

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

CASE NO. VIS (2023-24)-PL777-675-1037

DATED: 11/03/2024

# PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	TARC KAILASA

SITUATED AT

PLOT NO. 67, DIT. INDUSTRIAL AREA, NAJAFGARH ROAD, KIRTI NAGAR, NEW  
DELHI

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

DEVELOPER/ PROMOTER

M/S. TARC PROJECTS LTD.

- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASAM)
- Project Techno-Financial Advisors

REPORT PREPARED FOR

SBI, HLST BRANCH, GURUGRAM

- Chartered Engineers

*\*\*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.*

- Industry/ Trade Association Guidelines

*NO. Tarc 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.*

- NPA Management

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

- Panel Valuer & Techno Economic Consultants for PSU  
Banks

CORPORATE OFFICE:

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

Ph - +91-0120-4110117, 4324647, +91 - 9958632707

E-mail - valuers@rkassociates.org | Website: [www.rkassociates.org](http://www.rkassociates.org)

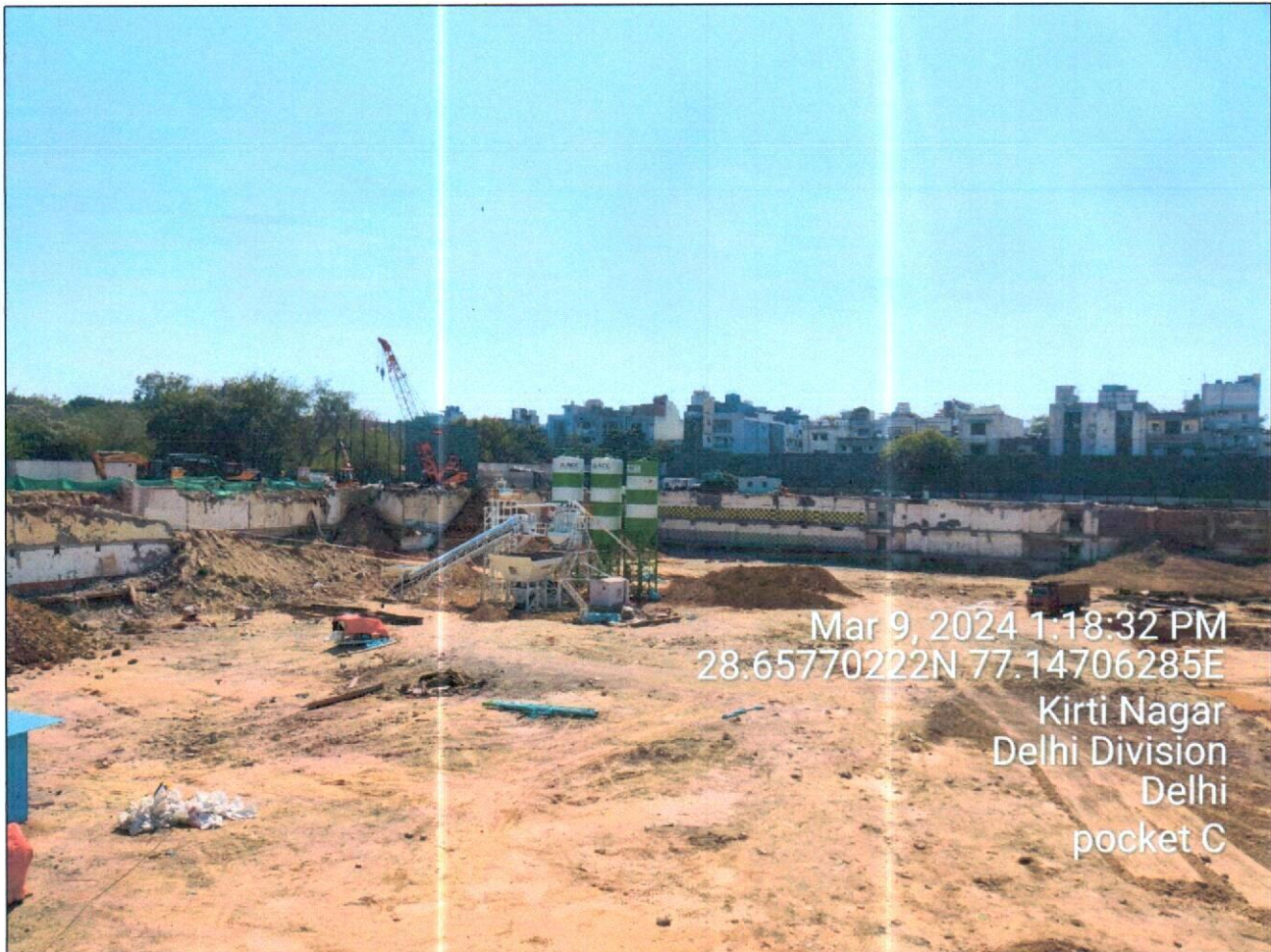
Other Offices at: Shahjahanpur | Kolkata | Bengaluru | Dehradun | Ahmedabad | Lucknow | Satellite & Shared Office: Moradabad | Meerut | Agra



**PROJECT TIE-UP REPORT  
TARC KAILASA**

**PART A**

**SNAPSHOT OF THE GROUP HOUSING PROJECT**



**SITUATED AT**

**PLOT NO. 67, DIT INDUSTRIAL AREA, NAJAFGARH ROAD, KIRTI NAGAR, NEW  
DELHI**





## PROJECT TIE-UP REPORT

### TARC KAILASA

#### PART B

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

<b>Name &amp; Address of Branch</b>	SBI, HLST Branch, Gurugram
<b>Name of Project</b>	TARC Kailasa
<b>Work Order No. &amp; Date</b>	Via email Dated 02/03/2024

SR. NO.	CONTENTS	DESCRIPTION		
<b>1.</b>	<b>GENERAL DETAILS</b>			
i.	Report prepared for	SBI, HLST Branch, Gurugram		
ii.	Name of Developer/ Promoter	M/s. TARC Projects Ltd.		
iii.	Registered Address of the Developer	Regd. Office: ARA Centre, E-2, Jhandewalan Extension, New Delhi		
iv.	Type of the Property	Group Housing Society		
v.	Type of Report	Project Tie-up Report		
vi.	Report Type	Project Tie-up Report		
vii.	Date of Inspection of the Property	9 March 2024		
viii.	Date of Assessment	11 March 2024		
ix.	Date of Report	11 March 2024		
x.	Property Shown by	<b>Name</b>	<b>Relationship with Owner</b>	<b>Contact Number</b>
		Mr. Deepak	Employee	+91-9582818158
xi.	Purpose of the Report	Project Tie-up Report		
xii.	Scope of the Report	Opinion on general assessment of flat cost and Market Price of flat 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	<b>Documents Requested</b>	<b>Documents Provided</b>	<b>Documents Reference No.</b>
		Total Documents requested.	Total Documents provided.	
		Property Title document	Transfer Deed	Dated: 30/05/2008



## PROJECT TIE-UP REPORT

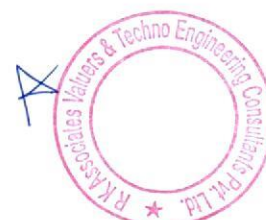
### TARC KAILASA

		NOC's	NOC's	Refer to table attached on page no. 15
		Approved Map	Site Plan	Application ID: 10117519_04
		RERA Registration certificate	Copy of RERA Registration Certificate	DLRERA2023P0017
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	

2.	SUMMARY	
i.	Total Prospective Fair Market Value	Rs. 2164,30,00,000/-
ii.	Total Expected Realizable/ Fetch Value	Rs. 1839,65,50,000/-
iii.	Total Expected Distress/ Forced Sale Value	Rs. 1623,22,50,000/-
iv.	Total No. of Dwelling units	Residential – 417 DU (Proposed)
v.	Carpet area of the project/Carpet	6,86,514 sq. ft (As per inventory list provided)
vi.	Saleable Area of the Project	22,17,170 sq.ft. (as per the inventory provided)
vii.	Total Inventory Cost as on "Date of Assessment"	Rs. 4,877.77 to 5,542.93 cr.

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

*[Handwritten Signature]*





## PROJECT TIE-UP REPORT

### TARC KAILASA

#### PART C

#### CHARACTERISTICS DESCRIPTION OF THE PROJECT

##### 1. BRIEF DESCRIPTION OF THE PROJECT

This project tie-up report is prepared for the Group Housing Project by the name of "TARC Kailasa", which is planned to developed on total land area admeasuring 6.13 acres / 24,793.58 sq. mtr.

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 and/or available on Delhi Rera official website.

The project is being developed by M/s. TARC Projects Limited with all the high-end amenities available in the project. The subject project comprises a total of 5 Towers, EWS, Community areas and Commercial area. The total no. of units which are proposed in the projects counts to be 417 DU's as per the RERA., details of the same are as follows:

Tower	Configuration	Saleable area per DU (In sq.ft.)	No. of DU's of each type
Tower 1	3BHK+Study+Utility	5180	89
	3BHK+Study+Utility	5816	3
	4BHK+Study+Utility	5816	20
	Penthouse Type 1(Triplex)	15408	4
Tower 2	3BHK+Study+Utility	5180	86
	4BHK+Study+Utility	5816	27
	Penthouse Type 1(Triplex)	15408	4
Tower 3	3BHK+Study+Utility	4712	31
	3BHK+Study+Utility	5048	31
	Penthouse Type 2 (Simplex)	14150	1
Tower 4	3BHK+Study+Utility	4712	60
Tower 5	3BHK+Study+Utility	4712	32
	3BHK+Study+Utility	5048	29
<b>Total</b>			<b>417</b>

S.no.	Building Block	Floors
1	Tower 1	3B+Stilt+34
2	Tower 2	3B+Stilt+34
3	Tower 3	3B+Stilt+34
4	Tower 4	3B+Stilt+33
5	Tower 5	3B+Stilt+34
6	EWS	3B+Stilt+16

As per the site survey inspection, it was observed that site clearance & excavation work is in progress and whole land parcel is demarcated properly with temporary boundary using tin sheet.

The subject project is situated in DIT Industrial Area, Najafgarh Road, Kirti Nagar, New Delhi which is a developed area. The nearest metro station is Kirti Nagar which is at ~500m walking distance from the subject property.



## PROJECT TIE-UP REPORT

### TARC KAILASA

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	Kirti Nagar Metro Station		
ii.	Name of similar projects available nearby with distance from this property	---		
iii.	Postal Address of the Project	Plot no. 67, DIT Industrial Area, Najafgarh Road, Kirti Nagar, New Delhi		
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°39'27.8"N 77°08'49.4"E		
vi.	Description of adjoining property	Commercial and Residential		
vii.	Plot No. / Survey No.	Plot no. 67		
viii.	Village/ Zone	Kirti Nagar		
ix.	Sub registrar	--		
x.	District	West Delhi		
xi.	City Categorization	Metro City		Urban
	Type of Area	Residential Area		
xii.	Classification of the area/Society	High Class (Very Good)		Urban developed
	Type of Area	Within urban developed area		
xiii.	Characteristics of the locality	Very Good		Within main city
xiv.	Property location classification	Near to Market	On Wide Road	Near to Metro Station
xv.	Property Facing	North Facing		
xvi.	<b>DETAILS OF THE ROADS ABUTTING THE PROPERTY</b>			
	a) Main Road Name & Width	Patel road		Approx. 90 feet





## PROJECT TIE-UP REPORT

### TARC KAILASA

	b) Front Road Name & width	Patel road	Approx. 90 feet
	c)Type of Approach Road	Bituminous Road	
	d)Distance from the Main Road	On Main Road	
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes	
xviii.	Is the property merged or colluded with any other property	No.	
xix.	<b>BOUNDARIES SCHEDULE OF THE PROPERTY</b>		
a)	Are Boundaries matched	Yes from the available documents	
b)	<b>Directions</b>	<b>As per Title Deed/TIR</b>	<b>Actual found at Site</b>
	East	Plot no. 66	Other's property
	West	Plot no. 68	Other's property
	North	Road	Road / Entry
	South	Road	Road / Other's property

<b>3.</b>	<b>TOWN PLANNING/ ZONING PARAMETERS</b>		
i.	Planning Area/ Zone	Master Plan 2021	
ii.	Master Plan currently in force	Master Plan 2021	
iii.	Municipal limits	NDMC	
iv.	Developmental controls/ Authority	Delhi Development Authority (DDA)	
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	Mixed (Residential and Commercial)	
xii.	Status of Completion/ Occupational certificate	NA	
xiii.	Comment on unauthorized construction if any	---	
xiv.	Comment on Transferability of developmental rights	Free hold, complete transferable rights	
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	Residential and Commercial	
xvi.	Comment of Demolition proceedings if any	NA, since property is under construction	
xvii.	Comment on Compounding/ Regularization proceedings	None as per general information available	
xviii.	Any information on encroachment	None as per visual observation.	
xix.	Is the area part of unauthorized area/ colony	No information Provided.	

<b>4.</b>	<b>LEGAL ASPECTS OF THE PROPERTY</b>		
i.	Ownership documents provided	Transfer Deed	---





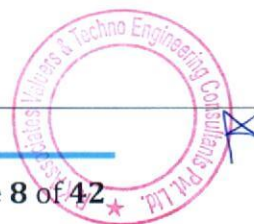
## PROJECT TIE-UP REPORT

### TARC KAILASA

ii.	Names of the Developer/Promoter	M/s. TARC Projects 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 not 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 not 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 provided.	NA
x.	Comment on whether the owners of the property have issued any guarantee ( <i>personal or corporate</i> ) as the case may be	No Information provided	NA
xi.	<b>Building Plan sanction:</b>		
	a) Authority approving the plan	Municipal Corporation Delhi	
	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 ( <i>property tax, water tax, electricity bill</i> )	Tax name	No information provided
		Receipt number	No information provided
		Receipt in the name of	No information provided
		Tax amount	No information provided
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	No information provided	
xvi.	Is property tax been paid for this property	No information provided	
xvii.	Property or Tax Id No.	No information 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	

#### 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 Developed Area
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## PROJECT TIE-UP REPORT TARC KAILASA

ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
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6.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES				
i.	Drainage arrangements		Yes, proposed		
ii.	Water Treatment Plant		Yes, proposed		
iii.	Power Supply arrangements	Permanent	Yes, proposed		
		Auxiliary	Yes, proposed		
iv.	HVAC system		Yes, proposed		
v.	Security provisions		Yes, proposed		
vi.	Lift/ Elevators		Yes, proposed		
vii.	Compound wall/ Main Gate		Yes, proposed		
viii.	Whether gated society		Yes, proposed		
ix.	Car parking facilities		Yes, proposed		
x.	Internal development				
	Garden/ Park/ Land scaping	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, proposed			
	b) Sewerage/ sanitation system			Yes, proposed			
	c) Storm water drainage			Yes, proposed			
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management			Yes, by the municipal corporation			
	b) Electricity			Yes			
	c) Road and Public Transport connectivity			Yes			
	d) Availability of other public utilities nearby			Transport, Market, Hospital etc. available in close vicinity			
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport (IGI)
	~1 km.	~1 km	~500 m	~1 km	~10 km	~500 m	~ 20 km
iv.	Availability of recreation facilities (parks, open spaces etc.)			Yes ample recreational facilities are available in the vicinity..			

8.	MARKETABILITY ASPECTS OF THE PROPERTY:	
i.	Location attribute of the subject property	Good
ii.	Scarcity	Similar kind of properties are not easily available in this area.

*[Handwritten Signature]*  




## PROJECT TIE-UP REPORT

### TARC KAILASA

iii.	Market condition related to demand and supply of the kind of the subject property in the area.	Good demand of such properties in the market.	
iv.	Any New Development in surrounding area.	None	---
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	Near to Metro	

9. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
i.	Type of construction & design	RCC Framed Structure (Proposed)	
ii.	Method of construction	Under construction	
iii.	Specifications		
	a) Class of construction	Under construction	
	b) Appearance/ Condition of structures	Internal - Under construction External - Under construction	
	c) Roof	<b>Floors/ Blocks</b>	<b>Type of Roof</b>
		Refer to Sheet attached in Brief description	RCC (Proposed)
	d) Floor height	Approx. 10 feet (Proposed)	
	e) Type of flooring	Vitrified / Laminated Wooden Flooring / Ceramic Tile. (Proposed)	
	f) Doors/ Windows	Aluminium framed window and wooden door (Proposed)	
	g) Interior Finishing	Under Construction	
	h) Exterior Finishing	Under Construction	
	i) Interior decoration/ Special architectural or decorative feature	NA	
	j) Class of electrical fittings	Under Construction	
	k) Class of sanitary & water supply fittings	Under Construction	
iv.	Maintenance issues	N/A, Since the project is under-construction	
v.	Age of building/ Year of construction	N/A, Since the project is under-construction	
vi.	Total life of the structure/ Remaining life expected	N/A, Since the project is under-construction	
vii.	Extent of deterioration in the structure	N/A, Since the project is under-construction	
viii.	Protection against natural disasters viz. earthquakes etc.	N/A, Since the project is under-construction	
ix.	Visible damage in the building if any	N/A, Since the project is under-construction	
x.	System of air conditioning	N/A, Since the project is under-construction	
xi.	Provision of firefighting	Yes, proposed	
xii.	Status of Building Plans/ Maps	Unapproved building plan is provided.	



a) Is Building as per approved Map	N/A, Since the project is under-construction	
b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	---
	<input type="checkbox"/> Not permitted alteration	---
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	Can't comment since construction of the buildings are under initial phase.
iii.	Use of solar heating and lighting systems, etc.	No
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere

11. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:		
i.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern structure (Proposed)

12. PROJECT DETAILS:		
a.	Name of the Developer	M/s. TARC Projects Ltd.
b.	Name of the Project	TARC Kailasa
c.	Total no. of Dwelling units	417 DU
d.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.
e.	Name of the Architect	Gian P Mathur & Associated Private Limited (COA no. CA/80/05769)
f.	Architect Market Reputation	Established Architect with years long experience in market and have successfully delivered multiple Projects.
g.	Proposed completion date of the Project	01-12-2028 (As per RERA)
h.	Progress of the Project	Land Clearance and Excavation work in progress
i.	Other Salient Features of the Project	<input checked="" type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input checked="" type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,



## PROJECT TIE-UP REPORT

### TARC KAILASA

#### PART C

#### AREA DESCRIPTION OF THE PROPERTY

1.	Licensed Area of the project		6.13 acres / 24,793.58 sq.mtr. (As per RERA)		
2.	Land Area of the Project		6.13 acres / 24,793.58 sq.mtr. (As per RERA)		
3.	Ground Coverage Area	Permitted	8,256.26 sq.mtr. (As per site plan provided)		
		Proposed	7,321.25 sq.mtr. (As per site plan provided)		
	Built-up Area	UNDER FAR		PROPOSED (In m²)	ACHIEVED STATUS As per Site Visit/Map
		Total	Proposed	74,058.689 sq. mtr / 7,97,160.32 sq. ft.	Land Clearance and Excavation work in progress
			Permitted	74,380.740 sq.mtr/ 8,00,626.85 sq.ft	
		UNDER NON-FAR		Proposed (In m²)	ACHIEVED STATUS As per Site Visit/Map
		Proposed NON-FAR area		1,72,830.351 sq.mtr/ 18,60,328.62 sq.ft	Land Clearance and Excavation work in progress
		Total Gross Built Up Area		2,46,889.040 sq.mtr. / 26,57,488.94 sq.ft.	
4.	Open/ Green Area	Proposed	8,044.649 sq.mtr.		
		Required	8,548.325 sq.mtr.		
5.	Density	Proposed	3452		
		Permitted	@300 DU's per Hect.		
6.	Total no. of Dwelling Units		417 DU		
7.	Total no. of Towers		5 Towers and EWS		
8.	Amenities		Swimming Pools (Outdoor & Indoor), playing zones, Lounges, meeting space, etc.		
9.	Built-up Area		26,57,488.94 sq.ft		
10.	Carpet Area		6,86,514 sq. ft (As per inventory list provided)		
11.	Super Area		21,73,418 sq.ft (As per inventory list provided)		





## PROJECT TIE-UP REPORT

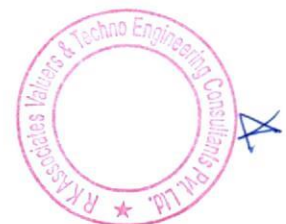
### TARC KAILASA

Total Blocks/ Floors					
1.	Approved as per Layout Plan			Actually, provided for (As per Scope of Work)	Current Status
	S.no.	Building Block	Floors	Cannot comment since it is under construction	Land Clearance and Excavation work in progress
	1	Tower 1	3B+Stilt+34		
	2	Tower 2	3B+Stilt+34		
	3	Tower 3	3B+Stilt+34		
	4	Tower 4	3B+Stilt+33		
	5	Tower 5	3B+Stilt+34		
	6	EWS	3B+Stilt+16		
2.	Total no. of Flats/ Units			Total No. of Flats = 417 DU	
3.	Type of Flats			3 BHK + Study, 4 BHK + Study & Penthouse	
4.	Land Area considered			6.13 acres	
5.	Area adopted on the basis of			Property documents only	
6.	Remarks & observations, if any			---	
7.	Constructed Area considered (As per IS 3861-1966)			Built-up Area (Proposed)	2,46,889.040 sq.mtr. / 26,57,488.94 sq.ft.
	Area adopted on the basis of			Property documents only	
	Remarks & observations, if any			Since project is in initial stage construction, the built-up area is considered as per architect plan provided to us	

**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.

*[Signature]*





PART D

PROJECT APPROVAL DETAILS

S. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Form B-1, Grant of Sanction	File No. 10096321 Dated: 09/10/2023	Obtained
2.	Approved Layout Plans	Site plan Application ID: 10117519_04	Obtained
3.	RERA Certificate	Registration Certificate No. DLRERA2023P0017 Dated: 02/01/2024	Obtained
4.	Environmental Clearance	File No. DPCC/SEIAA-IV/C-428/DL/2022/917-930 Date:02/08/2023	Obtained
5.	Water & Sewage NOC	Reference No.DLB/EE(M)25/2023-24/631 Dated: 23/08/2023	Obtained
6.	Fire Approval NOC	Reference No. F.6/DFS/MS/BP/2022/08 Dated:10/01/2022	Obtained
7.	Height NOC	NOC ID: SAFD/NORTH/B/122920/519070 Dated: 08/04/2021	Obtained

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





# PROJECT TIE-UP REPORT

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### PART E

### PROCEDURE OF ASSESMENT

1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		9 March 2024	11 March 2024	11 March 2024
ii.	Client	SBI, HLST Branch, Gurugram		
iii.	Intended User	SBI, HLST Branch, Gurugram		
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's representative	
		✓	Cross checked from the boundaries/ address of the property mentioned in the documents provided to us	
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		
v.	Property Use factor	Current/ Existing Use	Highest & Best Use (In consonance to surrounding use, zoning and statutory norms)	Considered for Assessment
		Residential	Residential	Residential
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents		



## PROJECT TIE-UP REPORT

### TARC KAILASA

		provided to us in good faith.  Verification of authenticity of documents from originals or cross checking from any Govt. dept. have to be taken care by Legal expert/ Advocate.			
vii.	Land Physical Factors	Shape		Size	
		Irregular		Medium	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Very Good	On Wide Road	Refer to sheet attached in Brief Description
		Urban developed	Within good urban developed area	Near to Metro Station	
			Within main city	Near to Market	
		Property Facing			
		North Facing			
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes	Its an under construction property. Connection will be taken in due course	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
x.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Urban Developed area			
xi.	Neighbourhood amenities	Very Good			
xii.	Any New Development in	None			





## PROJECT TIE-UP REPORT TARC KAILASA

	surrounding area		
xiii.	Any specific advantage/ drawback in the property	Near to Kirti Nagar metro station.	
xiv.	Property overall usability/ utility Factor	Very good	
xv.	Do property has any alternate use?	No	
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Demarcated with permanent 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      Method of assessment Market Approach      Market Comparable Sales Method	
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)	
xxiv.	Market Comparable		
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	a	Name: M/s. Dogra Properties Contact No.: +91-9818022283 Nature of reference: Property dealer Size of the Property: ~200 sq.yds Location: Near Kirti Nagar Metro Rates/ Price informed: Rs.22,000/- to Rs.25,000/- per sq. ft. on super area.



## PROJECT TIE-UP REPORT

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			Any other details/ Discussion held:	---
		b.	Name:	M/s. Welcome Properties
			Contact No.:	+91-9818983338
			Nature of reference:	Property dealer
			Size of the Property:	~200 sq.yds
			Location:	Near Kirti Nagar Metro
			Rates/ Price informed:	Rs.4,50,000/- to Rs.5,50,000/- per sq.yds. (land rate)
			Any other details/ Discussion held:	---
xxv.	Adopted Rates Justification		For the market rate of the flats available in this project and as well as nearby project we have enquired from property dealers in that area and were able to find a sale rate range of Rs.22,000/- to Rs.25,000/- per sq. ft. on super area for individual flat and land rate in the nearby locality is considered as Rs.5,00,000/- per sq.yds	
xxvi.	OTHER MARKET FACTORS			
	Current Market condition	Normal		
		Remarks: NA		
		Adjustments (-/+): 0%		
	Comment on Property Salability Outlook	Easily sellable		
		Adjustments (-/+): 0%		
	Comment on Demand & Supply in the Market	Demand		Supply
		Good		Adequately available
		Remarks: ----		
		Adjustments (-/+): 0%		
xxvii.	Any other special consideration	Reason:		
		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. 22,000/- to Rs. 25,000/- per sq. ft. on super area (Built-up unit rate)  Rs. 5,00,000 per sq.yds (Land rate)		
xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.		
xxxi.	Basis of computation & working			
	a. In this Project Tie-up report, we have adopted Market rate of Land. However, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.			
	b. Also, since this is a land allotted for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each flat sale and the buyer rights on			



- the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.
- c. Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.
  - d. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
  - e. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.
  - f. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
  - g. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, price assessment metrics is prepared and necessary adjustments are made on the subject asset.
  - h. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
  - i. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
  - j. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
  - k. Area measurements considered Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
  - l. Area of the large land parcels of more than 2500 sq. mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
  - m. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
  - n. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.



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

*[Signature]*

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



## PROJECT TIE-UP REPORT TARC KAILASA

3. COST ASSESSMENT OF LAND			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Land Value (As per RERA)
a.	Prevailing Rate range	Rs.87,200/- per sq.mtr. (Category D)	Rs. 4,50,000/- to Rs. 5,50,000 per sq.yds.
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.87,200/- per sq.mtr.	Rs. 5,00,000 per sq.yds.
d.	Total Land Area/FAR Area considered (documents vs site survey whichever is less)	6.13 acres / 24,793.58 sq. mtr	6.13 acres / 24,793.58 sq. mtr / 29,652.85 sq.yds
e.	Total Value of land (A)	24,793.58 sq. mtr X Rs. 87,200/- per sq.mtr	29,652.85 sq.ydsX Rs. 5,00,000/- per sq.yds
		Rs. 2,16,20,00,176/-	Rs. 14,82,64,23,098/-

4. COST ASSESSMENT OF BUILDING CONSTRUCTION				
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR Area	NON-FAR Area
	Building Construction Value	Rate range	Rs. 2,200/- to 2,600/- per sq. ft.	Rs. 1,800/- to 2,200/- per sq. ft.
		Rate adopted	Rs. 2400/- per sq. ft.	Rs. 2,000/- per sq. ft.
		Built-up Area	74,058.689 sq. mtr / 7,97,160.32 sq. ft.	1,72,830.351 sq.mtr/ 18,60,328.62 sq.ft
		Pricing Calculation	Rs.2400/- per sq.ft. X 7,97,160.32 sq. ft.	Rs. 2,000/- per sq. ft. X 18,60,328.62 sq.ft.
		Total Value	Rs. 1,91,31,84,774/-	Rs. 3,72,06,57,230/-
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. 5,63,38,42,004/-		

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)	---	---
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	Approx. 7% of building construction cost	Rs. 39,43,68,940/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	Approx. 9% of building construction cost	Rs. 50,70,45,780/-
d.	Add extra for internal & external development and other facilities	Approx. 5% of building construction cost	Rs. 28,16,92,100/-





## PROJECT TIE-UP REPORT

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	(Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach Road, Play Area, etc.)		
e.	<b>Expected Construction Value (C)</b>	---	Rs. 1,18,31,06,821/-

6. MARKET/ SALABLE AMOUNT OF THE FLATS			
a.	Total No. of DU	Residential- 417 DU	
b.	Total Salable Area for Flats (As per inventory sheet provided by client)	22,17,170 sq.ft.	
c.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Starting from Rs. 27,000/- per sq.ft. on super area	
	Builder's Selling Rate (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	No information provided	
	Market Rate in secondary sale (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	---	
d.	Remarks	<ul style="list-style-type: none"> <li>The value of the Flats is varying from floor to floor and direction to direction as per information gathered from the public domain &amp; dealers of that area, and it is found that flat rates vary from Rs. 22,000/- to Rs. 25,000/- per sq. ft. on super area (Including PLC + Car Parking + EDC + IDC + Club &amp; other charges) on Super area for the Project and the same seems to be reasonable in our view.</li> <li>Details of the inventory is as provided by the builder.</li> <li>Pricing assessment of the inventory is done based on the prospective number of flats which builder intends to create in this Project as provided by the builder.</li> </ul>	

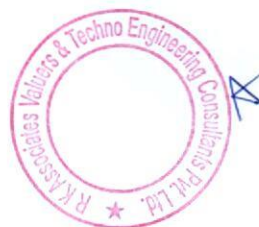
  




## PROJECT TIE-UP REPORT TARC KAILASA

### INVENTORY ANALYSIS:

Tower	Configuration	Saleable area per DU (In Sqft)	Units on one tower	Total Saleable area (in sq. ft.)	@Rs.22,000/- per sq. ft. on super built up area (In CR.)	@Rs.25,000/- per sq. ft. on super built up area (in Cr.)
Tower 1	3BHK+Study+Utility	5180	89	4,61,020	1,014.24	1152.55
	3BHK+Study+Utility	5816	3	17,448	38.39	43.62
	4BHK+Study+Utility	5816	20	1,16,320	255.90	290.80
	Penthouse Type 1(Triplex)	15408	4	61,632	135.59	154.08
Tower 2	3BHK+Study+Utility	5180	86	4,45,480	980.06	1113.70
	4BHK+Study+Utility	5816	27	1,57,032	345.47	392.58
	Penthouse Type 1(Triplex)	15408	4	61,632	135.59	154.08
Tower 3	3BHK+Study+Utility	4712	31	1,46,072	321.36	365.18
	3BHK+Study+Utility	5048	31	1,56,488	344.27	391.22
	Penthouse Type 2 (Simplex)	14150	1	14,150	31.13	35.38
Tower 4	3BHK+Study+Utility	4712	60	2,82,720	621.98	706.80
Tower 5	3BHK+Study+Utility	4712	32	1,50,784	331.72	376.96
	3BHK+Study+Utility	5048	29	1,46,392	322.06	365.98
<b>Total</b>			<b>417</b>	<b>22,17,170</b>	<b>4877.77</b>	<b>5542.93</b>





7.	CONSOLIDATED COST ASSESSMENT OF THE ASSET		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs. 216,20,00,176/-	Rs. 14,82,64,23,098/-
b.	Structure Construction Value (B)	---	Rs. 5,63,38,42,004/-
c.	Additional Aesthetic Works Value (C)	---	Rs. 1,18,31,06,821/-
d.	<b>Total Add (A+B+C)</b>	<b>Rs. 216,20,00,176/-</b>	<b>Rs. 2164,33,71,923/-</b>
e.	Additional Premium if any	---	---
	Details/ Justification	---	---
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	<b>Total Indicative &amp; Estimated Prospective Fair Market Value</b>	---	<b>Rs. 2164,33,71,923/-</b>
h.	<b>Rounded Off</b>	---	<b>Rs. 2164,30,00,000/-</b>
i.	<b>Indicative &amp; Estimated Prospective Fair Market Value in words</b>	---	<b>Rupees Twenty-One Hundred &amp; Sixty-Four Crore and Sixty Lakhs only</b>
j.	<b>Expected Realizable Value (@ ~15% less)</b>	---	<b>Rs. 1839,65,50,000/-</b>
k.	<b>Expected Distress Sale Value (@ ~25% less)</b>	---	<b>Rs. 1623,22,50,000/-</b>
l.	Percentage difference between Circle Rate and Market Value	---	
m.	<b>Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%</b>	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.	<b>Concluding Comments/ Disclosures if any</b>		
	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		






## PROJECT TIE-UP REPORT TARC KAILASA

- and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.
- e. Also, since this is a land for group housing Project on which the developer has started selling the Flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.
  - f. This is a Project Tie-up report. 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 market Value definition.

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



various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.

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

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

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

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

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

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

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

p. **Enclosures with the Report:**

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

*[Signature]*

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

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




**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](http://www.rkassociates.org) for reference.**

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Yash Bhatnagar	Yash Bhatnagar	Abhinav Chaturvedi
		





## PROJECT TIE-UP REPORT

### TARC KAILASA

#### Declaration

- The information provided by us is true and correct to the best of our knowledge and belief.
- The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks.
- 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.
- No employee or member of R.K Associates has any direct/ indirect interest in the property.
- Our authorized surveyor **Yash Bhatnagar** has visited the subject property on **9/3/2024** in the presence of the owner's representative with the permission of owner.
- Firm is an approved Valuer of the Bank.
- We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- We have submitted the Valuation Report directly to the Bank.



*Yash*



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

**99acres** Buy Enter Locality / Project / Society Landmark Post property

Home > Property in Delhi > NCR > Property in Delhi > Landmark > Plot in Kirti Nagar

**₹7 Cr** @ 4,66,666 per sq yards  
Estimated EMI ₹5,58,099

STATUS NOT AVAILABLE

Identical Land/Plot for Sale  
in Kirti Nagar, Delhi, Delhi

**Explore Locality Photos/Videos**

Property (0)

Request Photos

Plot area 150 sq yards  
(133.44 sq m)

Address  
Kirti Nagar, West Delhi

Gated Society  
Yes

Overlooking  
Park/Garden/Main Road

Price  
₹7 Crore+ Govt Charges & Tax  
@ 4,66,666 per sq yards View Price Details

Adopted  
Yes

Floor  
2

Ready to move  
Immediate

Contact Dealer

Ready to move Property Posted on Feb 16, 2024

Send Feedback

**99acres** Buy Enter Locality / Project / Society Landmark Post property

Home > Property in Delhi > NCR > Property in Delhi > Under Construction > Builder Floor in Kirti Nagar > 3 BHK Builder Floor in Kirti Nagar

Posted on Jan 22, 2024 | Ready to move

**₹3 Cr** @ 1,62,162 per sq yards  
Estimated EMI ₹2,39,611

STATUS NOT AVAILABLE

3BHK 3Baths  
dependent/Builder Floor for Sale  
in Kirti Nagar, West Delhi, Delhi

**Videos (1)** **Property (12)**

Area  
Carpet area: 185 sq yards  
(164.49 sq m)

Price  
₹3 Crore+ Govt Charges & Tax  
@ 1,62,162 per sq yards (All inclusive,  
Negotiable) View Price Details

Floor Number  
2<sup>nd</sup> of 4 Floors

Overlooking  
Main Road

Config. / Amenities  
3 Bedrooms, 3 Bathrooms, 1 Balcony

Adopted  
Kirti Nagar, West Delhi

Ready to move  
North-West

Price / Age  
1 to 5 Year Old

Contact Dealer

Shortlist

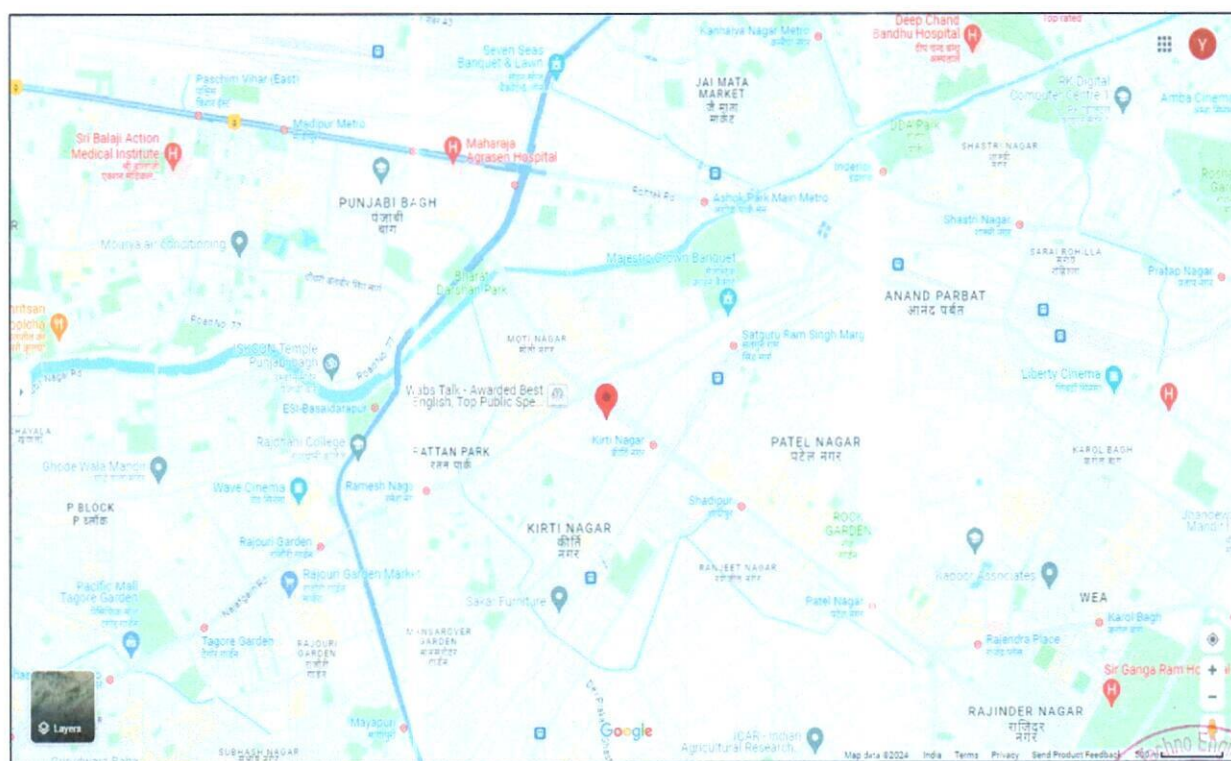
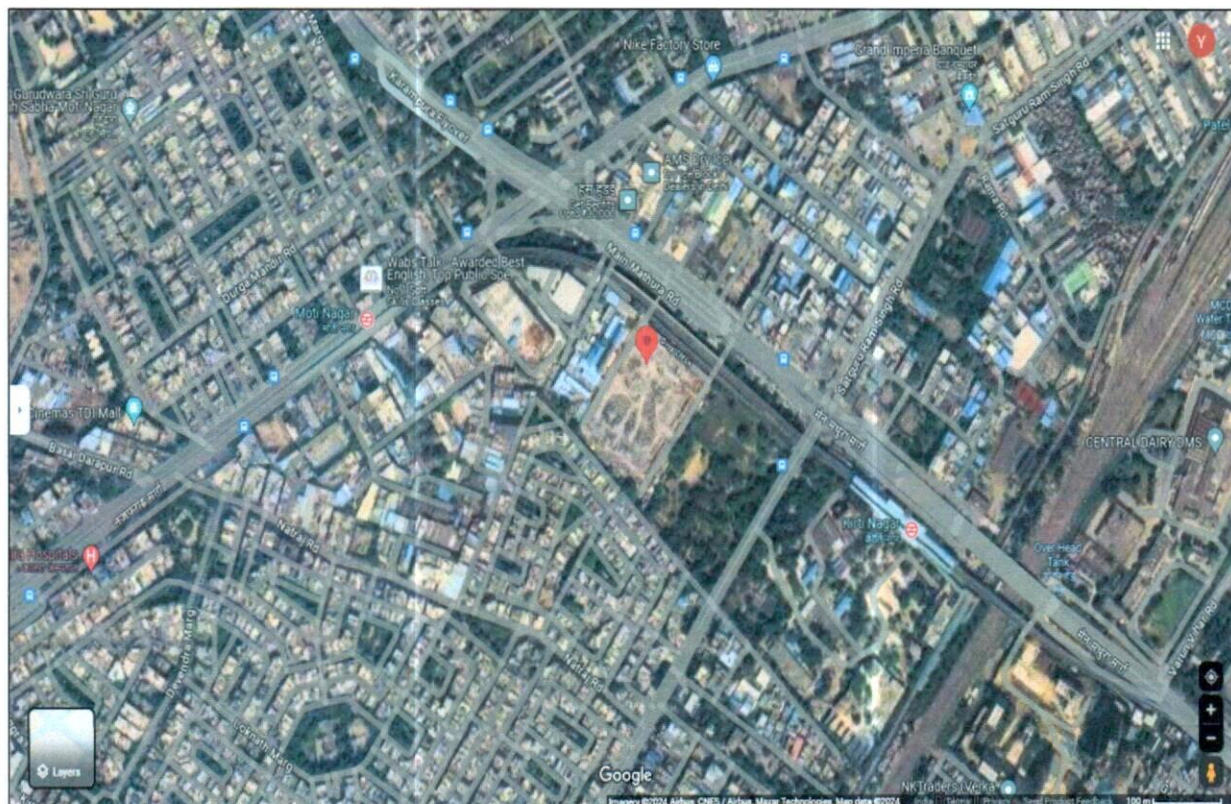
Send Feedback



## PROJECT TIE-UP REPORT

### TARC KAILASA

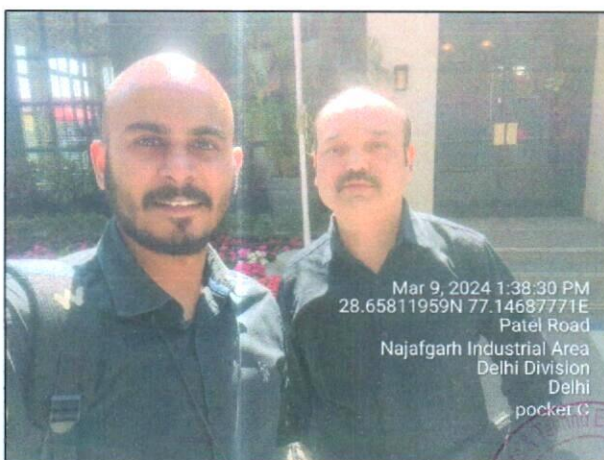
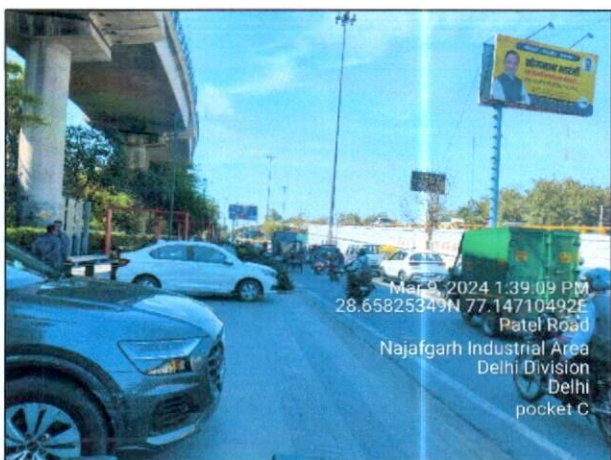
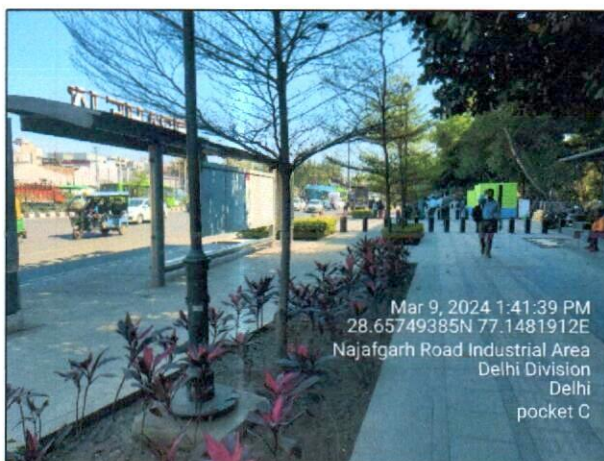
**ENCLOSURE 2: GOOGLE MAP LOCATION**



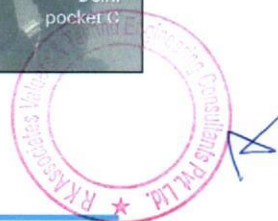


## PROJECT TIE-UP REPORT TARC KAILASA

### ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY



*Yuv*





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

-1-

**ANNEXURE-I**

Minimum Rates(Circle Rates) for valuation of Land and Properties for purposes of Registration under the Registration Act, 1908 in Delhi:-

**1. Minimum Land Rates for Residential Use:-**

**Table- 1**

Category of Locality	Minimum rate for valuation of land for residential use (in Rupees per square meter)
A	2,15,000
B	1,36,400
C	1,09,200
D	87,200
E	47,840
F	38,640
G	31,510
H	15,870

**2. Minimum Land Rates for Commercial, Industrial and other uses:**

The following multiplicative use factors shall be employed to the above minimum land rates for residential use while calculating the cost of land under different uses:-

**Table- 1.1**

Use	Residential	Public Purpose eg. Government School, Hospital etc.	Public eg. Schools, colleges, Hospitals.	Utili Priva	Industrial	Commercial
Factor	1	1	2	2	2	3

\* Definitions are as in the Unit Area Property Tax System.






**ENCLOSURE 5: OTHER RELEVANT DOCUMENTS**

28018


237



(Manoj Pahwa)  
DL/03/02/154198  
Pan AAGCA 9228

30 MAY 2008

Stamp Fee Charged  
Sign of Collector



(Anand Kumar)  
HR/03/07/341348  
Pan AAGCA 9228

**TRANSFER DEED**

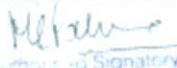
Transfer Deed of Rs 216,32,00,000/-  
Stamp Duty Exempted

THIS DEED OF TRANSFER IS made this 30<sup>th</sup> day of May, 2008 between M/s. Anant Raj Industries Limited, a Company duly incorporated under the Companies Act, 1956 having its Registered Office at 85.2 K M stone, Delhi-Jaipur Highway, Village Bhudla, P.O. Sangwari, District Rewari, Haryana and Corporate office at ARA Centre, E-2, Jhandewalan Extension, New Delhi, duly authorized by a resolution of the Board of Directors of the Company in their meeting held on 8-5-2008, hereinafter called the **Transferor**, which expression shall include its executors, administrators, successors, and assigns, the party of the First Part. Through: *Manoj Pahwa*

AND


M/s. Anant Raj Projects Pvt. Ltd. a Company duly incorporated as a wholly owned subsidiary of the Transferor under the Companies Act, 1956, having its Registered Office at ARA Centre, E-2, Jhandewalan Extension, New Delhi, duly authorized by a resolution of the Board of Directors of the Company in their meeting held on 8-5-2008, hereinafter called the **Transferee**, which expression shall include its successors, liquidators and assigns, the party of the Second Part. Through: *Anand Kumar*

M/s. Anant Raj Industries Ltd



Authorized Signatory

Anant Raj Projects Pvt. Ltd.







## PROJECT TIE-UP REPORT TARC KAILASA

-2-

WHEREAS by a of Registered Agreement for Sale dated 30.04.1947, with respect to land admeasuring 7.43 acres situated at Plot No.67, Industrial Area, Delhi (hereinafter called the 'Said Land') that the same was executed by the Chairman of the Delhi Improvement Trust acting on behalf of the Delhi Improvement Trust in favour of M/s Kaycee Industries Limited having their registered office at 8 Hailey Road, New Delhi, vide Registration No. 1074, Book No. 1, Volume No. 117, Page No. 118 to 121.

AND WHEREAS M/s Kaycee Industries Limited through its authorized Special Power of Attorney holder Mr. T.K Wadhwani S/o Mr. K.N Wadhwani on the basis of the agreement for sale dated 13.04.1947 executed Sale Deed dated 15.05.1947 of the Said Land Plot No.67, Industrial Area, of the Delhi Improvement Trust on Najabgarh Road, Delhi admeasuring 7.43 acres in favour M/s Jain Industrial Company through its Managing Partner Mr. L. Nem Chand Jain s/o L. Panna Lal of which was registered in the office Sub-Registrar of the Delhi (Nazul) Sub Registrar, Dera Bassi, vide Registration No.1176, Book No. 1, Volume No. 20, Page No. 104 to 113 on 12.07.1947

AND WHEREAS M/s Jain Industrial Company through their authorized partners namely Shree Jagdish Chandra and Shree Shiv Charan Das were duly recognized by the Delhi Improvement Trust as the owners and possessors of the said land vide letter No S.49(57)-44 dated March 1948 issued by the Chairman, Delhi Improvement Trust through their duly authorized partners, Shree Shiv Charan Dass and Shree Jagdish Chandra, sold the said Land to Dewan Bashesar Nath s/o Dewan Jagan Nath r/o 15 Barakhamba Road, New Delhi vide Sale Deed dated 14.12.1951 registered in the office of the Sub Registrar, Delhi (Nazul) Sub-district, vide Registration No. 108, Addl. Book No.1, Volume 170, Pages 112 to 121 on 21.01.1952.

Contd. 3/-

M/s Anant Raj Industries Ltd.  
  
Authoriser/ Signatory

Anant Raj Projects Pvt. Ltd.  






## PROJECT TIE-UP REPORT TARC KAILASA

### FORM- B-1

(Chapter 2, Para 2.3)

### GRANT OF SANCTION



NAME OF THE SANCTIONING AUTHORITY MUNICIPAL CORPORATION OF DELHI

Building Department (HQ) / HQ Zone

File No. 10096321 Dated: 09/10/2023

To,

ANANT RAJ PROJECTS LTD NOW KNOWN AS TARC PROJECTS LTD  
C-3, QUTUB INSTITUTIONAL AREA, KATWARIA SARAI, NEW DELHI  
New Delhi

#### GRANT OF SANCTION

**Sub: Sanction Under Clause 336 of Delhi Municipal Corporation Act, 1957**

Dear Sir/Madam,

With reference to your application dated **01/12/2022** for the grant of sanction to erect/re-erect/add to/alteration in the building to carry out the development specified in the said application relating to Plot no. **67**, Pocket no. **Block no. Sector no.** Situated in/ at **PLOT NO 67, DIT INDUSTRIAL AREA, NAJAFGARH ROAD, KIRTI NAGAR, NEW DELHI**. I have to state that the same has been sanctioned on **18/09/2023** by the MCD subject to the following conditions and corrections made on the plans:-

1. The plans are valid up to 08 day of month Oct year 2028.
2. The construction will be undertaken as per sanctioned plan only and no deviation from the bye-laws will be permitted without prior sanction. Any deviation done against the bye-laws is liable to be demolished and the supervising Architect, engaged on the job will run the risk of having his license cancelled.
3. Violation of building bye-laws will not be compounded.
4. It will be duty of the owner of the plot and the Architect preparing the plan to ensure that the sanctioned plans are as per prevalent building bye-laws. If any infringement of the bye-laws remains unnoticed the NORTH DELHI MUNICIPAL CORPORATION reserves the right to amend the plans as and when the infringement comes to its notice and NORTH DELHI MUNICIPAL CORPORATION will stand indemnified against any claim on this account.
5. The party shall not occupy or permit it to occupy the building or use permit the building or part thereof affected by any such work until occupancy certificate is issued by the sanctioning Authority.
6. NORTH DELHI MUNICIPAL CORPORATION will stand indemnified and kept harmless from all proceedings in courts and before other authorities of all expenses/losses/claims which the NORTH DELHI MUNICIPAL CORPORATION may incur or become liable to pay as a result or in consequences of the sanction accorded by it to these building plans.
7. The door and window leaves shall be fixed in such a way that they shall not when open project on any street.
8. The party will convert the house into dwelling units of each floor as per the approved parameters of the project and shall use the premises only for residential purpose.
9. The building shall not be constructed within minimum mandatory distance as specified in Indian Electricity Rules





**ENCLOSURE 6: CONSULTANT'S REMARKS**

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



## PROJECT TIE-UP REPORT

### TARC KAILASA

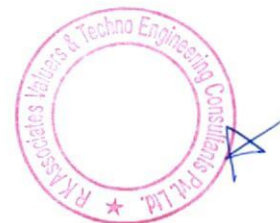
17.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
18.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only up to the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owner's name, etc., it is only for illustration purpose and may not necessarily represent accuracy.
19.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
20.	This tie up report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
21.	This tie up report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this tie up report can only be regarded as relevant as at the reported date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
22.	Cost assessment of the same asset/ property can fetch different values under different circumstances & situations. For eg. Cost assessment of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
23.	Tie up report has been prepared for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which the report is prepared. It is requested from the Bank to cross check from their own records/ information if this is the same property for which tie up has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
24.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
25.	If this Project Tie up report is prepared for the 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



## PROJECT TIE-UP REPORT

### TARC KAILASA

	at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our pricing analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
32.	This cost assessment is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
33.	This report is prepared on the <b>V-L10 (Project Tie Up format) _V_10.2_2022</b> Tie up format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
34.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
35.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
36.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
37.	<b>Defect Liability Period is 15 DAYS.</b> We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client 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 <b>ONE YEAR</b> . After this period, we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
40.	This Project tie up report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or 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.



## 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: 11/3/2024

Place: Noida

