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

CASE NO. VIS (2023-24)-PL703-604-927 **DATED: 19/02/2024**

PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	TATHASTU 35

SITUATED AT
VILLAGE MOHAMMADPUR GUJJAR, SOHNA, SECTOR -35, GURUGRAM

DEVELOPER/ PROMOTER
M/S TATHASTU REALITY PRIVATE LTD.

REPORT PREPARED FOR
STATE BANK OF INDIA, HLST BRANCH, GURUGRAM, HARYANA

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

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

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

PART A	SNAPSHOT OF THE GROUP HOUSING PROJECT

SITUATED AT

VILLAGE MOHAMMADPUR GUJJAR, SOHNA, SECTOR -35, GURUGRAM

R K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

PART B — SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	State Bank Of India, HLST Branch, Gurugram, Haryana
Name of Project	Tathastu 35
Work Order No. & Date	Via Email Dated 08/02/2024

SR. NO.	CONTENTS	DESCRIPTION		
1.	**GENERAL DETAILS**			
i.	Report prepared for	State Bank Of India, HLST Branch, Gurugram, Haryana		
ii.	Name of Developer/ Promoter	M/S Tathastu Reality Private Ltd.		
iii.	Registered Address of the Developer as per MCA website	Regd. Office: House No. 48/3-A, Shop No 2, 1st Floor Block-C, Lawrance Road, Industrial Area, Keshavpuram, New Delhi-110035		
iv.	Type of the Property	Residential Group Housing Project		
v.	Type of Report	Project Tie-up Report		
vi.	Report Type	Project Tie-up Report		
vii.	Date of Inspection of the Property	13 February 2024		
viii.	Date of Assessment	19 February 2024		
ix.	Date of Report	19 February 2024		
x.	Property Shown by	Name	Relationship with Owner	Contact Number
		Mr. Devrat	Employee	---
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.		
xiv.	Documents provided for perusal	**Documents Requested**	**Documents Provided**	**Documents Reference No.**
		Approved Map	Approved Map	Approved by superintendent

R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

				engineer, HSVP, Panchkula. Dated 22/09/2023
		Title Documents	Sale deed	Not provided
		Legal Documents	Copy of TIR	Not provided
		RERA Registration certificate	Copy of RERA Registration Certificate	Reg. No. 108 of 2023 dated 04/12/2023
		License	LC-V	License No. 131 of 2023 Dated: 23/06/2023
		Zoning Plan	Zoning Plan	Drawing No. 9341 dated 23/06/2023
		Required NOC's for Project	NOC's	Please refer to the page no.14
xv.	Identification of the property	☐	Cross checked from boundaries of the property or address mentioned in the deed	
		☐	Done from the name plate displayed on the property	
		☒	Identified by the Owner's representative	
		☐	Enquired from local residents/ public	
		☐	Identification of the property could not be done properly	
		☐	Survey was not done	NA

2.	SUMMARY	
i.	Total Prospective Fair Market Value	**Rs.294,48,00,000/-**
ii.	Total Expected Realizable/ Fetch Value	**Rs.250,30,80,000/-**
iii.	Total Expected Distress/ Forced Sale Value	**Rs.220,86,00,000/-**
iv.	Total No. of Flats	Residential:1368 DU, Commercial: 494 units
v.	Carpet area of the project/Carpet	8,83,362 Sq. Ft.
vi.	Super Area of the Project	10,02,668 Sq. Ft.
vii.	Total Inventory Cost as on "Date of Assessment'	Please refer to the inventory.

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

R.K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

PART C CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. BRIEF DESCRIPTION OF THE PROJECT

This project tie-up report is prepared for the Affordable Residential Group Housing by the name of "Tathastu 35", which is planned to developed on total land area admeasuring 9.90625 Acres (As per RERA registration certificate).

This tie up report is primarily ascertaining of rates of individual flats and value of the whole project. Almost all document were provided and various data/information given in the report have been taken from documents provided to us.

The project is being developed by M/S Tathastu Reality Private Ltd. with all the needed amenities in the project. There are a total of Residential: 1368 DU, Commercial: 494 units proposed, details of the same can be found later in the report.

As per the site survey inspection, it was observed that construction work in initial stage, with various work going on in the basement. Entire land parcel is demarcated with temporary boundary using tin sheet.

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

R K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

The subject project is located in Sector-35, Sohna, Gurugram, Haryana which is a fast growing and developing area. Many new group housing & Plotting projects are planned for development in near vicinity. Nearest Metro station is Millennium City Center which is ~22 km. from the subject 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 Internal Road, with a width of 25 feet, which further connects it to the Sohna-Gurgaon Road, which is at a distance of ~0.5 KM, and of width approx. 180 feet.

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

This is a Project Tie-up report. Scope of work is opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up Wherever the term of valuation or anything related to it is mentioned in the report, it is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose.

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

2.	LOCATION CHARACTERISTICS OF THE PROPERTY		
i.	Nearby Landmark	Tulsiani Easy In Homes	
ii.	Name of similar projects available nearby with distance from this property	---	
iii.	Postal Address of the Project	Village Mohammadpur, Sohna, Sector -35, 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°16'41.1"N 77°03'37.4"E	
vi.	Description of adjoining property	Other Group Housing Projects	
vii.	Plot No. / Survey No.	---	
viii.	Village/ Zone	Mohammadpur	
ix.	Sub registrar	Gurugram	
x.	District	Gurugram, Haryana	
xi.	City Categorization	Scale-C City	Urban developing
	Type of Area	Residential Area	
xii.	Classification of the area/Society	Lower Middle Class (Average)	Urban developing
	Type of Area	Within developing Residential zone	

xiii.	Characteristics of the locality	Average		Within urban developing zone
xiv.	Property location classification	Average location within locality	None	---
xv.	Property Facing	East Facing		
xvi.	**DETAILS OF THE ROADS ABUTTING THE PROPERTY**			
	a) Main Road Name & Width	Sohna-Gurgaon Marg		Approx. 180 feet
	b) Front Road Name & width	Internal Road		Approx. 25 feet
	c) Type of Approach Road	Bituminous Road		
	d) Distance from the Main Road	Approx. ~0.5 km.		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes, Demarcated temporary with tin sheet.		
xviii.	Is the property merged or colluded with any other property	No		
xix.	**BOUNDARIES SCHEDULE OF THE PROPERTY**			
a)	Are Boundaries matched	No, boundaries are not mentioned in the documents.		

b)	**Directions**	**As per Title Deed/TIR**	**Actual found at Site**
	East	Not mentioned in the documents	Entry
	West	Not mentioned in the documents	Godrej Project
	North	Not mentioned in the documents	24 mtr. Road
	South	Not mentioned in the documents	Godrej Project

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	Residential
vii.	Any conversion of land use done	NA
viii.	Current activity done in the property	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	NA, Since the project is under construction
xiii.	Comment on unauthorized construction if any	Cannot Comment, since the project is 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 few group housing project are within the locality.

xvi.	Comment of Demolition proceedings if any	NA		
xvii.	Comment on Compounding/ Regularization proceedings	No information available		
xviii.	Any information on encroachment	None as per visual observation.		
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 Tathastu Reality Private 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		
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 *(personal or corporate)* 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	NA, Since the project is under construction		
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property.		
xiii.	Whether the property SARFAESI complaint	Yes		
xiv.	Information regarding municipal taxes *(property tax, water tax, electricity bill)*	Tax name	NA	
		Receipt number	NA	
		Receipt in the name of	NA	
		Tax amount	NA	
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us.		
xvi.	Is property tax been paid for this property	No Relevant document provided		
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 provided		
xix.	Property presently occupied/ possessed by	Developer		
xx.	Title verification	Title verification to be done by competent advocate as the same is out of our scope of work.		
xxi.	Details of leases if any	NA.		

R K Associates Valuers & Techno Engineering Consultants (P) Ltd.

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		N/A, Since the project is under-construction
ii.	Water Treatment Plant		N/A, Since the project is under-construction
iii.	Power Supply arrangements	Permanent	N/A, Since the project is under-construction
		Auxiliary	N/A, Since the project is under-construction
iv.	HVAC system		N/A, Since the project is under-construction
v.	Security provisions		N/A, Since the project is under-construction
vi.	Lift/ Elevators		N/A, Since the project is under-construction
vii.	Compound wall/ Main Gate		N/A, Since the project is under-construction
viii.	Whether gated society		N/A, Since the project is under-construction
ix.	Car parking facilities		N/A, Since the project is under-construction

x.	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Proposed	Proposed	Proposed	Proposed	Proposed

7.	INFRASTRUCTURE AVAILABILITY	
i.	Description of Water Infrastructure availability in terms of:	
	a) Water Supply	Yes
	b) Sewerage/ sanitation system	Yes
	c) Storm water drainage	Yes
ii.	Description of other Physical Infrastructure facilities in terms of:	
	a) Solid waste management	Yes, by the municipal corporation
	b) Electricity	Yes
	c) Road and Public Transport connectivity	Yes
	d) Availability of other public utilities nearby	Transport, Market, Hospital etc. available in close vicinity

iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport (IGI)
	~2 km.	~2 km	~1 km	~3 km	~25 km	~23 km	~ 40 km

iv.	Availability of recreation facilities (parks, open spaces etc.)	It is a developing area and recreational facilities might be planned to be developed nearby.

8.	MARKETABILITY ASPECTS OF THE PROPERTY:

i.	Location attribute of the subject property	Average	
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.	Demand of the subject property is in accordance with its future development (residential/commercial) prospect.	
iv.	Any New Development in surrounding area.	Yes, residential housing colonies are developed nearby	---
v.	Any negativity/ defect/ disadvantages in the property/ location.	No	
vi.	Any other aspect which has relevance on the value or marketability of the property	No	
9.	**ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:**		
i.	Type of construction & design	Under construction	
ii.	Method of construction	Construction Done, Using Professional Contractor, Workmanship, Based On Architect Plan	
iii.	Specifications		
	a) Class of construction	Under construction	
	b) Appearance/ Condition of structures	Internal - Under construction. External - Under construction	
	c) Roof	**Floors/ Blocks**	**Type of Roof**
		Under construction	Under construction
		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	Under construction	
v.	Age of building/ Year of construction	Under construction	
vi.	Total life of the structure/ Remaining life expected	Under construction	
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	Under construction	

R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd.

xi.	Provision of firefighting	Under construction	
xii.	Status of Building Plans/ Maps	Building plans are approved by the development authority.	
	a) Is Building as per approved Map	Cannot comment, Since the project is under-construction	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	☐ Permissible Alterations	N/A, Since the project is under-construction
		☐ Not permitted alteration	N/A, Since the project is under-construction
	c) Is this being regularized	NA	
10.	**ENVIRONMENTAL FACTORS:**		
i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	N/A, Since the project is under-construction	
ii.	Provision of rainwater harvesting	N/A, Since the project is under-construction	
iii.	Use of solar heating and lighting systems, etc.	N/A, Since the project is under-construction	
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.	N/A, Since the project is under-construction	
12.	**PROJECT DETAILS:**		
a.	Name of the Developer	M/S Tathastu Reality Private Ltd.	
b.	Name of the Project	Tathastu	
c.	Total no. of Dwelling units	Residential:1368 DU, Commercial: 494 units	
d.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.	
e.	Name of the Architect	Avanika Vashisth	
f.	Architect Market Reputation	Not much known Architect. No information available on past Projects executed.	
g.	Proposed completion date of the Project	23-03-2028(As per RERA)	
h.	Progress of the Project	Structure work of the basement is going on.	
i.	Other Salient Features of the Project	☐ High end modern apartment, ☐ Ordinary Apartments, ☒ Affordable housing, ☐ Club, ☐ Swimming Pool, ☐ Play Area, ☐ Walking Trails, ☐ Gymnasium, ☐ Convenient Shopping, ☒ Parks, ☐ Multiple Parks, ☐ Kids Play Area,	

R.K Associates Valuers & Techno Engineering Consultants (P) Ltd.

PART C — AREA DESCRIPTION OF THE PROPERTY

<table>
<tr><td>1.</td><td colspan="2">Licensed Area of the project</td><td colspan="3">9.90625 Acres (As per RERA)</td></tr>
<tr><td>2.</td><td colspan="2">Land Area of the Project</td><td colspan="3">9.90625 Acres (As per RERA)</td></tr>
<tr><td rowspan="2">3.</td><td rowspan="2">Ground Coverage Area</td><td>Permitted</td><td colspan="3">20,002.062 m²</td></tr>
<tr><td>Proposed</td><td colspan="3">9,970.27 m²</td></tr>
<tr><td rowspan="15">4.</td><td rowspan="15">Covered Built-up Area</td><td colspan="4">Residential</td></tr>
<tr><td colspan="2">UNDER FAR</td><td>PROPOSED (In m²)</td><td>ACHIEVED STATUS As per Site Visit/Map</td></tr>
<tr><td rowspan="2">Total</td><td>Proposed</td><td>88,324.959 m²</td><td rowspan="2">Currently under construction</td></tr>
<tr><td>Permitted</td><td>88,329.106 m²</td></tr>
<tr><td colspan="4">Commercial</td></tr>
<tr><td colspan="2">UNDER FAR</td><td>PROPOSED (In m²)</td><td>ACHIEVED STATUS As per Site Visit/Map</td></tr>
<tr><td rowspan="2">Total</td><td>Proposed</td><td>6,079.304m²</td><td rowspan="2">Construction work has not started yet.</td></tr>
<tr><td>Permitted</td><td>6,080.627 m²</td></tr>
<tr><td colspan="4">Residential and Commercial</td></tr>
<tr><td colspan="2">UNDER NON-FAR</td><td>PROPOSED (In m²)</td><td>ACHIEVED STATUS As per Site Visit/Map</td></tr>
<tr><td>Total</td><td>Proposed</td><td>11,223.44 m²</td><td>Currently under construction</td></tr>
</table>

<table>
<tr><td rowspan="2">5.</td><td rowspan="2">Open/ Green Area</td><td>Proposed</td><td>7,335.463 sq. mtr.</td></tr>
<tr><td>Permitted</td><td>6,000.619 sq. mtr.</td></tr>
<tr><td rowspan="2">6.</td><td rowspan="2">Density</td><td>Proposed</td><td>900 PPA</td></tr>
<tr><td>Permitted</td><td>752 PPA</td></tr>
<tr><td>7.</td><td colspan="2">Carpet Area</td><td>Please refer to the inventory sheet attached</td></tr>
<tr><td>8.</td><td colspan="2">Super Area</td><td>Please refer to the inventory sheet attached</td></tr>
</table>

Note: The following details have been obtained and taken from Approved Drawing provided.

R.K. Associates Valuers & Techno Engg. Consultants (P) Ltd.

<table>
<tr><th colspan="4">Total Blocks/ Floors/ Plots</th></tr>
<tr><td rowspan="2">1.</td><td>Approved as per Layout Plan</td><td>Actually, provided for (As per Scope of Work)</td><td>Current Status</td></tr>
<tr><td>Please refer to the inventory sheet attached below.</td><td>Cannot Comment, as the project is in its initial stage of construction.</td><td><table><tr><th>Tower</th><th>Status</th></tr><tr><td>Tower 1</td><td>Work not started yet</td></tr><tr><td>Tower 2</td><td>Basement P.C.C. In progress</td></tr><tr><td>Tower 3</td><td>Raft Work In progress</td></tr><tr><td>Tower 4</td><td>Work not started yet</td></tr><tr><td>Tower 5</td><td>Raft Work In progress</td></tr><tr><td>Tower 6</td><td>Raft casting done</td></tr></table></td></tr>
<tr><td>2.</td><td>Total no. of Plots/ Units</td><td colspan="2">Residential:1368 DU, Commercial: 494 units</td></tr>
<tr><td>3.</td><td>Type of Flats</td><td colspan="2">Kindly refer to the inventory attached below.</td></tr>
<tr><td>4.</td><td>Land Area considered</td><td colspan="2">9.90625 Acres (As per RERA)</td></tr>
<tr><td>5.</td><td>Area adopted on the basis of</td><td colspan="2">RERA</td></tr>
<tr><td>6.</td><td>Remarks & observations, if any</td><td colspan="2">No</td></tr>
<tr><td rowspan="3">7.</td><td>Constructed Area considered (As per IS 3861-1966)</td><td>Super Area</td><td>Kindly refer to the inventory attached below.</td></tr>
<tr><td>Area adopted on the basis of</td><td colspan="2">Land Area Adopted based on RERA Certificate</td></tr>
<tr><td>Remarks & observations, if any</td><td colspan="2">No</td></tr>
</table>

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.*

R.K. Associates Valuers & Techno Engineering

PART D — PROJECT APPROVAL DETAILS

Sl. 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. 131 of 2023 Dated: 23/06/2023	Approved
2.	Approved Layout Plans from HSVP	Dated 22/09/2023	Approved
3.	RERA Certificate	Memo No. RERA-GRG-PROJ-1434-2023, Reg. No. 108 of 2023 dated 04/12/2023	Approved
4.	Zoning Plan	Drawing No. 9341 dated 23/06/2023	Approved
5.	Forest NOC from Forest Dept.	Clarification letter by Concerned Divisional Forest Officer dated 21/03/2023	Approved
6.	LC III	Memo No. LC-4982-JE (DS)/2023/6758 dated 07/03/2023	Approved
7.	Pollution NOC	NOC from Haryana State Pollution Control Board HSPCB/Consent/ : 329962323GUNOCTE51822892dated 20/12/2023	Approved
8.	Environment NOC	Issued by the State Environment Impact Assessment Authority(SEIAA) dated 15/11/2023	Approved (No. of floors mentioned in the certificate is 19 nos.)
9.	Height NOC	Height Clearance by AAI dated 31/03/2023 valid up to 30/03/2031	Approved
10.	Request to establish Sewer connection	Permission granted by HSVP, Gurugram Memo no. 60156 dated 24/03/2023	Approved
11.	Request to establish STP	Permission granted by HSVP, Gurugram Memo no. 60161 dated 24/03/2023	Approved
12.	Fire NOC	Application dated 18/12/2023	Submitted for verification

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

R.K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

PART E — PROCEDURE OF ASSESMENT

1.	**GENERAL INFORMATION**			
i.	Important Dates	**Date of Inspection of the Property**	**Date of Assessment**	**Date of Report**
		13 February 2024	19 February 2024	19 February 2024
ii.	Client	State Bank Of India, HLST Branch, Gurugram, Haryana		
iii.	Intended User	State Bank Of India, HLST Branch, Gurugram, Haryana		
iv.	Intended Use	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.		
v.	Purpose of Report	For Project Tie-up for individual Flat Financing		
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, asertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project TIe up report.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the property is identified	☐	Done from the name plate displayed on the property	
		☐	Identified by the owner	
		☒	Identified by the owner's representative	
		☐	Enquired from local residents/ public	
		☐	Cross checked from the boundaries/ address of the property mentioned in the documents provided to us	
		☐	Identification of the property could not be done properly	
		☐	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	Housing
		Classification	Residential Group Housing	
iii.	Basis of Inventory assessment *(for Project Tie up Purpose)*	Primary Basis	Market Price Assessment & Govt. Guideline Value	
		Secondary Basis	Not Applicable	
iv.	Present market state of the Asset assumed Total No. of Dwelling Units	Under Normal Marketable State		
		Reason: Asset under free market transaction state		

<table>
<tr><td rowspan="2">v.</td><td rowspan="2">Property Use factor</td><td colspan="4">Current/ Existing Use</td><td colspan="4">Highest & Best Use
(In consonance to surrounding use, zoning and statutory norms)</td><td colspan="4">Considered for Assessment</td></tr>
<tr><td colspan="4">Residential</td><td colspan="4">Residential</td><td colspan="4">Residential</td></tr>
<tr><td>vi.</td><td>Legality Aspect Factor</td><td colspan="12">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.</td></tr>
<tr><td rowspan="2">vii.</td><td rowspan="2">Land Physical Factors</td><td colspan="6">Shape</td><td colspan="6">Size</td></tr>
<tr><td colspan="6">Irregular</td><td colspan="6">Medium</td></tr>
<tr><td rowspan="6">viii.</td><td rowspan="6">Property Location Category Factor</td><td colspan="3">City Categorization</td><td colspan="3">Locality Characteristics</td><td colspan="3">Property location characteristics</td><td colspan="3">Floor Level</td></tr>
<tr><td colspan="3">Scale-B City</td><td colspan="3">Average</td><td colspan="3">Near to Highway</td><td colspan="3" rowspan="3">Under Construction</td></tr>
<tr><td colspan="3" rowspan="2">Urban developing</td><td colspan="3">Within urban developing zone</td><td colspan="3">---</td></tr>
<tr><td colspan="3">---</td><td colspan="3">---</td></tr>
<tr><td colspan="12">Property Facing</td></tr>
<tr><td colspan="12">East Facing</td></tr>
<tr><td rowspan="4">ix.</td><td rowspan="4">Physical Infrastructure availability factors of the locality</td><td colspan="3">Water Supply</td><td colspan="3">Sewerage/ sanitation system</td><td colspan="3">Electricity</td><td colspan="3">Road and Public Transport connectivity</td></tr>
<tr><td colspan="3">Yes</td><td colspan="3">Yes</td><td colspan="3">Yes</td><td colspan="3">Not available within 1 Km. radius</td></tr>
<tr><td colspan="6">Availability of other public utilities nearby</td><td colspan="6">Availability of communication facilities</td></tr>
<tr><td colspan="6">Transport, Market, Hospital etc. are available in close vicinity</td><td colspan="6">Major Telecommunication Service Provider & ISP connections are available</td></tr>
<tr><td>x.</td><td>Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)</td><td colspan="12">Urban Developing area</td></tr>
</table>

R.K Associates Valuers & Techno Engineering Consultants (P) Ltd.

xi.	Neighbourhood amenities	Average
xii.	Any New Development in surrounding area	New group housing projects are being setup nearby.
xiii.	Any specific advantage/ drawback in the property	Nothing as such
xiv.	Property overall usability/ utility Factor	Good
xv.	Do property has any alternate use?	No
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Demarcated with temporary boundary.
xvii.	Is the property merged or colluded with any other property	No **Comments:** ---
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**: Market Approach **Method of assessment**: Market Comparable Sales Method
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)
xxiv.	**Market Comparable**	
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the	a. Name: M/S Agarwal Realtors Contact No.: +91 99910 00585 Nature of reference: Property dealer Size of the Property: ---

	information is gathered *(from property search sites & local information)*		Location:	Same Property
			Rates/ Price informed:	Rs.4,500/- per sq. ft. on carpet area and Rs.1,200 on balcony area.
			Any other details/ Discussion held:	---
		b.	Name:	---
			Contact No.:	---
			Nature of reference:	---
			Size of the Property:	---
			Location:	---
			Rates/ Price informed:	---
			Any other details/ Discussion held:	---
xxv.	Adopted Rates Justification		For the market rate of the flats available in this project and as well as nearby project we have enquired from property dealers in that area and were able to find a Sale rate of Rs.4,500/- per sq. ft. on carpet area for individual flat and Rs.1,200 on balcony area.	

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**
		Moderate	Adequately available
		Remarks: ----	
		Adjustments (-/+): 0%	
xxvii.	Any other special consideration	**Reason: NA**	
		Adjustments (-/+): 0%	
xxviii.	Any other aspect which has relevance on the value or marketability of the property	NA	
		Adjustments (-/+): 0%	
xxix.	**Final adjusted & weighted Rates considered for the subject property**	**Rs.4,500/- per sq. ft. on carpet area and Rs.1,200 on balcony area.**	
xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of Flats appears to be reasonable in our opinion.	
xxxi.	**Basis of computation & working**		
	a. ***In this Project Tie-up report, we have 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. ***However, Bank requires cost of land for their internal Project Approval process, which is. Rs.106,43,22,000/- which has been taken as per the information mentioned in RERA.***
c. ***FAR & NON-FAR have been taken as per the sanctioned area statement provided to us.***
d. ***Also, since this is a licensed land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.***
e. *Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.*
f. *Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.*
g. *For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.*
h. *References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.*
i. *Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, price assessment metrics is prepared and necessary adjustments are made on the subject asset.*
j. *The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.*
k. *Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.*
l. *This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.*
m. *Area measurements considered Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.*
n. *Area of the large land parcels of more than 2500 sq. mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.*

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

3.	COST ASSESSMENT OF LAND		
Sr. No.	**Particulars**	**Govt. Circle/ Guideline Value**	**Land Value (As per RERA)**
a.	Prevailing Rate range	4 x Rs.2,00,00,000/- per acres (For Residential Land = 4 x agricultural land)	---
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.8,00,00,000/- per acres	---
d.	Total Land Area *(documents vs site survey whichever is less)*	9.90625 acres	---
e.	**Total Value of land (A)**	9.90625 acres X Rs.8,00,00,000/- per acres	---
		Rs.79,25,00,000/-	**Rs.106,43,22,000/-**

4.	COST ASSESSMENT OF BUILDING CONSTRUCTION			
	Particulars		**EXPECTED BUILDING CONSTRUCTION VALUE**	
			FAR Area	**NON-FAR Area**
	Building Construction Value	Rate range	Rs.1,400/- per Ft^2 to 2,000/- per Ft^2	Rs.1,200/- per Ft^2 to 1,600/- per Ft^2
		Rate adopted	Rs.1,800/- per ft.^{2}	Rs.1,400/- per ft.^{2}
		Super Area	88,324.95 m^2 **(9,50,721 Ft^2)**	11,223.44 m^2 **(1,20,807.99 Ft^2)**
		Pricing Calculation	Rs.1,800/- per Ft^2 X 9,50,721 Ft^2	Rs.1,400/- per ft^2 X 1,20,807.99 ft^2
		Total Value	**Rs.171,12,97,847/-**	**Rs.16,91,31,180/-**
a.	Depreciation percentage *(Assuming salvage value % per year)*		NA *(Above replacement rate is calculated after deducting the prescribed depreciation)*	
b.	Age Factor		NA	
c.	Structure Type/ Condition		RCC framed structure	
d.	Construction Replacement Value **(B)**		**Rs.188,04,29,027/-**	

5.	COST ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	Particulars	**Specifications**	**Expected Construction Value**
a.	Add extra for Architectural aesthetic developments, improvements *(Add lump sum cost)*	---	Incorporated in the above valuation
b.	Add extra for fittings & fixtures *(Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)*	---	Incorporated in the above valuation
c.	Add extra for services *(Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)*	---	Incorporated in the above valuation
d.	Add extra for internal & external development and other facilities	---	Incorporated in the above valuation

	(Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach Road, Play Area, etc.)		
e.	**Expected Construction Value (C)**	---	---

6.	MARKET/ SALABLE AMOUNT OF THE FLATS	
a.	Total No. of DU	Residential:1368 DU, Commercial: 494 units
b.	Total Salable Area for Flats (As per inventory sheet provided by client)	Please refer to the inventory.
	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	NA
c.	Builder's Selling Rate (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	---
	Market Rate in secondary sale (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.4,500/- Per Sq. Ft on carpet area and Rs.1,200 on balcony area
d.	Remarks	• As per information gathered from the public domain & dealers of that area, rates are Rs.4,500/- Per Sq. Ft on carpet area and Rs.1,200 on balcony area • Pricing assessment of the inventory is done based on the prospective number of flats/plots which builder intends to create in this Project as provided by the builder.

INVENTORY ANALYSIS:

Configuration	Carpet area per DU (In Sq. ft.)	Units of same type of plot	Total Carpet area of each type (In sq. ft.)	Total Maximum Market Rate @Rs.4,500/- per sq. ft. on carpet area for individual flat (In Cr.) (4,500 X E)
A	C	D	E	F
1AA-FF	645.73	11	7,103	3.20
1AA-GF	645.73	20	12,915	5.81
1B-FF	645.73	8	5,166	2.32
1B-GF	645.73	15	9,686	4.36
1C-FF	645.73	4	2,583	1.16
1C-GF	645.73	10	6,457	2.91
2A	645.73	521	336,425	151.39

2B	645.73	517	333,842	150.23
2C	645.73	262	169,181	76.13
Total		**1,368**	**8,83,361.87**	**397.51**

7.	CONSOLIDATED COST ASSESSMENT OF THE ASSET		
Sr. No.	**Particulars**	**Govt. Circle/ Guideline Value**	**Indicative & Estimated Prospective Market Value**
a.	Land Value (A)	**Rs.79,25,00,000/-**	**Rs.106,43,22,000/-**
b.	Structure Construction Value (B)	NA	**Rs.188,04,29,027/-**
c.	Additional Aesthetic Works Value (C)	NA	---
d.	**Total Add (A+B+C)**	**Rs.79,25,00,000/-**	**Rs.294,47,51,027/-**
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.294,47,51,027/-**
h.	**Rounded Off**	---	**Rs.294,48,00,000/-**
i.	Indicative & Estimated Prospective Fair Market Value in words	---	**Rupees Two Hundred and Ninety Four Crore Forty Eight Lakh Only**
j.	**Expected Realizable Value (@ ~15% less)**	---	**Rs.250,30,80,000/-**
k.	**Expected Distress Sale Value (@ ~25% less)**	---	**Rs.220,86,00,000/-**
l.	Percentage difference between Circle Rate and Market Value	---	
m.	**Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%**	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	**Concluding Comments/ Disclosures if any**		
	a. The subject property is a Group Housing project. b. We are independent of client/ company and do not have any direct/ indirect interest in the property. c. This Project tie up report has been 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 Flats sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.

f. This is a Project Tie-up report. Scope of 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.

g. This Project Tie-up is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.

h. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.

i. Legal aspects for e.g., investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.

j. The pricing assessment of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.

k. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.

l. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.

m. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

O. IMPORTANT KEY DEFINITIONS

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

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

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

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

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

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

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

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

R.K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

IMPORTANT NOTES

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

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

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

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

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

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Vishal Singh	Vishal Singh	Rajani Gupta

R K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

Declaration	a. The information provided by us is true and correct to the best of our knowledge and belief. b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks. c. Firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2009 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of our ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook as much as practically possible in the limited time available. Procedures and standards adopted in carrying out the assessment is mentioned in Part-F of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair *assessment* as per the purpose. d. No employee or member of R.K Associates has any direct/ indirect interest in the property. e. Our authorized surveyor **Vishal Singh** has visited the subject property on **13/2/2024** 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.

R.K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

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

Home | Gurgaon | Sohna | Affordable Shops | Affordable Plots | Affordable Floors | Apply Here | +91 9582922220

AFFORDABLE HOUSING SCHEME
एफोर्डेबल हाऊसिंग योजना
Under affordable Housing Policy of Government of Haryana
हरियाणा सरकार की एफोर्डेबल हाऊसिंग योजना के तहत

Ganga Realty Tathastu 35 Affordable Housing Sector 35 Sohna

Home > Sohna Affordable Projects

Guaranteed Call Back in 5 Mins & Free Site Visit

Name
Mobile Number
SUBMIT

Search Your Home
Keyword
Any
Main Location

Message us
Help

- Zero IDC and EDC
- Licensed & approved by Director Town and Country Planning Haryana
- 100% Possession within 4 Year

- Cycling Track
- Elderly Park
- Kids Play Area
- Skating Rink
- Multipurpose Lawn

LOCATION ADVANTAGES :

Ganga Realty Tathastu 35 is the Prime Location in Sector 35 Sohna

- 5 Minutes Away From DMIC(Delhi Mumbai Industrial Corridor)
- 5 Minutes Away From Sohna Elevated High-way
- 10 Minutes Away From Proposed Metro Station
- 5 Minutes Away From G.D. Goenka Schools
- 5 Minutes Away From K.R. Mangalam University
- 20 Minutes Away From Cyber Hub
- 20 Minutes Away From Gurugram Railway Station
- 30 Minutes Away From IGI Airport

GANGA REALTY TATHASTU 35 PRICE LIST :

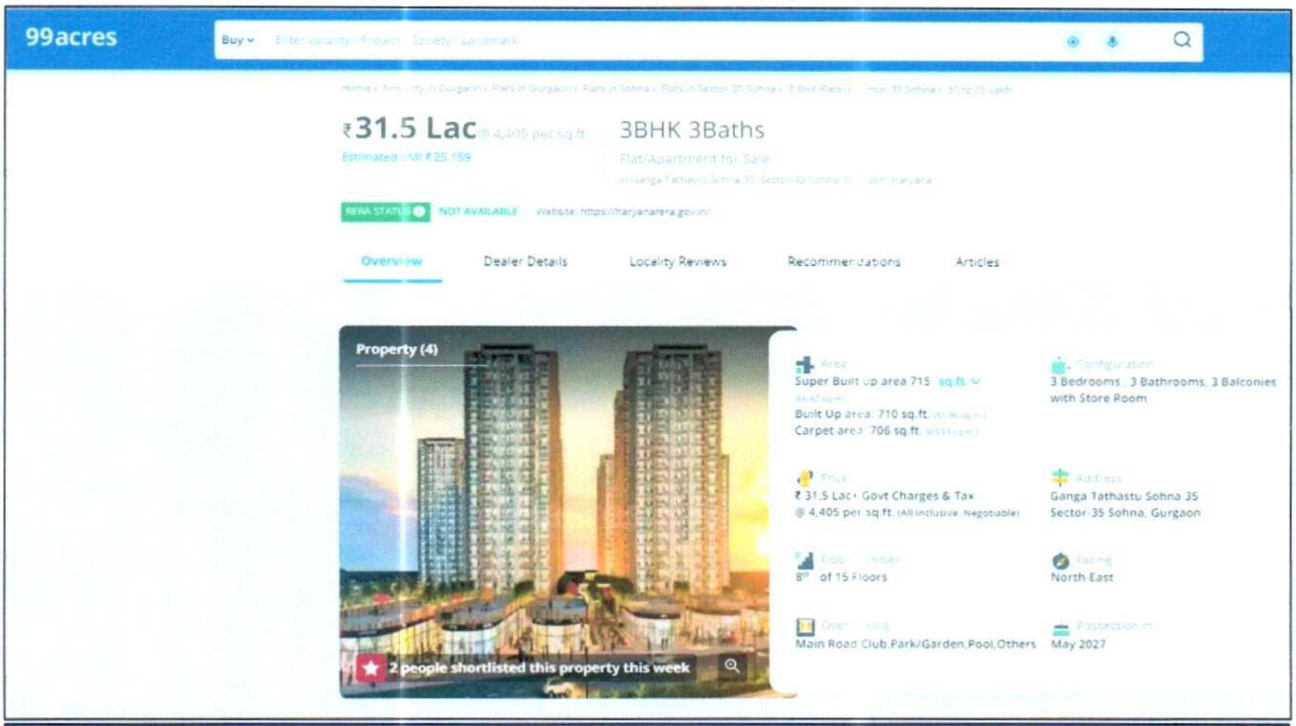
Carpet Area Cost :- 4500/SqFt and Balcony Area Cost :- 1200/SqFt

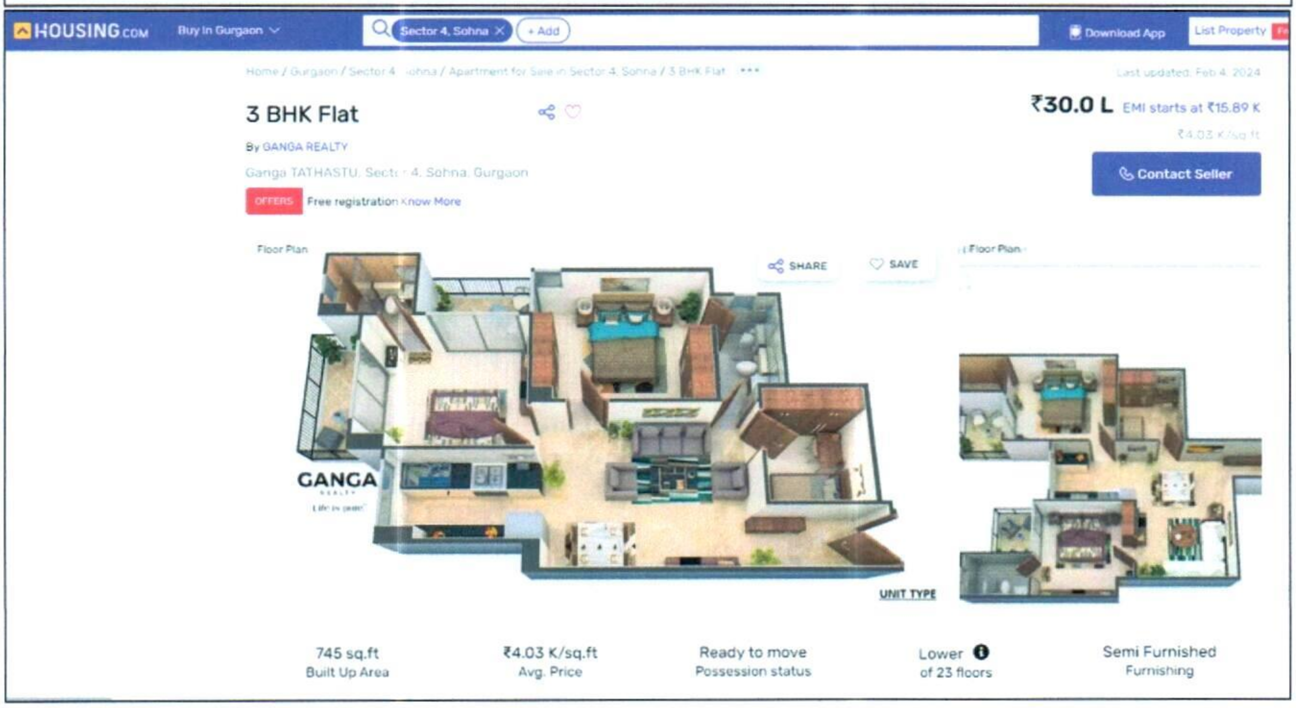
UNIT TYPE	CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)	*SALE PRICE (rs)	BOOKING AMOUNT
2BHK + Store (2A)	645.73	87.30	30,10,545	1,50,527.25
2BHK + Store (2B)	645.73	106.89	30,25,785	1,51,289.25
2BHK + Store (2C)	645.73	62.97	29,81,349	1,49,067.45

Message us
Help

GANGA REALTY TATHASTU 35 PAYMENT PLAN :

R K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

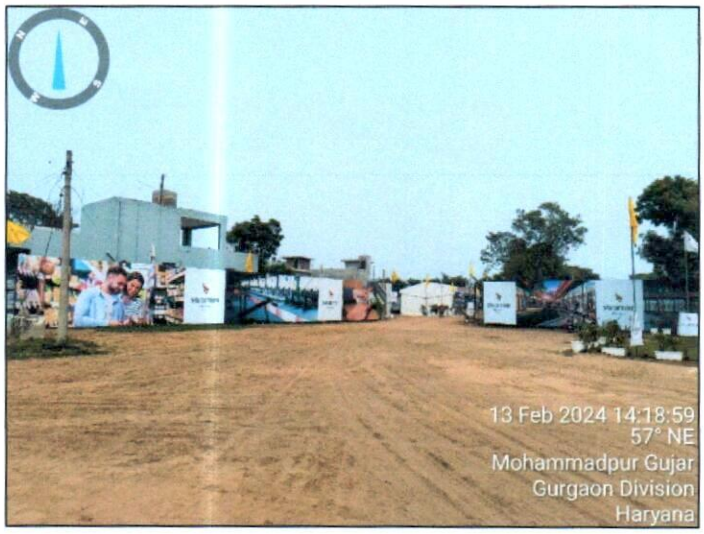


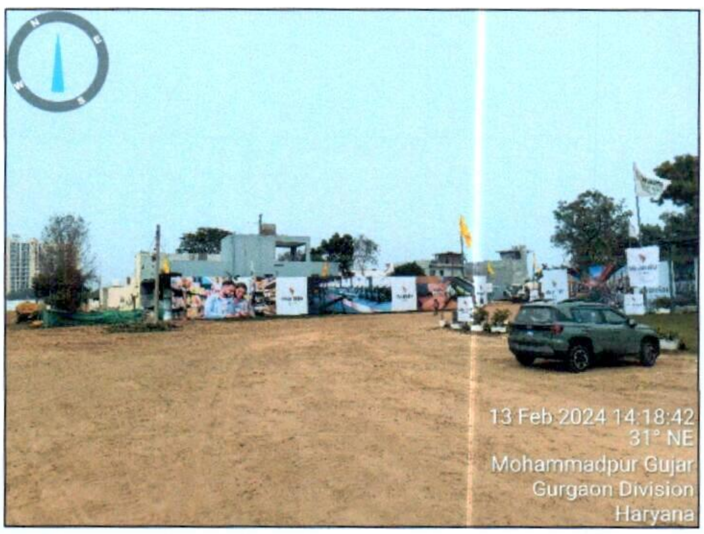


R K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

ENCLOSURE 2: GOOGLE MAP LOCATION

ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY





R.K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.


13 Feb 2024 14:28:12
323° NW
Mohammadpur Gujar
Gurgaon Division
Haryana
Tower 3


13 Feb 2024 14:29:59
295° NW
Mohammadpur Gujar
Gurgaon Division
Haryana
Tower 5


13 Feb 2024 14:30:10
294° NW
Mohammadpur Gujar
Gurgaon Division
Haryana
Tower 5


13 Feb 2024 14:31:50
323° NW
Mohammadpur Gujar
Gurgaon Division
Haryana
Tower 6


13 Feb 2024 14:31:57
162° S
Mohammadpur Gujar
Gurgaon Division
Haryana
Tower 6


13 Feb 2024 14:56:24
242° SW
Tower 6

ENCLOSURE: 4– COPY OF CIRCLE RATE

Rate List Tehsil Sohna District Gurugram 2021-2022 (W.e.f)

S.No	Name of Village	R-ZONE AREA	Rates for the Year 2019-20 (IInd Half): Agriculture Land (Rs. Per Acre)	Bhud Banjar Kadim(Rs Per Acre)	Residential (Rs. Per Sq. Yards.)	Commercial (Rs. Per Sq. Yards.)	Rates of Land upto 2 acer depth from NH is 25% more and SH or all major Roads is 10% more		% Increase/ Decrease	Rates for the Year, 2021-2022: Agriculture Land (Rs. Per Acre)	Bhud Banjar Kadim(Rs Per Acre)	Residential (Rs. Per Sq. Yards.)	Commercial (Rs. Per Sq. Yards.)	Rates of Land upto 2 acer depth from NH is 25% more and SH or all major Roads is 10% more		% Increase/ Decrease
55	Silani		6283200	-	5300	6100	SH/ Major Road (10%)	6911500		6283200	-	5300	6100	SH/ Major Road (10%)	6911500	
56	Sirska INSIDE R-ZONE & Commercial/Institutional & Industrial	Mustil No And Salam Mustil No 1/2/6/7/8/9/16/17/18/19 salam Mustil 22/1/2/3/4/5/7/8/9/10	16000000	-	4700	8900	NA	NA		16000000	-	4700	8900	NA	NA	
	Public Utilites,Open Space Aggriculture Zone(As per Master Plan 2031)	Outside R- Zone Area	12000000		4700	8900	NA	NA		12000000		4700	8900	NA	NA	
57	Sarmathla		2838700	-	2700	3500	NA	NA		2838700	-	2700	3500	NA	NA	
58	Sohna INSIDE R-ZONE & Commercial/Institutional & Industrial	Mustil no And Salam Mustil NO 1/2/5/4/11 to 18/1/30/ 20 to 30/ 38/39/40/41/46/47/48/49/50/55/56/57/58/66/68/69/74/75/76/81/82/83/84/95/96/97/102/103/104/105/110/111/112/128/129/134/131/136/137/138/139/140/141/142/143/144/175/176/177/178/179/180/181/182/ 183/184/185/186/187/188/219/220 to 229/247/248/256/257/267/287/288/289/290/291/294/295/295/296/297/298 Salam Mustil Kila No. 150//6 to22 130// 23/24/25/131//5 to25 132//6 to25 133//4 to25 145//12 to19 and 22/23/24/25 174//3/4/5/6/7/8/13/14/15/16/17/18/23/24/25 189//4/5/6/7/14/15/16/25 268//1/2/3/4/7/8/9/10/11/12/13/14/17/18 268// 15/20/23/24-254//1-2-8-9-10 salam-253//1-2-9-10-11-12-13-18-19-20-21-22-23-255//6-15-16-25-266//5-6-7-14-15-16-17-24-25-269 //salam-273//5-271//salam-270//salam 42//11 to 25 43//11 to 25 44//11 to 25 45//11 to 25 46//11,20,21 51// salam 52// salam 53// salam 54//salam 70//salam 71//salam 72// salam 73// salam 77// salam 78//salam 79// salam 80// salam 98//salam 99//salam 100//salam 101//1 to 15 & 17 to 24 106// 1 to 4 & 7 to 14 & 17 to 24 107// salam 108// salam 109// salam 130// 1 to 5 131// 1 to 5 132// 1 to 5 133//1 to 4	20000000	-	7200	16900	NH (25%)	25000000		20000000	-	7200	16900	NH (25%)	25000000	

Joint Sub Registrar Sohna | Sub Registrar Sohna | Sub Divisional Officer (C) Sohna | DRO Gurugram | Additional Deputy Commissioner Gurugram | Deputy Commissioner -cum- Registrar, Gurugram

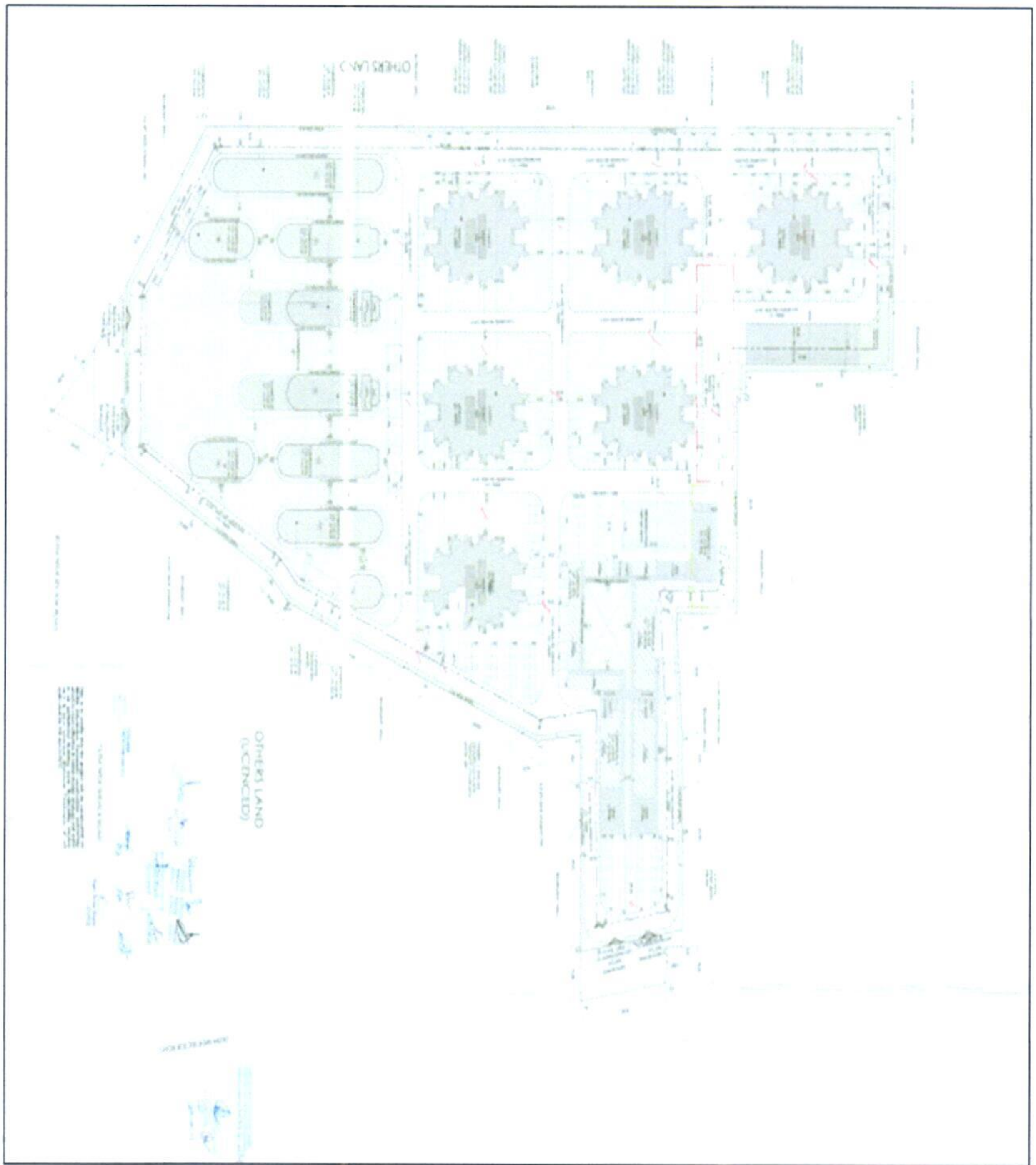
Rate List Tehsil Sohna District Gurugram 2021-2022 (W.e.f)

Note:

1	Value of Land Falling on National Highway will be 25 % more upto the depth of 2 Acers	
2	Value of Land Falling on State Highway and all Major Roads will be 10 % more upto the depth of 2 Acers	
3	Land less then 1000Sq Y will be treated as residential for stamp duty collection.	
4	Rates of Golden Height Sohna Pahar & Valley View Estate (Raiseena) 7000000/-per Acre	
5	Rates of Pahar in all Villages will be 35% less than the agriculture land.	
6	Any land for which change of land use (C L U) has been obtained the following rate will be Applicable	
a.	Residential Ploted Colony	-Three time of Aggricultre Rate
b.	Residential Group Housesing	- Four Times Of Aggricultre Rate
c.	Commercial	- Five Time of Aggricultre Rate
d.	Warehouse	- Two Times of Aggriculture Rate
e.	Industrial	- Two Times of Aggriculture Rate
f.	Institutional/Hospitals	- Three Times of Aggriculture
7	HSIDC Udyog Kunj Alipur	- 4500/- Per Sq. Yard

Joint Sub Registrar Sohna | Sub-Registrar Sohna | SDO (C) South Sohna | DRO Gurugram | Additional Deputy Commisioner Gurugram | Deputy Commissioner-Cum-Registrar Gurugram.

ENCLOSURE 5: OTHER RELEVANT DOCUMENTS



REGISTRATION NO. 108 of 2023

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

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

HARERA GURUGRAM

सत्यमेव जयते

REGISTRATION NO. 108 of 2023	
RC/REP/HARERA/GGM/764/496/2023/108	Date: 04.12.2023
UNIQUE NO. GENERATED ONLINE	RERA-GRG-PROJ-1434-2023

REGISTRATION CERTIFICATE

REAL ESTATE PROJECT – AFFORDABLE GROUP HOUSING PROJECT

TATHASTU 35

1. **This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project.**

(A) PARTICULARS OF THE PART OF PROJECT/PHASE REGISTERED

S.N.	Particulars	Details
(i)	Name of the project	Tathastu 35
(ii)	Location	Sector-35, Sohna, Gurugram
(iii)	License no. and validity	131 of 2023 dated 23.06.2023 valid up to 22.06.2028
(iv)	Total licensed area of the project	9.90625 acres
(v)	Area of project for registration	9.90625 acres
(vi)	Nature of the project	Affordable Group Housing Colony
(vii)	Total saleable area of the project registered	94,409.733 sq.mt. (Residential FAR - 88329.106 sq.mt. and Commercial FAR - 6080.627 sq. mt.)
(viii)	Number of units	1368 residential units and 494 commercial units

(B) NAME OF THE PROMOTERS

S. N.	Particulars	Details
(i)	Promoter/License holder	Tathastu Realty Pvt. Ltd.

(C) PARTICULARS OF THE PROMOTER / LICENSE HOLDER

Page 1 of 7

AUTHENTICATED
SHASHANK SHARMA
ASSOCIATE ENGINEER EXECUTIVE

R K Associates Valuers & Techno Engineering Consultants

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
Phone: 0172-2549349; e-mail: tcpharyana7@gmail.com
Website: tcpharyana.gov.in

LC-III
(See Rule 10)

Regd.
To

Sedulous Realtech Pvt. Ltd.
House no. 48/3-A, Shop No-2,
1st floor, Block-C, Lawrence Road
Industrial, Keshavapuram,
New Delhi-110035.

Memo No. LC-4982-JE (DS)/2023/ 6758 Dated 07-03-2023

Subject: **Letter of Intent for grant of licence for setting up of Affordable Group Housing Colony over an area measuring 10.125 acre in revenue estate of village Mohammadpur Gurjer, Sector-35, Sohna, District Gurugram being developed by Sedulous Realtech Pvt. Ltd.**

Please refer your application dated 24.11.2022 on subject cited matter.

Your request for grant of license under section 3 of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed thereunder for the development of Affordable Group Housing Colony over an area measuring 10.125 acre in revenue estate of village Mohammadpur Gurjer, Sector-35, Sohna, District Gurugram has been examined and it is proposed to grant aforesaid license. You are therefore, called upon to fulfill the following requirements/pre-requisites laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issue of this notice, failing which the grant of license shall be refused.

1. To furnish the bank guarantee on account of Internal Development Charges & External Development Charges for the amount calculated as under:

A) **INTERNAL DEVELOPMENT WORKS:**

i)	GH Area	= 10.125 acre
ii)	Interim rate for development	= ₹ 50.00 Lac per acre
iii)	GH cost	= ₹ 506.25 Lacs
iv)	Total cost of development	= ₹ 506.25 Lacs
v)	25% bank guarantee required	= **₹ 126.5625 Lacs** (valid for 5 Years)

C) **External Development Works:**

i)	Total Area under Group Housing	= 9.72 acres
ii)	Interim rate for EDC (equal to Plotted)	= ₹ 93.687 Lac per acre
iii)	Total cost for GH Component	= ₹ 910.637 Lac
iv)	Area under commercial component	= 1.405 acre
v)	Interim rate of EDC	= ₹ 437.517 Lac per acre
vi)	Total cost of Comm. Component	= ₹ 614.711 Lac
vii)	Grand Total (iii + vi)	= ₹ 1525.348 Lac
viii)	25% bank guarantee required	= ₹ 381.337 Lacs (valid for 5 Years)

ENVIRONMENTAL CLEARANCE

PARIVESH
(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment Authority(SEIAA), HARYANA)

To,

The Director
TATHASTU REALTY PRIVATE LIMITED
House no. 48/3-A, Shop No.-2, 1st floor, Block-C, Lawrence Road industrial, Keshavapuram,New Delhi -110035

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/HR/INFRA2/438960/2023 dated 03 Aug 2023. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC23B038HR165357**
2.	**File No.**	SEIAA/HR/2023/386
3.	**Project Type**	New
4.	**Category**	B
5.	**Project/Activity including Schedule No.**	8(a) Building and Construction projects
6.	**Name of Project**	Affordable Group Housing Colony Project located at Village -Mohamadpur Gujjar & Sohna, Sector-35, Tehsil Sohna, Gurugram, Haryana
7.	**Name of Company/Organization**	TATHASTU REALTY PRIVATE LIMITED
8.	**Location of Project**	HARYANA
9.	**TOR Date**	N/A

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 15/11/2023

(e-signed)
Pardeep Kumar, IAS
Member Secretary
SEIAA - (HARYANA)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH.Please quote identification number in all future correspondence.

This is a computer generated cover page.

FORM LC -V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 131 **of 2023**

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under Sedulous Realtech Pvt. Ltd., House no. 48/3-A, Shop No-2, 1st floor, Block-C, Lawrence Road Industrial, Keshavapuram, New Delhi-110035 for setting up of an Affordable Group Housing Colony over an area measuring 9.90625 acre in revenue estate of village Mohammadpur Gujjar and Sohna, Sector-35, Sohna, District Gurugram.

1. The particulars of the land, wherein the aforesaid Affordable Group Housing Colony is to be set up, are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
   a. That the Affordable Group Housing Colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
   b. That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
   c. That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
   d. That you shall maintain and upkeep all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
   e. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
   f. That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

ए०आई/क्षे०मु०उ/एनओसी/एटीएम/एनओसी/2023/226/815-18 PALM/NORTH/B/032323/748620

मालिक का नाम एवं पता **OWNERS Name & Address**	M/s SEDULOUS REALTECH PVT. LTD 48/3-A, Shop No-2, 1st Floor, Block-C, Lawrence Road, Industrial Area, Keshavapuram, New Delhi-110035	**दिनांक/DATE:**	31-03-2023
		वैधता/ Valid Up to:	30-03-2031

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

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन 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 GSR751 (E) dated 30th Sep.2015 amended by GSR770(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 आईडी / NOC ID	PALM/NORTH/B/032323/748620
आवेदक का नाम / Applicant Name*	Satish Kumar
स्थल का पता / Site Address*	Rect No-23, Killa No.10 (8-0), Killa No. 22 (7-16), Rect. No-24, Killa No. 1 (6-9), Killa No. 2 (4-12), Killa No. 9 (0-12), Rect. No-23, Killa No. 11 (8-0), Killa No. 20 (8-0) Killa No. 21(8-0), Killa No-12 (7-6), Killa No-13 (4-10), Killa No -18 (3-8), KillaNo-19(8-0), Killa No-23 (0-13), Killa No-26 (0-16) Village Mohommadpur Gurjer and Rect. No-29, Killa No-5/2 (4-01), Rect. No No-28, Killa No-1/1/2 (0-17) , Area Admeasuring 10.125 Acre Sector-35, Sohana, Haryana,Sohna,Gurgaon,Haryana
स्थल के निर्देशांक / Site Coordinates*	28 16 43.94N 77 03 29.28E, 28 16 35.05N 77 03 29.56E, 28 16 44.06N 77 03 32.10E, 28 16 42.23N 77 03 32.62E, 28 16 33.60N 77 03 32.91E, 28 16 42.36N 77 03 34.17E, 28 16 41.53N 77 03 34.20E, 28 16 37.91N 77 03 34.99E, 28 16 39.94N 77 03 35.49E, 28 16 41.77N 77 03 37.69E, 28 16 39.98N 77 03 38.21E
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*	208.87 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	293.87 M

R.K Associates Valuers & Techno Engineering

प्रेषक,

उपायुक्त, गुरूग्राम।

सेवा में

M/s Sedulous Realtech Private Limited,
48/3-A, Shop No. 2, 1st Floor, BLK-C, Lawrence Road,
Industrial Area, Keshavpuram, New Delhi-110035

क्रमांक 46 /एम0बी0 दिनांक 26/04/2023

विषय:- Application for grant of Aravali NOC for our Affordable Group Housing Colony over an area admeasuring 10.125 acre in revenue estate of Village - Mohamadpur Gujjar, Sector-35, Tehsil Sohna, Distt. Gurugram, developed by Sedulous Realtech Pvt. Ltd.

उपरोक्त विषय के संदर्भ में।

विषयाधीन मामले मे उक्त के सम्बन्ध में तहसीलदार, सोहना व उप वन संरक्षक, गुरूग्राम से रिपोर्ट प्राप्त की गई जो निम्न प्रकार है:-

तहसीलदार, सोहना ने अपने कार्यालय के पत्र क्रमांक 3315/रीडर दिनांक 17.03.2023 के द्वारा रिपोर्ट इस कार्यालय मे प्रेषित की है जिसमे लिखा है कि फील्ड स्टाफ से रिपोर्ट ली गई। फील्ड स्टाफ की रिपोर्ट अनुसार मौजा मोहम्मदपुर गुर्जर व सोहना, तहसील सोहना, जिला गुरूग्राम M/s Sedulous Realtech Private Limited की मलकियत से सम्बन्धित नम्बरान मु0न0 23 कीला नम्ब 10, 11, 12, 20, 21, 22 मु0न0 24 कीला न0 1, 2, 9 के मालिक मौजा मोहम्मदपुर गुर्जर व मु0न0 28 कीला न0 1/1/2 व मु0न0 29 कीला न0 5/2 मौजा सोहना, तहसील सोहना, जिला गुरूग्राम की मालिक है।

1. प्रार्थना पत्र मे वर्णित खसरा नं0 दिनांक 07.05.1992 के नोटिफिकेशन के अनुसार अरावली क्षेत्र मे नहीं है।
2. दिनाक 07.05.1992 के नोटिफिकेशन से पूर्व व उसके पश्चात मिसल हकीयत/चकबन्दी तक कभी भी अराजी की किस्म गैर मुमकिन पहाड, गैर मुमकिन राडा, गैर मुमकिन बीहड, बंजड बीहड नहीं है।
3. दिनांक 07.05.1992 के नोटिफिकेशन से पूर्व व उसके पश्चात अराजी की किस्म चाही है।
4. वर्णित पत्र मे दर्शाई गई अराजी मिसल हकीयत/चकबन्दी ता हाल कभी भी शामलात देह/पंचायत देह/नगरपालिका/नगरनिगम की मलकियत नहीं रही है।
5. अराजी मुतनाजा का किसी भी माननीय न्यायालय मे केस का खाना कैफियत मे इन्द्राज नही है।
6. अराजी मुतनाजा SEZ(Special Econimical Zone) में नहीं आता है।
7. प्रार्थना पत्र मे वर्णित खसरा नं0 पर धारा 4, 6 व अवार्ड का इन्द्राज खाना कैफियत में दर्ज नहीं है।
8. प्रार्थना पत्र मे दर्शाए गये खसरा नम्बरान की मलकियत इन्तकाल न0 1026 – 1027 – 1028 – 1029 – 1030 मोहम्मदपुर गुर्जर व 29015 सोहना की रू से मालिक है।

उप वन संरक्षक, गुरुग्राम ने अपने कार्यालय के पत्र क्रमाक 19-G दिनांक 05.04.2023 के द्वारा अवगत कराया है कि इस कार्यालय द्वारा ऑनलाईन दिनांक 21.03.2023 को 0.6125 एकड एरिया गाव सोहना व आनलाईन दिनाक 30.03.2023 को 9.5125 एकड एरिया गांव मौहम्मदपुर गुर्जर (M/s Sedulous Realtech Pvt. Limited) को फारेस्ट क्लेरिफिकेशन ऑनलाईन जारी की जा चुकी है। जिसकी छाया प्रति इस कार्यालय में प्रेषित की है जिसमे लिखा है कि Applicant Sh. Ashok, M/s Sedulous Realtech Pvt. Limited., having Rect. No./Killa No. 28//1/1/2, 29//5/2 Land Measurements 0.6125 (Acre) situated with in the revenue estate at Village Sohna, Sector-35 & Sector-2, District Gurugram And having Rect. No./Killa No. 23//10, 11, 12, 13, 18, 19, 20, 21, 22, 23, 26, 24//1, 2, 9 Land

---

प्रभागीय वन अधिकारी द्वारा स्पष्टीकरण पत्र
Clarification letter by
Concerned Divisional Forest Officer
हरियाणा सरकार / Government of Haryana

हरियाणा भू-परिरक्षण अधिनियम,1900 (1900 का पंजाब का अधिनियम II) अथवा वन अथवा प्रतिबंधित भूमि से संबंध मे निराक्षेप प्रमाण पत्र।
NOC in respect of Haryana Land and Preservation Act, 1900 (Punjab Act, II of 1900) or Forest or Restricted lands.

नाम Name	अशोक कुमार Ashok Kumar
संगठन का नाम Organisation Name	Sedulous Realtech Private Limited
वर्तमान पता Current Address	Village Sohna, Sector-35 & Sector-2, District Gurugram- Sedulours Realtech Pvt. Ltd.
भूमि स्थान Land Location	Sohna,Gurgaon,Sohna
भूमि मापन Land Measurements	0.6125 (Acre)
आयत नम्बर / मुरबा नम्बर Rectangle No./ Murba No.	28, 29

Reference No. (SRN):- Q5Q-5GA-88QM
जारी करने की तिथि / Date of Issuance: 21-03-2023
जारी करने का स्थान / Place of Issuance: Gurgaon
जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer

This is a Digitally Signed Certificate and does not require physical signature. The authenticity of this certificate can be verified from the verification link mentioned below:
https://164.100.137.243/eservices/mobileapi/verify/clarification/Q5Q5GA88QM

DAKSHIN HARYANA BIJLI VITRAN NIGAM
(A Govt. of Haryana Undertaking)
Office of
Superintending Engineer (OP) Circle-II, DHBVN, Gurugram
2nd Floor, Housing Board Office Complex, Saraswati Vihar, M.G. Road,
Gurugram, Haryana-122002
0124-2582106, 0124-4378109
E-mail – seop2gurugram@dhbvn.org.in Website - www.dhbvn.org.in

DHBVN

G20

To,
M/s Tathastu Realty Pvt. Ltd.
(Formerly Known as Sedulous Realtech Pvt. Ltd.)
Ground Floor, Tower-A, Sector-54,
Vatika Tower, Golf Course Road, Gurugram.

Memo No. Ch- 24 /DGR- 26B Dated: 16 /08/2023

Sub: Assurance certificate of DHBVN for Power supply for M/s Tathastu Realty Pvt. Ltd. (Formerly Known as Sedulous Realtech Pvt. Ltd.) for proposed affordable Group Housing Colony over an area 9.90625 acres (license no. 131 of 20023 dated 22.06.2028) in revenue estate of village-Mohammadpur Gujjar and Sohna, Sector-35, Sohna.

Refer to your letter no. Nil dated 25.07.2023, received in this office on 14.08.2023.

It is hereby assured that the power requirement of tentative load of **9605.40 KW** shall be considered from the nearest sub-station at 33 KV level at the time of actual requirement as per DHBVN norms, subject to the following conditions:-

1. Subject to availability of power and infrastructure at the time of actual release of connection.
2. Necessary charges will be got deposited by you as per latest Nigam instructions and compliance of all other instructions of Nigam will be ensured as per standing instructions of Nigam/HERC Regulations.
3. The necessary infrastructure will be laid by you at your own cost. The piece of land will be provided by you for the switching station / sub-station as per instructions of the Nigam.
4. The validity of this letter will be till the validity of licenses issued by Town & Country Planning, Haryana in view of Sales Circular no. D-6/2022 issued by CE/Commercial, DHBVN, Hisar vide memo no. Ch-06/SE/C/R-16/380/Vol-I dated 10.03.2022.

S.E (OP) Circle –II
DHBVN, Gurugram

Copy to:-
The Xen 'OP' Divn. DHBVN, Sohna for information, please.

OFFICE OF THE EXECUTIVE ENGINEER HSVP DIVISION NO. VI GURUGRAM.

To,

Sedulous Realtech Pvt. Ltd.
H.No. 48/3-A, Shop No. 2
1st Floor, Block-C, Lawrence Road
Industrial, Keshavapuram, New Delhi

Memo No. 6150 **Dated:** 24/03/2023

Sub: **Assurance for water supply of 20KLD drinking water for labour/staff members during construction phase and 500KLD water during operation phase for our proposed Affordable Group Housing Colony, land area admeasuring 9.90625 acres in village Mohommadpur Gurjer Sector-35, Sohna Gurugram developed by Sedulous Realtech Pvt. Ltd.**

Ref:- **Your application dated 16.03.2023.**

In this regard it is intimated that the water supply connection in HSVP master water supply line for use of 20KLD for labour during construction & 500KLD water during operation of domestic purpose of above said project in the revenue estate of Village Mohommadpur Gurjer, Sector-35 Sohna, Gurugram could be given after completion of the master water supply line in the area.

The water supply connection of your above said project for use of domestic purpose will be provided as per HSVP Norms after obtaining the approval of building plan from the Director Town & Country Planning Haryana Chandigarh.

This is for your information and further necessary action please.

Executive Engineer,
HSVP, Division No. VI,
Gurugram

R.K Associates Valuers & Techno Engineering Consultants (P) Ltd.

PROJECT TIE-UP REPORT

TATHASTU 35

HARYANA STATE POLLUTION CONTROL BOARD

HSPCB Gurgaon North Vikas Sadan, 1st Floor, Near DC Court, Gurgaon Ph.0124-2332775 Email:- hspcbrogrn@gmail.com

Website: www.hrocmms.nic.in E-Mail - hspcbho@gmail.com
Telephone No.: 0172-2577870-73

No. HSPCB/Consent/ : 329962323GUNOCTE51822892 **Dated:20/12/2023**

To.

M/s : Tathastu Reality Private Limited formerly known as Sedulous Realtech Private Limited
Village Mohammadpur and Sohna Sector-35, Sohna, District Gurugram
GURGAON
122103

Sub. : Grant of consent to Establish to M/s Tathastu Reality Private Limited formerly known as Sedulous Realtech Private Limited

Please refer to your application no. 51822892 received on dated 2023-11-22 in regional office Gurgaon North.
With reference to your above application for consent to establish.M/s Tathastu Reality Private Limited formerly known as Sedulous Realtech Private Limited is here by granted consent as per following specification/Terms and conditions.

Consent Under	AIR/WATER
Period of consent	20/12/2023 - 14/11/2033
Industry Type	Building and Construction projects having waste water generation more than 100 KLD in respective of their built-up area
Category	RED
Investment(In Lakh)	45060.211
Total Land Area (Sq. meter)	40089.1
Total Builtup Area (Sq. meter)	105630.5
Quantity of effluent	
1. Trade	0.0 KL/Day
2. Domestic	557.0 KL/Day
Number of outlets	1.0
Mode of discharge	
1. Domestic	Recycling/Re-use
2. Trade	
Permissible Domestic Effluent Parameters	
1. BOD	10 mg/l
2. COD	50 mg/l

HARAYANA STATE POLLUTION CONTROL BOARD
PERFORMA FOR OBTAINING NO OBJECTION CERTIFICATE(N.O.C)
(For Status you may visit Website of the Board- hspcb.org.in)

Industry ID: 23GUNO797512
Application No: 51822892
Application Date: 22-11-2023
Application Form Updated on: 22-11-2023

PART-A

1. **NAME AND ADDRESS OF THE PROMOTER/INDUSTRIAL UNDERTAKING (BLOCK LETTERS)**

Name of Industrial undertaking : Tathastu Reality Private Limited Village Mohammadpur, Sector-35, Sohna. District Gurugram ,GURGAON NORTH

Name of the promoter/ MD/Managing Partner with surname first

S.No.	Name	Designation	Residential Address	Email Id	Mobile Number	Owner Type
1	Ashok Kumar	Board of director	House No.48/3-A, Shop No.2, 1st Floor, Block-C, Lawrence Road, Industrial Area, New Delhi, Keshavpuram, Delhi-110035	Architect1@gangarealty.com	9205554003	Director

2. **Address for communication** : Sector 35, sOHNA Gurgaon , Sohna, Haryana, 122103
   Telephone : 0920-5554003
   Fax No. : -
   Pin Code : 122103
   Email Address : architect1@gangarealty.com
3. **Constitution of the firm/ company** : Private Limited Company
4. **Location** : Village Mohammadpur, Sector-35, Sohna, District Gurugram
   Place/Town : Sohna
   District : GURGAON NORTH
   State : Haryana
5. **Main items of manufacture/activity**

OFFICE OF THE EXECUTIVE ENGINEER HSVP DIVISION NO. VI GURUGRAM.

To,

Sedulous Realtech Pvt. Ltd.
H.No. 48/3-A, Shop No. 2
1st Floor, Block-C, Lawrence Road
Industrial, Keshavapuram, New Delhi

Memo No. 60161 **Dated.** 24/03/2023

Sub: **Request for supply of STP treated water (50KLD) for construction purpose from water treatment plant for our proposed Affordable Group Housing Colony, land area admeasuring 9.90625 acres in village Mohommadpur Gurjer Sector-35, Sohna Gurugram developed by Sedulous Realtech Pvt. Ltd.**

Ref:- **Your application dated 16.03.2023.**

It is intimated that the treated water for construction purpose of 50KLD per day of above said project area measuring 9.90625 acres (LOI No. LC-4982-JE(DS)/2023/6758 dated 07.03.2023) in village Mohommadpur Gurjer Sector-35, Sohna Gurugram could be given after completion of master sewerage network in the area.

This is for your information and further necessary action please.

Executive Engineer,
HSVP Division No. VI,
Gurugram

OFFICE OF THE EXECUTIVE ENGINEER HSVP DIVISION NO. IV GURUGRAM.

To,

Sedulous Realtech Pvt. Ltd.
H.No. 48/3-A, Shop No. 2
1st Floor, Block-C, Lawrence Road
Industrial, Keshavapuram, New Delhi

Memo No. 60158 **Dated:** 24/03/2023

Sub: **Request for Assurance of sewer connection for discharge of 500 KLD per day for our proposed Affordable Group Housing Colony, land area admeasuring 9.90625 acres in village Mohommadpur Gurjer Sector-35, Sohna Gurugram developed by Sedulous Realtech Pvt. Ltd.**

Ref:- **Your application dated 16.03.2023.**

In this regard it is intimated that the sewerage connection in HSVP master sewer line for discharge of 500KLD surplus treated domestic effluent of above said project in the revenue estate of Village Mohommadpur Gurjer, Sector-35 Sohna, Gurugram could be given after completion of the master sewer line in the area.

The sewerage connection for your above said project for discharge of treated waste water will be accorded after completion of the master sewerage network and after obtaining the completion certificate from the Director Town & Country Planning Haryana Chandigarh.

This is for your information and further necessary action please.

Executive Engineer,
HSVP Division No. VI,
Gurugram

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 <u>to provide only the general basic idea of the value of the property prevailing in the market</u> based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened <u>as free market transaction.</u>
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 in not investigative in nature. It is mere an opinion on the likely estimated price based on the facts & details presented to us by the client and third-party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.

R.K Associates Valuers & Techno Engineering Consultants (P) Ltd.

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 financer 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 Plot/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
26.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the report.
27.	Area of the large land parcels of more than 2500 sq. mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
28.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Project tie up services.
29.	Cost assessment is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Project tie up report before reaching to any conclusion.
30.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
31.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However,

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

R.K Associates Valuers & Techno Engineering Consultants (P) 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: 19/2/2024

Place: Noida