

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

CASE NO.: VIS (2023-24)-PL544-461-699

DATED: 13/12/2023

PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	MANOR ONE

SITUATED AT

MANOR ONE, DWARKA EXPRESSWAY, SECTOR- 111, GURUGRAM

DEVELOPER/ PROMOTER

M/S. KASHISH DEVELOPERS LIMITED

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH A.O. 1, NEW DELHI

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

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

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

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

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

PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



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

PROJECT TIE-UP REPORT

MANOR ONE

PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	State Bank of India, HLST Branch A.O. 1, New Delhi
Name of Project	Manor One
Work Order No. & Date	Via email Dated 30/11/2023

SR. NO.	CONTENTS	DESCRIPTION						
1.	GENERAL DETAILS							
i.	Report prepared for	State Bank of India, HLST Branch, A.O. 1, New Delhi						
ii.	Name of Developer/ Promoter	M/s. Kashish Developers Limited						
iii.	Registered Address of the Developer as per MCA website	Regd. Office: 87, Old A.G. Colony, Kadru, Ranchi- 34002						
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	7 December 2023						
viii.	Date of Assessment	13 December 2023						
ix.	Date of Report	13 December 2023						
x.	Property Shown by	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Gaurav Kumar</td><td>Employee</td><td>+91-8130190508</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Gaurav Kumar	Employee	+91-8130190508
Name	Relationship with Owner	Contact Number						
Mr. Gaurav Kumar	Employee	+91-8130190508						
xi.	Purpose of the Report	Project Tie-up Report						
xii.	Scope of the Report	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.						
xiii.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. department is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work. h) Valuation techniques and principles.						

PROJECT TIE-UP REPORT

MANOR ONE

xiv.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total Documents requested.	Total Documents provided.	
		Project Approvals and building plans	Building Approval from HSVP, Gurugram	Memo. No. ZP-775/JD(NK)/2023 /12720
		RERA Registration certificate	Copy of RERA Registration Certificate	Dated- 22/11/2022
		Required NOCs for Project	NOC for construction	Noc's And Others
xv.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	NA

2.	SUMMARY		
i.	Total Prospective Fair Market Value	Rs.1612,00,00,000/-	
ii.	Total Expected Realizable/ Fetch Value	Rs.1370,20,00,000/-	
iii.	Total Expected Distress/ Forced Sale Value	Rs.1209,00,00,000/-	
iv.	Total No. of Dwelling Units in	Total number of towers- 12 Towers Total number of dwelling units = 718 units Total number of EWS units = 129 units	
v.	Carpet area of the project/Carpet	7,97,374 sq. ft. (As per inventory sheet provided)	
vi.	Saleable Area of the Project	13,24,230 sq. ft. (As per inventory sheet provided)	
vii.	Total Inventory Cost as on "Date of Assessment"	Please refer to the inventory attached.	

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

PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. BRIEF DESCRIPTION OF THE PROJECT

This project tie-up report is prepared for the Group Housing Project in the name of "MANOR ONE", which is planned to be developed on total land area admeasuring of 14.843 Acres (As per registration certificate). This report is for total 12 Tower named as A, B1, B2, B3, B4, B5, C1, C2, C3, C4, C5 & D. with a total of 718 dwelling units and 129 EWS units

This tie up report is primarily ascertaining of rates of individual units and value of the whole project. Various data/information given in the report have been taken from documents provided to us.

The project is being developed by M/s. Kashish Developers Ltd. with all the basic amenities in the project. Brief Detail of the project is shown in tabular form below:

Tower Details		
Particulars	No of Floors	No. of Dwelling Units
Tower A	Stilt + 15	124
Tower B1	Stilt + 18	75
Tower B2	Stilt + 18	75
Tower B3	Stilt + 18	75
Tower B4	Stilt + 18	75
Tower B5	Stilt + 18	75
Tower C1	Stilt + 18	37
Tower C2	Stilt + 18	37
Tower C3	Stilt + 18	37
Tower C4	Stilt + 18	37
Tower C5	Stilt + 18	37
Tower D	G + 16	34
EWS	G + 5	129

The subject project is located in Sector-111, Gurugram, Haryana which is a fast growing and developing area. Many new group housing projects are planned for development in near vicinity. Nearest Metro station is Dwarka sector 25 which is ~5 km. from the subjected property. All the basic and civic amenities are available in the nearby vicinity of the subject project. The access road to the subject property is Bund Road, with a width of 30 feet, which further connects it to the Dwarka Express Way.

At the time of site survey it is observed that construction of almost all the towers is in progress.

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

PROJECT TIE-UP REPORT

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Scope of work for this report 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.

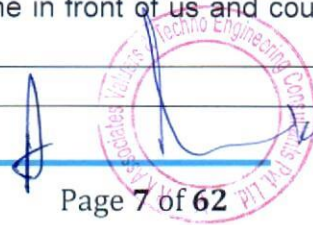
2. LOCATION CHARACTERISTICS OF THE PROPERTY

i.	Nearby Landmark	L & T Camp Office		
ii.	Name of similar projects available nearby with distance from this property	Enkay Town Plaza		
iii.	Postal Address of the Project	Manor One, sector-111, Dwarka Express way, Gurugram		
iv.	Independent access/ approach to the property	Clear independent access is available		
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report		
		Coordinates or URL: 28°31'35.5"N 77°02'22.0"E		
vi.	Description of adjoining property	Other residential projects		
vii.	Plot No. / Survey No.	---		
viii.	Village/ Zone	Bajghera		
ix.	Sub registrar	Gurugram		
x.	District	Gurugram, Haryana		
xi.	City Categorization	Metro City		Urban
	Type of Area	Residential Area		
xii.	Classification of the area/Society	Middle Class (Ordinary)		Urban developing
	Type of Area	Within urban developing zone		
xiii.	Characteristics of the locality	Good		Within urban developing zone
xiv.	Property location classification	Good location within locality	Near to Dwarka Express Way	---
xv.	Property Facing	East Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Dwarka Expressway	Approx. 120 feet	
	b) Front Road Name & width	Bund Road	Approx. 30 feet	
	c) Type of Approach Road	Bituminous Road		
	d) Distance from the Main Road	Approx. ~500 mtr. from Dwarka Expressway		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Demarcated with temporary boundary.		
xviii.	Is the property merged or colluded with any other property	No, it is an independent single bounded property		
xix.	BOUNDARIES SCHEDULE OF THE PROPERTY			

Are Boundaries matched	No, boundaries are not mentioned in the documents.		
Directions	As per Title Deed/TIR	Actual found at Site	
East	---	Entrance/Road	
West	---	Vacant Land	
North	---	Vacant Land	
South	---	Railway Track	

3.	TOWN PLANNING/ ZONING PARAMETERS			
i.	Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP		
ii.	Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP 2031		
iii.	Municipal limits	Gurgaon Municipal Corporation		
iv.	Developmental controls/ Authority	Haryana Urban Development Authority (HUDA)		
v.	Zoning regulations	Residential zone		
vi.	Master Plan provisions related to property in terms of Land use	Group Housing		
vii.	Any conversion of land use done	From Agricultural to Group Housing Project		
viii.	Current activity done in the property	Group Housing Society (under construction)		
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning.		
x.	Any notification on change of zoning regulation	No		
xi.	Street Notification	Residential		
xii.	Status of Completion/ Occupational certificate	No, since under construction		
xiii.	Comment on unauthorized construction if any	Under construction		
xiv.	Comment on Transferability of developmental rights	As per regulation of DTCP		
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential purpose and many group housing project are within the locality.		
xvi.	Comment of Demolition proceedings if any	No information available.		
xvii.	Comment on Compounding/ Regularization proceedings	No information available		
xviii.	Any information on encroachment	No information available		
xix.	Is the area part of unauthorized area/ colony	No		

4.	LEGAL ASPECTS OF THE PROPERTY			
i.	Ownership documents provided	License	---	---
ii.	Names of the Developer/Promoter	M/S. Kashish Developers Ltd.		
iii.	Constitution of the Property	Free hold, complete transferable rights		
iv.	Agreement of easement if any	Not required		
v.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain		
vi.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain		
vii.	Heritage restrictions, if any	No		



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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.	NA
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.	NA
xi.	Building Plan sanction:		
	a) Authority approving the plan	Director Town and Country Planning, Haryana	
	b) Any violation from the approved Building Plan	None, as per cursory visual observation	
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property.	
xiii.	Whether the property SARFAESI complaint	Yes	
xiv.	Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Tax name	No information available
		Receipt number	No information available
		Receipt in the name of	No information available
		Tax amount	No information available
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us.	
xvi.	Is property tax been paid for this property	Not available	
xvii.	Property or Tax Id No.	Not provided	
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information available.	
xix.	Property presently occupied/ possessed by	Developer, since under construction.	
xx.	Title verification	Title verification to be done by competent advocate as the same is out of our scope of work.	
xxi.	Details of leases if any	NA.	
5.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY		
i.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Urban Developing Area	
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No	
6.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES		
i.	Drainage arrangements	Under-Construction	
ii.	Water Treatment Plant	No	
iii.	Power Supply arrangements	Permanent	Under-Construction
		Auxiliary	Under-Construction
iv.	HVAC system	No, only Tower A has VRV System.	

PROJECT TIE-UP REPORT

MANOR ONE

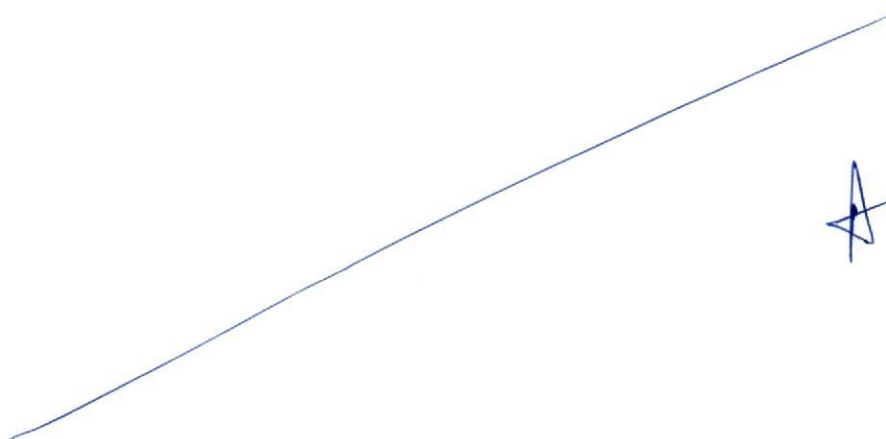
v.	Security provisions	Proposed					
vi.	Lift/ Elevators	Proposed					
vii.	Compound wall/ Main Gate	Proposed					
viii.	Whether gated society	Yes					
ix.	Car parking facilities	Proposed					
x.	Internal development						
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall		
	Proposed	Proposed	Yes	Proposed	Yes		
7.	INFRASTRUCTURE AVAILABILITY						
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply	Yes, Proposed					
	b) Sewerage/ sanitation system	Yes, Proposed					
	c) Storm water drainage	Yes, Proposed					
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management	Yes, by the municipal corporation					
	b) Electricity	Yes					
	c) Road and Public Transport connectivity	Yes					
	d) Availability of other public utilities nearby	Transport, Market, Hospital etc. available in close vicinity					
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport (IGI)
	~1 km.	~2 km	~3 km	~5 km	~1.1 km	~10 km	~ 18 km
iv.	Availability of recreation facilities (parks, open spaces etc.)		It is a developing area and recreational facilities are planned to be developed nearby.				
8.	MARKETABILITY ASPECTS OF THE PROPERTY:						
i.	Location attribute of the subject property		Good				
ii.	Scarcity		Similar kind of properties are easily available in this area.				
iii.	Market condition related to demand and supply of the kind of the subject property in the area.		Good demand of such properties in the market.				
iv.	Any New Development in surrounding area.		Yes	Many other Group Housing Societies are coming up fast in this area and many are already in habited.			
v.	Any negativity/ defect/ disadvantages in the property/ location.		No	NA			
vi.	Any other aspect which has relevance on the value or marketability of the property		No				
9.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:						
i.	Type of construction & design		RCC framed structure.				
ii.	Method of construction		Construction done using professional contractor workmanship based on architect plan.				


iii.	Specifications			
	a) Class of construction	Class B construction (Good)		
	b) Appearance/ Condition of structures	Internal - Under construction		
		External - Under construction		
	c) Roof	Floors/ Blocks	Type of Roof	
		High rise towers	RCC	
		Under-Construction	Under-Construction	
	d) Floor height	Under-Construction		
	e) Type of flooring	Under-Construction		
	f) Doors/ Windows	Under-Construction		
	g) Interior Finishing	Under-Construction		
	h) Exterior Finishing	Under-Construction		
	i) Interior decoration/ Special architectural or decorative feature	Under-Construction		
j) Class of electrical fittings	Under-Construction			
k) Class of sanitary & water supply fittings	Under-Construction			
iv.	Maintenance issues	Not Applicable since construction work is in progress		
v.	Age of building/ Year of construction	Tower Name	Year Of Construction	Age of Building
		A, B(1-5), C(1-5), D	Under-Construction	NA
vi.	Total life of the structure/ Remaining life expected	Tower Name	Total life of the structure	Remaining life expected
		A, B(1-5), C(1-5), D	Under-Construction	NA
vii.	Extent of deterioration in the structure	Under-Construction.		
viii.	Protection against natural disasters viz. earthquakes etc.	Under-Construction.		
ix.	Visible damage in the building if any	Under-Construction.		
x.	System of air conditioning	The project is initial stage of construction.		
xi.	Provision of firefighting	Under-Construction.		
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority.		
	a) Is Building as per approved Map	Yes		
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations		NA
		<input type="checkbox"/> Not permitted alteration		NA
		c) Is this being regularized	No information available.	

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10.	ENVIRONMENTAL FACTORS:	
i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	No.
ii.	Provision of rainwater harvesting	No relevant document available
iii.	Use of solar heating and lighting systems, etc.	No
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere
11.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:	
i.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	The project is initial stage of construction..
12.	PROJECT DETAILS:	
a.	Name of the Developer	M/s. Kashish Developers Limited
b.	Name of the Project	Manor One
c.	Total no. of Dwelling units	Total number of dwelling units = 718 units Total number of EWS Units = 129 units
d.	Developer market reputation	Established Builder with good experience in market and have successfully delivered multiple Projects.
e.	Name of the Architect	M/s. Design Centre Consulting Architects LLP
f.	Architect Market Reputation	Established Architect with good experience in market and have successfully delivered multiple Projects.
g.	Proposed completion date of the Project	30-06-2027 (As per RERA)
h.	Progress of the Project	Please refer to the table attached below
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 type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input type="checkbox"/> Kids Play Area,



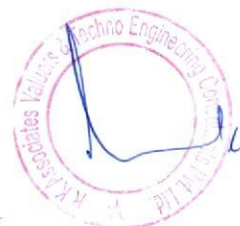


PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed Area of the project		14.843 Acres (As per Registration certificate)		
2.	Area of the Project as per Old Valuation Report		---		
3.	Ground Coverage Area	Permitted	20,557.03 m ²		
		Proposed	8,158.10 m ²		
	Covered Built-up Area	UNDER FAR		PROPOSED (In m ²)	ACHIEVED STATUS As per Site Visit/Map
		Total	Proposed	1,02,575.25 m ²	Please refer to the table attached below.
			Permitted	1,02,785.13 m ²	
		UNDER NON-FAR		Proposed (In m ²)	ACHIEVED STATUS As per Site Visit/Map
		Proposed NON-FAR area		43,130.72 m ² (for the whole project)	Please refer to the table attached below.
		Total Gross Built Up Area		1,45,705.97 m ² (for the whole project)	
4.	Open/ Green Area	Proposed	23,161.24 sq. mtr. (for the whole project)		
		Permitted	8,810.15 sq. mtr. (for the whole project of)		
5.	Density	Proposed	281.80 PPA		
		Permitted	4354 PPA		
6.	Carpet Area		7,97,374 sq. ft. (as per inventory)		
7.	Super Area		13,24,230 sq. ft. (as per inventory)		

**Note: The following details have been obtained and taken from Sanctioned Drawing.*



PROJECT TIE-UP REPORT

MANOR ONE

Total Blocks/ Floors/ Flats																												
1.	Approved as per Building Plan		Actually, provided for (As per Scope of Work)		Current Status ➤ Tower A = Superstructure completed. ➤ Tower B1 & B2 = Superstructure is completed till 16th floor. ➤ Tower B3= No work has been started. ➤ Tower B4= Structure work is completed till its 9th floor. ➤ Tower B5= Structure work is completed till its 12th floor. ➤ Tower C1 & C2= Structure work is completed till its 16th floor. ➤ Tower C3 & C4= Foundation work is in progress. ➤ Tower C5= Structure work is completed till its 7th floor. ➤ Tower D= Structure work is completed till its 4th floor. ➤ EWS Tower = No work has been started.																							
	Tower Details		Tower Details																									
	Particulars	No of Floors	Particulars	No of Floors																								
	Tower A	Stilt + 15	Tower A	Stilt + 15																								
	Tower B1	Stilt + 18	Tower B1	Stilt + 18																								
	Tower B2	Stilt + 18	Tower B2	Stilt + 18																								
	Tower B3	Stilt + 18	Tower B3	Stilt + 18																								
	Tower B4	Stilt + 18	Tower B4	Stilt + 18																								
	Tower B5	Stilt + 18	Tower B5	Stilt + 18																								
	Tower C1	Stilt + 18	Tower C1	Stilt + 18																								
	Tower C2	Stilt + 18	Tower C2	Stilt + 18																								
	Tower C3	Stilt + 18	Tower C3	Stilt + 18																								
	Tower C4	Stilt + 18	Tower C4	Stilt + 18																								
	Tower C5	Stilt + 18	Tower C5	Stilt + 18																								
	Tower D	G + 16	Tower D	G + 16																								
	EWS	G + 5	EWS	G + 5																								
2. Total no. of Flats/ Units		Total No. of flats= 718 units Total no of EWS units= 129 units																										
3. Type of Flats	<table><tr><th>Sr.no.</th><th>Tower</th><th>Description</th><th>Super Area In sq. ft.</th></tr><tr><td>1.</td><td>Tower A</td><td>1 BHK</td><td>895</td></tr><tr><td>2.</td><td>Tower B(1-5)</td><td>2 BHK</td><td>1455</td></tr><tr><td>3.</td><td>Tower B(1-5)</td><td>2BHK + Servant</td><td>1715</td></tr><tr><td>4.</td><td>Tower C(1-5)</td><td>3BHK + Servant</td><td>2325</td></tr><tr><td>5.</td><td>Tower D</td><td>4BHK + Servant</td><td>5440</td></tr></table>				Sr.no.	Tower	Description	Super Area In sq. ft.	1.	Tower A	1 BHK	895	2.	Tower B(1-5)	2 BHK	1455	3.	Tower B(1-5)	2BHK + Servant	1715	4.	Tower C(1-5)	3BHK + Servant	2325	5.	Tower D	4BHK + Servant	5440
	Sr.no.	Tower	Description	Super Area In sq. ft.																								
	1.	Tower A	1 BHK	895																								
	2.	Tower B(1-5)	2 BHK	1455																								
	3.	Tower B(1-5)	2BHK + Servant	1715																								
	4.	Tower C(1-5)	3BHK + Servant	2325																								
	5.	Tower D	4BHK + Servant	5440																								
	Covered Car Parking		Required	823.5 (for the whole project)																								
		Proposed	1196 (for the whole project)																									
4. Land Area considered		14.843 Acres (As per RERA)																										
5. Area adopted on the basis of		Registration Certificate & License																										
6. Remarks & observations, if any		NA																										
7.	Constructed Area considered (As per IS 3861-1966)	Built-up Area	1,45,705.97 m ² (FAR + Non-FAR)																									
	Area adopted on the basis of	Sanctioned Drawing																										

PROJECT TIE-UP REPORT MANOR ONE

Remarks & observations, if any	NA
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Note:

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



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PROJECT TIE-UP REPORT MANOR ONE

PART D

PROJECT APPROVAL DETAILS

S. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	License No.110 of 2011 Dated: -14/12/2011 License No.LC2588/Asst.(AK)/2020/8937 Dated: -26/05/2020	Approved
2.	Approved Building Plans from HSVP	Memo No. ZP-775/ZD(NK)/2023/12720 Dated: 03/05/2023	Approved
3.	NOC for Height Clearance from Airport Authority of India	AAI/RHQ/NR/ATM/NOC/2022/70/278-28 Dated- 04/02/2022	Approved
4.	Environmental clearance NOC from SEIAA	SEIAA/HR/2013/847 Dated- 01/10/2013	Approved
5.	RERA Certificate	Memo No. HRERA (Reg.) 58 of 2022/7(3)/2022/11 Dated:22/11/2022	Approved

**Note: The following details have been obtained and taken from documents provided by the client/bank.*



PART E

PROCEDURE OF ASSESMENT

1. GENERAL INFORMATION				
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		7 December 2023	14 December 2023	14 December 2023
ii.	Client	State Bank of India, HLST Branch, A.O.1, New Delhi		
iii.	Intended User	State Bank of India, HLST Branch, A.O.1, New Delhi		
iv.	Intended Use	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.		
v.	Purpose of Report	For Project Tie-up for individual Flat Financing		
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, ascertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the property is identified	<input checked="" type="checkbox"/> Done from the name plate displayed on the property <input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by the owner's representative <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Cross checked from the boundaries/ address of the property mentioned in the documents provided to us <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		
2. ASSESSMENT FACTORS				
i.	Nature of the Report	Project Tie-up		
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		Real estate	Residential	Group Housing
		Classification	Residential Asset	
iii.	Basis of Inventory assessment (for Project Tie up Purpose)	Primary Basis	Market Price Assessment & Govt. Guideline Value	
		Secondary Basis	Not Applicable	
iv.	Present market state of the Asset assumed Total No. of Dwelling Units	Under Normal Marketable State		
		Reason: Asset under free market transaction state		

PROJECT TIE-UP REPORT

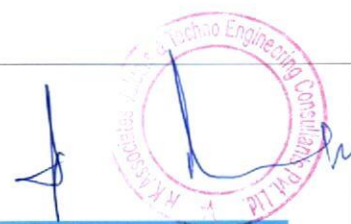
MANOR ONE

v.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(In consonance to surrounding use, zoning and statutory norms)</i>	Considered for Assessment	
		Residential	Residential	Residential	
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. dept. have to be taken care by Legal expert/ Advocate.			
vii.	Land Physical Factors	Shape		Size	
		Irregular		Large	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Good	On Wide Road	Please Refer the building sheet attached.
		Urban developing	Within urban developing zone	Near to Highway	
			Within urban developing zone	None	
		Property Facing			
		North Facing			
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes	Yes	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
x.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Urban Developing area			



PROJECT TIE-UP REPORT MANOR ONE

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



PROJECT TIE-UP REPORT

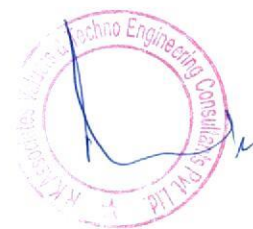
MANOR ONE

xxiv.	Market Comparable			
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	a.	Name:	M/S Godra Relator Pvt. Ltd.
		Contact No.:	+91 9811648484	
		Nature of reference:	Property dealer	
		Size of the Property:	---	
		Location:	Nearby subject property	
		Rates/ Price informed:	Rs.10,000/- per sq. ft. – Rs.11,000/- per sq. ft. on super built-up area	
		Any other details/ Discussion held:	The Price of the flat in the subject society ranges from Rs.10,000/- to Rs.11,000/- per sq. ft on super built up area. And Rs.1,50,000/- per sq. yds. For land area.	
xxv.	Adopted Rates Justification		For the market rate of the Flats available in this project and as well as nearby project we have enquired from property dealers in that area and were able to find a Sale rate range of Rs.10,000/- to Rs.11,000/- per sq. ft. on super built-up area for the project inclusive all charges.	
xxvi.	OTHER MARKET FACTORS			
	Current Market condition	Normal		
		Remarks: NA		
		Adjustments (-/+): 0%		
	Comment on Property Salability Outlook	Easily sellable		
		Adjustments (-/+): 0%		
	Comment on Demand & Supply in the Market	Demand		Supply
		Good		Adequately available
		Remarks: Good demand of such properties in the market		
		Adjustments (-/+): 0%		
xxvii.	Any other special consideration	Reason: NA		
		Adjustments (-/+): 0%		
xxviii.	Any other aspect which has relevance on the value or marketability of the property	NA		
		Adjustments (-/+): 0%		
xxix.	Final adjusted & weighted Rates considered for the subject property	Rs.10,000/- to Rs.11,000/- per sq. ft. on Super area Land market rates= Rs.1,50,000/- per sq. yds.		
xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.		
xxxi.	Basis of computation & working			
	a. In this Project Tie-up report, we have adopted Market rate of Land. 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.			
	b. Also, since this is a land allotted for group housing Project on which the developer has started selling			

the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.

- c. 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.
- d. 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.
- e. 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.
- f. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
- g. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, price assessment metrics is prepared and necessary adjustments are made on the subject asset.
- h. 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.
- i. 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.
- j. 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.
- k. 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.
- l. 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.
- m. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- n. 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

	<p>whatsoever, which may affect value, or for any expertise required to disclose such conditions.</p> <p>o. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.</p> <p>p. The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.</p> <p>q. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Report.</p> <p>r. Project tie-up report is prepared based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.</p> <p>s. Project tie up is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.</p>
xxxii.	<p>ASSUMPTIONS</p> <p>a. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.</p> <p>b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.</p> <p>c. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.</p> <p>d. It is assumed that the concerned Lender/ Financial Institution has asked for the Project Tie up report of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Project Tie up report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.</p> <p>e. Payment condition during transaction in the Project tie up report has been considered on all cash bases which includes both formal & informal payment components as per market trend.</p> <p>f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.</p> <p>g. This Project tie up report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.</p>
xxxiii.	<p>SPECIAL ASSUMPTIONS</p> <p>None</p>
xxxiv.	<p>LIMITATIONS</p> <p>None</p>



PROJECT TIE-UP REPORT

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3. COST ASSESSMENT OF LAND			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Land Value as per Market
a.	Prevailing Rate range	Rs.44,000/- per sq.yds. (For Residential Land)	Rs.1,50,000/- per sq. yds.
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.44,000/- per sq.yds	Rs.1,50,000/- per sq. yds.
d.	Total Land Area/FAR Area considered <i>(documents vs site survey whichever is less)</i>	14.843 acres/71,840.12 sq. yds.	14.843 acres/71,840.12 sq. yds.
e.	Total Value of land (A)	71,840.12 sq. yds. X Rs.44,000/- per sq. yds.	71,840.12 sq. yds. x Rs. 1,50,000/- per sq. yds.
		Rs.316,09,65,280/-	Rs.10,77,60,18,000/-

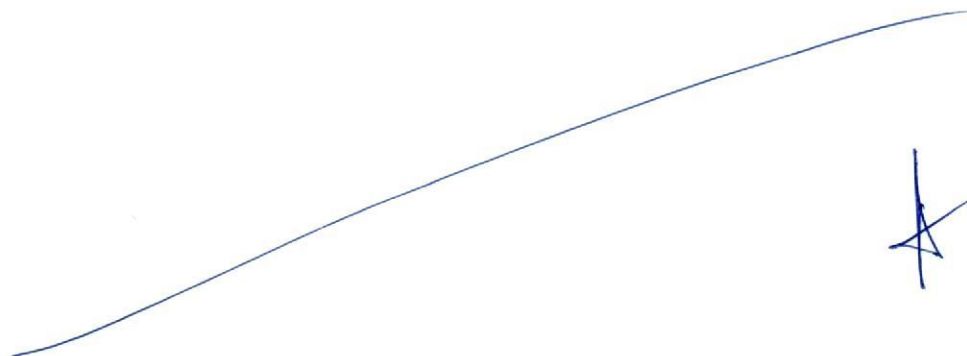
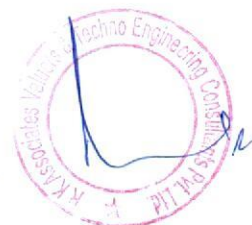
4. COST ASSESSMENT OF BUILDING CONSTRUCTION				
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR Area	NON-FAR Area
	Building Construction Value	Rate range	Rs. 1,800/- to 2,000/- per sq. ft.	Rs. 1,200/- to 1,400/- per sq. ft.
		Rate adopted	Rs. 1,800/- per sq. ft.	Rs. 1,400/- per sq. ft.
		Super Area	1,02,575.25 m ² (11,04,120 ft. ²)	43,130.72 m ² (4,64,259 ft. ²)
		Pricing Calculation	11,04,120 ft. ² x Rs.1,800/- per sq. ft	4,64,259 ft. ² X Rs.1,400/- per sq. ft.
		Total Value	Rs.198,74,15,984/-	Rs.64,99,62,698/-
a.	Depreciation percentage <i>(Assuming salvage value % per year)</i>	NA <i>(Above replacement rate is calculated after deducting the prescribed depreciation)</i>		
b.	Age Factor	NA		
c.	Structure Type/ Condition	RCC framed structure		
d.	Construction Replacement Value (B)	Rs.263,73,78,682/-		

5. COST ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS			
	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements <i>(Add lump sum cost)</i>	----	Included in the above cost
b.	Add extra for fittings & fixtures <i>(Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)</i>	Approx. 7% of building construction cost	Rs.18,46,16,508/-
c.	Add extra for services <i>(Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)</i>	Approx. 9% of building construction cost	Rs.23,73,64,081/-
d.	Add extra for internal & external development and other facilities	Approx. 5% of building construction cost	Rs.13,18,68,934/-

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	(Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach Road, Play Area, etc.)		
e.	Expected Construction Value (C)	--	Rs.55,38,49,523/-

6.	MARKET/ SALABLE AMOUNT OF THE FLATS		
a.	Total No. of DU	Residential= 718 Dwelling Units EWS= 129 units	
b.	Total Salable Area for flats (As per inventory sheet provided by client)	13,24,230 sq. ft.	
c.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	No information available	
	Builder's Selling Rate (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Rs 9,999/- Per Sq. ft. on super Built-up Area.	
	Market Rate in secondary sale (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Rs 10,000/- to 11,000/- Per Sq. ft. on super Built-up Area.	
d.	Remarks	<ul style="list-style-type: none"> The value of the Flats is varying from floor to floor and direction to direction as per information gathered from the public domain & dealers of that area, and it is found that flat rates vary from Rs.10,000/- per sq. ft. to Rs.11,000/- per sq. ft. (Excluding PLC + Car Parking + EDC + IDC + Club & other charges) on Super area for the Project and the same seems to be reasonable in our view. Details of the inventory is as provided by the builder. Pricing assessment of the inventory is done based on the prospective number of flats which builder intends to create in this Project as provided by the builder. 	

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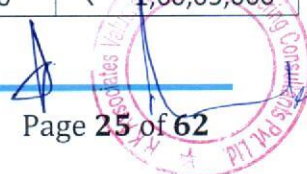
SOLD INVENTORY ANALYSIS:

S.NO.	UNIT NO	TOWER	FLOOR	CARPET AREA	Saleable area	Min. rate @ Rs.10,000/- on saleable area	Min. rate @ Rs.11,000/- on saleable area
1	A-10H	A	10TH	516.99	895	₹ 89,50,000	₹ 98,45,000
2	A-11A	A	11TH	516.99	895	₹ 89,50,000	₹ 98,45,000
3	A-11B	A	11TH	516.99	895	₹ 89,50,000	₹ 98,45,000
4	A-11D	A	11TH	516.99	895	₹ 89,50,000	₹ 98,45,000
5	A-11E	A	11TH	516.99	895	₹ 89,50,000	₹ 98,45,000
6	A-14A	A	14TH	516.99	895	₹ 89,50,000	₹ 98,45,000
7	A-14B	A	14TH	516.99	895	₹ 89,50,000	₹ 98,45,000
8	A-14C	A	14TH	516.99	895	₹ 89,50,000	₹ 98,45,000
9	A-2A	A	2ND	516.99	895	₹ 89,50,000	₹ 98,45,000
10	A-2B	A	2ND	516.99	895	₹ 89,50,000	₹ 98,45,000
11	A-2C	A	2ND	516.99	895	₹ 89,50,000	₹ 98,45,000
12	A-2D	A	2ND	516.99	895	₹ 89,50,000	₹ 98,45,000
13	A-2E	A	2ND	516.99	895	₹ 89,50,000	₹ 98,45,000
14	A-2F	A	2ND	516.99	895	₹ 89,50,000	₹ 98,45,000
15	A-2G	A	2ND	516.99	895	₹ 89,50,000	₹ 98,45,000
16	A-2H	A	2ND	516.99	895	₹ 89,50,000	₹ 98,45,000
17	A-3A	A	3RD	516.99	895	₹ 89,50,000	₹ 98,45,000
18	A-4A	A	4TH	516.99	895	₹ 89,50,000	₹ 98,45,000
19	A-4B	A	4TH	516.99	895	₹ 89,50,000	₹ 98,45,000
20	A-4C	A	4TH	516.99	895	₹ 89,50,000	₹ 98,45,000
21	A-4D	A	4TH	516.99	895	₹ 89,50,000	₹ 98,45,000
22	A-4E	A	4TH	516.99	895	₹ 89,50,000	₹ 98,45,000
23	A-4F	A	4TH	516.99	895	₹ 89,50,000	₹ 98,45,000
24	A-4G	A	4TH	516.99	895	₹ 89,50,000	₹ 98,45,000
25	A-4H	A	4TH	516.99	895	₹ 89,50,000	₹ 98,45,000
26	A-5H	A	5TH	516.99	895	₹ 89,50,000	₹ 98,45,000
27	A-6H	A	6TH	516.99	895	₹ 89,50,000	₹ 98,45,000
28	A-7A	A	7TH	516.99	895	₹ 89,50,000	₹ 98,45,000
29	A-7B	A	7TH	516.99	895	₹ 89,50,000	₹ 98,45,000
30	A-7D	A	7TH	516.99	895	₹ 89,50,000	₹ 98,45,000
31	A-7E	A	7TH	516.99	895	₹ 89,50,000	₹ 98,45,000
32	A-7F	A	7TH	516.99	895	₹ 89,50,000	₹ 98,45,000
33	A-7G	A	7TH	516.99	895	₹ 89,50,000	₹ 98,45,000
34	A-7H	A	7TH	516.99	895	₹ 89,50,000	₹ 98,45,000
35	A-8A	A	8TH	516.99	895	₹ 89,50,000	₹ 98,45,000
36	A-8B	A	8TH	516.99	895	₹ 89,50,000	₹ 98,45,000
37	A-8C	A	8TH	516.99	895	₹ 89,50,000	₹ 98,45,000
38	A-8D	A	8TH	516.99	895	₹ 89,50,000	₹ 98,45,000
39	A-8E	A	8TH	516.99	895	₹ 89,50,000	₹ 98,45,000

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40	A-8F	A	8TH	516.99	895	₹ 89,50,000	₹ 98,45,000
41	A-8G	A	8TH	516.99	895	₹ 89,50,000	₹ 98,45,000
42	A-8H	A	8TH	516.99	895	₹ 89,50,000	₹ 98,45,000
43	A-9G	A	9TH	516.99	895	₹ 89,50,000	₹ 98,45,000
44	A-9H	A	9TH	516.99	895	₹ 89,50,000	₹ 98,45,000
45	B1-10B	B1	10TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
46	B1-10C	B1	10TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
47	B1-10D	B1	11TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
48	B1-11A	B1	11TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
49	B1-11B	B1	11TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
50	B1-11C	B1	11TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
51	B1-12A	B1	12TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
52	B1-12AA	B1	13TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
53	B1-12AB	B1	13TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
54	B1-12B	B1	12TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
55	B1-12D	B1	12TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
56	B1-14A	B1	14TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
57	B1-14B	B1	14TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
58	B1-14D	B1	14TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
59	B1-15A	B1	15TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
60	B1-15B	B1	15TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
61	B1-15C	B1	15TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
62	B1-15D	B1	15TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
63	B1-16A	B1	16TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
64	B1-16B	B1	16TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
65	B1-16D	B1	16TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
66	B1-17A	B1	17TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
67	B1-17B	B1	17TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
68	B1-17C	B1	17TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
69	B1-17D	B1	17TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
70	B1-3A	B1	3RD	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
71	B1-3B	B1	3RD	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
72	B1-3C	B1	3RD	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
73	B1-3D	B1	3RD	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
74	B1-4A	B1	4TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
75	B1-4B	B1	4TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
76	B1-4C	B1	4TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
77	B1-4D	B1	4TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
78	B1-5B	B1	5TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
79	B1-5C	B1	5TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
80	B1-5D	B1	5TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
81	B1-6A	B1	6TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
82	B1-6B	B1	6TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
83	B1-6C	B1	6TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000



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84	B1-6D	B1	6TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
85	B1-7A	B1	7TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
86	B1-8A	B1	8TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
87	B1-8C	B1	8TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
88	B1-8D	B1	8TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
89	B1-9C	B1	9TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
90	B1-9D	B1	9TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
91	B2-10B	B2	10TH	1042.60	1715	₹ 1,71,50,000	₹ 1,88,65,000
92	B2-10C	B2	10TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
93	B2-10D	B2	10TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
94	B2-11A	B2	11TH	1042.60	1715	₹ 1,71,50,000	₹ 1,88,65,000
95	B2-11B	B2	11TH	1042.60	1715	₹ 1,71,50,000	₹ 1,88,65,000
96	B2-11D	B2	11TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
97	B2-12A	B2	12TH	1042.60	1715	₹ 1,71,50,000	₹ 1,88,65,000
98	B2-12AA	B2	13TH	1042.60	1715	₹ 1,71,50,000	₹ 1,88,65,000
99	B2-12AB	B2	13TH	1042.60	1715	₹ 1,71,50,000	₹ 1,88,65,000
100	B2-12AC	B2	13TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
101	B2-12AD	B2	13TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
102	B2-12B	B2	12TH	1042.60	1715	₹ 1,71,50,000	₹ 1,88,65,000
103	B2-12C	B2	12TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
104	B2-12D	B2	12TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
105	B2-14B	B2	14TH	1042.60	1715	₹ 1,71,50,000	₹ 1,88,65,000
106	B2-14C	B2	14TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
107	B2-14D	B2	14TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
108	B2-15A	B2	15TH	1042.60	1715	₹ 1,71,50,000	₹ 1,88,65,000
109	B2-15C	B2	15TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
110	B2-15D	B2	15TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
111	B2-16A	B2	16TH	1042.60	1715	₹ 1,71,50,000	₹ 1,88,65,000
112	B2-16D	B2	16TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
113	B2-17A	B2	17TH	1042.60	1715	₹ 1,71,50,000	₹ 1,88,65,000
114	B2-17B	B2	17TH	1042.60	1715	₹ 1,71,50,000	₹ 1,88,65,000
115	B2-17C	B2	17TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
116	B2-17D	B2	17TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
117	B2-2A	B2	2ND	1042.60	1715	₹ 1,71,50,000	₹ 1,88,65,000
118	B2-2D	B2	2ND	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
119	B2-3A	B2	3RD	1042.60	1715	₹ 1,71,50,000	₹ 1,88,65,000
120	B2-3B	B2	3RD	1042.60	1715	₹ 1,71,50,000	₹ 1,88,65,000
121	B2-3D	B2	3RD	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
122	B2-4A	B2	4TH	1042.60	1715	₹ 1,71,50,000	₹ 1,88,65,000
123	B2-4B	B2	4TH	1042.60	1715	₹ 1,71,50,000	₹ 1,88,65,000
124	B2-4C	B2	4TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
125	B2-4D	B2	4TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
126	B2-5A	B2	5TH	1042.60	1715	₹ 1,71,50,000	₹ 1,88,65,000
127	B2-5B	B2	5TH	1042.60	1715	₹ 1,71,50,000	₹ 1,88,65,000

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128	B2-6B	B2	6TH	1042.60	1715	₹ 1,71,50,000	₹ 1,88,65,000
129	B2-7B	B2	7TH	1042.60	1715	₹ 1,71,50,000	₹ 1,88,65,000
130	B2-8A	B2	8TH	1042.60	1715	₹ 1,71,50,000	₹ 1,88,65,000
131	B2-8B	B2	8TH	1042.60	1715	₹ 1,71,50,000	₹ 1,88,65,000
132	B2-8C	B2	8TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
133	B2-8D	B2	8TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
134	B2-9A	B2	9TH	1042.60	1715	₹ 1,71,50,000	₹ 1,88,65,000
135	B2-9B	B2	9TH	1042.60	1715	₹ 1,71,50,000	₹ 1,88,65,000
136	B2-9C	B2	9TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
137	B2-GD	B2	GROUND	905.68	1590	₹ 1,59,00,000	₹ 1,74,90,000
138	B4-10A	B4	10TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
139	B4-18B	B4	18TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
140	B4-18C	B4	18TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
141	B4-18D	B4	18TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
142	B4-1A	B4	1ST	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
143	B4-1B	B4	1ST	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
144	B4-7A	B4	7TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
145	B4-7B	B4	7TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
146	B4-7C	B4	7TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
147	B4-7D	B4	7TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
148	B4-8A	B4	8TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
149	B4-8C	B4	8TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
150	B4-8D	B4	8TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
151	B4-9A	B4	9TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
152	B4-9B	B4	9TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
153	B4-9C	B4	9TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
154	B4-9D	B4	9TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
155	B5-10C	B5	10TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
156	B5-10D	B5	10TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
157	B5-11B	B5	11TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
158	B5-11C	B5	11TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
159	B5-15D	B5	15TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
160	B5-16C	B5	16TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
161	B5-16D	B5	16TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
162	B5-17C	B5	17TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
163	B5-17D	B5	17TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
164	B5-2C	B5	2ND	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
165	B5-3C	B5	3RD	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
166	B5-4B	B5	4TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
167	B5-5C	B5	5TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
168	B5-6D	B5	6TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
169	B5-8D	B5	8TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
170	B5-9C	B5	9TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
171	B5-9D	B5	9TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000

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172	C1-10A	C1	10TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
173	C1-10B	C1	10TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
174	C1-11A	C1	11TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
175	C1-11B	C1	11TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
176	C1-12A	C1	12TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
177	C1-12B	C1	12TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
178	C1-16A	C1	16TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
179	C1-17B	C1	17TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
180	C1-1B	C1	1ST	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
181	C1-3A	C1	3RD	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
182	C1-3B	C1	3RD	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
183	C1-4A	C1	4TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
184	C1-4B	C1	4TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
185	C1-6A	C1	6TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
186	C1-6B	C1	6TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
187	C1-8B	C1	8TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
188	C1-9B	C1	9TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
189	C1-GB	C1	GROUND	1498.13	2475	₹ 2,47,50,000	₹ 2,72,25,000
190	C2-10B	C2	10TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
191	C2-11A	C2	11TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
192	C2-11B	C2	11TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
193	C2-12A	C2	12TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
194	C2-12AA	C2	13TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
195	C2-12B	C2	12TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
196	C2-14A	C2	14TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
197	C2-14B	C2	14TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
198	C2-15A	C2	15TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
199	C2-15B	C2	15TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
200	C2-16A	C2	16TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
201	C2-16B	C2	16TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
202	C2-17A	C2	17TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
203	C2-1A	C2	1ST	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
204	C2-1B	C2	1ST	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
205	C2-2A	C2	2ND	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
206	C2-2B	C2	2ND	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
207	C2-3A	C2	3RD	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
208	C2-3B	C2	3RD	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
209	C2-4A	C2	4TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
210	C2-4B	C2	4TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
211	C2-5A	C2	5TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
212	C2-5B	C2	5TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
213	C2-6A	C2	6TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
214	C2-6B	C2	6TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
215	C2-7A	C2	7TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000

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216	C2-7B	C2	7TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
217	C2-8A	C2	8TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
218	C2-8B	C2	8TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
219	C2-9A	C2	9TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
220	C2-9B	C2	9TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
221	C2-GA	C2	GROUND	1498.13	2475	₹ 2,47,50,000	₹ 2,72,25,000
222	C3-14A	C3	14TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
223	C3-4B	C3	4TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
224	C3-5B	C3	5TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
225	C5-10A	C5	10TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
226	C5-11A	C5	11TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
227	C5-11B	C5	11TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
228	C5-14A	C5	14TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
229	C5-15B	C5	15TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
230	C5-6B	C5	6TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
231	C5-7A	C5	7TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
232	C5-7B	C5	7TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
233	C5-8A	C5	8TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
234	C5-8B	C5	8TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
235	C5-9A	C5	9TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
236	C5-9B	C5	9TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
237	C5-GB	C5	GROUND	1498.13	2475	₹ 2,47,50,000	₹ 2,72,25,000
238	D-10A	D	10TH	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
239	D-10B	D	10TH	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
240	D-12AA	D	13TH	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
241	D-12AB	D	13TH	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
242	D-6A	D	6TH	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
243	D-9A	D	9TH	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000



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MANOR ONE

UNSOLD INVENTORY ANALYSIS:

S.NO.	UNIT NO	TOWER	FLOOR	CARPET AREA	Saleable area	Min. rate @ Rs.10,000/- on saleable area	Min. rate @ Rs.11,000/- on saleable area
1	A-GA	A	GROUND	516.99	895	₹ 89,50,000	₹ 98,45,000
2	A-GD	A	GROUND	516.99	895	₹ 89,50,000	₹ 98,45,000
3	A-GE	A	GROUND	516.99	895	₹ 89,50,000	₹ 98,45,000
4	A-GH	A	GROUND	516.99	895	₹ 89,50,000	₹ 98,45,000
5	A-1A	A	1ST	516.99	895	₹ 89,50,000	₹ 98,45,000
6	A-1B	A	1ST	516.99	895	₹ 89,50,000	₹ 98,45,000
7	A-1C	A	1ST	516.99	895	₹ 89,50,000	₹ 98,45,000
8	A-1D	A	1ST	516.99	895	₹ 89,50,000	₹ 98,45,000
9	A-1E	A	1ST	516.99	895	₹ 89,50,000	₹ 98,45,000
10	A-1F	A	1ST	516.99	895	₹ 89,50,000	₹ 98,45,000
11	A-1G	A	1ST	516.99	895	₹ 89,50,000	₹ 98,45,000
12	A-1H	A	1ST	516.99	895	₹ 89,50,000	₹ 98,45,000
13	A-3B	A	3RD	516.99	895	₹ 89,50,000	₹ 98,45,000
14	A-3C	A	3RD	516.99	895	₹ 89,50,000	₹ 98,45,000
15	A-3D	A	3RD	516.99	895	₹ 89,50,000	₹ 98,45,000
16	A-3E	A	3RD	516.99	895	₹ 89,50,000	₹ 98,45,000
17	A-3F	A	3RD	516.99	895	₹ 89,50,000	₹ 98,45,000
18	A-3G	A	3RD	516.99	895	₹ 89,50,000	₹ 98,45,000
19	A-3H	A	3RD	516.99	895	₹ 89,50,000	₹ 98,45,000
20	A-5A	A	5TH	516.99	895	₹ 89,50,000	₹ 98,45,000
21	A-5B	A	5TH	516.99	895	₹ 89,50,000	₹ 98,45,000
22	A-5C	A	5TH	516.99	895	₹ 89,50,000	₹ 98,45,000
23	A-5D	A	5TH	516.99	895	₹ 89,50,000	₹ 98,45,000
24	A-5E	A	5TH	516.99	895	₹ 89,50,000	₹ 98,45,000
25	A-5F	A	5TH	516.99	895	₹ 89,50,000	₹ 98,45,000
26	A-5G	A	5TH	516.99	895	₹ 89,50,000	₹ 98,45,000
27	A-6A	A	6TH	516.99	895	₹ 89,50,000	₹ 98,45,000
28	A-6B	A	6TH	516.99	895	₹ 89,50,000	₹ 98,45,000
29	A-6C	A	6TH	516.99	895	₹ 89,50,000	₹ 98,45,000
30	A-6D	A	6TH	516.99	895	₹ 89,50,000	₹ 98,45,000
31	A-6E	A	6TH	516.99	895	₹ 89,50,000	₹ 98,45,000
32	A-6F	A	6TH	516.99	895	₹ 89,50,000	₹ 98,45,000
33	A-6G	A	6TH	516.99	895	₹ 89,50,000	₹ 98,45,000
34	A-7C	A	7TH	516.99	895	₹ 89,50,000	₹ 98,45,000
35	A-9A	A	9TH	516.99	895	₹ 89,50,000	₹ 98,45,000
36	A-9B	A	9TH	516.99	895	₹ 89,50,000	₹ 98,45,000
37	A-9C	A	9TH	516.99	895	₹ 89,50,000	₹ 98,45,000
38	A-9D	A	9TH	516.99	895	₹ 89,50,000	₹ 98,45,000
39	A-9E	A	9TH	516.99	895	₹ 89,50,000	₹ 98,45,000

PROJECT TIE-UP REPORT

MANOR ONE

40	A-9F	A	9TH	516.99	895	₹ 89,50,000	₹ 98,45,000
41	A-10A	A	10TH	516.99	895	₹ 89,50,000	₹ 98,45,000
42	A-10B	A	10TH	516.99	895	₹ 89,50,000	₹ 98,45,000
43	A-10C	A	10TH	516.99	895	₹ 89,50,000	₹ 98,45,000
44	A-10D	A	10TH	516.99	895	₹ 89,50,000	₹ 98,45,000
45	A-10E	A	10TH	516.99	895	₹ 89,50,000	₹ 98,45,000
46	A-10F	A	10TH	516.99	895	₹ 89,50,000	₹ 98,45,000
47	A-10G	A	10TH	516.99	895	₹ 89,50,000	₹ 98,45,000
48	A-11C	A	11TH	516.99	895	₹ 89,50,000	₹ 98,45,000
49	A-11F	A	11TH	516.99	895	₹ 89,50,000	₹ 98,45,000
50	A-11G	A	11TH	516.99	895	₹ 89,50,000	₹ 98,45,000
51	A-11H	A	11TH	516.99	895	₹ 89,50,000	₹ 98,45,000
52	A-12A	A	12TH	516.99	895	₹ 89,50,000	₹ 98,45,000
53	A-12B	A	12TH	516.99	895	₹ 89,50,000	₹ 98,45,000
54	A-12C	A	12TH	516.99	895	₹ 89,50,000	₹ 98,45,000
55	A-12D	A	12TH	516.99	895	₹ 89,50,000	₹ 98,45,000
56	A-12E	A	12TH	516.99	895	₹ 89,50,000	₹ 98,45,000
57	A-12F	A	12TH	516.99	895	₹ 89,50,000	₹ 98,45,000
58	A-12G	A	12TH	516.99	895	₹ 89,50,000	₹ 98,45,000
59	A-12H	A	12TH	516.99	895	₹ 89,50,000	₹ 98,45,000
60	A-12AA	A	13TH	516.99	895	₹ 89,50,000	₹ 98,45,000
61	A-12AB	A	13TH	516.99	895	₹ 89,50,000	₹ 98,45,000
62	A-12AC	A	13TH	516.99	895	₹ 89,50,000	₹ 98,45,000
63	A-12AD	A	13TH	516.99	895	₹ 89,50,000	₹ 98,45,000
64	A-12AE	A	13TH	516.99	895	₹ 89,50,000	₹ 98,45,000
65	A-12AF	A	13TH	516.99	895	₹ 89,50,000	₹ 98,45,000
66	A-12AG	A	13TH	516.99	895	₹ 89,50,000	₹ 98,45,000
67	A-12AH	A	13TH	516.99	895	₹ 89,50,000	₹ 98,45,000
68	A-14D	A	14TH	516.99	895	₹ 89,50,000	₹ 98,45,000
69	A-14E	A	14TH	516.99	895	₹ 89,50,000	₹ 98,45,000
70	A-14F	A	14TH	516.99	895	₹ 89,50,000	₹ 98,45,000
71	A-14G	A	14TH	516.99	895	₹ 89,50,000	₹ 98,45,000
72	A-14H	A	14TH	516.99	895	₹ 89,50,000	₹ 98,45,000
73	A-15A	A	15TH	516.99	895	₹ 89,50,000	₹ 98,45,000
74	A-15B	A	15TH	516.99	895	₹ 89,50,000	₹ 98,45,000
75	A-15C	A	15TH	516.99	895	₹ 89,50,000	₹ 98,45,000
76	A-15D	A	15TH	516.99	895	₹ 89,50,000	₹ 98,45,000
77	A-15E	A	15TH	516.99	895	₹ 89,50,000	₹ 98,45,000
78	A-15F	A	15TH	516.99	895	₹ 89,50,000	₹ 98,45,000
79	A-15G	A	15TH	516.99	895	₹ 89,50,000	₹ 98,45,000
80	A-15H	A	15TH	516.99	895	₹ 89,50,000	₹ 98,45,000
81	B1-GB	B1	GROUND	1134.74	1875	₹ 1,87,50,000	₹ 2,06,25,000
82	B1-GC	B1	GROUND	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
83	B1-GD	B1	GROUND	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000

PROJECT TIE-UP REPORT

MANOR ONE

84	B1-1A	B1	1ST	1042.6	1850	₹ 1,85,00,000	₹ 2,03,50,000
85	B1-1B	B1	1ST	1042.6	1850	₹ 1,85,00,000	₹ 2,03,50,000
86	B1-1C	B1	1ST	865.53	1520	₹ 1,52,00,000	₹ 1,67,20,000
87	B1-1D	B1	1ST	865.53	1520	₹ 1,52,00,000	₹ 1,67,20,000
88	B1-2A	B1	2ND	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
89	B1-2B	B1	2ND	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
90	B1-2C	B1	2ND	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
91	B1-2D	B1	2ND	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
92	B1-5A	B1	5TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
93	B1-7B	B1	7TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
94	B1-7C	B1	7TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
95	B1-7D	B1	7TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
96	B1-8B	B1	8TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
97	B1-9A	B1	9TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
98	B1-9B	B1	9TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
99	B1-10A	B1	10TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
100	B1-11D	B1	11TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
101	B1-12C	B1	12TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
102	B1-12AC	B1	13TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
103	B1-12AD	B1	13TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
104	B1-14C	B1	14TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
105	B1-16C	B1	16TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
106	B1-18A	B1	18TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
107	B1-18B	B1	18TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
108	B1-18C	B1	18TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
109	B1-18D	B1	18TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
110	B2-GA	B2	GROUND	1134.74	1875	₹ 1,87,50,000	₹ 2,06,25,000
111	B2-GC	B2	GROUND	905.68	1590	₹ 1,59,00,000	₹ 1,74,90,000
112	B2-1A	B2	1ST	1042.6	1850	₹ 1,85,00,000	₹ 2,03,50,000
113	B2-1B	B2	1ST	1042.6	1850	₹ 1,85,00,000	₹ 2,03,50,000
114	B2-1C	B2	1ST	865.53	1520	₹ 1,52,00,000	₹ 1,67,20,000
115	B2-1D	B2	1ST	865.53	1520	₹ 1,52,00,000	₹ 1,67,20,000
116	B2-2B	B2	2ND	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
117	B2-2C	B2	2ND	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
118	B2-3C	B2	3RD	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
119	B2-5C	B2	5TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
120	B2-5D	B2	5TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
121	B2-6A	B2	6TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
122	B2-6C	B2	6TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
123	B2-6D	B2	6TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
124	B2-7A	B2	7TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
125	B2-7C	B2	7TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
126	B2-7D	B2	7TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
127	B2-9D	B2	9TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000

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128	B2-10A	B2	10TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
129	B2-11C	B2	11TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
130	B2-14A	B2	14TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
131	B2-15B	B2	15TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
132	B2-16B	B2	16TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
133	B2-16C	B2	16TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
134	B2-18A	B2	18TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
135	B2-18B	B2	18TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
136	B2-18C	B2	18TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
137	B2-18D	B2	18TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
138	B3-GA	B3	GROUND	1134.74	1875	₹ 1,87,50,000	₹ 2,06,25,000
139	B3-GC	B3	GROUND	905.68	1590	₹ 1,59,00,000	₹ 1,74,90,000
140	B3-GD	B3	GROUND	905.68	1590	₹ 1,59,00,000	₹ 1,74,90,000
141	B3-1A	B3	1ST	1042.6	1850	₹ 1,85,00,000	₹ 2,03,50,000
142	B3-1B	B3	1ST	1042.6	1850	₹ 1,85,00,000	₹ 2,03,50,000
143	B3-1C	B3	1ST	865.53	1520	₹ 1,52,00,000	₹ 1,67,20,000
144	B3-1D	B3	1ST	865.53	1520	₹ 1,52,00,000	₹ 1,67,20,000
145	B3-2A	B3	2ND	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
146	B3-2B	B3	2ND	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
147	B3-2C	B3	2ND	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
148	B3-2D	B3	2ND	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
149	B3-3A	B3	3RD	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
150	B3-3B	B3	3RD	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
151	B3-3C	B3	3RD	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
152	B3-3D	B3	3RD	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
153	B3-4A	B3	4TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
154	B3-4B	B3	4TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
155	B3-4C	B3	4TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
156	B3-4D	B3	4TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
157	B3-5A	B3	5TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
158	B3-5B	B3	5TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
159	B3-5C	B3	5TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
160	B3-5D	B3	5TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
161	B3-6A	B3	6TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
162	B3-6B	B3	6TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
163	B3-6C	B3	6TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
164	B3-6D	B3	6TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
165	B3-7A	B3	7TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
166	B3-7B	B3	7TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
167	B3-7C	B3	7TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
168	B3-7D	B3	7TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
169	B3-8A	B3	8TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
170	B3-8B	B3	8TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
171	B3-8C	B3	8TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000

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172	B3-8D	B3	8TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
173	B3-9A	B3	9TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
174	B3-9B	B3	9TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
175	B3-9C	B3	9TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
176	B3-9D	B3	9TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
177	B3-10A	B3	10TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
178	B3-10B	B3	10TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
179	B3-10C	B3	10TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
180	B3-10D	B3	10TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
181	B3-11A	B3	11TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
182	B3-11B	B3	11TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
183	B3-11C	B3	11TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
184	B3-11D	B3	11TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
185	B3-12A	B3	12TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
186	B3-12B	B3	12TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
187	B3-12C	B3	12TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
188	B3-12D	B3	12TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
189	B3-12AA	B3	13TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
190	B3-12AB	B3	13TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
191	B3-12AC	B3	13TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
192	B3-12AD	B3	13TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
193	B3-14A	B3	14TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
194	B3-14B	B3	14TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
195	B3-14C	B3	14TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
196	B3-14D	B3	14TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
197	B3-15A	B3	15TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
198	B3-15B	B3	15TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
199	B3-15C	B3	15TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
200	B3-15D	B3	15TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
201	B3-16A	B3	16TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
202	B3-16B	B3	16TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
203	B3-16C	B3	16TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
204	B3-16D	B3	16TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
205	B3-17A	B3	17TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
206	B3-17B	B3	17TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
207	B3-17C	B3	17TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
208	B3-17D	B3	17TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
209	B3-18A	B3	18TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
210	B3-18B	B3	18TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
211	B3-18C	B3	18TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
212	B3-18D	B3	18TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
213	B4-GB	B4	GROUND	1134.74	1875	₹ 1,87,50,000	₹ 2,06,25,000
214	B4-GC	B4	GROUND	905.68	1590	₹ 1,59,00,000	₹ 1,74,90,000
215	B4-GD	B4	GROUND	905.68	1590	₹ 1,59,00,000	₹ 1,74,90,000

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216	B4-1C	B4	1ST	865.53	1520	₹ 1,52,00,000	₹ 1,67,20,000
217	B4-1D	B4	1ST	865.53	1520	₹ 1,52,00,000	₹ 1,67,20,000
218	B4-2A	B4	2ND	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
219	B4-2B	B4	2ND	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
220	B4-2C	B4	2ND	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
221	B4-2D	B4	2ND	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
222	B4-3A	B4	3RD	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
223	B4-3B	B4	3RD	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
224	B4-3C	B4	3RD	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
225	B4-3D	B4	3RD	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
226	B4-4A	B4	4TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
227	B4-4B	B4	4TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
228	B4-4C	B4	4TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
229	B4-4D	B4	4TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
230	B4-5A	B4	5TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
231	B4-5B	B4	5TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
232	B4-5C	B4	5TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
233	B4-5D	B4	5TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
234	B4-6A	B4	6TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
235	B4-6B	B4	6TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
236	B4-6C	B4	6TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
237	B4-6D	B4	6TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
238	B4-8B	B4	8TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
239	B4-10B	B4	10TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
240	B4-10C	B4	10TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
241	B4-10D	B4	10TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
242	B4-11A	B4	11TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
243	B4-11B	B4	11TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
244	B4-11C	B4	11TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
245	B4-11D	B4	11TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
246	B4-12A	B4	12TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
247	B4-12B	B4	12TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
248	B4-12C	B4	12TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
249	B4-12D	B4	12TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
250	B4-12AA	B4	13TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
251	B4-12AB	B4	13TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
252	B4-12AC	B4	13TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
253	B4-12AD	B4	13TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
254	B4-14A	B4	14TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
255	B4-14B	B4	14TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
256	B4-14C	B4	14TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
257	B4-14D	B4	14TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
258	B4-15A	B4	15TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
259	B4-15B	B4	15TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000

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260	B4-15C	B4	15TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
261	B4-15D	B4	15TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
262	B4-16A	B4	16TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
263	B4-16B	B4	16TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
264	B4-16C	B4	16TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
265	B4-16D	B4	16TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
266	B4-17A	B4	17TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
267	B4-17B	B4	17TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
268	B4-17C	B4	17TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
269	B4-17D	B4	17TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
270	B4-18A	B4	18TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
271	B5-GA	B5	GROUND	1134.74	1875	₹ 1,87,50,000	₹ 2,06,25,000
272	B5-GC	B5	GROUND	905.68	1590	₹ 1,59,00,000	₹ 1,74,90,000
273	B5-GD	B5	GROUND	905.68	1590	₹ 1,59,00,000	₹ 1,74,90,000
274	B5-1A	B5	1ST	1042.6	1850	₹ 1,85,00,000	₹ 2,03,50,000
275	B5-1B	B5	1ST	1042.6	1850	₹ 1,85,00,000	₹ 2,03,50,000
276	B5-1C	B5	1ST	865.53	1520	₹ 1,52,00,000	₹ 1,67,20,000
277	B5-1D	B5	1ST	865.53	1520	₹ 1,52,00,000	₹ 1,67,20,000
278	B5-2A	B5	2ND	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
279	B5-2B	B5	2ND	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
280	B5-2D	B5	2ND	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
281	B5-3A	B5	3RD	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
282	B5-3B	B5	3RD	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
283	B5-3D	B5	3RD	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
284	B5-4A	B5	4TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
285	B5-4C	B5	4TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
286	B5-4D	B5	4TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
287	B5-5A	B5	5TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
288	B5-5B	B5	5TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
289	B5-5D	B5	5TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
290	B5-6A	B5	6TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
291	B5-6B	B5	6TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
292	B5-6C	B5	6TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
293	B5-7A	B5	7TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
294	B5-7B	B5	7TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
295	B5-7C	B5	7TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
296	B5-7D	B5	7TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
297	B5-8A	B5	8TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
298	B5-8B	B5	8TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
299	B5-8C	B5	8TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
300	B5-9A	B5	8TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
301	B5-9B	B5	9T	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
302	B5-10A	B5	10TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
303	B5-10B	B5	10TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000

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304	B5-11A	B5	11TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
305	B5-11D	B5	11TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
306	B5-12A	B5	12TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
307	B5-12B	B5	12TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
308	B5-12C	B5	12TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
309	B5-12D	B5	12TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
310	B5-12AA	B5	13TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
311	B5-12AB	B5	13TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
312	B5-12AC	B5	13TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
313	B5-12AD	B5	13TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
314	B5-14A	B5	14TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
315	B5-14B	B5	14TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
316	B5-14C	B5	14TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
317	B5-14D	B5	14TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
318	B5-15A	B5	15TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
319	B5-15B	B5	15TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
320	B5-15C	B5	15TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
321	B5-16A	B5	16TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
322	B5-16B	B5	16TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
323	B5-17A	B5	17TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
324	B5-17B	B5	17TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
325	B5-18A	B5	18TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
326	B5-18B	B5	18TH	1042.6	1715	₹ 1,71,50,000	₹ 1,88,65,000
327	B5-18C	B5	18TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
328	B5-18D	B5	18TH	865.53	1455	₹ 1,45,50,000	₹ 1,60,05,000
329	C1-1A	C1	1ST	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
330	C1-2A	C1	2ND	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
331	C1-2B	C1	2ND	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
332	C1-5A	C1	5TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
333	C1-5B	C1	5TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
334	C1-7A	C1	7TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
335	C1-7B	C1	7TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
336	C1-8A	C1	8TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
337	C1-9A	C1	9TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
338	C1-12AA	C1	13TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
339	C1-12AB	C1	13TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
340	C1-14A	C1	14TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
341	C1-14B	C1	14TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
342	C1-15A	C1	15TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
343	C1-15B	C1	15TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
344	C1-16B	C1	16TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
345	C1-17A	C1	17TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
346	C1-18A	C1	18TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
347	C1-18B	C1	18TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000

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348	C2-10A	C2	10TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
349	C2-12AB	C2	13TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
350	C2-17B	C2	17TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
351	C2-18A	C2	18TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
352	C2-18B	C2	18TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
353	C3-GB	C3	GROUND	1498.13	2475	₹ 2,47,50,000	₹ 2,72,25,000
354	C3-1A	C3	1ST	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
355	C3-1B	C3	1ST	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
356	C3-2A	C3	2ND	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
357	C3-2B	C3	2ND	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
358	C3-3A	C3	3RD	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
359	C3-3B	C3	3RD	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
360	C3-4A	C3	4TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
361	C3-5A	C3	4TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
362	C3-6A	C3	6TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
363	C3-6B	C3	6TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
364	C3-7A	C3	7TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
365	C3-7B	C3	7TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
366	C3-8A	C3	8TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
367	C3-8B	C3	8TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
368	C3-9A	C3	9TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
369	C3-9B	C3	9TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
370	C3-10A	C3	10TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
371	C3-10B	C3	10TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
372	C3-11A	C3	11TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
373	C3-11B	C3	11TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
374	C3-12A	C3	12TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
375	C3-12B	C3	12TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
376	C3-13A	C3	13TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
377	C3-13B	C3	13TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
378	C3-14B	C3	14TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
379	C3-15A	C3	15TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
380	C3-15B	C3	15TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
381	C3-16A	C3	16TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
382	C3-16B	C3	16TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
383	C3-17A	C3	17TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
384	C3-17B	C3	17TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
385	C3-18A	C3	18TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
386	C3-18B	C3	18TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
387	C4-GA	C4	GROUND	1498.13	2475	₹ 2,47,50,000	₹ 2,72,25,000
388	C4-1A	C4	1ST	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
389	C4-1B	C4	1ST	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
390	C4-2A	C4	2ND	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
391	C4-2B	C4	2ND	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000

PROJECT TIE-UP REPORT

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392	C4-3A	C4	3RD	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
393	C4-3B	C4	3RD	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
394	C4-4A	C4	4TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
395	C4-4B	C4	4TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
396	C4-5A	C4	5TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
397	C4-5B	C4	5TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
398	C4-6A	C4	6TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
399	C4-6B	C4	6TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
400	C4-7A	C4	7TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
401	C4-7B	C4	7TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
402	C4-8A	C4	8TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
403	C4-8B	C4	8TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
404	C4-9A	C4	9TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
405	C4-9B	C4	9TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
406	C4-10A	C4	10TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
407	C4-10B	C4	10TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
408	C4-11A	C4	11TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
409	C4-11B	C4	11TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
410	C4-12A	C4	12TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
411	C4-12B	C4	12TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
412	C4-13A	C4	13TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
413	C4-13B	C4	13TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
414	C4-14A	C4	14TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
415	C4-14B	C4	14TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
416	C4-15A	C4	15TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
417	C4-15B	C4	15TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
418	C4-16A	C4	16TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
419	C4-16B	C4	16TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
420	C4-17A	C4	17TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
421	C4-17B	C4	17TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
422	C4-18A	C4	18TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
423	C4-18B	C4	18TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
424	C5-1A	C5	1ST	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
425	C5-1B	C5	1ST	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
426	C5-2A	C5	2ND	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
427	C5-2B	C5	2ND	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
428	C5-3A	C5	3RD	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
429	C5-3B	C5	3RD	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
430	C5-4A	C5	4TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
431	C5-4B	C5	4TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
432	C5-5A	C5	5TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
433	C5-5B	C5	5TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
434	C5-6A	C5	6TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
435	C5-10B	C5	10TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000

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436	C5-12A	C5	12TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
437	C5-12B	C5	12TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
438	C5-13A	C5	13TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
439	C5-13B	C5	13TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
440	C5-14B	C5	14TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
441	C5-15A	C5	15TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
442	C5-16A	C5	16TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
443	C5-16B	C5	16TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
444	C5-17A	C5	17TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
445	C5-17B	C5	17TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
446	C5-18A	C5	18TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
447	C5-18B	C5	18TH	1430.32	2325	₹ 2,32,50,000	₹ 2,55,75,000
448	D-GA	D	GROUND	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
449	D-GB	D	GROUND	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
450	D-1A	D	1ST	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
451	D-1B	D	1ST	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
452	D-2A	D	2ND	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
453	D-2B	D	2ND	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
454	D-3A	D	3RD	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
455	D-3B	D	3RD	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
456	D-4A	D	4TH	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
457	D-4B	D	4TH	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
458	D-5A	D	5TH	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
459	D-5B	D	5TH	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
460	D-6B	D	6TH	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
461	D-7A	D	7TH	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
462	D-7B	D	7TH	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
463	D-8A	D	8TH	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
464	D-8B	D	8TH	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
465	D-9B	D	9TH	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
466	D-11A	D	11TH	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
467	D-11B	D	11TH	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
468	D-12A	D	11TH	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
469	D-12B	D	12TH	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
470	D-14A	D	14TH	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
471	D-14B	D	14TH	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
472	D-15A	D	15TH	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
473	D-15B	D	15TH	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
474	D-16A	D	16TH	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000
475	D-16B	D	16TH	3246.53	5450	₹ 5,45,00,000	₹ 5,99,50,000

PROJECT TIE-UP REPORT MANOR ONE

7. CONSOLIDATED COST ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs.316,09,65,280/-	Rs.10,77,60,18,000/-
b.	Structure Construction Value (B)	NA	Rs.263,73,78,682/-
c.	Additional Aesthetic Works Value (C)	NA	Rs.55,38,49,523/-
d.	Total Add (A+B+C)	Rs.316,09,65,280/-	Rs.1396,72,46,205/-
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.1396,72,46,205/-
h.	Rounded Off	---	Rs.1397,00,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	One Thousand Three Hundred Ninety-Seven Crore only
j.	Expected Realizable Value (@ ~15% less)	---	Rs.1187,45,00,000/-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs.1047,75,00,000/-
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. 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 Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose. e. Also, since this is a land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land		

	<p>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>f. This is a Project Tie-up report. Scope of the 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. The main scope focused in this report is Project status.</p> <p>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.</p> <p>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 as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.</p> <p>i. Legal aspects for e.g., investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
o.	<p>IMPORTANT KEY DEFINITIONS</p> <p>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.</p> <p>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.</p>

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

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

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

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

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

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

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

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

Difference between Costs, Price & Value: Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also

having different definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

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

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

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

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

p. Enclosures with the Report:

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



IMPORTANT NOTES

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

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


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

IF REPORT IS USED FOR BANK/ FIs

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

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


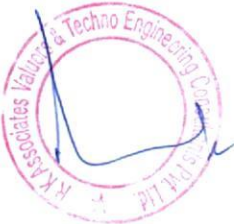
Terms of Services & Consultant's Important Remarks are available at www.rkassociates.org for reference.

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Deepak Singh	Amit Jaiswal	Anil Kumar
		



PROJECT TIE-UP REPORT MANOR ONE

Declaration	<ul style="list-style-type: none"> 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 <i>assessment</i> 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 Deepak Singh has visited the subject property on 7/12/2023 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.
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**ENCLOSURE 1: PRICE TREND REFERENCES OF THE SIMILAR RELATED
PROPERTIES AVAILABLE ON PUBLIC DOMAIN**

The image displays two screenshots of the 99acres website, showing property listings for the Manor One project in Gurgaon.

Top Screenshot:

- Property:** 3BHK 2Baths, 15th Apartment for Sale, Sector 104 Gurgaon, Haryana.
- Price:** ₹1.45 Cr (₹10,439 per sq.ft.). Estimated EMV: ₹1,15,812.
- Area:** Super Built up area 1389 sq.ft. Carpet area: 884.58 sq.ft.
- Features:** 4th of 26 Floors, East, Overlooking Others Pool/Park/Garden/Club/Main Road.
- Construction Status:** By 2025.
- REIRA STATUS:** REGISTERED. Registration No: RC-REG-HARYANA/GGM/2018/224. Website: https://haryanareg.gov.in/.
- Properties you can trust:** Properties in Hero Homes are REIRA approved. Now, buy with confidence!

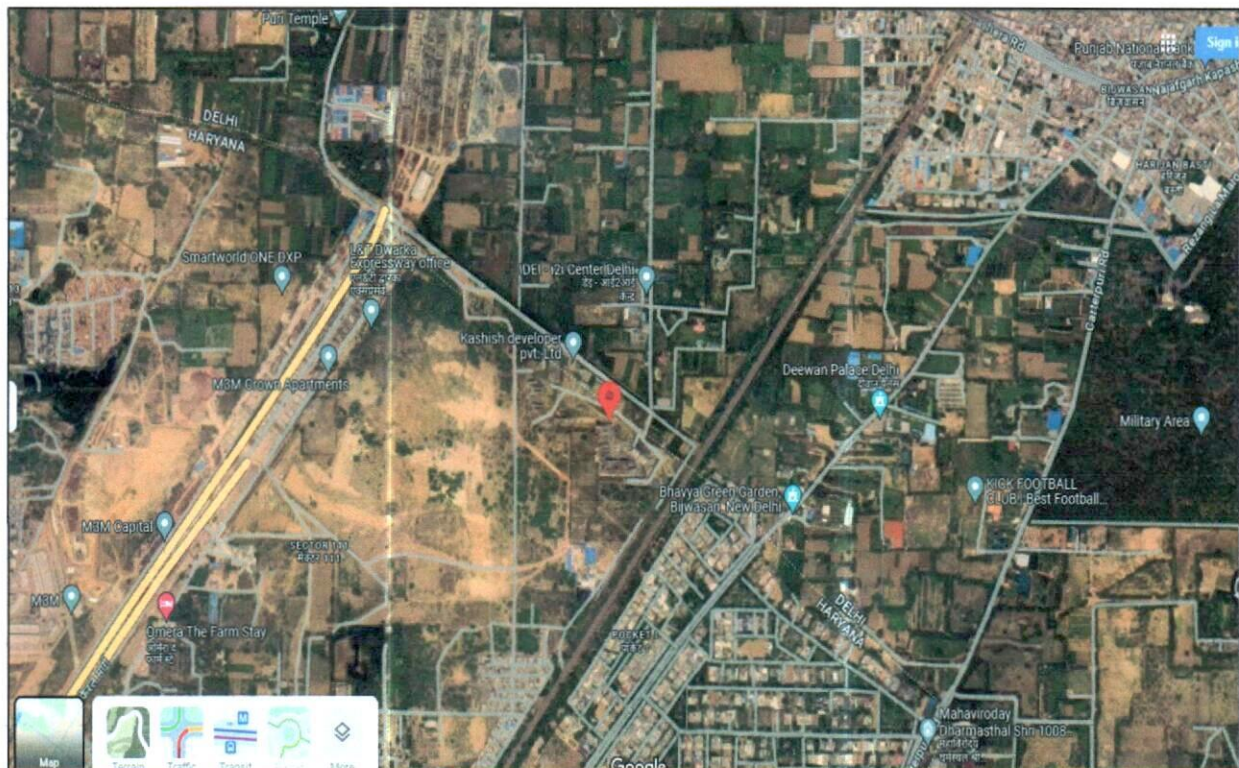
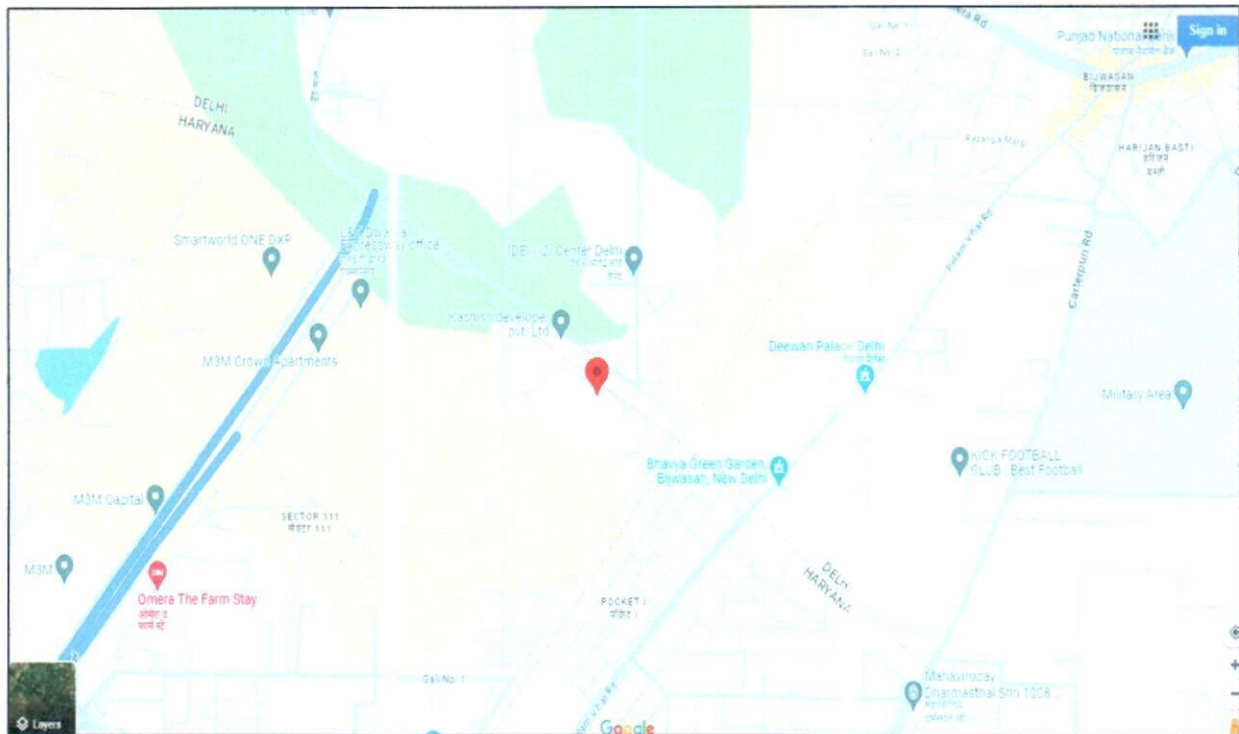
Bottom Screenshot:

- Property:** 1BHK 1Bath, Flat/Apartment for Sale, Sector 111 Gurgaon, Haryana.
- Price:** ₹42 Lac (₹10,370 per sq.ft.). Estimated EMV: ₹33,546.
- Area:** Super Built up area 405 sq.ft. Carpet area: 356 sq.ft.
- Features:** 6th of 10 Floors, Property Age 1 to 5 Year Old.
- Construction Status:** View Construction Status.
- REIRA STATUS:** NOT AVAILABLE. Website: https://haryanareg.gov.in/.
- Places nearby:** Sector 111 Gurgaon, Gurgaon, Haryana. Sector 23 Huda Market, HUDA Market, Jai Vision Public School, New Cambridge School, Meenakshi Public School.

[Handwritten signature and circular stamp]

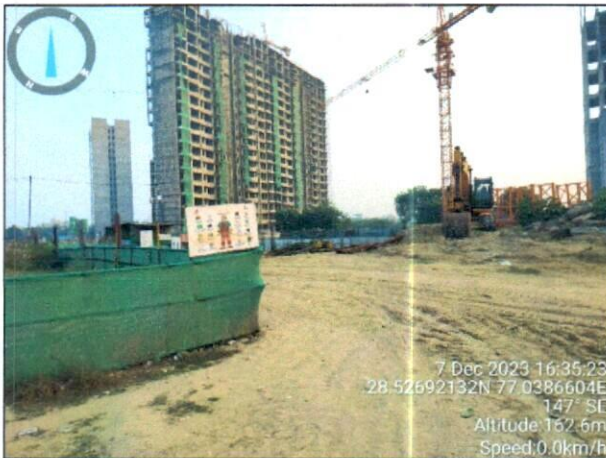
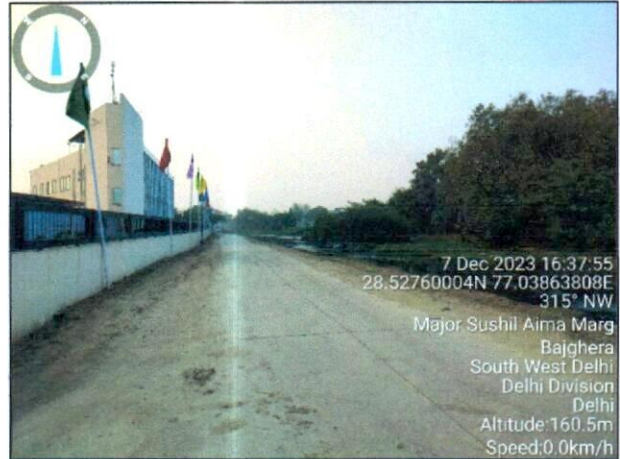
Techno Engineering Consultants
PVT. LTD.

ENCLOSURE 2: GOOGLE MAP LOCATION



Handwritten signature and stamp of R.K. Associates, Valuers & Techno Engineering Consultants (P) Ltd.

ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY



[Handwritten signature]
[Circular stamp: Techno Engineering Consultants Pvt. Ltd.]

PROJECT TIE-UP REPORT MANOR ONE




[Handwritten signature]


[Circular stamp: Techno Engineering Consultants, PVT. LTD.]


PROJECT TIE-UP REPORT MANOR ONE


ENCLOSURE: 4- COPY OF CIRCLE RATE


Rate list of Tehsil Gurugram Proposed Rates for the year 2023 w.e.f.....													
		Rates for the Year of 2021-2022				Proposed Rates for the Year of 2022				Proposed Rates for the Year of 2023			
Sr. No.	Huda Sectors	Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. Yards)	Commercial/Retail (Rs. Per Sq. Feet)	Office/IT Space Rs. Per Sq. Feet)	Residential (Rs. Per Sq. Yards)	Commercial/ Sco/Scf (Rs. Per Sq. Yards)	Commercial/Retail (Rs. Per Sq. Feet)	Office/IT Space Rs. Per Sq. Feet)	Residential (Rs. Per Sq. Yards)	Commercial/ Sco/Scf (Rs. Per Sq. Yards)	Commercial/Retail (Rs. Per Sq. Feet)	Office/IT Space Rs. Per Sq. Feet)
1	Sec- 42, 43	50000	165000	10000	7000	55000	165000	10000	7000	66000	198000	12000	8400
2	Sec-14, 15, 16, 17, 40	45000	150000	9000	6600	50000	150000	9000	6600	65000	181500	11000	8000
3	Sec- 38,	40000	140000	8900	6300	45000	140000	8900	6300	54000	168000	11000	7500
4	Sec- 21,22, 22A, 23, 23A,	35000	140300	8600	6100	40000	140300	8600	6100	48000	168500	10500	7300
5	Sector 1, 2, 3, 3A, 4, 5, 6, 7, 12, 12A, 13	35000	135000	9000	6600	40000	135000	9000	6600	48000	162500	11000	7900
6	Sec-18, 19, 20,	NA	110000	9000	6600	NA	110000	9000	6600	NA	132000	11000	7900
7	Sec-25	NA	88000	9000	6600	NA	88000	9000	6600	NA	106000	11000	7900
8	Sector 104, 105, 106, 109, 110, 110A, 111, 112, 113, 114, 115	30000	100000	4500	3000	36000	100000	4500	3000	44000	120000	5400	3600


 Joint Sub Registrar
Gurugram


 Sub Registrar
Gurugram


 SDO (C)
Gurugram


 BDO
Gurugram


 Deputy Commissioner-cum-
Registrar, Gurugram




ENCLOSURE 5: OTHER RELEVANT DOCUMENTS

DOCUMENT 1: Registration Certificate

REGISTRATION NO. 58 of 2019/7(3)/2022/11

FORM 'REP-III' [See rule 5 (1)]
HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

 **HARERA**
GURUGRAM

REGISTRATION NO. 58 of 2019/7(3)/2022/11		
RC/REP/HARERA/GGM/58 of 2022/7(3)/2022/11	Date: 22.11.2022	
REGISTRATION CERTIFICATE REAL ESTATE PROJECT GROUP HOUSING COLONY "MANOR ONE"		
1. This registration is granted under section 7(3) of the Real Estate (Regulation & Development) Act, 2016 to the following project.		
(A) PARTICULARS OF THE PROJECT/PHASE REGISTERED		
S.N.	Particulars	Details
(i)	Name of the project	Manor One
(ii)	Location	Sector 111, Gurugram
(iii)	License no. and validity	110 of 2011 dated 14.12.2011 valid up to 13.12.2024
(iv)	Total licensed area of the project	14.843 acres
(v)	Area of part of project/phase for registration	14.843 acres
(vi)	Nature of the project	Group Housing Colony
(vii)	Total saleable unit of the project/phase for registration	Residential- 732, Commercial- 10
(B) NAME OF THE PROMOTERS/LICENSE HOLDER		
S. N.	Particulars	Details
(i)	Promoter 1/License holders	1. M/s Vinman Constructions Private Limited 2. M/s Elite Villas Private Limited
(ii)	Promoter 2/Collaborator	1. M/s Cosmos Infra Engineering India limited
(iii)	Promoter 3/Change of Developer	1. M/s Kashish Developers Limited
(C) PARTICULARS OF THE PROMOTER 3/DEVELOPER		
S. N.	Particulars	Details
1	Narash Kumar	

1 | Narash Kumar
Chartered Accountant

ASHA
(Asst)
Chartered Accountant

PROJECT TIE-UP REPORT

MANOR ONE

REGISTRATION NO. 58 of 2019/7(3)/2022/11

(i)	Name	M/s Kashish Developers Limited
(ii)	Registered Address	87, Old A.G. Colony, Kadru, Ranchi- 34002 (Jharkhand)
(iii)	Corporate Office Address	Project Manor One, Dwarka Expressway, Sector-111, Gurugram-122017(Haryana)
(iv)	Local Address	Project Manor One, Dwarka Expressway, Sector-111, Gurugram-122017(Haryana)
(v)	CIN	U74300JH2001PLC012131
(vi)	PAN	AACCK3061C
(vii)	Status	Active
(viii)	Mobile No.	8076947647
(ix)	Landline No.	06512341271/72/73
(x)	Email-Id	vijay@kashishgroup.com
(xi)	Authorized Signatory	Sh. Vijay Kumar Rai

(D) DETAILS OF THE BANK ACCOUNT

S. N.	Type of bank account	Account No	Branch name of the bank
(i)	Master Account of the Project (100%)	50499189198	Indian Bank, Main Branch, 1 st Floor Sadanand Market, Main Road, Ranchi, Jharkhand- 834001
(ii)	Separate RERA account of the project (70%)	50508036971	Indian Bank, Main Branch, 1 st Floor Sadanand Market, Main Road, Ranchi, Jharkhand- 834001
(iii)	Free account of the promoter of the project (30%)	50508037136	Indian Bank, Main Branch, 1 st Floor Sadanand Market, Main Road, Ranchi, Jharkhand- 834001

(D) VALIDITY OF REGISTRATION

The registration of this project shall be valid for the **period commencing from 01st JULY 2022 and ending on 30th JUNE 2027** (completion date as declared by the promoter in REP-II).

This registration certificate is based on the information supplied by the promoter and an authenticated detailed project information (DPI) and declaration by the promoter is annexed herewith, which shall be read as part of this registration certificate.

This registration certificate is granted in pursuance of the agenda approved by the authority and the detailed order dated 22.11.2022 passed in this regard.

(E) CONDITIONS OF REGISTRATION

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

- The promoter shall enter into an agreement for sale with the allottees as prescribed in the Haryana Real Estate (Regulation and Development) Rules, 2017, and amended as per requirements and approved by the authority.
- The promoter shall offer to execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the

AUTHENTICATED
Naresh Kumar
(Naresh Kumar)
Chartered Accountant

AUTHENTICATED
Asha
(Asha)
Chartered Accountant

PROJECT TIE-UP REPORT MANOR ONE

Directorate of Town & Country Planning, Haryana

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

Regd.

To

Vinmen Construction Pvt. Ltd. and others
In collaboration with Kashish Developers Ltd
Manor One, Sector-111,
Dwarka Expressway,
Gurugram-122017.

Memo No. LC-2588/Asstt.(AK)/2020/ 8933

Dated: 26-05-2020

Subject: Renewal of licence No. 110 of 2011 dated 14.12.2011 granted for setting up Group Housing Colony over an area measuring 14.843 acres in sector 111 Gurugram being developed by Kashish Developers Ltd.

Reference: Your application dated 13.11.2019 on the subject cited above.

1. Licence No. 110 of 2011 dated 14.12.2011 granted for setting up Residential Group Housing Colony over an area measuring 14.843 acres in Sector 111, GMUC is hereby renewed up to 13.12.2024 on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
3. The applicant company shall be bound to adhere to the provisions of Section 3(3)(a)(iv) of Act No. 8 of 1975 as amended from time to time regarding construction/transfer of community sites.
4. You shall compound the delay of allotment of EWS flats in accordance with the policy dated 16.08.2013.
5. You shall convey the details of EWS flats immediately not later than 60 days from grant of Occupation certificate to Housing Board Haryana for purpose of inviting application and identification of beneficiaries as per policy dated 17.05.2013.
6. The amendment in Rule 13 in respect of charging of renewal fees is under consideration, for which the draft notification was notified on 20.08.2019. Therefore, increased renewal fees shall be deposited in accordance with the final notification within 30 days as per your undertaking dated 16.03.2020.
7. You shall get the licence renewed till final completion of the colony is granted.

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


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

Endst no: LC-2588/A-stt.(AK)/2020/

Dated:

A copy is forwarded to following for information and further necessary action:-

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Chief Account officer of this Directorate.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Nodal Officer (website) for updation on website.


(Rajesh Kaushik)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh



PROJECT TIE-UP REPORT MANOR ONE



AAI/RTIB/NR/NTM/NOC/2022/70/278-281

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

PALM NORTH B-013122-651751

मालिक का नाम एवं पता
OWNERS Name & Address

M/s Kashish Developers Ltd
Manor one Sector 111, Dwarka Expressway, Gurugram, Haryana

दिनांक/DATE: 04-02-2022

वैधता/Valid Up to: 03-02-2030

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी) No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (आविप) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रवाह हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।
1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR 751 (E) dated 30th Sep. 2015 amended by GSR 770 (E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2) इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।
2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आई.टी. / NOC ID	PALM NORTH B-013122-651751
आवेदक का नाम - Applicant Name*	Vijay Kumar Rai
स्थल का पता / Site Address*	Rect No 4 Killa No 12-1, 12-2, 13, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 Rect No 13 Killa No 4, 5, 6-1, 7-1 Killa No 14 Rect. No. 1, 2, 10-1, land located Village Chauma Dist Gurugram, Haryana 122-017, Chauma, Gurugram, Haryana
स्थल के निर्देशांक - Site Coordinates*	28 31 34.17N 77 02 13.68E, 28 31 38.10N 77 02 13.77E, 28 31 38.06N 77 02 16.22E, 28 31 40.66N 77 02 16.35E, 28 31 30.75N 77 02 21.04E, 28 31 34.07N 77 02 21.09E, 28 31 30.24N 77 02 23.50E, 28 31 30.72N 77 02 23.50E, 28 31 33.54N 77 02 25.62E, 28 31 35.08N 77 02 26.49E, 28 31 30.11N 77 02 27.54E, 28 31 32.15N 77 02 29.35E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) - Site Elevation in mtrs AMSL as submitted by Applicant*	216.38 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) - Permissible Top Elevation in mtrs Above Mean Sea Level (AMSL)	282.24 M (Restricted)

* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant*

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है -
3. This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (अवन, वृक्ष आदि के कारण अवरोध का विप्लव) के अधीन कार्यवाही की जायेगी।
a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक - मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विचलन के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।
b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।
c. Airport Operator or his designated representative, may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (तुल्य स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (एएमएसएल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई - अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।
d. The height of the structure (with equivalent structure) shall be calculated by subtracting the site elevation from the permissible maximum height (AMSL). i.e., Height of the structure - Permissible maximum height (-) Site elevation.

क्षेत्रीय मुख्यालय - नयी क्षेत्र, पश्चिमी कार्पोरेशन परिसर, नई दिल्ली - 110037 दूरभाष संख्या - 91-11-25653566
Regional headquarter Northern Region, Operational Offices Complex Ringpur, New Delhi-110 037 Tel: 91-11-25653566

* हिंदी पत्रों का स्वागत है। *



PROJECT TIE-UP REPORT MANOR ONE

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

No. SEIAA/HR/2013/847

Dated: 01-10-2013

To

M/S Kashish Developers Ltd.
(Cosmos Infra Engineering (India) Pvt. Ltd.)
Corporate Office: Vatika Business Park,
5th Floor Block-2, Sohna Road, Sector-49,
Gurgaon 122 001, Haryana

Subject: Environmental Clearance for Group Housing Project at Sector-111,
Village Chauma, Gurgaon, Haryana.

Dear Sir,

This letter is in reference to your application no. Nil dated 07-04-2012 addressed to M.S. SEIAA, Haryana received on 11-04-2012 and subsequent letter dated 30-04-2012 seeking prior Environmental Clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, Form1-A, Conceptual Plan and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MOEF, GOI vide their Notification 23.3.2012, in its meeting held on 14-03-2013 awarded "Gold" grading to the project.

[2] It is inter-alia, noted that the project involves the construction of Group Housing Project at Sector-111, Village Chauma, Gurgaon, Haryana on a plot area of 60066.65 sqmt (14.843 Acres). The total built up area shall be 145705.97 sqmt. The Group Housing complex shall have 20 no of blocks having 1 Basements + GF + Maximum 18 Floors, Nursery School, EWS and convenient shopping. The maximum height of the building shall be 66.65 meter. The total water requirement shall be 678 KLD. The fresh water requirement shall be 408 KLD. The waste water generation shall be 502 KLD, which will be treated in the STP of 600 KLD capacity. The total power requirement shall be 6500 KVA which will be supplied by DIIBVN. The Project Proponent has proposed to develop green belt on 30% of project area (20% tree plantation + 10% landscaping). The Project Proponent proposed to construct 14 rain water harvesting pits. The solid waste generation will be 2050 kg/day. The bio-degradable waste will be treated in the project area by adopting appropriate technology. The total parking spaces proposed are 1378 ECS.

[3] The State Expert Appraisal Committee, Haryana after due consideration of the relevant documents submitted by the project proponent and additional clarification furnished in response to its observations have recommended the grant of environmental clearance for the project mentioned above, subject to compliance with the stipulated



ENCLOSURE 6: CONSULTANT'S REMARKS

1.	This Tie up report is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing out of the standard checklist of documents sought from the client & its customer which they could provide within the reasonable expected time out of the standard checklist of documents sought from them and further based on certain assumptions and limiting conditions. The information, facts, documents, data which has become primary basis of the report has been supplied by the client which has been relied upon in good faith and is not generated by the Valuer.
2.	The client/ owner and its management/ representatives warranted to us that the information they have supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us either verbally, in writing or through documents has been relied upon in good faith and we have assumed that it is true & correct without any fabrication or misrepresentation. I/We shall not be held liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or willful default on part of the owner, company, its directors, employee, representative or agents.
3.	Legal aspects for e.g. Investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, and 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

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

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

[Handwritten signature]

[Circular stamp: R.K. Associates Techno Engineering Consultants Pvt. Ltd.]

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 due diligence, 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 Valuer: _____

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

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

Date: 14/12/2023

Place: Noida