,01,196.52 m ² / 10,89,269.22 ft ²
		Pricing Calculation	Rs.1,800/- per sq. ft. x 14,56,668 ft ²	10,89,269.22 ft ² x Rs. 1,200/- per sq. ft.
		Total Value	Rs. 262,20,02,400 /-	Rs.130,71,22,800/-
a.	Depreciation percentage (Assuming salvage value % per year)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor		NA	
c.	Structure Type/ Condition		RCC framed structure	
d.	Expected Building Construction Value (B)		Rs.392,91,25,200/-	

5. COST ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS			
	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements (Add lump sum cost)	----	NA
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	Approx. 7% of building construction cost	Rs.27,50,38,764/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	Approx. 7% of building construction cost	Rs.27,50,38,764/-
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. 5% of building construction cost	Rs.19,64,56,260/-
e.	Expected Construction Value (C)	NA	Rs.74,65,33,788/-

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6. MARKET/ SALABLE AMOUNT OF THE FLATS		
a.	Total No. of DU	Total Units: 2024 DU(Proposed)
b.	Total Proposed Salable Area for flats	No information available
c.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	No information available
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	No information available
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs 8,000/- 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.8,000/- 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.

INVENTORY ANALYSIS

No inventory analysis is done, as inventory details was not provided.




7.	CONSOLIDATED COST ASSESSMENT OF THE ASSET		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value(Land value as per RERA)
a.	Land Value (A)	Rs.76,73,40,000 /-	Rs.245,59,00,000/-
b.	Structure Construction Value (B)	NA	Rs.392,91,25,200/-
c.	Additional Aesthetic Works Value (C)	NA	Rs.74,65,33,788/-
d.	Total Add (A+B+C)	Rs.76,73,40,000 /-	Rs.713,15,58,988/-
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.713,15,58,988/-
h.	Rounded Off	---	Rs.713,15,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Seven Hundred and Thirteen Crore and Fifteen Lakh Only
j.	Expected Realizable Value (@ ~15% less)	---	Rs.606,18,25,139/-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs.534,86,69,241/-
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. 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. 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

(Handwritten signature and circular stamp of R.K. Associates)

IMPORTANT NOTES

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

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



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

IF REPORT IS USED FOR BANK/ FIs

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

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

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Vishal Singh, Deepak Kumar Singh	Vishal Singh	Babul Akhtar Gazi
		

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

The screenshot shows the 99acres website interface. The search filters are set to 'Smart World Gems' and 'Sector 89 Gurgaon'. The results show two properties:

- 2 BHK Flat in Sector 89 Gurgaon Smart World Gems**: Price ₹ 89 L, 1,103 sq ft, 2 BHK. High-end infrastructure with beautiful parks, Green belt area and... more. Posted on 31st Jul, 2023 by Owner Arjun Singh Bisht.
- 3 BHK Independent Builder Floor in Sector 89 Gurgaon Smart World Gems**: Price ₹ 1.18 Cr, 1,423 sq ft, 3 BHK. North east facing, close to club. Under construction. Posted on 01st Aug, 2023 by Owner.

The screenshot shows the magicbricks.com website interface. The search filters are set to 'Smart World Gems' and 'Sector 89 Gurgaon'. The results show three properties:

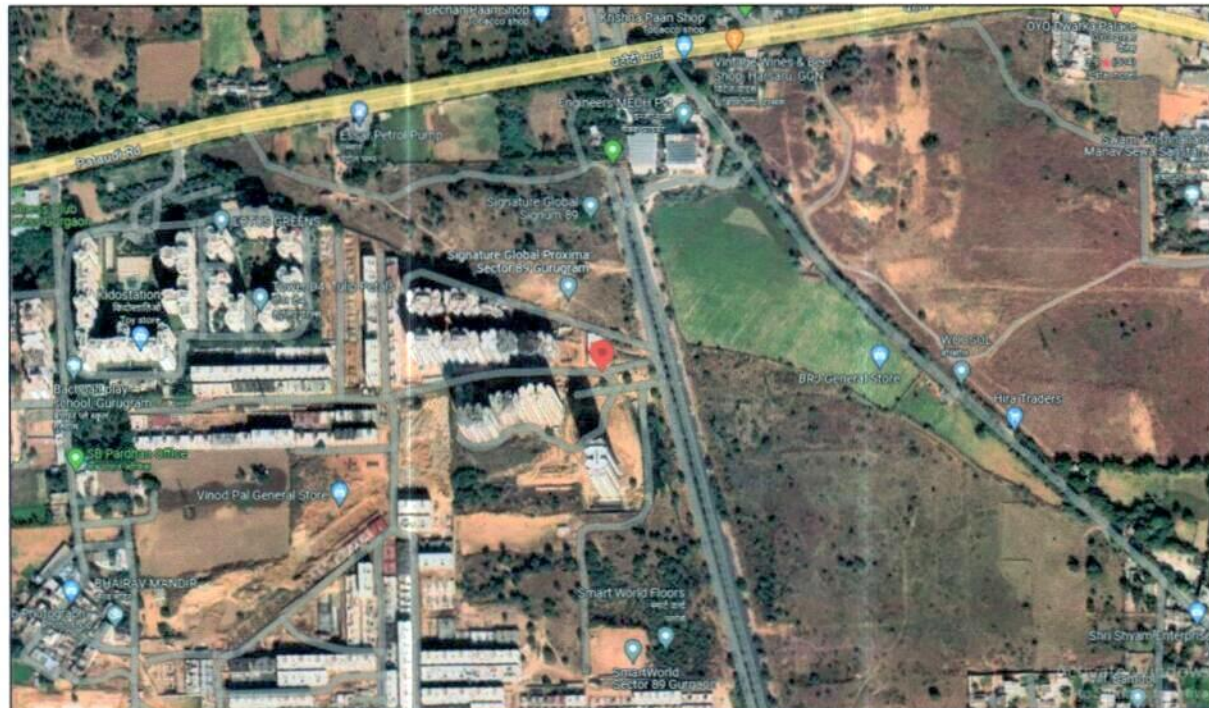
- 3 BHK Builder Floor 1,23 sqft Under Construction**: Price ₹ 1.25 Cr. Check out Smart World Gems... Agent: Philby Real Estate. Contact Agent.
- 2 BHK Flat 950 sqft Ready to Move**: Call for Price. 2 bnh with study room constr... Agent: Real Estate Clinic. Contact Agent.
- 3 BHK Flat 1580 sqft Under Construction**: Price ₹ 1.30 Cr. This is a unit in the corner tow... Owner: Abhishek. Contact Owner.

Show all 50 properties for Sale

PROJECT TIE-UP REPORT

SMART WORLD GEMS

ENCLOSURE 2: GOOGLE MAP LOCATION



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[Circular stamp: Valuation & Technology Engineering Consultants (P) Ltd.]

[Handwritten signature]

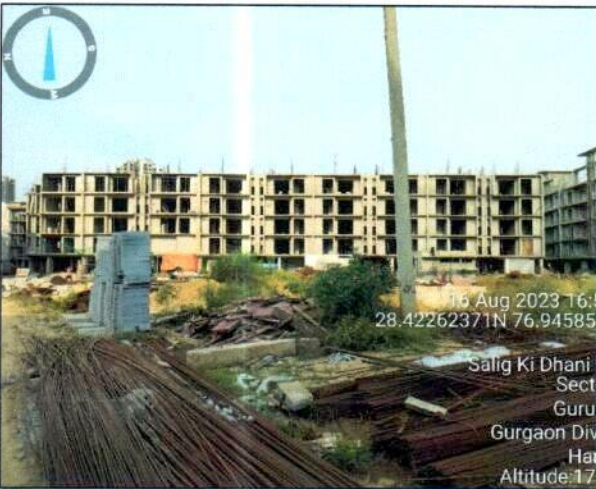
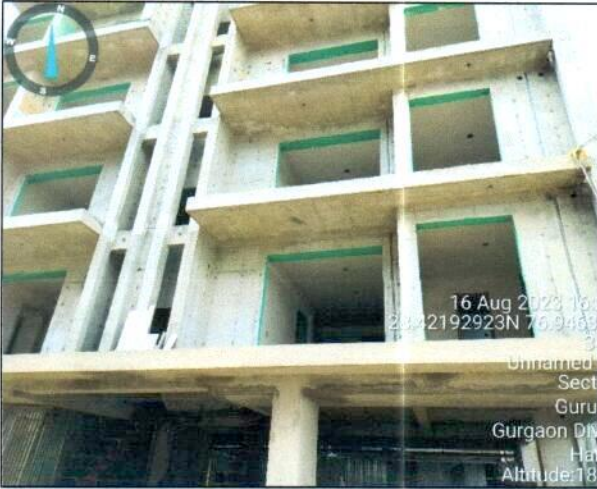
ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY



[Handwritten signature]



[Handwritten signature]



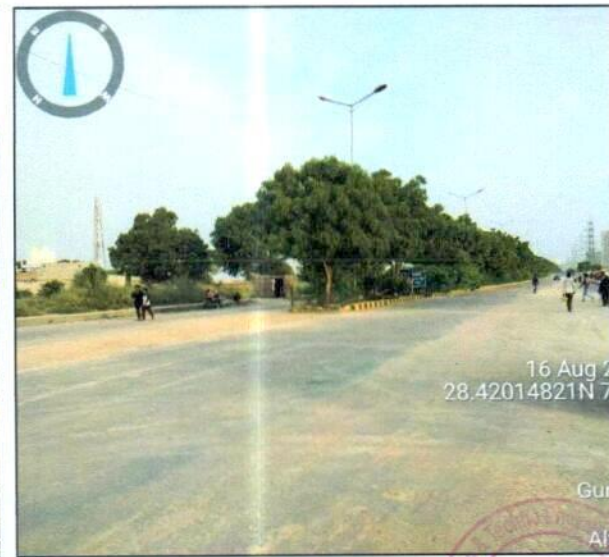
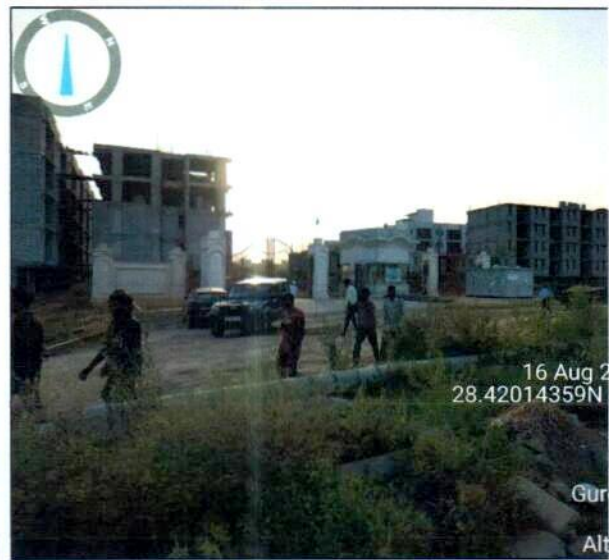
[Handwritten signature]
[Circular stamp: Valuers & Techno Engineering Consultants (P) Ltd.]
[Handwritten signature]



Signature



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PROJECT TIE-UP REPORT

SMART WORLD GEMS

ENCLOSURE: 4- COPY OF CIRCLE RATE

Rate list of Sub-Town in Hansaru District, Gurugram for the year 2023-2024 as a from

Rate list for the Year of 2022-23

Revised Rates for the Year of 2023-2024

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%

S. No. Name of Village

12	Hansarpur	TOTAL AREA OUTSIDE R ZONE	8075000	8000	9000	NA	NA	NA	NA	10000000	10000	9000	NA	NA	NA	NA
		AREA WITH IN RESID. COMM./INDUST./INSTT. ZONES														
		MH/STL NO. 50 to 90, 140 to 230, 250 to 310, 370 to 410, 420 to 430, 440 to 450, 460 to 470, 480 to 490, 500 to 510, 520 to 530, 540 to 550, 560 to 570, 580 to 590, 600 to 610, 620 to 630, 640 to 650, 660 to 670, 680 to 690, 700 to 710, 720 to 730, 740 to 750, 760 to 770, 780 to 790, 800 to 810, 820 to 830, 840 to 850, 860 to 870, 880 to 890, 900 to 910, 920 to 930, 940 to 950, 960 to 970, 980 to 990, 1000 to 1010, 1020 to 1030, 1040 to 1050, 1060 to 1070, 1080 to 1090, 1100 to 1110, 1120 to 1130, 1140 to 1150, 1160 to 1170, 1180 to 1190, 1200 to 1210, 1220 to 1230, 1240 to 1250, 1260 to 1270, 1280 to 1290, 1300 to 1310, 1320 to 1330, 1340 to 1350, 1360 to 1370, 1380 to 1390, 1400 to 1410, 1420 to 1430, 1440 to 1450, 1460 to 1470, 1480 to 1490, 1500 to 1510, 1520 to 1530, 1540 to 1550, 1560 to 1570, 1580 to 1590, 1600 to 1610, 1620 to 1630, 1640 to 1650, 1660 to 1670, 1680 to 1690, 1700 to 1710, 1720 to 1730, 1740 to 1750, 1760 to 1770, 1780 to 1790, 1800 to 1810, 1820 to 1830, 1840 to 1850, 1860 to 1870, 1880 to 1890, 1900 to 1910, 1920 to 1930, 1940 to 1950, 1960 to 1970, 1980 to 1990, 2000 to 2010, 2020 to 2030, 2040 to 2050, 2060 to 2070, 2080 to 2090, 2100 to 2110, 2120 to 2130, 2140 to 2150, 2160 to 2170, 2180 to 2190, 2200 to 2210, 2220 to 2230, 2240 to 2250, 2260 to 2270, 2280 to 2290, 2300 to 2310, 2320 to 2330, 2340 to 2350, 2360 to 2370, 2380 to 2390, 2400 to 2410, 2420 to 2430, 2440 to 2450, 2460 to 2470, 2480 to 2490, 2500 to 2510, 2520 to 2530, 2540 to 2550, 2560 to 2570, 2580 to 2590, 2600 to 2610, 2620 to 2630, 2640 to 2650, 2660 to 2670, 2680 to 2690, 2700 to 2710, 2720 to 2730, 2740 to 2750, 2760 to 2770, 2780 to 2790, 2800 to 2810, 2820 to 2830, 2840 to 2850, 2860 to 2870, 2880 to 2890, 2900 to 2910, 2920 to 2930, 2940 to 2950, 2960 to 2970, 2980 to 2990, 3000 to 3010, 3020 to 3030, 3040 to 3050, 3060 to 3070, 3080 to 3090, 3100 to 3110, 3120 to 3130, 3140 to 3150, 3160 to 3170, 3180 to 3190, 3200 to 3210, 3220 to 3230, 3240 to 3250, 3260 to 3270, 3280 to 3290, 3300 to 3310, 3320 to 3330, 3340 to 3350, 3360 to 3370, 3380 to 3390, 3400 to 3410, 3420 to 3430, 3440 to 3450, 3460 to 3470, 3480 to 3490, 3500 to 3510, 3520 to 3530, 3540 to 3550, 3560 to 3570, 3580 to 3590, 3600 to 3610, 3620 to 3630, 3640 to 3650, 3660 to 3670, 3680 to 3690, 3700 to 3710, 3720 to 3730, 3740 to 3750, 3760 to 3770, 3780 to 3790, 3800 to 3810, 3820 to 3830, 3840 to 3850, 3860 to 3870, 3880 to 3890, 3900 to 3910, 3920 to 3930, 3940 to 3950, 3960 to 3970, 3980 to 3990, 4000 to 4010, 4020 to 4030, 4040 to 4050, 4060 to 4070, 4080 to 4090, 4100 to 4110, 4120 to 4130, 4140 to 4150, 4160 to 4170, 4180 to 4190, 4200 to 4210, 4220 to 4230, 4240 to 4250, 4260 to 4270, 4280 to 4290, 4300 to 4310, 4320 to 4330, 4340 to 4350, 4360 to 4370, 4380 to 4390, 4400 to 4410, 4420 to 4430, 4440 to 4450, 4460 to 4470, 4480 to 4490, 4500 to 4510, 4520 to 4530, 4540 to 4550, 4560 to 4570, 4580 to 4590, 4600 to 4610, 4620 to 4630, 4640 to 4650, 4660 to 4670, 4680 to 4690, 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ENCLOSURE 6: CONSULTANT'S REMARKS

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

[Signature]

[Signature]

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.



