

REPORT FORMAT: V-L16 (Project Tie Up format) \_V\_10.2\_2022

CASE NO. VIS (2023-24)-PL530-446-676

DATED: 28/11/2023

# PROJECT TIE-UP REPORT

OF

|                    |                       |
|--------------------|-----------------------|
| NATURE OF ASSETS   | GROUP HOUSING PROJECT |
| CATEGORY OF ASSETS | RESIDENTIAL           |
| TYPE OF ASSETS     | GROUP HOUSING SOCIETY |
| NAME OF PROJECT    | ELDECO ACCOLADE       |

SITUATED AT

SECTOR: 2, VILLAGE: SOHNA, DISTRICT: GURUGRAM, HARYANA

DEVELOPER/ PROMOTER

M/S. ELDECO SOHNA PROJECT LIMITED

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM

- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASM)

*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.*

- Project Techno-Financial Advisors

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

- Chartered Engineers

*Terms of Services & Consultant's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.*

- Industry/ Trade Rehabilitation Consultants

- NPA Management

- Panel Valuer & Techno Economic Consultants for PSU  
Banks

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



**PART A**

**SNAPSHOT OF THE GROUP HOUSING PROJECT**



**SITUATED AT**  
**SECTOR: 2, VILLAGE: SOHNA, DISTRICT: GURUGRAM, HARYANA**

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



**PART B**

**SUMMARY OF THE PROJECT TIE-UP REPORT**

|                                     |  |
|-------------------------------------|--|
| <b>Name &amp; Address of Branch</b> | State Bank of India, HLST Branch, Gurugram                   |
| <b>Name of Project</b>              | Eldeco Accolade  |
| <b>Work Order No. &amp; Date</b>    | Assignment received through an email dated 17 November, 2023 |

| SR. NO.   | CONTENTS   | DESCRIPTION  |   |                                |
|-----------|--|--|---|--------------------------------|
| <b>1.</b> | <b>GENERAL DETAILS</b>                                 |  |   |                                |
| i.        | Report prepared for                                    | State Bank of India, HLST Branch, Gurugram   |   |                                |
| ii.       | Name of Developer/ Promoter                            | M/s. Eldeco Sohna Projects Limited   |   |                                |
| iii.      | Registered Address of the Developer as per MCA website | Registered Office: 201-212, Splendor forum, Jasola Centre, New Delhi-110025.   |   |                                |
| 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                     | 22 November 2023   |   |                                |
| viii.     | Date of Assessment                                     | 28 November 2023   |   |                                |
| ix.       | Date of Report   | 28 November 2023   |   |                                |
| x.        | Property Shown by                                      | <b>Name</b>  | <b>Relationship with Owner</b>          | <b>Contact Number</b>          |
|           |  | Mr. Aashu  | Employee                                | Refused to give                |
| xi.       | Purpose of the Report                                  | For Project Tie-up for individual Flat Financing   |   |                                |
| xii.      | Scope of the Report                                    | Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.  |   |                                |
| xiii.     | Out-of-Scope of Report                                 | a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end.<br>b) Legal aspects of the property are out-of-scope of this report.<br>c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.<br>d) Getting cizra map or coordination with revenue officers for site identification is not done at our end.<br>e) Measurement is only limited up to sample random measurement.<br>f) Measurement of the property as a whole is not done at our end.<br>g) Designing and drawing of property maps and plans is out of scope of the work.<br>h) Valuation techniques and principles. |   |                                |
| xiv.      | Documents provided for perusal                         | <b>Documents Requested</b>   | <b>Documents Provided</b>               | <b>Documents Reference No.</b> |
|           |  | Documents requested.   | Documents provided.                     | Reference No.                  |
|           |  | Project Land Title Deeds   | Form LC-V - Formal Grant of license for | License no. 83 of 2013         |



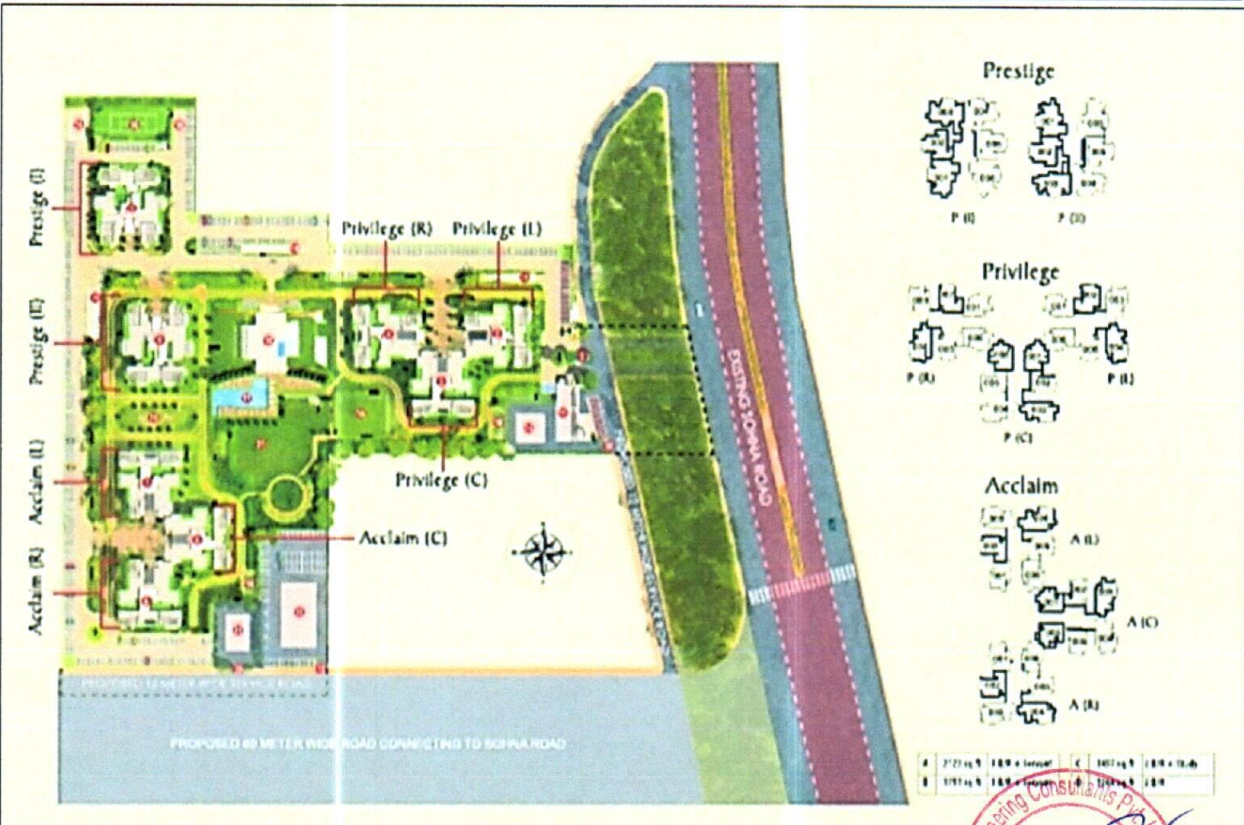
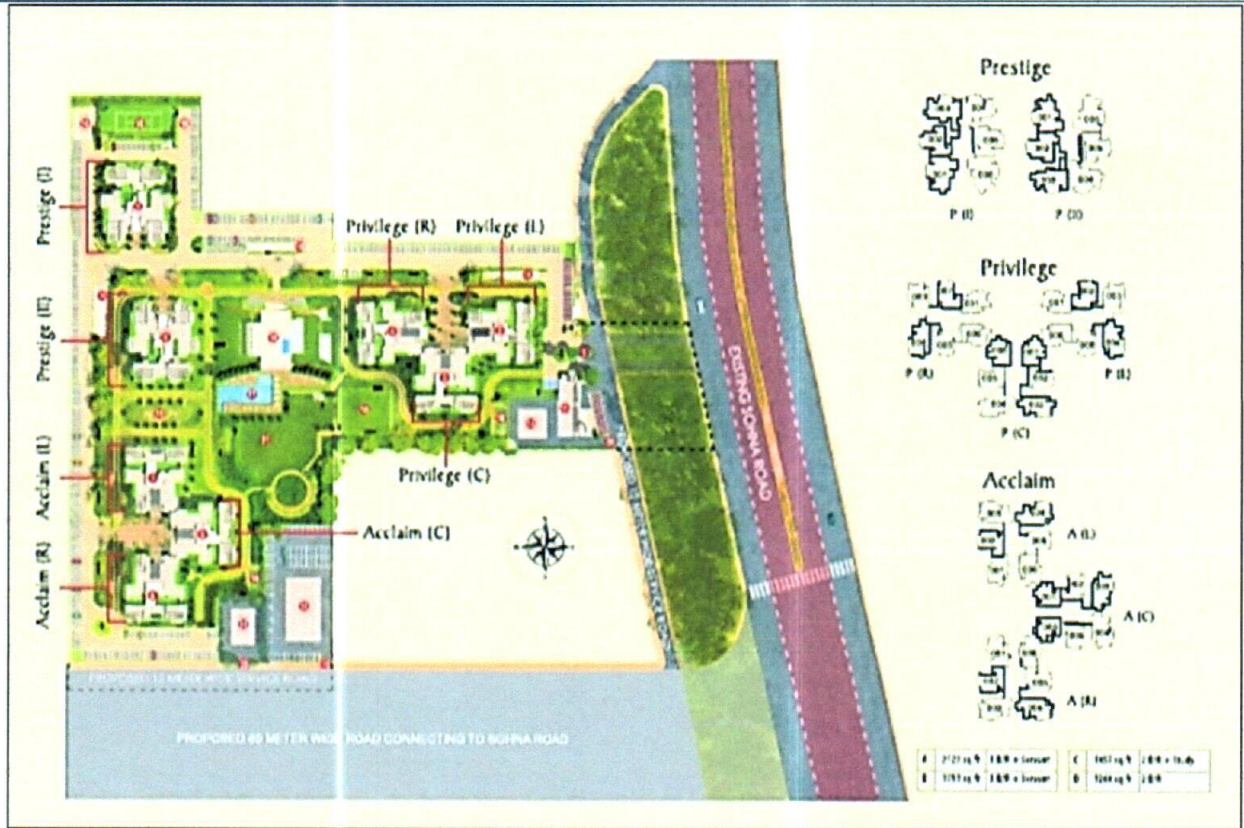
|      |  |   |  |  |
|------|--|---|--|--|
|      |  |   | setting Group Housing Society from DTCP  |  |
|      |  | RERA Registration certificate   | Copy of RERA Registration Certificate  | Registration no. 81 of 2017 dated 23/08/2017 |
|      |  | Project NOC's issued from the concern authority   | Project NOC's issued from the concern authority                                | Refer to page no. 15 & 16                    |
| xv.  | Identification of the property             | <input type="checkbox"/>  | Cross checked from boundaries of the property or address mentioned in the deed |  |
|      |  | <input type="checkbox"/>  | Done from the name plate displayed on the property                             |  |
|      |  | <input checked="" type="checkbox"/>   | Identified by the Owner's representative                                       |  |
|      |  | <input checked="" type="checkbox"/>   | Enquired from local residents/ public  |  |
|      |  | <input type="checkbox"/>  | Identification of the property could not be done properly                      |  |
|      |  | <input type="checkbox"/>  | Survey was not done  |  |
| 2.   | SUMMARY                                    |   |  |  |
| i.   | Total Prospective Fair Market Value        | Rs.335,00,00,000/-  |  |  |
| ii.  | Total Expected Realizable/ Fetch Value     | Rs.284,75,00,000/-  |  |  |
| iii. | Total Expected Distress/ Forced Sale Value | Rs.251,25,00,000/-  |  |  |
| iv.  | Dwelling unit no.                          | Total- 809 DUs  |  |  |
| v.   | Carpet area of the project                 | No information available  |  |  |
| vi.  | Saleable Area of the Project               | No information available  |  |  |
| vii. | Inventory Cost as on "Date of Assessment"  | No information available  |  |  |
| 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 Guideline rate  |  |  |
| v.   | Enclosure 5                                | Other relevant documents  |  |  |
| vi.  | Enclosure 6                                | Consultant's Remarks  |  |  |

  
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## CHARACTERISTICS DESCRIPTION OF THE PROJECT

## 1. BRIEF DESCRIPTION OF THE PROJECT





This Project Tie-Up report is prepared for the Group Housing Society Project named as "Eldeco Accolade" located at the aforesaid address on a total land area admeasuring 53,493.90 sq.mtr. (13.21875 acres) and net land area for the development of the project is 51,876.18 sq.mtr. (12.819 acres) after deduction for road widening as per the copy of approved map and old valuation report provided by the bank.

We have only provided with old Valuation Report, approved map & copy of occupation certificate provided to us by the bank. So all the details like FAR, Non-FAR area, ownership, land area etc. are taken as per the old valuation report and approved map however other information like NOCs and approvals details is taken from old valuation report only. The construction status and market rates of flats is taken as per the site survey and market research done by us.

As per the old valuation report, this project land is owned by M/s. Eldeco Sohna Projects Limited. The subject project is approved by different government authorities and license from DTCP, Haryana is also granted to M/s. Eldeco sohna Projects Ltd. to develop the Group Housing Society. The developer has obtained most of the preliminary statutory approvals and part of occupation certificate from DTCP, Haryana is also being issued. This is a modern group housing society developed with all the basic & urban facilities and amenities

As per the approved site plan, the developer has proposed to develop a group housing society comprising into two phases. For the marketing purpose, these blocks for different phases are named as follows:-

**Phase I:**

**Privilege (L)-** G+17 floor = 108 DUs

**Privilege (C)-** G+18 floor = 114 DUs

**Privilege (R)-** G+17 floor = 108 DUs

**Prestige (I)-** G+11 floor = 72 DUs

**Phase II:**

**Acclaim (L)-** G+17 floor = 108 DUs

**Acclaim (C)-** G+18 floor = 114 DUs

**Acclaim (R)-** G+17 floor = 108 DUs

**Prestige (II) –** G+12 floor = 77 DUs

As per old valuation report the developer has planned to develop 4 different categories of flats (2 BHK & 2 BHK + study, 3 BHK & 3 BHK + servant room). A total of 1,034 residential units are planned in the two phases (including 82 servant rooms, & 143 EWS Units). Since it is a modern group Housing Society Project, all the basic amenities and facilities are provided.

| Type of Unit        | Carpet area<br>(sq. ft.) | Salable Area<br>(sq. ft.) |
|---------------------|--------------------------|---------------------------|
| 2BHK                | 730                      | 1,264                     |
| 2BHK + study        | 849                      | 1,457                     |
| 3BHK                | 1,062                    | 1,751                     |
| 3BHK + Servant Room | 1,276                    | 2,122                     |



As found during the site survey, Phase-I of the subject project is completed and ready to move and phase II of the project is under construction and will completed within 36 months as informed by the Developer's representative during our site survey.

The location of the subject project is in a good developing Sector-2, Sohna in which other group housing projects are also under development. Subject project is located on main Sohna Road which is 60 mtr. Wide. More infrastructure developments are proposed in this area in future.

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

This is a Project Tie-up report. Scope of work is opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up. 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.

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

## 2. LOCATION CHARACTERISTICS OF THE PROPERTY


|       |  |   |                  |
|-------|--|---|------------------|
| i.    | Nearby Landmark  | Near Bal Bharti Vidya Public school                                       |                  |
| ii.   | Name of similar projects available nearby with distance from this property | The courtyard by Trisara  |                  |
| iii.  | Postal Address of the Project  | Eldeco Accolade, Sector 2, Sohna, 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<br>Coordinates or URL: 28°15'34.6"N 77°03'58.4"E |                  |
| vi.   | Description of adjoining property  | Other residential projects and residential colony                         |                  |
| vii.  | Plot No. / Survey No.  | Please refer to the copy of deeds   |                  |
| viii. | Village/ Zone  | Sohna   |                  |
| ix.   | Sub registrar  | Sohna   |                  |
| x.    | District   | Gurugram  |                  |
| xi.   | City Categorization  | Scale-B City  | Urban developing |
|       | Type of Area   | Residential Area  |                  |
| xii.  | Classification of the area/Society   | Upper Middle Class (Good)   | Urban developing |

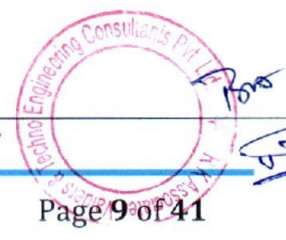


|           |  |   |                                   |      |
|-----------|--|---|-----------------------------------|------|
|           | Type of Area   | Within urban developed area   |                                   |      |
| xiii.     | Characteristics of the locality  | Good  | Within urban developing zone      |      |
| xiv.      | Property location classification   | On Wide Road  | Near to Highway                   | None |
| xv.       | Property Facing  | North Facing  |                                   |      |
| xvi.      | <b>DETAILS OF THE ROADS ABUTTING THE PROPERTY</b>                            |   |                                   |      |
|           | a) Main Road Name & Width  | Sohna Gurugram Road   | 60 mtr wide road                  |      |
|           | b) Front Road Name & width   | Sohna Gurugram Road   | 60 mtr wide road                  |      |
|           | c) Type of Approach Road   | Bituminous Road   |                                   |      |
|           | d) Distance from the Main Road   | On main Sohna Road  |                                   |      |
| xvii.     | Is property clearly demarcated by permanent/ temporary boundary on site      | Yes   |                                   |      |
| xviii.    | Is the property merged or colluded with any other property                   | No  |                                   |      |
| xix.      | <b>BOUNDARIES SCHEDULE OF THE PROPERTY</b>                                   |   |                                   |      |
| a)        | Are Boundaries matched   | No, boundaries are not mentioned in the documents.  |                                   |      |
| b)        | <b>Directions</b>  | <b>As per Title Deed/TIR</b>  | <b>Actual found at Site</b>       |      |
|           | East   | No information available  | Sohna Highway                     |      |
|           | West   | No information available  | Aravali – Range / Other's land    |      |
|           | North  | No information available  | Other's Plot                      |      |
|           | South  | No information available  | Sohna City / Sidhi Vinayak Mandir |      |
| <b>3.</b> | <b>TOWN PLANNING/ ZONING PARAMETERS</b>                                      |   |                                   |      |
| i.        | Planning Area/ Zone  | DTCP GGN SOHNA FDP  |                                   |      |
| ii.       | Master Plan currently in force   | DTCP GGN SOHNA FDP 2031   |                                   |      |
| iii.      | Municipal limits   | District Municipality (Nagar Palika Parishad)   |                                   |      |
| iv.       | Developmental controls/ Authority  | Director of Town and Country Planning, Haryana  |                                   |      |
| 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  | NA  |                                   |      |
| viii.     | Current activity done in the property  | Group Housing Society   |                                   |      |
| ix.       | Is property usage as per applicable zoning                                   | Yes, used as residential as per zoning.   |                                   |      |
| x.        | Any notification on change of zoning regulation                              | No  |                                   |      |
| xi.       | Street Notification  | Residential   |                                   |      |
| xii.      | Status of Completion/ Occupational certificate                               | Completed and ready move  |                                   |      |
| xiii.     | Comment on unauthorized construction if any                                  | No  |                                   |      |
| xiv.      | Comment on Transferability of developmental rights                           | Free hold   |                                   |      |
| xv.       | Comment on the surrounding land uses & adjoining properties in terms of uses | The surrounding properties are mostly vacant but few land parcels are currently being used for residential or under construction. |                                   |      |
| 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 encroachment observed during site visit.   |                                   |      |
| xix.      | Is the area part of unauthorized area/ colony                                | No information available.   |                                   |      |



| 4. LEGAL ASPECTS OF THE PROPERTY            |   |  |                        |
|---|---|--|------------------------|
| i.  | Ownership documents provided  | Copy of TIR  | NA                     |
| ii.   | Names of the Developer/Promoter   | M/s. Eldeco Sohna Projects Limited   |                        |
| iii.  | Constitution of the Property  | Free hold, complete transferable rights  |                        |
| iv.   | Agreement of easement if any  | Not required   |                        |
| v.  | Notice of acquisition if any and area under acquisition   | No, as per general information available in the public domain                                |                        |
| vi.   | Notification of road widening if any and area under acquisition   | No, as per general information available in the public domain                                |                        |
| vii.  | Heritage restrictions, if any   | No   |                        |
| viii.                                       | Comment on Transferability of the property ownership  | Free hold, complete transferable rights  |                        |
| ix.   | Comment on existing mortgages/ charges/ encumbrances on the property, if any  | No, Information available to us.   |                        |
| x.  | Comment on whether the owners of the property have issued any guarantee ( <i>personal or corporate</i> ) as the case may be   | No, Information available to us.   |                        |
| xi.   | <b>Building Plan sanction:</b>  |  |                        |
|   | a) Authority approving the plan   | Director of Town and Country Planning, Haryana   |                        |
|   | b) Any violation from the approved Building Plan  | No as per visual observation   |                        |
| xii.  | Whether Property is Agricultural Land if yes, any conversion is contemplated  | No not an agricultural property  |                        |
| xiii.                                       | Whether the property SARFAESI complaint   | Yes  |                        |
| xiv.  | Information regarding municipal taxes ( <i>property tax, water tax, electricity bill</i> )  | Tax name   | No documents available |
|   |   | Receipt number   | No documents available |
|   |   | Receipt in the name of   | No documents available |
|   |   | Tax amount   | No documents available |
| xv.   | Observation on Dispute or Dues if any in payment of bills/ taxes  | Not known to us  |                        |
| xvi.  | Is property tax been paid for this property   | No documents available   |                        |
| xvii.                                       | Property or Tax Id No.  | No documents available   |                        |
| 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   | The property is currently possessed by the subject promoter/company only.                    |                        |
| 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  | Not applicable   |                        |
| 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, | Medium Income Group  |                        |








|           |   |              |   |                                   |                 |       |         |
|-----------|---|--------------|---|-----------------------------------|-----------------|-------|---------|
|           | location of slums/squatter settlements nearby, etc.   |              |   |                                   |                 |       |         |
| ii.       | Whether property belongs to social infrastructure like hospital, school, old age homes etc.   |              | No  |                                   |                 |       |         |
| <b>6.</b> | <b>FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES &amp; AMENITIES</b>                        |              |   |                                   |                 |       |         |
| i.        | Drainage arrangements   |              | Yes   |                                   |                 |       |         |
| ii.       | Water Treatment Plant   |              | Yes   |                                   |                 |       |         |
| iii.      | Power Supply arrangements   | Permanent    | Yes   |                                   |                 |       |         |
|           |   | Auxiliary    | Yes, D.G sets (proposed)  |                                   |                 |       |         |
| iv.       | HVAC system   |              | No  |                                   |                 |       |         |
| v.        | Security provisions   |              | Yes   |                                   |                 |       |         |
| vi.       | Lift/ Elevators   |              | Yes   |                                   |                 |       |         |
| vii.      | Compound wall/ Main Gate  |              | Yes   |                                   |                 |       |         |
| viii.     | Whether gated society   |              | Yes   |                                   |                 |       |         |
| ix.       | Car parking facilities  |              | Yes   |                                   |                 |       |         |
| x.        | Internal development  |              |   |                                   |                 |       |         |
|           | Garden/ Park/ Land scraping   | Water bodies | Internal roads  | Pavements                         | Boundary Wall   |       |         |
|           | Yes   | Yes          | Yes   | Yes, Interlocking chequered tiles | Yes             |       |         |
| <b>7.</b> | <b>INFRASTRUCTURE AVAILABILITY</b>  |              |   |                                   |                 |       |         |
| i.        | Description of Water Infrastructure availability in terms of:                                 |              |   |                                   |                 |       |         |
|           | a) Water Supply   |              | Yes   |                                   |                 |       |         |
|           | b) Sewerage/ sanitation system  |              | Underground   |                                   |                 |       |         |
|           | c) Storm water drainage   |              | Yes   |                                   |                 |       |         |
| ii.       | Description of other Physical Infrastructure facilities in terms of:                          |              |   |                                   |                 |       |         |
|           | a) Solid waste management   |              | No  |                                   |                 |       |         |
|           | b) Electricity  |              | Yes   |                                   |                 |       |         |
|           | c) Road and Public Transport connectivity   |              | Yes   |                                   |                 |       |         |
|           | d) Availability of other public utilities nearby  |              | Transport, Market, Hospital etc. available in close vicinity                            |                                   |                 |       |         |
| iii.      | Proximity & availability of civic amenities & social infrastructure                           |              |   |                                   |                 |       |         |
|           | School  | Hospital     | Market  | Bus Stop                          | Railway Station | Metro | Airport |
|           | 100 mtr.  | 3.2 Km.      | 2.0 km.   | 1.0 km.                           | 28 km.          | ---   | 42 km.  |
| iv.       | Availability of recreation facilities (parks, open spaces etc.)                               |              | It is a developing area and recreational facilities are planned to be developed nearby. |                                   |                 |       |         |
| <b>8.</b> | <b>MARKETABILITY ASPECTS OF THE PROPERTY:</b>   |              |   |                                   |                 |       |         |
| i.        | Location attribute of the subject property  |              | Good  |                                   |                 |       |         |
| ii.       | Scarcity  |              | Similar kind of properties are available in this area.                                  |                                   |                 |       |         |
| iii.      | Market condition related to demand and supply of the kind of the subject property in the area |              | Good demand of such properties in the market.   |                                   |                 |       |         |



|  |  |  |  |
|--|--|--|--|
| iv.  | Any New Development in surrounding area  | No new major development in surrounding area. However few group housing projects are under construction. |  |
| v.   | Any negativity/ defect/ disadvantages in the property/ location                    | No   |  |
| vi.  | Any other aspect which has relevance on the value or marketability of the property | None   |  |
| 9.   | ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:                                |  |  |
| i.   | Type of construction & design  | R.C.C framed structure   |  |
| ii.  | Method of construction   | Construction done using professional contractor workmanship based on architect plan.                     |  |
| iii.   | Specifications   |  |  |
|  | a) Class of construction   | Class B construction (Good)  |  |
|  | b) Appearance/ Condition of structures   | Internal - Good  |  |
|  |  | External - Good  |  |
|  | c) Roof  | Floors/ Blocks   | Type of Roof   |
|  |  | RCC  | RCC  |
|  | d) Floor height  | Approx. 10 feet  |  |
|  | e) Type of flooring  | Vitrified tiles  |  |
|  | f) Doors/ Windows  | Aluminum flushed doors & windows & Wooden frame & panel doors  |  |
|  | g) Interior Finishing  | Neatly plastered and putty coated walls  |  |
|  | h) Exterior Finishing  | Simple plastered walls   |  |
|  | i) Interior decoration/ Special architectural or decorative feature                | Good looking interiors. Medium use of interior decoration.   |  |
| j) Class of electrical fittings              | Internal/ Normal quality fittings  |  |  |
| k) Class of sanitary & water supply fittings | Internal/ Normal quality fittings  |  |  |
| iv.  | Maintenance issues   | Newly built structure so currently no maintenance issues   |  |
| v.   | Age of building/ Year of construction  | Phase-I = Approx. 4 years  | Phase-I = Approx. 2018   |
|  |  | Phase-II = Newly Constructed   | Phase-II = Newly Constructed   |
| vi.  | Total life of the structure/ Remaining life expected                               | 65 years   | 65 years   |
| vii.   | Extent of deterioration in the structure   | No deterioration came into notice through visual observation for completed towers                        |  |
| viii.  | Protection against natural disasters viz. earthquakes etc.                         | All the proposed 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   | As per requirement by individual flat owners on their own  |  |
| xi.  | Provision of firefighting  | Yes  |  |
| xii.   | Status of Building Plans/ Maps   | Building plans are approved by the concerned authority.  |  |
|  | a) Is Building as per approved Map   | Yes  |  |
|  |  | <input type="checkbox"/> Permissible Alterations   |  No |



|            |  |  |    |
|------------|--|--|----|
|            | b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan   | <input type="checkbox"/> Not permitted alteration  | No |
|            | c) Is this being regularized   | No information provided  |    |
| <b>10.</b> | <b>ENVIRONMENTAL FACTORS:</b>  |  |    |
| i.         | Use of environment friendly building materials like fly ash brick, other green building techniques if any  | No information available to us   |    |
| ii.        | Provision of rainwater harvesting  | No information available to us   |    |
| iii.       | Use of solar heating and lighting systems, etc.  | No information available to us.  |    |
| iv.        | Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any   | Yes, normal vehicle & Construction pollution are present in atmosphere   |    |
| <b>11.</b> | <b>ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:</b>  |  |    |
| i.         | Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements etc. | Modern structure (Proposed)  |    |
| <b>12.</b> | <b>PROJECT DETAILS:</b>  |  |    |
| a.         | Name of the Developer  | M/S. Eldeco Sohna Project Limited  |    |
| b.         | Name of the Project  | Eldeco Accolade  |    |
| c.         | Total no. of Dwelling units  | Residential: 809 DU (as per sanctioned map)  |    |
| d.         | Developer market reputation  | Not much known builder. No information available on past Projects executed.  |    |
| e.         | Name of the Architect  | M/s. Bias Architecture   |    |
| f.         | Architect Market Reputation  | Mid scale Architect with successful track record of Project deliveries.  |    |
| g.         | Proposed completion date of the Project  | 30-06-2025 as per RERA   |    |
| h.         | Progress of the Project  | Please refer to the "Current Status" in page no. 16  |    |
| i.         | Other Salient Features of the Project  | <input type="checkbox"/> High end modern apartment, <input checked="" type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area |    |

*[Handwritten Signature]*





**PART D**

**AREA DESCRIPTION OF THE PROPERTY**

|                           |                                       |   |   |  |  |                 |  |
|---------------------------|---------------------------------------|---|---|--|--|-----------------|--|
| 1.                        | Licensed area of the complete project |   | 53,493.90 m <sup>2</sup> (13.21875 Acres) |  |  |                 |  |
|                           | Area of Site As per Zoning            |   | 51,877.582 m <sup>2</sup> (12.819 Acres)  |  |  |                 |  |
| 2.                        | Ground Coverage Area                  | Permitted                                   | 7,503.838 m <sup>2</sup> (14.44%)         |  |  |                 |  |
|                           |                                       | Proposed                                    | 18,157.154 m <sup>2</sup> (35%)           |  |  |                 |  |
| 3.                        | Covered Built-up Area                 | UNDER FAR                                   |   | REQUIRED AS PER APPROVED MAP                                 |  | ACHIEVED STATUS |  |
|                           |                                       | TOTAL                                       | Proposed                                  | Residential  | 85299.773 m <sup>2</sup>                                     |                 |  |
|                           |                                       |   |   | EWS  | 3678.870 m <sup>2</sup>                                      |                 |  |
|                           |                                       |   |   | Commercial Shopping  | 259.279 m <sup>2</sup>                                       |                 |  |
|                           |                                       |   |   | Community Centre   | 1389.501 m <sup>2</sup>                                      |                 |  |
|                           |                                       |   |   | Guest House  | 85.006 m <sup>2</sup>  |                 |  |
|                           |                                       |   |   | Total  | 90,712.429 m <sup>2</sup><br>(9,76,419.51 ft. <sup>2</sup> ) |                 |  |
|                           |                                       |   | Permitted                                 | 90,785.768 m <sup>2</sup><br>(9,77,208.92 ft. <sup>2</sup> ) |  |                 |  |
|                           |                                       | UNDER NON-FAR                               |   | PROPOSED AS PER APPROVED MAP                                 |  | ACHIEVED STATUS |  |
|                           |                                       | Non-FAR area                                | Basement                                  | 35,561.326 m <sup>2</sup>                                    |  |                 |  |
|                           |                                       |   | Nursery School                            | 1,618.728 m <sup>2</sup>                                     |  |                 |  |
|                           |                                       |   | Proposed                                  | 37,180.05 m <sup>2</sup><br>(4,00,202.34 ft. <sup>2</sup> )  |  |                 |  |
| Total Gross Built Up Area |                                       | 1,27,892.479 m <sup>2</sup> (FAR + NON-FAR) |   |  |  |                 |  |
| 4.                        | Open/ Green Area                      | Minimum Required                            | 15,241.672 m <sup>2</sup>                 |  |  |                 |  |
|                           |                                       | Proposed                                    | 7,781.637 m <sup>2</sup>                  |  |  |                 |  |
| 5.                        | Density                               | Permitted                                   | 351 PPA                                   |  |  |                 |  |
|                           |                                       | Proposed                                    | 400 PPA                                   |  |  |                 |  |
| 6.                        | Carpet Area                           |   | No information provided                   |  |  |                 |  |
| 7.                        | Saleable Area                         |   | No information provided                   |  |  |                 |  |





# PROJECT TIE-UP REPORT

ELDECO ACCOLADE

| Total Blocks/ Floors/ Flats |   |   |  |   |                      |                    |      |         |          |              |       |       |              |                 |      |                     |      |      |  |
|-----------------------------|---|---|--|---|----------------------|--------------------|------|---------|----------|--------------|-------|-------|--------------|-----------------|------|---------------------|------|------|--|
|                             | Approved as per Building Plan / Area details  | Actually provided   |  | Current Status  |                      |                    |      |         |          |              |       |       |              |                 |      |                     |      |      |  |
| 1.                          | <b>Tower A &amp; B ( 1 Nos)</b><br>G+11 Floor = 72 DUs<br><b>Tower A &amp; B ( 1 Nos)</b><br>G+12 Floor = 77 DUs<br><b>Tower C &amp; D Wing ( 4 Nos)</b><br>G+17 Floor = 432 DUs<br><b>Tower C &amp; D Centre ( 2 Nos)</b><br>G+12 Floor = 228 DUs<br><b>EWS –</b><br>S+8 Floor = 143 DUs | <b>Phase I</b><br><br><b>Privilege (L)-</b> G+17 floor = 108 DUs<br><b>Privilege (C)-</b> G+18 floor = 114 DUs<br><b>Privilege (R)-</b> G+17 floor = 108 DUs<br><b>Prestige (I)-</b> G+11 floor = 72 DUs<br><br><b>Phase II</b><br><b>Acclaim (L)-</b> G+17 floor = 108 DUs<br><b>Acclaim (C)-</b> G+18 floor = 114 DUs<br><b>Acclaim (R)-</b> G+17 floor = 108 DUs<br><b>Prestige (II) –</b> G+12 floor = 77 DUs |  | <b>Phase I – 4 Towers Completed</b> and occupied.<br><br><b>Phase II – Super Structure is</b> ready & finishing is under progress |                      |                    |      |         |          |              |       |       |              |                 |      |                     |      |      |  |
| 2.                          | Total no. of Flats/ Units   | <b>809 DU (Residential) (as per sanctioned building plan)</b><br><b>143 Nos. (EWS)</b>  |  |   |                      |                    |      |         |          |              |       |       |              |                 |      |                     |      |      |  |
| 3.                          | Type of Flats   |   | <table><tr><th>Type of Unit</th><th>Carpet area (in ft²)</th><th>Salable Area (ft²)</th></tr><tr><td>2BHK</td><td>730</td><td>1264</td></tr><tr><td>2BHK + study</td><td>849</td><td>1457</td></tr><tr><td>3BHK</td><td>1062</td><td>1751</td></tr><tr><td>3BHK + Servant Room</td><td>1276</td><td>2122</td></tr></table> | Type of Unit  | Carpet area (in ft²) | Salable Area (ft²) | 2BHK | 730     | 1264     | 2BHK + study | 849   | 1457  | 3BHK         | 1062            | 1751 | 3BHK + Servant Room | 1276 | 2122 |  |
| Type of Unit                | Carpet area (in ft²)  | Salable Area (ft²)  |  |   |                      |                    |      |         |          |              |       |       |              |                 |      |                     |      |      |  |
| 2BHK                        | 730   | 1264  |  |   |                      |                    |      |         |          |              |       |       |              |                 |      |                     |      |      |  |
| 2BHK + study                | 849   | 1457  |  |   |                      |                    |      |         |          |              |       |       |              |                 |      |                     |      |      |  |
| 3BHK                        | 1062  | 1751  |  |   |                      |                    |      |         |          |              |       |       |              |                 |      |                     |      |      |  |
| 3BHK + Servant Room         | 1276  | 2122  |  |   |                      |                    |      |         |          |              |       |       |              |                 |      |                     |      |      |  |
| 4.                          | Number of Car Parking available for main units  | <table><tr><td>Required</td><td>1214 ECS</td></tr><tr><td>Proposed</td><td>1311 ECS</td></tr><tr><td>Open</td><td>364 ECS</td></tr><tr><td>Basement</td><td>939 ECS</td></tr><tr><td>Stilt</td><td>8 ECS</td></tr><tr><td><b>Total</b></td><td><b>1311 ECS</b></td></tr></table>  | Required   | 1214 ECS  | Proposed             | 1311 ECS           | Open | 364 ECS | Basement | 939 ECS      | Stilt | 8 ECS | <b>Total</b> | <b>1311 ECS</b> |      |                     |      |      |  |
| Required                    | 1214 ECS  |   |  |   |                      |                    |      |         |          |              |       |       |              |                 |      |                     |      |      |  |
| Proposed                    | 1311 ECS  |   |  |   |                      |                    |      |         |          |              |       |       |              |                 |      |                     |      |      |  |
| Open                        | 364 ECS   |   |  |   |                      |                    |      |         |          |              |       |       |              |                 |      |                     |      |      |  |
| Basement                    | 939 ECS   |   |  |   |                      |                    |      |         |          |              |       |       |              |                 |      |                     |      |      |  |
| Stilt                       | 8 ECS   |   |  |   |                      |                    |      |         |          |              |       |       |              |                 |      |                     |      |      |  |
| <b>Total</b>                | <b>1311 ECS</b>   |   |  |   |                      |                    |      |         |          |              |       |       |              |                 |      |                     |      |      |  |
| 5.                          | Land Area considered  | Licensed Area: 53,493.90 m² (13.21875 Acres)<br>Net Plot Area: 51,877.582 m² (12.819 Acres) (after deduction for road widening)   |  |   |                      |                    |      |         |          |              |       |       |              |                 |      |                     |      |      |  |
| 6.                          | Area adopted on the basis of  | Property documents only since site measurement couldn't be carried out due to the size of the property  |  |   |                      |                    |      |         |          |              |       |       |              |                 |      |                     |      |      |  |
| 7.                          | Remarks & observations, if any  | None  |  |   |                      |                    |      |         |          |              |       |       |              |                 |      |                     |      |      |  |
| 8.                          | Constructed Area considered (As per IS 3861-1966)   | <b>Built-up Area</b>  | 1,27,892.479 m² (FAR + NON-FAR)  |   |                      |                    |      |         |          |              |       |       |              |                 |      |                     |      |      |  |
|                             | Area adopted on the basis of  | Area statement details  |  |   |                      |                    |      |         |          |              |       |       |              |                 |      |                     |      |      |  |
|                             | Remarks & observations, if any  | None  |  |   |                      |                    |      |         |          |              |       |       |              |                 |      |                     |      |      |  |

**Note:**

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



**PART E**

**PROJECT APPROVAL DETAILS**

| S.No. | REQUIRED APPROVALS   | REFERENCE NO./ DATE   | STATUS<br>(Approved/ Applied For/ Pending) |
|-------|--|---|--|
| 1.    | Form LC-V – Formal Grant of License for setting up group housing from DTCP (Hr. Govt.) | License No. 83 of 2013<br>Dated: 09.10.2013                       | Approved                                   |
| 2.    | BR-III – Approval of Building Plan from DTCP (HR Govt.)                                | Memo No. ZP-967/AD(RA)/2014/21305<br>Dated: 05.09.2014            | Approved                                   |
| 3.    | NOC for Height Clearance from Airport Authority of India                               | Memo No. AAI/RNQ/NR/AIM/NOC/2014/342/7692-95<br>Dated: 01.09.2014 | Approved                                   |
| 4.    | NOC from Pollution control Board   | ---   | Not Provided                               |
| 5.    | Environmental clearance NOC from SEIAA   | Memo No., SEIAA/HR/2015/7<br>Dated 05.01.2015                     | Approved                                   |
| 6.    | Approval for supply of Electrical load from DHBVN                                      | Memo No. 3670, Dated 25.07.2014                                   | Approved                                   |
| 7.    | NOC from Aravali Hills   | Sr. No. 1509, Dated 23.06.2014                                    | Approved                                   |
| 8.    | NOC from Fire Authority, Gurugram  | ---   | Not Provided                               |
| 9.    | BR-VII- Form of Occupation Certificate   | Memo No. ZP-967/AD(RA)/2020/7759<br>Dated: 11.05.2020             | Approved                                   |
| 10.   | NOC from water supply from HUDA  | Memo. No. 11744,<br>Dated 18.09.2014                              | Approved                                   |
| 11.   | NOC for forest conversation land from Ministry of Environment & Forest                 | Sr. No. 2300, Dated 20.10.2014                                    | Approved                                   |

- **NOC details have been taken from Old valuation report since no NOCs have been provided.**

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



**PART F**

**PROCEDURE OF ASSESMENT**

| 1.    |  | GENERAL INFORMATION   |                    |                  |
|-------|--|---|--------------------|------------------|
| i.    | Important Dates                            | Date of Inspection of the Property  | Date of Assessment | Date of Report   |
|       |  | 22 November 2023  | 28 November 2023   | 28 November 2023 |
| ii.   | Client                                     | State Bank of India, HLST Branch, Gurugram  |                    |                  |
| iii.  | Intended User                              | State Bank of India, HLST Branch, Gurugram  |                    |                  |
| iv.   | Intended Use                               | To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.  |                    |                  |
| v.    | Purpose of Report                          | For Project Tie-up for individual Flat Financing  |                    |                  |
| vi.   | Scope of the Assessment                    | Non binding opinion on the cost assessment of the project, ascertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.   |                    |                  |
| vii.  | Restrictions                               | This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.   |                    |                  |
| viii. | Manner in which the property is identified | <div><input type="checkbox"/> Done from the nameplate displayed on the property</div> <div><input type="checkbox"/> Identified by the owner</div> <div><input checked="" type="checkbox"/> Identified by the owner's representative</div> <div><input checked="" type="checkbox"/> Enquired from local residents/ public</div> <div><input type="checkbox"/> Cross checked from the boundaries/ address of the property mentioned in the documents provided to us</div> <div><input type="checkbox"/> Identification of the property could not be done properly</div> <div><input type="checkbox"/> Survey was not done</div> |                    |                  |
| ix.   | Type of Survey conducted                   | Only photographs taken (No sample measurement verification),  |                    |                  |

| 2.   |   | ASSESSMENT FACTORS   |  |                           |
|------|---|--|--|---------------------------|
| i.   | Nature of the Report  | Project Tie-up   |  |                           |
| ii.  | Nature/ Category/ Type/ Classification of Asset under Valuation       | Nature   | Category   | Type                      |
|      |   | Group Housing Project  | Residential  | Group Housing Society     |
|      |   | Classification   | Residential Group Housing  |                           |
| 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<br>Reason: Asset under free market transaction state   |  |                           |
| v.   | Property Use factor   | Current/ Existing Use  | Highest & Best Use<br>(in consonance to surrounding use, zoning and statutory norms) | Considered for Assessment |
|      |   | Residential  | Residential  | Residential               |
| vi.  | Legality Aspect Factor  | Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents provided to us in good faith.<br>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<br>Category Factor   | City<br>Categorization   | Locality<br>Characteristics           | Property<br>location<br>characteristics  | Floor Level                                     |
|        |  | Scale-B City   | Good                                  | On Wide Road   | NA  |
|        |  | Urban<br>developing  | Within urban<br>developing zone       | Near to Highway  |   |
|        |  |  | Within developing<br>Residential zone | Not Applicable   |   |
|        |  | Property Facing  |                                       |  |   |
|        |  | East Facing  |                                       |  |   |
| ix.    | Physical Infrastructure<br>availability factors of the<br>locality   | Water Supply   | Sewerage/<br>sanitation<br>system     | Electricity  | Road and<br>Public<br>Transport<br>connectivity |
|        |  | Yes  | Underground                           | Yes  | Easily available                                |
|        |  | Availability of other public utilities<br>nearby                               |                                       | Availability of communication<br>facilities                                    |   |
|        |  | Transport, Market, Hospital etc. are<br>available in close vicinity            |                                       | Major Telecommunication Service<br>Provider & ISP connections are<br>available |   |
| x.     | Social structure of the area<br>(in terms of population,<br>social stratification,<br>regional origin, age<br>groups, economic levels,<br>location of slums/ squatter<br>settlements nearby, etc.) | Medium Income Group  |                                       |  |   |
| xi.    | Neighbourhood amenities  | Good   |                                       |  |   |
| xii.   | Any New Development in<br>surrounding area   | Some group housing projects are under construction in the vicinity             |                                       |  |   |
| xiii.  | Any specific advantage/<br>drawback in the property  | None   |                                       |  |   |
| xiv.   | Property overall usability/<br>utility Factor  | Restricted to a particular use i.e., Group housing (Residential) purpose only. |                                       |  |   |
| xv.    | Do property has any<br>alternate use?  | None. The property can only be used for residential purpose.                   |                                       |  |   |
| xvi.   | Is property clearly<br>demarcated by permanent/<br>temporary boundary on<br>site   | Yes demarcated properly.   |                                       |  |   |
| xvii.  | Is the property merged or<br>colluded with any other<br>property   | No<br>Comments: None   |                                       |  |   |
| xviii. | Is independent access<br>available to the property   | Clear independent access is available  |                                       |  |   |
| xix.   | Is property clearly  | Yes  |                                       |  |   |



|        |  |   |                                     |   |
|--------|--|---|-------------------------------------|---|
|        | possessable upon sale  |   |                                     |   |
| xx.    | Best Sale procedure to realize maximum Value for inventory sale (in respect to Present market state or premise of the Asset as per point (iv) above)                                 | Market Value  |                                     |   |
|        |  | Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.   |                                     |   |
| xxi.   | Hypothetical Sale transaction method assumed for the inventory cost analysis   | Market Value  |                                     |   |
|        |  | Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.   |                                     |   |
| xxii.  | Approach & Method Used for inventory cost analysis   | PROJECT INVENTORY   |                                     |   |
|        |  | Approach for assessment   | Method of assessment                |   |
|        |  | Market Approach   | Market Comparable Sales Method      |   |
| xxiii. | Type of Source of Information  | Level 3 Input (Tertiary)  |                                     |   |
| xxiv.  | Market Comparable  |   |                                     |   |
|        | References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information) | a.  | Name:                               | Mr. Dilshad Khan  |
|        |  |   | Contact No.:                        | +91-9811426471  |
|        |  |   | Nature of reference:                | Property dealer   |
|        |  |   | Size of the Property:               | 1185 sq. ft. super built up area  |
|        |  |   | Location:                           | Sector 2, Sohna, Gurgaon  |
|        |  |   | Rates/ Price informed:              | Rs.7,500/- to Rs.7,700 per sq. ft. on super built up area   |
|        |  |   | Any other details/ Discussion held: | According to the discussion held with the property dealer the project is under construction. The price of the flat depends on various physical attributes, like location, floor, amenities included, etc. |
|        |  | b.  | Name:                               | Mr. Varun Arya  |
|        |  |   | Contact No.:                        | +91-8800625549  |
|        |  |   | Nature of reference:                | Property Consultant   |
|        |  |   | Size of the Property:               | 2950 sq. ft super built up area   |
|        |  |   | Location:                           | Sector 2 Sohna, Gurgaon, Haryana  |
|        |  |   | Rates/ Price informed:              | Rs.7,500/- to Rs.7,700 per sq. ft. on super built up area on saleable area  |
|        |  |   | Any other details/ Discussion held: | The price of the flat depends on various physical attributes, like location, floor, amenities included, etc.  |
| xxv.   | Adopted Rates Justification  | As per our discussion with the locals inhabitants and property dealers of the subject location we came to know that rates for residential flats in resale in the subject locality varies from Rs.7,500/- to Rs.7,700 per sq. ft. on super built up area (Ongoing basic selling price) further depending upon the various attributes of the flats. |                                     |   |
| xxvi.  | OTHER MARKET FACTORS   |   |                                     |   |
|        | Current Market condition   | Normal  |                                     |   |
|        |  | Remarks: NA   |                                     |   |



|         |  |  |                      |
|---------|--|--|----------------------|
|         |  | Adjustments (-/+): 0%  |                      |
|         | Comment on Property Salability Outlook   | Easily sellable  |                      |
|         |  | Adjustments (-/+): 0%  |                      |
|         | Comment on Demand & Supply in the Market   | Demand   | Supply               |
|         |  | Good   | Adequately available |
|         |  | Remarks: Good demand of such properties in the market  |                      |
|         |  | Adjustments (-/+): 0%  |                      |
| xxvii.  | Any other special consideration  | Reason: NA   |                      |
|         |  | Adjustments (-/+): 0%  |                      |
| xxviii. | Any other aspect which has relevance on the value or marketability of the property   | NA   |                      |
|         |  | Adjustments (-/+): 0%  |                      |
| xxix.   | Final adjusted & weighted Rates considered for the subject property  | Rs.7,500/- to Rs.7,700 per sq. ft. on super built up area (Ongoing basic selling price of builder/developer)   |                      |
| xxx.    | Considered Rates Justification   | As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion. |                      |
| xxxi.   | Basis of computation & working   |  |                      |
|         | <p>a. In this Project Tie-up report. We have adopted any land value as per RERA. However, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.</p> <p>b. FAR &amp; NON-FAR have been taken as per the sanctioned area statement provided to us.</p> <p>c. Also, since this is a Licensed land for group housing project on which the developer has started selling the flats which includes the proportionate land portion 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.</p> <p>d. 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.</p> <p>e. 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.</p> <p>f. 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.</p> <p>g. 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 &amp; 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.</p> <p>h. Market Rates are rationally adopted based on the facts of the property which came to our knowledge</p> |  |                      |



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.

- i. 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.
- j. 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.
- k. 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.
- l. 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.
- m. 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.
- n. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- o. 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.
- p. 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.
- q. 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.
- r. 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.
- s. 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.
- t. Project tie up is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xxxii.

## ASSUMPTIONS

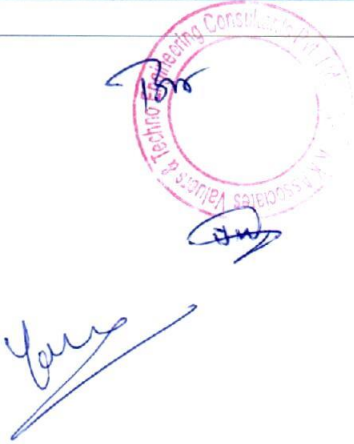
- a. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- c. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are



assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.

- d. It is assumed that the concerned Lender/ Financial Institution has asked for the Project Tie up report of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Project Tie up report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- e. Payment condition during transaction in the Project tie up report has been considered on all cash bases which includes both formal & informal payment components as per market trend.
- f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
- g. This Project tie up report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

|         |                            |  |  |
|---------|----------------------------|--|--|
| xxxiii. | <b>SPECIAL ASSUMPTIONS</b> |  |  |
|         | None                       |  |  |
| xxxiv.  | <b>LIMITATIONS</b>         |  |  |
|         | None                       |  |  |



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| 3. COST ASSESSMENT OF LAND |   |  |   |
|----------------------------|---|--|---|
| Sr. No.                    | Particulars   | Govt. Circle/ Guideline Value  | Cost of Land As per Market rate             |
| a.                         | Prevailing Rate range   | 4 x Rs.2,00,00,000 /- per acre<br>(As per government norm- for the Residence Group Housing, the land is four times of the Agricultural land) | Rs.1,800 to Rs.2,200/- per sq. ft. FSI rate |
| b.                         | Deduction on Market Rate  | ---  | ---   |
| c.                         | Rate adopted considering all characteristics of the property                | Rs.8,00,00,000/- per acre  | Rs.2,000/- per sq. ft. on FSI               |
| d.                         | Total Land Area/ FAR Area considered (as per RERA registration certificate) | 51,876.18 m <sup>2</sup> (12.819 Acres)  | 51,876.18 m <sup>2</sup> (12.819 Acres)     |
| e.                         | Total Value of land (A)   | 12.819 acres x Rs. 8,00,00,000/- per acre  | 5,58,426 sq. ft. X Rs.2,000/- per sq. ft.   |
|                            |   | <b>Rs.102,55,20,000/-</b>  | <b>Rs.1,11,68,51,112/-</b>                  |

**Note:**

If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose. Also, since this is a Licensed 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.

| 4. COST ASSESSMENT OF BUILDING CONSTRUCTION |  |                     |  |  |
|---|--|---------------------|--|--|
|   | Particulars  |                     | EXPECTED BUILDING CONSTRUCTION VALUE   |  |
|   |  |                     | FAR  | NON-FAR  |
|   | Building Construction Value                                    | Rate range          | Rs.1,200/- to 1,700/-per sq.ft.  | Rs.1,200/- to 1,400/- per sq.ft.                 |
|   |  | Rate adopted        | Rs.1,550/- per sq.ft.  | Rs.1,300/- per sq.ft.                            |
|   |  | Built-up Area       | 90,712.429 sq.mtr.<br>(9,76,419.51 sq.ft.)   | 37,180.05 m <sup>2</sup><br>(4,00,202.34 sq.ft.) |
|   |  | Pricing Calculation | 9,76,419.51 sq.ft. X Rs. 1,550/- per sq.ft.  | 4,00,202.34 sq.ft. X Rs.1,300/- per sq.ft.       |
|   |  | <b>Total Value</b>  | <b>Rs.151,34,50,240/-</b>  | <b>Rs.44,02,22,574/-</b>                         |
| a.  | Depreciation percentage<br>(Assuming salvage value % per year) |                     | NA<br>(Above replacement rate is calculated after deducting the prescribed depreciation) |  |
| b.  | Age Factor   |                     | NA   |  |
| c.  | Structure Type/ Condition                                      |                     | RCC framed structure / Good  |  |
| d.  | Construction Depreciated Replacement Value (B)                 |                     | <b>Rs.203,37,13,283/-</b>  |  |

| 5. COST ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS |   |                |                             |
|--|---|----------------|-----------------------------|
|  | Particulars   | Specifications | Expected Construction Value |
| a.   | Add extra for Architectural aesthetic developments, improvements<br>(Add lump sum cost) | ----           |                             |



|    |  |      |                          |
|----|--|------|--------------------------|
| b. | Add extra for fittings & fixtures<br>(Doors, windows, wood work, cupboards,<br>modular kitchen, electrical/ sanitary fittings)   | ---- | Rs.5,00,00,000/-         |
| c. | Add extra for services<br>(Water, Electricity, Sewerage, Main gate,<br>Boundary, Lift, Auxiliary power, AC, HVAC,<br>Firefighting etc.)  | ---- | Rs.5,00,00,000/-         |
| d. | Add extra for internal &<br>external development and<br>other facilities<br>(Internal roads, Landscaping, Pavements,<br>Street lights, Park Area, External area<br>landscaping, Land development, Approach<br>Road, Play Area, etc.) | ---- | Rs.10,00,00,000/-        |
| e. | <b>Expected Construction Value<br/>(C)</b>   | ---- | <b>Rs.20,00,00,000/-</b> |

| 6. | MARKET/ SALEABLE AMOUNT OF THE FLATS   |   |
|----|--|---|
| a. | Total No. of DU  | 809 DU  |
| b. | Total No. of EWS Units   | 143 Nos.  |
| c. | Total Proposed Saleable Area for flats   | No information available  |
| d. | Launch Price = (approx.)<br>(Excluding PLC + Car Parking + EDC + IDC + Club &<br>other charges)      | No information available  |
|    | Builder's Selling Rate<br>(Excluding PLC + Car Parking + EDC + IDC + Club &<br>other charges)        | Rs.7,500/- to Rs.7,700 per sq. ft. on super built up area   |
|    | Market Rate in secondary sale<br>(Excluding PLC + Car Parking + EDC + IDC + Club &<br>other charges) | Rs.6,500/- to Rs.7,000/- per sq. ft. on super built up area   |
| e. | Remarks  | The market rate of flats in the subject locality varies from Rs.7,500/- to Rs.7,700 per sq. ft. on super built up area (Ongoing basic selling price of builder/developer) depending upon various physical attributes and amenities available within a group housing society. In our opinion, the same has been considered fair and reasonable for estimating the value of inventory of the subject project. |

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**INVENTORY ANALYSIS:**

***Inventory analysis couldn't be done since no inventory has been provided to us.***

| 7.      | CONSOLIDATED COST ASSESSMENT OF THE ASSET  |   |   |
|---------|--|---|---|
| Sr. No. | Particulars  | Govt. Circle/ Guideline Value   | Indicative & Estimated Prospective Market Value |
| a.      | Land Value (A)   | Rs.93,38,40,000/-   | Rs.111,68,51,112/-                              |
| b.      | Structure Construction Value (B)   | ---   | Rs.203,37,13,283/-                              |
| c.      | Additional Aesthetic Works Value (C)   | ---   | Rs.20,00,00,000/-                               |
| d.      | Total Add (A+B+C)  | Rs.93,38,40,000/-<br>(land value only)  | Rs.335,05,64,395/-                              |
| 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.335,05,64,395/-                              |
| h.      | Rounded Off  | ---   | Rs.335,00,00,000/-                              |
| i.      | Indicative & Estimated Prospective Fair Market Value in words  | ---   | Rupees Three Hundred Thirty Five Crore Only     |
| j.      | Expected Realizable Value  | ---   | Rs.284,75,00,000/-                              |
| k.      | Expected Distress Sale Value   | ---   | Rs.251,25,00,000/-                              |
| l.      | Percentage difference between Circle Rate and Market Value   | More than 20%   |   |
| m.      | Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%   | Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors. |   |
| n.      | Concluding Comments/ Disclosures if any  |   |   |
|         | a. The subject property is a Group Housing project.<br><br>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 adopted any land value as per RERA. However, 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 Licensed 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. Scope of work is opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up 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.
- g. This Project Tie-up is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.
- h. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.
- i. Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- j. The pricing assessment of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- k. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- l. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- m. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

**o. IMPORTANT KEY DEFINITIONS**

***Fair Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an*



arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Report.

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

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

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

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

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

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

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

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



*seller and eagerness & pressure of selling the property will be more on the seller than the buyer.*

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

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

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

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

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

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

p. **Enclosures with the Report:**

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

**Declaration**

- a. The information provided by us is true and correct to the best of our knowledge and belief.
- b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks.
- c. Firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2009 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of our ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook as much as practically possible in the limited time available. Procedures and standards adopted in carrying out the assessment is mentioned in Part-F of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair assessment as per the purpose.
- d. No employee or member of R.K Associates has any direct/ indirect interest in the property.
- e. Our authorized surveyor **Yash Bhatnagar** has visited the subject property on **22/11/2023** in the presence of the owner's representative with the permission of owner.
- f. Firm is an approved Valuer of the Bank.
- g. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- h. We have submitted the Valuation Report directly to the Bank.



### 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](mailto: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](mailto:valuers@rkassociates.org) within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

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





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### IF REPORT IS USED FOR BANK/ FIs

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

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

**Terms of Services & Consultant's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.**

| SURVEY ANALYST  | ENGINEERING ANALYST   | REVIEWER   |
|---|---|--|
| Yash Bhatnagar  | Babul Akhtar Gazi   | Vishal Singh   |
|  |  | <br> |



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

99acres

Buy - Gurgaon - Add more

Accolade

30 Photos & Videos

40

Videos

3

Outdoors

15

Why you should consider Eldeco Accolade?

- Uniquely designed club Accolade spread over 15000 sq. ft.
- Resort style swimming pool with pool deck and loungers
- Located Near The Footfalls Of The Ansal

View 3 more

View Number

Overall Rating 3.8

Based on 10 Reviews by residents

Developed By Eldeco Group

ELDECO

CONSTRUCTION STATUS

Partially Ready To Move

Completion in Jun, 2025

₹ 85 L - 2.55 Cr + Govt. Charges

Download Brochure

PRICE RANGE

2, 3, 4 BHK Apartment

2 BHK Apartment

Super Built-up Area 1264 - 1457 sq.ft. (117.80 - 134.25 sq.m.)

₹ 85 L - 1.52 Cr + Govt. Charges

3 BHK Apartment

Super Built-up Area 1751 - 2122 sq.ft. (162.87 - 196.14 sq.m.)

₹ 1.18 - 2.1 Cr + Govt. Charges

4 BHK Apartment

Super Built-up Area 2122 sq.ft. (196.14 sq.m.)

₹ 1.43 - 2.55 Cr + Govt.

Eldeco Acclaim

30 Photos & Videos

30

Videos

3

Outdoors

5

Why you should consider Eldeco Acclaim?

- Uniquely designed club Accolade spread over 15000 sq. ft. with gym, billiards, squash, table tennis, party hall and guest room.
- Resort style swimming pool with pool deck and loungers
- Located on Sohna Road ( 6 Lane Highway)

View 3 more

View Number

Developed By Eldeco Group

ELDECO

CONSTRUCTION STATUS

Under Construction

Completion in Jun, 2025

₹ 85 L - 1.66 Cr + Govt. Charges

Download Brochure

PRICE RANGE

2, 3 BHK Apartment

2 BHK Apartment

Super Built-up Area 730 - 849 sq.ft. (67.80 - 78.87 sq.m.)

₹ 85 L - 1.1 Cr + Govt. Charges

3 BHK Apartment

Super Built-up Area 1062 - 1276 sq.ft. (98.66 - 118.34 sq.m.)

₹ 1.22 - 1.66 Cr + Govt. Charges

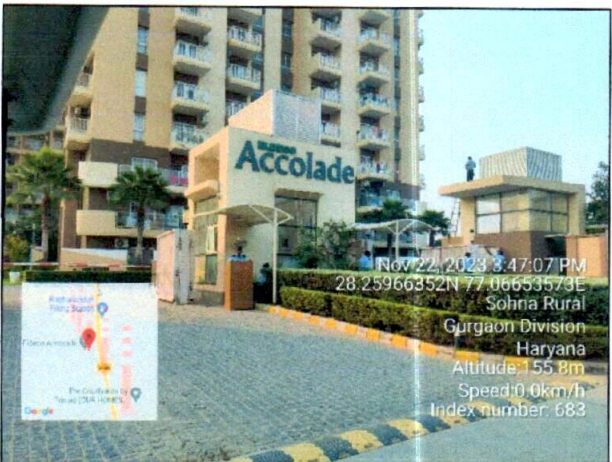


**rk** REINFORCING YOUR BUSINESS®  
**ASSOCIATES**  
VALUERS & TECHNO ENGINEERING CONSULTANTS (P) LTD.  
VALUATION CENTER OF EXCELLENCE  
P R RESEARCH CENTER





**ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY**

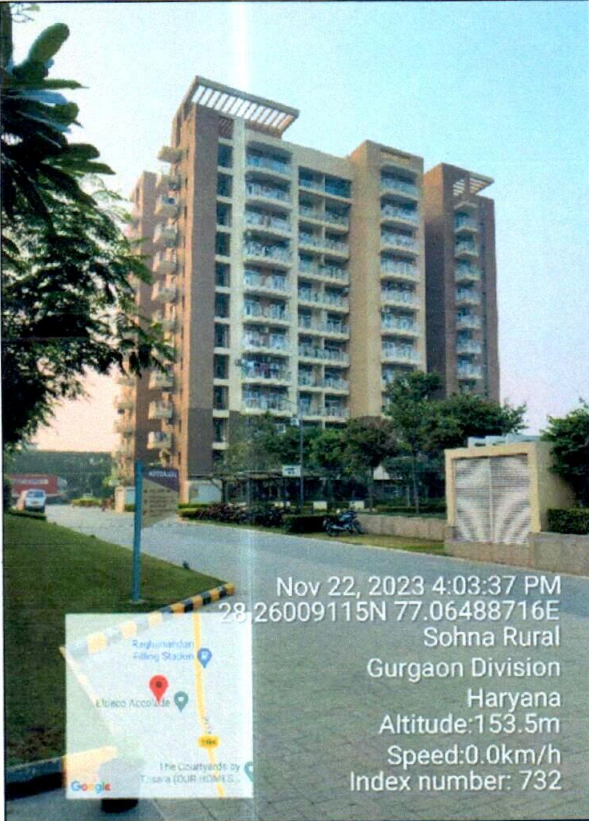
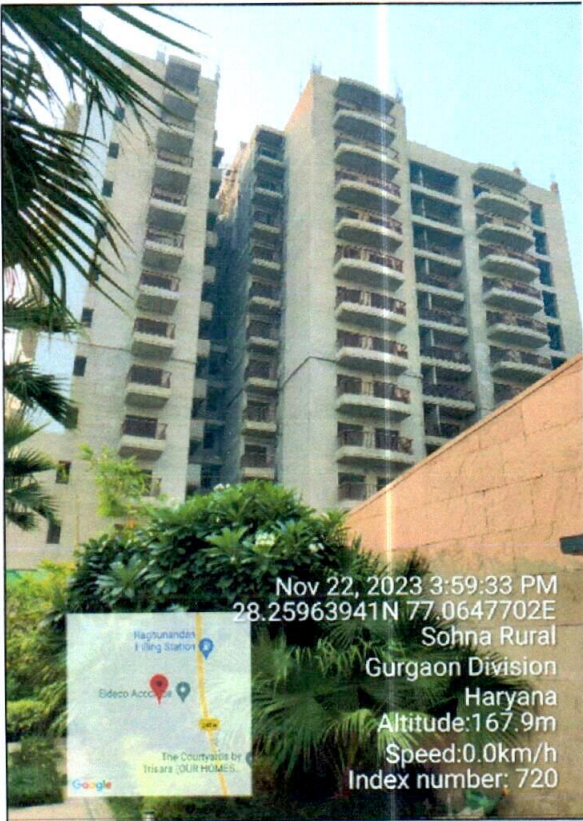


*Yours*  
*For*  
*rk*

**rk Associates**  
Valuers & Techno Engineering Consultants Pvt. Ltd.



**PROJECT TIE-UP REPORT**  
ELDECO ACCOLADE



*Yuv*  
*720*  
  
*[Signature]*



**ENCLOSURE: 4- COPY OF CIRCLE RATE**

| Rate List Tehsil Sohna District Gurugram 2023-2024 [W e f ]   |   |   |                                 |                      |                                |                                  |                                 |   |                                 |                      |                                |                                  |                                 |   |                      |          |
|---|---|---|---------------------------------|----------------------|--------------------------------|----------------------------------|---------------------------------|---|---------------------------------|----------------------|--------------------------------|----------------------------------|---------------------------------|---|----------------------|----------|
| S.No  | Name of Village   | R-ZONE AREA   | Rates for the Year 2022-23      |                      |                                |                                  |                                 | Proposed Rates for the Year, 2023-2024  |                                 |                      |                                |                                  |                                 |   |                      |          |
|   |   |   | Agriculture Land (Rs. Per Acre) | Pahar (Rs. Per Acre) | Bhud Banjar Kadim(Rs Per Acre) | Residential (Rs. Per Sq. Yards.) | Commercial (Rs. Per Sq. Yards.) | Rates of Land upto 2 acer depth from NH is 25% more and SH or all major Roads is 10% more | Agriculture Land (Rs. Per Acre) | Pahar (Rs. Per Acre) | Bhud Banjar Kadim(Rs Per Acre) | Residential (Rs. Per Sq. Yards.) | Commercial (Rs. Per Sq. Yards.) | Rates of Land upto 2 acer depth from NH is 25% more and SH or all major Roads is 10% more |                      |          |
| 58  | Sohna INSIDE R-ZONE & Commercial/Insttional & Industrial              | Mustil no And Salam Mustil NO<br>1/2/5/4/11 to 18/3/30/ 20 to 30/<br>38/39/40/41/46/47/48/49/50/55/56/57/58/66/68/69/74/75/76/81/82/<br>83/84/95/96/97/102/103/104/105/110/111/112/128/129/134/135/136<br>/137/138/139/140/141/142/143/144/175/176/177/178/179/180/181/1<br>82/ 183/184/185/186/187/188/219/220 to<br>229/247/248/256/257/267/287/288/289/290/293/294/295/296/29<br>7/298 Salam Mustil Kila No. 130//6 to22 130// 23/24/25/131//6 to25<br>132//6 to25 133//4 to25 145//12 to19 and 22/23/24/25<br>174//3/4/5/6/7/8/13/14/15/16/17/18/23/24/25<br>189//4/5/6/7/14/15/16/25 268//1/2/3/4/7/8/9/10/11/12/13/14/17/18<br>268// 19/20/23/24-254//1-2-8-9-10 salam-253//1-2-9-10-11-12-13-18-19-<br>20-21-22-23-255//6-15-16-25-266//5-6-7-14-15-16-17-24-25-269 //salam-<br>273//5-271//salam-270//salam 42//11 to 25 43//11 to 25 44//11 to 25<br>45//11 to 25 46//11,20,21 51// salam 52// salam 53// salam 54//salam<br>70//salam 71//salam 72// salam 73// salam 77// salam 78//salam 79//<br>salam 80// salam 98//salam 99//salam 100//salam 101//1 to 15 & 17 to<br>24 106// 1 to 4 & 7 to 14 & 17 to 24 107// salam 108// salam 109//<br>salam 130// 1 to 5 131// 1 to 5 132// 1 to 5 133//1 to 4 | 20000000                        |                      |                                | 7200                             | 16900                           | NH (25%)  | 25000000                        | 22000000             |                                |                                  | 8000                            | 18500   | NH (25%)             | 27500000 |
|   | Public Utilities,Open Space Agriculture Zone(As per Master Plan 2031) | Outside R- Zone & Commercial Area   | 12000000                        |                      |                                | 7200                             | 16900                           | NH (25%)  | 15000000                        | 13200000             |                                |                                  | 8000                            | 18500   | NH (25%)             | 16500000 |
| 59  | Tather  |   | 3159600                         | 2053700              | -                              | 2500                             | 3700                            | SH/ Major Road (10%)  | 3475600                         | 3475000              | 2053700                        | -                                | 3200                            | 4100  | SH/ Major Road (10%) | 3823000  |
| 60  | Telni   |   | 3478200                         | 2260800              | -                              | 2800                             | 3600                            | NA  | 3826000                         | 2260800              | -                              | -                                | 3300                            | 4000  | NA                   | -        |
| Note:-<br>1. Any Land for which change of land use (CLU) has been obtained the following rate will be applicable<br>A. Residential plotted colony to three times of Agriculture collector rate<br>B. Residential Group Housing to four times of Agriculture collector rate<br>C. Commercial to five times of Agriculture Collector rate<br>D. Ware House to Two Times of Agriculture Collector rates<br>2. Land falling on Gurugram Badli Road and Gurugram to Pataudi Road and Gurugram Farukhnagar Road, the value of land will be 10% more upto depth of 2 acres.<br>3. Land falling on NH/NPR the value of land will be 25% more upto depth of 2 Acres.<br>4. Land less than 1000 Sq. Yd. will be treated as residential for stamp duty collection. |   |   |                                 |                      |                                |                                  |                                 |   |                                 |                      |                                |                                  |                                 |   |                      |          |

Activate V  
Go to Setting





**ENCLOSURE 5: OTHER RELEVANT DOCUMENTS**

**LICENSE:**

Directorate of Town & Country Planning, Haryana  
SCO-71-75, 2<sup>nd</sup> Floor, Sector-10, Chandigarh-160002  
Web site: tcharyana.gov.in E-mail: tch@tcharyana.gov.in

**FORM LC-V**  
(See Rule 12)

LICENCE NO 83 OF 2013

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Mapsko Builders Pvt. Ltd., Ajanta Realtech Pvt. Ltd., S/Sh. Rakesh Singla, Rajiv Singla, Pankaj Singla, Sohan Singla, Krishan Singla, Om Parkash Singla, Rahul Singla, Sushil Goyal, Sohan Lal Goyal, Bishan Dass Goyal, Sri Ram Goyal, Abhey Goyal, Smt. Ameeta Goyal C/o Mapsko Builders Pvt. Ltd., 52, North Avenue Road, Panjabi Bagh West, New Delhi-15 for development of Group Housing Colony over an area measuring 13.21875 acres in the revenue estate of village Sohna, Sector-2 of Sohna, District Gurgaon.

1. The particulars of the land, wherein the aforesaid Group Housing Colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The License is granted subject to the following conditions:
  - a) That the residential Group Housing Colony will be laid out in confirmation to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
  - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
  - c) That the portion of Sector/Master plan road which shall form part of the licensed area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - d) That licensee shall construct the 12/18/24 m wide service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
  - e) That licensee shall deposit an amount of Rs. 4,31,49,980/- on account of Infrastructural Development Charges @ Rs. 460/- per Sqm for 175% FAR of group housing component and @ Rs. 750/- per Sqm for 150% FAR of commercial component in two equal installments. First within 60 days from issuance of license and second within six months through Bank Draft in favour of the Director General, Town & Country Planning, Haryana payable at Chandigarh. In failure of which, an interest @ 18% per annum for delay period shall be paid.
  - f) That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
  - g) That licensee will have no objection to the regularization of the boundaries of the license through give and take with the land, that HUDA is finally able to acquire in the interest of planned development and integrated services. The decision of the competent authority shall be binding in this regard.
  - h) That you shall make arrangements for...



**PROJECT REGISTRATION CERTIFICATE:**

**HARYANA REAL ESTATE REGULATORY AUTHORITY,  
HUDA COMPLEX, SECTOR- 6, PANCHKULA-134109**

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

**REGISTRATION CERTIFICATE OF PROJECT  
(Regd. No. 81 of 2017 dated 23.08.2017)**

To

Eldeco Sohna Projects Ltd.  
201-212, Splendor Forum,  
2<sup>nd</sup> Floor, Jasola District Centre,  
New Delhi 110025.

Memo No. HRERA(Reg.)252/2017/424

Dated 23.08.2017

Subject: Registration of Real Estate Project Area 13.216 Acres Group Housing Project (Eldeco Accolade) situated in Village Sohna, Sector-2, Gurugram, Haryana by Eldeco Sohna Projects Ltd. under RERA Act, 2016 and HRERA Rules, 2017

Ref: Your application dated 31.07.2017

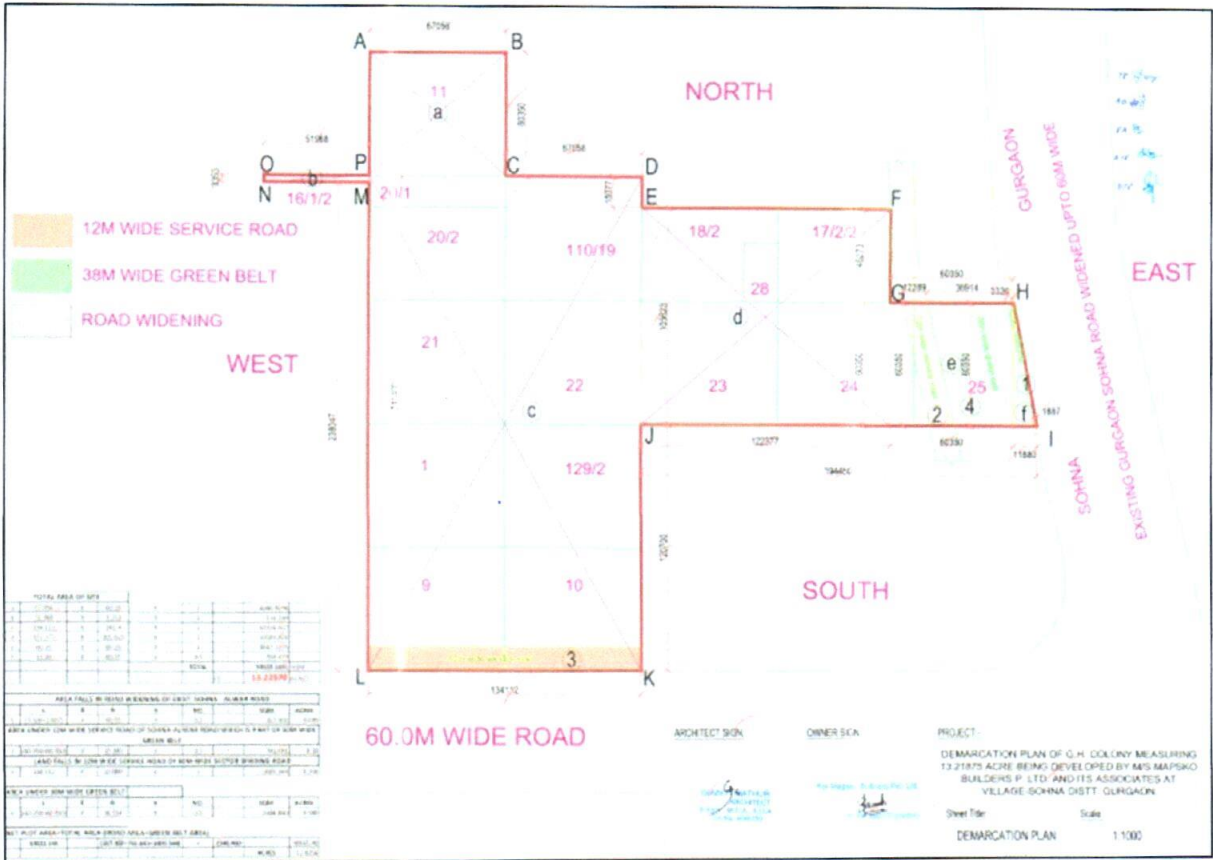
Your request for registration of Group Housing Project for 13.216 Acres, situated in Village Sohna, Sector-2, Gurugram, Haryana with regard to License no. 83 of 2013 dated 09.10.2013 issued by the Director, Town and Country Planning Department, Haryana, has been examined vis-a-vis the provisions of the Real Estate (Regulation and Development) Act, 2016 and published draft Rules of HRERA, 2017 and accordingly a registration certificate is herewith issued with following terms and conditions:-

- (i) The Promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (ii) The Promoter shall deposit seventy percent of the amount to be realized from the allottees by the Promoter in a separate account to be maintained in a schedule bank to meet exclusively the cost of land and construction purpose as per provision of Section 4 (2) (L) (D);
- (iii) The registration shall be valid for a period commencing from 23.08.2017 to 30.06.2025;
- (iv) The Promoter shall enter into an agreement for sale with the allottees as prescribed in the Act and Rules made thereunder
- (v) The Promoter shall offer to execute and register a conveyance deed in favour of the allottees or the association of the allottees, as the case may be, of the apartment, plot or building as the case may be, or on the common areas as





**ZONING PLAN:**





## ENCLOSURE 6: CONSULTANT'S REMARKS

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



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



|     |  |
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|     | 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 <b>V-L10 (Project Tie Up format) _V_10.2_2022</b> 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. | <b>Defect Liability Period is 15 DAYS.</b> 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 <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property. |
| 38. | Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.   |
| 39. | Our Data retention policy is of <b>ONE YEAR</b> . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.  |
| 40. | This Project tie up report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.   |
| 41. | R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.   |
| 42. | We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.  |
| 43. | The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.   |

*[Handwritten signature]*  
*[Circular stamp: R.K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]*  
*[Handwritten signature]*



## ENCLOSURE 7 - MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

### Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client in so far as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching or offering" convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.



### Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

### Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.  
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

### Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

### Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

### Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

Signature of the Authorized Person: \_\_\_\_\_

Name of the Valuation company: R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.

Address of the Valuer: D-39, Sector-2, Noida-201301

Date: 28/11/2023

Place: Noida