

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

CASE NO. VIS(2024-25)-PL114-097-128

DATED: 03/06/2024

PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	THE MELIA

SITUATED AT
VILLAGE MOHAMADUR GUJJAR, SECTOR-35, SOHNA, DISTRICT- GURUGRAM,
HARYANA

DEVELOPER/ PROMOTER

■ Corporate Valuers **PROMOTER 1/ LICENSE HOLDER – AARTI KHANDELWAL & OTHERS**

■ Business/ Enterprise/ Equity Valuations **PROMOTER 2/ DEVELOPER - M/S. DSS BUILDTECH PVT. LTD.**

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (AM)
NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which report will be considered to be accepted & correct.

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM, HARYANA

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

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

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

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PROJECT TIE-UP REPORT

THE MELIA

PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT

**VILLAGE MOHAMADUR GUJJAR, SECTOR-35, SOHNA, DISTRICT- GURUGRAM,
HARYANA**

Signature



PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	State Bank of India, HLST Branch, Gurugram, Haryana
Name of Project	The Melia
Work Order No. & Date	Assignment received through an email dated 20/01/2023

SR. NO.	CONTENTS	DESCRIPTION		
1.	GENERAL DETAILS			
i.	Report prepared for	State Bank of India, HLST Branch, Gurugram, Haryana		
ii.	Name of Developer/ Promoter	M/S. DSS Buildtech Pvt. Ltd.		
iii.	Registered Address of the Developer as per MCA website	Registered Office: 506, 5th Floor, Time Square Building, B-Block, Sushant Lok-I, Gurugram, Haryana-122002		
iv.	Type of the Property	Group Housing Society		
v.	Type of Report	Project Tie-up Report		
vi.	Report Type	Project Tie-up Report		
vii.	Date of Inspection of the Property	22 May 2024		
viii.	Date of Assessment	3 June 2024		
ix.	Date of Report	3 June 2024		
x.	Property Shown by	Name	Relationship with Owner	Contact Number
		Mr. Sanjeev Mishra	Employee	+91-99109 97706
xi.	Purpose of the Report	For Project Tie-up for individual Flat Financing		
xii.	Scope of the Report	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.		
xiii.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work. h) Valuation techniques and principles.		
xiv.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total 04 Documents requested.	Total 04 Documents provided.	

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		Property Title document	Form LC-V - Formal Grant of license for setting Group Housing Society from DTCP	License no.13 of 2013
		Approved Map	Revised Approved Map	Dated 03/04/2018
		RERA Registration certificate	RERA Registration certificate	Dated 28/11/2022
		Other NOC's	Other NOC's	Refer to page 15
xv.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	NA

2.	SUMMARY		
i.	Total Prospective Fair Market Value	Rs. 867,00,00,000/-	
ii.	Total Expected Realizable/ Fetch Value	Rs. 736,95,00,000/-	
iii.	Total Expected Distress/ Forced Sale Value	Rs. 650,25,00,000/-	
iv.	Total No. of Dwelling Units	990 (as per Inventory provided)	
v.	Carpet area of the project	9,43,324 sq.ft.	
vi.	Saleable Area of the Project	14,97,914 sq.ft	
vii.	Inventory Cost as on "Date of Assessment"	Refer to page no. 26	

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

PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. BRIEF DESCRIPTION OF THE PROJECT

This project tie-up report is prepared for group housing project "The Melia" developed at the aforesaid address having total site area admeasuring 17.41875 Acres/ 70,491 sq.mtr. and net land area for the development of the project is 16.7822 Acres/ 67,912.046 sq.mtr. as per the documents provided to us.

As per the latest RERA registration certificate proposed residential units are 1219 nos. But as per the building plan the total residential units are 995 and as per the inventory provided there are 990 units. Therefore, for this assessment 990 residential units are considered.

We have received previous master site plan with area statement chart, so the information like FAR Area, Non-FAR Area and other technical data regarding the subject project is taken as per old valuation working. Only details regarding the car parking & population density are adopted from the copy of revised approved map (For Tower-J & EWS). However, latest construction updates have been taken as per the site survey carried out by our engineer.

As per the license provided to us the owners of the subject project land are Smt. Aarti Khandelwal, Smt. Rukmani Devi, Smt. Raj Rani, Smt. Neeta Rani, Smt. Neelam, Sh. Sham Sunder, Sh. Lalit Kumar C/o DSS Buildtech Pvt. Ltd. This project is developed and promoted by M/s. DSS Buildtech Pvt. Ltd. as per the copy of document provided to us. This is a modern group housing society developed with all the basic & urban facilities and amenities.



The developer is developing modern group housing project which will comprised of twelve high rise towers having total of 990 DUs & EWS towers having 176 DUs. The description of the towers with status is given below.

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S.no.	Tower	Floors	Total No. of DU in each Tower	Status
1	A	UB+S+14	86	Super structure is completed, minor internal finishing work is in progress
2	B	UB+S+14	88	Super structure is completed, minor internal finishing work is in progress
3	C	UB+S+14	86	Super structure is completed, minor internal finishing work is in progress
4	D	UB+S+14	88	Super structure is completed, minor internal finishing work is in progress
5	E	UB+S+14	86	Super structure is completed, minor internal finishing work is in progress
6	F	UB+S+14	88	Super structure is completed, minor internal finishing work is in progress
7	G	UB+S+14	88	Super structure is completed, finishing work is in progress
8	H	UB+S+14	88	2nd floor structure work is in progress
9	I	UB+S+14	58	Basement structure work is in progress
10	J	UB+S+9	78	Construction work not yet started
11	S-1	UB+S+13	78	Super structure is completed, finishing work is in progress
12	S-2	UB+S+13	78	Super structure is completed, finishing work is in progress
TOTAL			990	

The location of the subject project is in a good developing Sector-35, Sohna in which other group housing projects are also under development. Subject project is located 800 mtr. from main Sohna Road which is 60 mtr. wide & connected by Sector Road which 20 ft. at present but proposed to be 24 mtr wide in future. More infrastructure developments are proposed in this area in future.



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

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This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report, it is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.

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

2. LOCATION CHARACTERISTICS OF THE PROPERTY

i.	Nearby Landmark	The Melia itself is a landmark property in subject location		
ii.	Name of similar projects available nearby with distance from this property	Ashiana Mulbery		
iii.	Postal Address of the Project	The Melia, Village Mohammadpur Gujjar, Sector-35, Sohna, District- Gurugram, Haryana		
iv.	Independent access/ approach to the property	Clear independent access is available		
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report		
		Coordinates or URL: 28°16'52.1"N 77°03'36.5"E		
vi.	Description of adjoining property	Other residential projects/ vacant land		
vii.	Plot No. / Survey No.	Refer above point 1		
viii.	Village/ Zone	Mohammadpur Gujjar, Sector 35		
ix.	Sub registrar	Sohna		
x.	District	Gurgaon		
xi.	City Categorization	Metro City	Urban developing	
	Type of Area	Residential Area		
xii.	Classification of the area/Society	Upper Middle Class (Good)	Urban developing	
	Type of Area	Within developing Residential zone		
xiii.	Characteristics of the locality	Good	Within urban developing zone	
xiv.	Property location classification	On Wide Road	Good location within locality	Near to Market
xv.	Property Facing	East Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Sohna Road	60 mtr. wide road	
	b) Front Road Name & width	Sector Road	~30 ft. wide road	
	c) Type of Approach Road	Bituminous Road		
	d) Distance from the Main Road	850 mtr. approximately		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes		

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xviii.	Is the property merged or colluded with any other property	No	
xix.	BOUNDARIES SCHEDULE OF THE PROPERTY		
a)	Are Boundaries matched	No, boundaries are not mentioned in the documents.	
b)	Directions	As per Title Deed/TIR	Actual found at Site
	East	---	Open Land
	West	---	Open Land
	North	---	Entry/ Proposed 24 mtr. Road
	South	---	Other's land

3. TOWN PLANNING/ ZONING PARAMETERS

i.	Planning Area/ Zone	DTCP GGN SOHNA FDP -2021
ii.	Master Plan currently in force	DTCP GGN SOHNA FDP -2021
iii.	Municipal limits	Municipal Corporation of Gurugram
iv.	Developmental controls/ Authority	Director of Town and Country Planning, Haryana
v.	Zoning regulations	Residential
vi.	Master Plan provisions related to property in terms of Land use	Group Housing
vii.	Any conversion of land use done	NA
viii.	Current activity done in the property	Group Housing Society is under construction
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning.
x.	Any notification on change of zoning regulation	No
xi.	Street Notification	Residential
xii.	Status of Completion/ Occupational certificate	Not applicable since construction is in progress
xiii.	Comment on unauthorized construction if any	No information
xiv.	Comment on Transferability of developmental rights	Subjected to prior permission from competent authority.
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential
xvi.	Comment of Demolition proceedings if any	NA
xvii.	Comment on Compounding/ Regularization proceedings	NA
xviii.	Any information on encroachment	No encroachment observed during site visit.
xix.	Is the area part of unauthorized area/ colony	No information available

4. LEGAL ASPECTS OF THE PROPERTY

i.	Ownership documents provided	License	Registration Certificate	---
ii.	Names of the Developer/Promoter	M/s. DSS Buildtech Pvt. Ltd.		
iii.	Constitution of the Property	Free hold, complete transferable rights		

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iv.	Agreement of easement if any	Not required	
v.	Notice of acquisition if any and area under acquisition	No, as per general information available in the public domain	
vi.	Notification of road widening if any and area under acquisition	No, as per general information available in the public domain	
vii.	Heritage restrictions, if any	No	
viii.	Comment on Transferability of the property ownership	Free hold, complete transferable rights	
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No, Information available to us. Bank to obtain details from the Developer	NA
x.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No, Information available to us. Bank to obtain details from the Developer	NA
xi.	Building Plan sanction:		
	a) Authority approving the plan	Director of Town and Country Planning, Haryana	
	b) Any violation from the approved Building Plan	The buildings appear to be constructed as per approved building plans, visually	
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property	
xiii.	Whether the property SARFAESI complaint	Yes	
xiv.	Information regarding municipal taxes (property tax, water tax, electricity bill)	Tax name	---
		Receipt number	---
		Receipt in the name of	---
		Tax amount	---
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us	
xvi.	Is property tax been paid for this property	Not available. Please confirm from the owner.	
xvii.	Property or Tax Id No.	Not provided	
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information available.	
xix.	Property presently occupied/ possessed by	The property is currently possessed by the subject promoter/company only.	
xx.	Title verification	Title verification to be done by competent advocate as the same is out of our scope of work.	
xxi.	Details of leases if any	Not applicable	
5.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY		
i.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Urban Developing area	

ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
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6. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES					
i.	Drainage arrangements			Yes	
ii.	Water Treatment Plant			Yes,	
iii.	Power Supply arrangements	Permanent	Yes		
		Auxiliary	Yes, D.G sets (proposed)		
iv.	HVAC system			No	
v.	Security provisions			Yes (Private security Guard)	
vi.	Lift/ Elevators			Yes	
vii.	Compound wall/ Main Gate			Yes	
viii.	Whether gated society			Yes	
ix.	Car parking facilities			Yes	
x.	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes, proposed	Yes, proposed	Yes, proposed	Yes, Interlocking chequered tiles	Yes/ 6' high 9" brick wall

7.	INFRASTRUCTURE AVAILABILITY							
i.	Description of Water Infrastructure availability in terms of:							
	a) Water Supply				Yes from municipal connection			
	b) Sewerage/ sanitation system				Yes,proposed			
	c) Storm water drainage				Yes			
ii.	Description of other Physical Infrastructure facilities in terms of:							
	a) Solid waste management				Yes			
	b) Electricity				Yes, will be done by the authority			
	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	
	1.3 mtr	350 mtr.	3.0 km	1.2 km	25 km	21 km	37 km	
iv.	Availability of recreation facilities (parks, open spaces etc.)				It is a developing area and recreational facilities are planned to be developed nearby.			
8.	MARKETABILITY ASPECTS OF THE PROPERTY:							
i.	Location attribute of the subject property				Normal			
ii.	Scarcity				Similar kind of properties are available in this area.			

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iii.	Market condition related to demand and supply of the kind of the subject property in the area	Demand for such properties is average due to its location factors.	
iv.	Any New Development in surrounding area	No	Few other residential projects are proposed and some projects are in progress
v.	Any negativity/ defect/ disadvantages in the property/ location	No	
vi.	Any other aspect which has relevance on the value or marketability of the property	None	
9.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:		
i.	Type of construction & design	RCC framed pillar beam column structure on RCC slab.	
ii.	Method of construction	Construction is being done by professional contractor workmanship based on architect plan.	
iii.	Specifications		
	a) Class of construction	Class B construction (Good)	
	b) Appearance/ Condition of structures	Internal - Good (Proposed)	
		External - Good (Proposed)	
	c) Roof	Floors/ Blocks	Type of Roof
		Refer to brief description	RCC
	d) Floor height	Approx. 10 feet	
	e) Type of flooring	Ceramic Tiles, Vitrified tiles (proposed)	
	f) Doors/ Windows	Wooden frame & panel doors (Proposed)	
	g) Interior Finishing	Neatly plastered and putty coated walls (Proposed)	
	h) Exterior Finishing	Under finishing	
	i) Interior decoration/ Special architectural or decorative feature	Good looking interiors. Medium use of interior decoration.	
j) Class of electrical fittings	Internal/ Normal quality fittings (Proposed)		
k) Class of sanitary & water supply fittings	Internal/ Normal quality fittings (Proposed)		
iv.	Maintenance issues	Newly built structure so currently no maintenance issues	
v.	Age of building/ Year of construction	Under Construction	Under Construction
vi.	Total life of the structure/ Remaining life expected	Approx. 60-65 years	Approx. 60-65 years (after Completion)
vii.	Extent of deterioration in the structure	No	
viii.	Protection against natural disasters viz. earthquakes etc.	All the proposed structures are asumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	Not applicable as project is under construction stage	
x.	System of air conditioning	As per requirement by individual flat owners on their own	
xi.	Provision of firefighting	Yes	
xii.	Status of Building Plans/ Maps	Yes, appears to be as per building plans, visually	

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	a) Is Building as per approved Map	Not applicable as building structure is not completed yet.	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	c) Is this being regularized	No information provided	
10.	ENVIRONMENTAL FACTORS:		
i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	No information available to us	
ii.	Provision of rainwater harvesting	Yes	
iii.	Use of solar heating and lighting systems, etc.	No information available to us.	
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere	
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	
12.	PROJECT DETAILS:		
a.	Name of the Developer	M/s. DSS Buildtech Pvt. Ltd.	
b.	Name of the Project	The Melia	
c.	Total no. of Dwelling units	995 (as per revised approved site plan)	
d.	Developer market reputation	Mid scale builder with successful track record of Project deliveries.	
e.	Name of the Architect	M/s. Arcop Associates Pvt. Ltd.	
f.	Architect Market Reputation	Mid scale Architect with successful track record of Project deliveries.	
g.	Proposed completion date of the Project	As per HRERA Registration certificate 09/08/2024	
h.	Progress of the Project	Superstructure for all the tower has been completed. Only the finishing work is in progress.	
i.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input checked="" type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housings, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,	

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PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed area of the complete project		17.41875 Acres	
2.	Ground Coverage Area	Permitted	35 % (23,990.266 sq. mtr.)	
		Proposed	17.38% (11,806.21 sq. mtr.)	
3.	Covered Built-up Area	UNDER FAR	REQUIRED AS PER APPROVED MAP	ACHIEVED STATUS
		Proposed	1,18,626.44 sq. mtr. / 12,76,884.37 sq. ft.	1) Tower A, B, C, D, E, F, G, S1 & S2: Superstructure work is completed & currently under finishing. 2) Tower H: Construction work for superstructure is in progress. 3) Tower I: Construction in Basement is in progress. 4) Tower J: Construction work not started yet.
		Permitted	1,18,851.33 sq. mtr.	
		UNDER NON-FAR	PROPOSED AS PER APPROVED MAP	ACHIEVED STATUS
		Proposed NON-FAR area	38,276.210 sq. mtr. / 4,12,001sq. ft.	1) Tower A, B, C, D, E, F, G, S1 & S2: Superstructure work is completed & currently under finishing. 2) Tower H: Construction work for superstructure is in progress. 3) Tower I: Construction in Basement is in progress. 4) Tower J: Construction work not started yet.
		Total Gross Built Up Area	1,56,902.650 sq.mtr / 16,88,884 sq. ft.	
4.	Open/ Green Area	Minimum Required	9,575.9 sq. mtr.	
		Proposed	9,739.7 sq. mtr.	
5.	Density	Permitted	400 PPA	
		Proposed	302.8 PPH	
6.	Carpet Area		9,43,324 sq.ft.	
7.	Saleable Area		14,97,914 sq.ft	

[Signature]



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Total Blocks/ Floors/ Flats			
	Approved as per Building Plan	Actually provided	Current Status
1.	Tower-A: S/G+ 14 Floors = 86 DU Tower-B: S/G+ 14 Floors = 88 DU Tower-C: S/G+ 14 Floors = 86 DU Tower-D: S/G+ 14 Floors = 88 DU Tower-E: S/G+ 14 Floors = 86 DU Tower-F: S/G+ 14 Floors = 88 DU Tower-G: S/G+ 14 Floors = 88DU Tower-H: S/G+ 14 Floors = 88 DU Tower-I: S/G+ 14 Floors = 58 DU Tower-J: S/G+ 9 Floors = 78 DU Tower-S1&S2: S/G+ 13 Floors = 178 DU	Tower-A: S/G+ 14 Floors = 86 DU Tower-B: S/G+ 14 Floors = 88 DU Tower-C: S/G+ 14 Floors = 86 DU Tower-D: S/G+ 14 Floors = 88 DU Tower-E: S/G+ 14 Floors = 86 DU Tower-F: S/G+ 14 Floors = 88 DU Tower-G: S/G+ 14 Floors = 88DU Tower-H: S/G+ 14 Floors = 88 DU Tower-I: S/G+ 14 Floors = 58 DU Tower-J: S/G+ 9 Floors = 78 DU Tower-S1&S2: S/G+ 13 Floors = 178 DU	1) Tower A, B, C, D, E, F, G, S1 & S2: Superstructure work is completed & currently under finishing. 2) Tower H: 2 nd floor construction work is in progress. 3) Tower I: Construction work in Basement is in progress. 4) Tower J: Construction work not started yet.
2.	Total no. of Flats/ Units	990 DU	
3.	Type of Flats	Type of flat	Type of Flat as per Super Area (sq. ft.)
		1BHK	749 & 1,021
		2BHK	1,300
		2BHK+Study	1,425 & 1,543
		3BHK+ SQ	1,845 & 1,952
		4BHK+Study+ SQ	2,435
4.	Number of Car Parking available for main units	Required	1047 ECS
		Proposed	1760 ECS
5.	Land Area considered	17.41875 Acres	
6.	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out due to the size of the property	
7.	Remarks & observations, if any	None	
8.	Constructed Area considered (As per IS 3861-1966)	Built-up Area	16,88,900.12 sq. ft.
	Area adopted on the basis of	As per documents provided	
	Remarks & observations, if any	None	

Note:

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

[Handwritten Signature]

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

PART D

PROJECT APPROVAL DETAILS

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS
1.	Form LC-V – Formal Grant of License for setting up group housing from DTCP (Hr. Govt.)	License No. 77 of 2013 Dated: 10/08/2013 Latest Renewed on: 11/12/2019 Valid up to 09/08/2024	Obtained
2.	BR-III – Approval of Building Plan from DTCP (HR Govt.)	Memo No. ZP-970/AD(RA)/2015/6228 Dated: 21/04/2015 Revised Building Plan of EWS & Tower J, Memo No. ZP-970/AD(RA)/2018/10499 Dated: 03/04/2018	Obtained
3.	Revised approved Building Plan from DTCP Haryana (Tower-J & EWS)	Letter No. SE(HQ)/168589 Dated: 08/09/2017	Obtained
4.	NOC for Height Clearance from Airport Authority of India	Memo No. AAI/RHO/NR/ATM/NOC/2014/488/2371-2375 Dated: 21/04/2015	Obtained
5.	NOC from Pollution control Board	Memo No. HSPCB/Consent/32996316GUSOCTE3395524 Dated: 12/11/2016	Obtained
6.	Environmental clearance NOC from SEIAA	Memo No. SEIAA/HR/2016/807 Dated: 20/09/2016	Obtained
7.	Clarification Regarding forest law on Non-Forest land	Sr. No. 2240-G Dated: 27/02/2013	Obtained
8.	Aravali Hills NOC	---	Not Approved
9.	RERA Registration Certificate	Memo No. HRERA-288 of 2017/7(3)/2022/13 Dated: 10/08/2013 (Valid up to: 09/08/2024)	Obtained
10.	Structural Stability Certificate	--	Not Provided

For
BS

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

PART E

PROCEDURE OF ASSESMENT

1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		22 May 2024	3 June 2024	3 June 2024
ii.	Client	State Bank of India, HLST Branch, Gurugram, Haryana		
iii.	Intended User	State Bank of India, HLST Branch, Gurugram, Haryana		
iv.	Intended Use	To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Project Tie-up for individual Flat Financing		
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, ascertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the property is identified	✓	Done from the nameplate displayed on the property	
		□	Identified by the owner	
		✓	Identified by the owner's representative	
		□	Enquired from local residents/ public	
		□	Cross checked from the boundaries/ address of the property mentioned in the documents provided to us	
		□	Identification of the property could not be done properly	
		□	Survey was not done	
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		

2.		ASSESSMENT FACTORS		
i.	Nature of the Report	Project Tie-up		
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		Group Housing Project	Residential	Group Housing Society
		Classification	Residential Group Housing	
iii.	Basis of Inventory assessment (for Project Tie up Purpose)	Primary Basis	Market Price Assessment & Govt. Guideline Value	
		Secondary Basis	Not Applicable	
iv.	Present market state of the Asset assumed Total No. of Dwelling Units	Under Normal Marketable State		
		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 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.		

PROJECT TIE-UP REPORT

THE MELIA

vii.	Land Physical Factors	Shape Irregular		Size Large	
viii.	Property Location Category Factor	City Categoriza tion	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Good	On Wide Road	Refer to the attached sheet
		Urban developing	Within urban developing zone	Near to Highway	
			Within ordinary mid- scale Residential locality	Near to Market	
		Property Facing East Facing			
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes, proposed	Underground	Yes, proposed	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
x.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Medium Income Group			
xi.	Neighbourhood amenities	Good			
xii.	Any New Development in surrounding area	Some group housing projects are under construction in the vicinity and some are already constructed.			
xiii.	Any specific advantage/ drawback in the property	None			
xiv.	Property overall usability/ utility Factor	Good			
xv.	Do property has any alternate use?	No, the property can only be used for residential purpose.			
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly.			
xvii.	Is the property merged or colluded with any other property	No			
		Comments: ---			
xviii.	Is independent access available to the property	Clear independent access is available			

PROJECT TIE-UP REPORT

THE MELIA

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:	Mr. Vikas Dixit	
			Contact No.:	+91-8368204459	
			Nature of reference:	Property dealer	
			Size of the Property:	2 BHK & 3BHK	
			Location:	The Melia, Aldeco Acolade	
			Rates/ Price informed:	Around Rs.8,500/- to Rs.9,500/- on super built up area	
		b	Any other details/ Discussion held:	The price of the flat depends on various physical attributes, like location, amenities included, etc.	
			Name:	M/s. Agarwal Realtors	
			Contact No.:	+91-9991000585	
			Nature of reference:	Property Consultant	
xxv.	Adopted Rates Justification	Size of the Property:	2 BHK & 3BHK		
		Location:	The Melia, Aldeco Acolade		
		Rates/ Price informed:	Around Rs.8,500/- to Rs.9,500/- on super built up area		
		Any other details/ Discussion held:	The price of the flat depends on various physical attributes, like location, amenities included, etc.		
xxvi.	OTHER MARKET FACTORS	For the market rate of the Flats available in this project and as well as nearby project we have enquired from property dealers in that area and were able to find a Sale rate range of Rs.8,500/- to Rs.9,500/- per sq. ft on super built-up area for the project inclusive all charges. The land rate in subject locality is around Rs.80,000/- per sq.yds. to Rs.1,00,000/- per sq.yds. considering the location and size of the property we are in view to adopt the rate of Rs.90,000/- per sq.yds.			
		Current Market condition	Normal		
		Remarks: NA			

PROJECT TIE-UP REPORT

THE MELIA

		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Easily sellable	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Good	Abundantly available
		Remarks: Good demand of such properties in the market	
		Adjustments (-/+): 0%	
xxvii.	Any other special consideration	Reason: The references of residential land are available for small size of plots	
		Adjustments (-/+): -30%	
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	For Land - Rs. 56,700/- per sq.yds (after discount) For Built-up unit - Rs. 8,500/- to Rs. 9,500/- per sq. ft. on Super area	
xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.	
xxxi.	Basis of computation & working		
	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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/</p>		

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.
- 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. The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- 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.

- 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.
- 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.

xxxii.

ASSUMPTIONS

- a. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- c. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.
- d. It is assumed that the concerned Lender/ Financial Institution has asked for the Project Tie up report of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Project Tie up report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- e. Payment condition during transaction in the Project tie up report has been considered on all cash bases which includes both formal & informal payment components as per market trend.
- f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
- g. This Project tie up report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

xxxiii.

SPECIAL ASSUMPTIONS

None

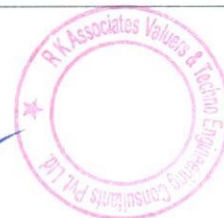
xxxiv.

LIMITATIONS

None

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4. COST ASSESSMENT OF BUILDING CONSTRUCTION				
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR	NON-FAR
	Building Construction Value	Rate range	Rs.1,800/- to 2,200/- per sq. ft.	Rs.1,400/- to 1,800/- per sq. ft.
		Rate adopted	Rs.2,000/- per sq. ft.	Rs.1,600/- per sq. ft.
		Covered Area	1,18,626.44 sq. mtr. / 12,76,884 sq. ft.	38,276.21 sq. mtr / 4,12,001sq. ft.
		Pricing Calculation	Rs.2,000/- per Sq. ft. x 12,76,884 sq. ft.	Rs. 1,600/- per sq. ft. x 4,12,001 sq. ft.
Total Value		Rs. 255,37,66,275/-	Rs. 65,92,02,075/-	
a.	Depreciation percentage <i>(Assuming salvage value % per year)</i>		NA <i>(Above replacement rate is calculated after deducting the prescribed depreciation)</i>	
b.	Age Factor		NA	
c.	Structure Type/ Condition		Under construction / Yet to be Constructed	
d.	Construction Depreciated Replacement Value (B)		Rs. 3,21,29,68,350/-	
e.	Construction of Construction as per Guideline Rate		16,88,884 sq. ft. X Rs. 1,450/- per sq. ft.	
			Rs. 244,88,82,430/-	

[Signature]



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. 22,49,07,784/-
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. 28,91,67,151/-
d.	Add extra for internal & external development and other facilities (Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach Road, Play Area, etc.)	Approx. 5% of building construction cost	Rs. 16,06,48,417/-
e.	Expected Construction Value (C)	---	Rs. 67,47,23,353/-

6. MARKET/ SALABLE AMOUNT OF THE FLATS		
a.	Total No. of DU	990 DU
b.	Total No. of EWS Units	176 EWS
c.	Total Proposed Saleable Area for flats	14,97,914 sq.ft.
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	No information provided
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.9,000/- per sq. ft. on salable area
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.8,500/- to Rs.9,500/- per sq. ft. on salable area (Approx.)
e.	Remarks	<p>The value of the Flats is varying from floor to floor and direction to direction as per information gathered from the public domain & dealers of that area, and it is found that flat rates vary from Rs.8,500/- per sq. ft. to Rs.9,500/- per sq. ft. on Super area for the Project inclusive all the charges and the same seems to be reasonable in our view.</p> <ul style="list-style-type: none"> Details of the inventory is as provided by the builder. <p>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.</p>

INVENTORY ANALYSIS

Tower	Configuration	Saleable area per DU (In Sq Mt)	Saleable area per DU (In Sqft)	Units on one tower	Total Saleable area (in sq. ft.)	@Rs.8,500/- per sq. ft. on super built up area (In CR.)	@Rs.9,500/- per sq. ft. on super built up area (in Cr.)
Tower A	3 BHK + 3 Toilet + Servant	171	1845	84	1,54,980	131.73	147.23
	3 BHK + 3 Toilet + Servant	181	1952	2	3,904	3.32	3.71
Tower B	2 BHK + Study	132	1425	88	1,25,400	106.59	119.13
Tower C	3 BHK + 3 Toilet + Servant	171	1845	84	1,54,980	131.73	147.23
	3 BHK + 3 Toilet + Servant	181	1952	2	3,904	3.32	3.71
Tower D	2 BHK + Study	132	1425	88	1,25,400	106.59	119.13
Tower E	3 BHK + 3 Toilet + Servant	171	1845	84	1,54,980	131.73	147.23
	3 BHK + 3 Toilet + Servant	181	1952	2	3,904	3.32	3.71
Tower F	2 BHK + Study	132	1425	88	1,25,400	106.59	119.13
Tower G	2 BHK + Study	132	1425	88	1,25,400	106.59	119.13
Tower H	2 BHK + Study	132	1425	88	1,25,400	106.59	119.13
Tower I	4 BHK + STUDY + SQ	226	2435	58	1,41,230	120.05	134.17
Tower J	1 BHK	70	749	78	58,422	49.66	55.50
Tower S-1	1 BHK	95	1021	52	53,092	45.13	50.44
	2 BHK	121	1300	26	33,800	28.73	32.11
Tower S-2	2 BHK	121	1300	52	67,600	57.46	64.22
	2 BHK + Study	143	1543	26	40,118	34.10	38.11
Total				990	14,97,914	1,273.23	1,423.02



PROJECT TIE-UP REPORT

THE MELIA

7.	CONSOLIDATED COST ASSESSMENT OF THE ASSET		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs. 114,96,37,500/-	Rs. 478,01,92,325/-
b.	Structure Construction Value (B)	Rs. 244,88,82,430/-	Rs. 321,29,68,350/-
c.	Additional Aesthetic Works Value (C)	---	Rs. 67,47,23,353/-
d.	Total Add (A+B+C)	Rs. 359,85,19,930/-	Rs. 866,78,84,028/-
e.	Additional Premium if any	---	---
	Details/ Justification	---	---
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs. 866,78,84,028/-
h.	Rounded Off	---	Rs. 867,00,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Eight Hundred & Sixty-Seven Crores Only
j.	Expected Realizable Value	---	Rs. 736,95,00,000/-
k.	Expected Distress Sale Value	---	Rs. 650,25,00,000/-
l.	Percentage difference between Circle Rate and Market Value	---	
m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	Concluding Comments/ Disclosures if any		
	a. The subject property is a Group Housing project.		
	b. We are independent of client/ company and do not have any direct/ indirect interest in the property.		
	c. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		
	d. Since this is a Licensed land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.		
	e. In this Project Tie-up report, we have adopted Market Valuation of Land in this report since this is only a tie up report. Therefore, the value of land is immaterial and have no relevance. If any		

Value/Market rates are enquired for the land then the same has only been given for the reference purpose.

- f. This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.
- g. This Project Tie-up is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.
- h. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.
- i. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- j. The pricing assessment of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- k. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- l. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- m. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

o. IMPORTANT KEY DEFINITIONS

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

Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within

the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.

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

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

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

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

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

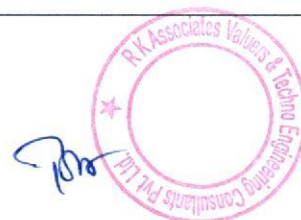
Realizable Value is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair 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

	<p><i>forced sale value.</i></p> <p>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.</p> <p>The Cost of an asset represents the actual amount spend in the construction/ actual creation of the asset.</p> <p>The Price is the amount paid for the procurement of the same asset.</p> <p>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.</p> <p>Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.</p>
p.	<p>Enclosures with the Report:</p> <ul style="list-style-type: none"> • <i>Enclosure I: Screenshot of the price trend references of the similar related properties available on public domain</i> • <i>Enclosure II: Google Map Location</i> • <i>Enclosure III: Photographs of the property</i> • <i>Enclosure IV: Copy of Circle Guideline Rate</i> • <i>Enclosure V: Other Relevant Documents/Articles taken for reference</i> • <i>Enclosure VI: Consultant's Remarks</i>

[Signature]



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IMPORTANT NOTES

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

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




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

IF REPORT IS USED FOR BANK/ FIs

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

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

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Sachin Pandey	Yash Bhatnagar	Babul Akhtar Gazi
		 

PROJECT TIE-UP REPORT

THE MELIA

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 West 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 **Sachin Pandey** has visited the subject property on **22/5/2024** 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.

[Signature]

[Signature]



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

Built-up Unit References

99acres Buy ▾ Enter Locality Project Name Landmarks

Post property

Posted on Feb 22, 2024 Ready to move

₹1.28 Cr

(9,000 per sq.ft.)

2BHK 2Baths

with Super Built up Area
Carpet area: 873 sq.ft. | Plot area: 1425 sq.ft.

RERA STATUS **RERA ID:** Registration No.: RR-CR-2017 Website: <https://maharajara.gov.in/>

- Overview**
- Society
- Owner Details
- Price Trends
- Society Reviews
- Explore Locality >

Property (2) **Society (22)**

Super Built up area: 1425 sq.ft.
Carpet area: 873 sq.ft.

Price:
₹ 1.28 Crore
@ 9,000 per sq.ft. (All inclusive, Negotiable)

Flooring:
2nd of 14 Floors

Project Age:
0 to 1 Year Old [View Construction Status](#)

Amenities:
Club, Main Road

Properties you can trust
Properties in Silverglades The Melia are RERA approved Now, buy with confidence!

Places nearby
2nd Floor, Sohna, Gurgaon, Haryana

[View All \(8\)](#)

99acres

[Buy](#)
[Enter locality](#)
[Market prices](#)
[Sign up](#)

[+](#)
[+](#)
[Q](#)

[Post property](#)
[+91](#)

[Home](#)
[Properties in Gurgaon](#)
[Sohna](#)
[Gurgaon](#)
[3BHK](#)
[3BHK](#)
[3BHK](#)

₹1.57 Cr

Estimated 2BHK ₹1.25, 2.97

3BHK 3Baths

Over 100 sq ft

View on the map

[Contact Owner](#)
[Shortlist](#)

[REB STATUS](#)
[REGISTERED](#)

Registration No: 288 OF 2017

Website: <https://marganara.gov.in/>

[Overview](#)
[Society](#)
[Owner Details](#)
[Price Trends](#)
[Society Reviews](#)
[Explore Locality](#)

Property (2)

Society (35)

[Video \(1/2\)](#)
[Photos \(21\)](#)
[Floor Plan \(18\)](#)

Area

Carpet area: 1845 sq ft

Price

₹1.57 Crore

@ 8,500 per sq ft

Time to complete

10 of 14 Floors

2BHK

3 Bedrooms 3 Bathrooms

Location

Silverglades The Mela Sohna, Gurgaon

Time to complete

Within 3 months

Properties you can trust

Properties in Silverglades The Mela are RERA approved. Now, buy with confidence!

[View All \(2\)](#)

[Places nearby](#)

Land References

99acres

Buy Enter location, Project Name, Landmark

Post property

₹1.35 Cr

Estimated EMR ₹1,37,745

RERA STATUS NOT AVAILABLE Website not in mandatory govt.

Overview Dealer Details Registry Record Recommendations Articles

Videos (1)

Property (6)

Plot area 142 sq yards

₹1.35 Crore @ 95,000 per sq yards (All inclusive) View Price Details

Sector 36 Sohna, Gurgaon

East

Yes

2

Park/Garden, Main Road, Others

Under Construction Property

Posted on May 17, 2024

Contact Dealer FREE

Send Feedback

99acres

Buy Enter location, Project Name, Landmark

Post property

₹1.6 Cr

Estimated EMR ₹1,27,799

RERA STATUS NOT AVAILABLE Website not in mandatory govt.

Overview Dealer Details Recommendations Articles

Property (0)

Request Photos

Plot area 150.7 sq yards

₹1.6 Crore @ 1,06,111 per sq yards Price Details

RDF Normanton Mall Sector 36 Sohna, Gurgaon

Immediate

Yes

Deal with Trusted RERA Professionals

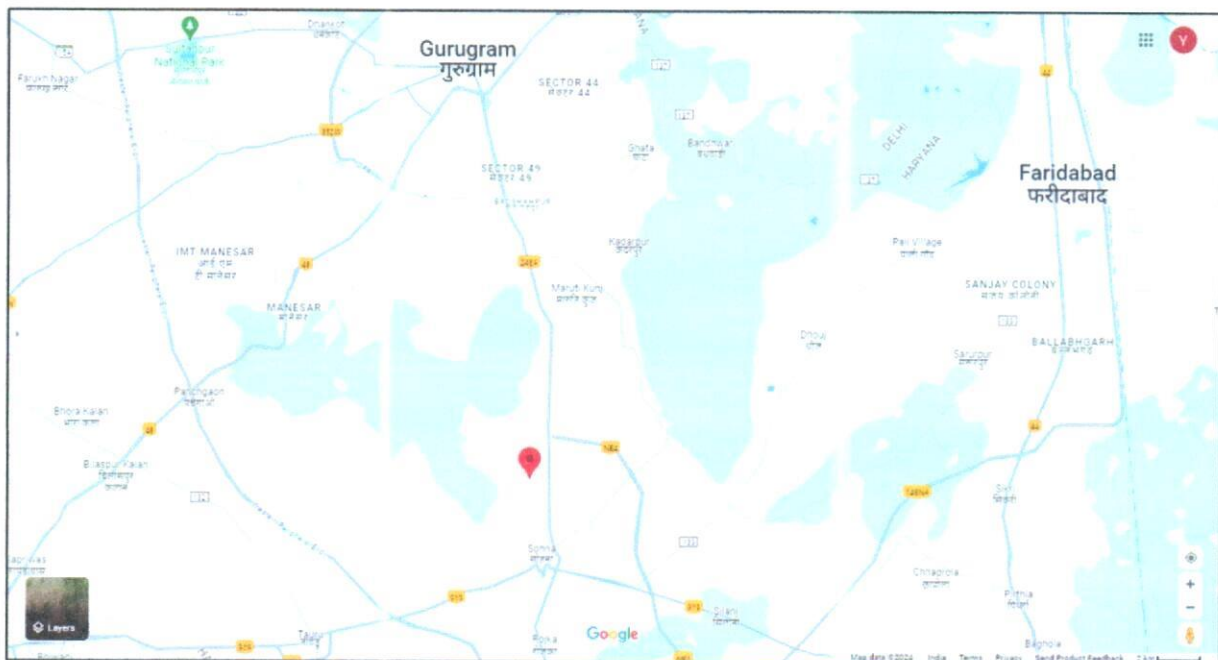
RERA Certified Dealer has posted this property!

Contact Dealer FREE

Shortlist

Send Feedback

ENCLOSURE 2: GOOGLE MAP LOCATION



Very

Rao

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

ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY



ENCLOSURE: 4- COPY OF CIRCLE RATE

Rate List Tehsil Sohna District Gurugram-2023-2024 (W.e.f)											
S.No	Name of Village	R-ZONE AREA	Rates for the Year 2022-23				Proposed Rates for the Year- 2023-2024				Remarks
			Agriculture Land (Rs. Per Acre)	Public (Rs. Per Acre)	Blind Bangor (Rs. Per Acre)	Residential (Rs. Per Sq. Ft.)	Commercial (Rs. Per Sq. Ft.)	Agriculture Land (Rs. Per Acre)	Public (Rs. Per Acre)	Blind Bangor (Rs. Per Acre)	
36	Lohuphar		2818700		2700	1500	NA	1122000		3000	NA
37	Lohuphar		1262900		1700	5000	NA	7948000		4100	NA
38	Mahandwara		1150000		4100	5900	NA	7815000		4100	NA
39	Mandawar		1182100	2076000	2400	1700	NA	1511000	1511000	4100	NA
40	Mohammadpur Gaur	Mustil No And Salam Mustil No 5/6/7/8/22/23 salam Mustil/42/4/5/6/7/11/14/2/15/16/17/24/25/11/3/4/5/6/7/8/13/14/17	15000000		5600	4800	NA	18500000		4000	NA
	Public Utilities Open Space	Outside R-Zone Area	10000000		6600	4400	NA	11000000		4000	NA
41	Naroth		1124700	2012400	2800	1600	NA	1419000	112400	1100	NA
42	Naroth		4147800		2800	1600	NA	4782000		1100	NA
43	Pulwara		8000000		4200	5500	NA	8800000		4600	NA
44	Rahara		2804600		2800	5000	NA	11587000		1100	NA
45	Raipur	Mustil No And Salam Mustil No 3/11 to 16/21 to 30 Salam Mustil/42/11/18/19/20/22/23/24/25/15/16/21/24/25/10/4/5/6/7/13/14/15/16/23/17/12 to B 70/15/12/17/11/11-25	20000000		7000	9500	NA	25000000	22000000	7700	NA
	Public Utilities Open Space	Outside R-Zone Area	12000000		7000	9500	NA	15000000	11000000	7700	NA
46	Raipur	Mustil No Within R Zone No 157/158/159/160/187/188/189 Salam Mustil/141/11/16/25/18/75/6/14/15/16/17/24/25/140/18/16/26/7/8/13/14/15	12500000	7000000	11500000	4300	5800	NA	NA	11760000	1000000
	Public Utilities Open Space	Outside R-Zone Area	7000000		7500000	4300	5900	NA	NA	6750000	4500

<p>Notes:</p> <p>1. All land for which rates are fixed up to 11.11.2023 has been adopted the following rates as per the rates.</p> <p>2. Residential plotted colony to four times of Agriculture collector rate.</p> <p>3. Commercial to four times of Agriculture collector rate.</p> <p>4. Public Utilities to four times of Agriculture collector rate.</p> <p>5. Land falling on Gurugram Road and Gurugram to Kharoli Road and Gurugram to Kharoli Road, the rate of land will be 10% more upto depth of 7.2 acres.</p> <p>6. Land falling on N.H. No. 101 will be 25% more upto depth of 2.2 acres.</p> <p>7. Land less than 2000 Sq. Ft. will be treated as residential for stamp duty valuation.</p> <p>8. Plot which are two and three side open rate will be 10% extra.</p> <p>9. Land falling on park facing value will be 10% extra.</p> <p>10. Land falling on both 2 Plot and Park facing value will be 10% extra.</p> <p>11. Generation: National Highway (NH), State Highway.</p>	
Joint Sub Registrar Sohna	Sub-Registrar Sohna
SDO (C) South Sohna	DRO Gurugram
Deputy Commissioner-Cum- Registrar Gurugram.	

Rate List Tehsil Sohna District Gurugram-2023-2024 (W.e.f)			
Sr. No.	Cost of Construction	Rates for the Year, 2022-2023	Rates for the Year, 2023-2024
		(Rs. Per Sq. Feet)	(Rs. Per Sq. Feet)
1	Constructed Area in Licensed Colonies & Huda Sector	1300	1450
2	Constructed Area in Rest of Sohna	700	800
3	Constructed Area in Industrial Area/Land	800	900
4	Constructed Area of Ware Houses	600	700

ENCLOSURE 5: OTHER RELEVANT DOCUMENTS

DOCUMENT 1:

Directorate of Town & Country Planning, Haryana
SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349
Web site: tcpharyana.gov.in - e-mail: tcpharyana5@gmail.com

Regd. To

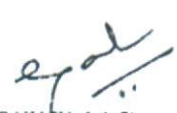
✓ Smt. Aarti Khandelwal W/o Sh. Parmil Khandelwal & others
C/o DSS Buildtech Pvt. Ltd.
A-47/12, DLF Phase-I, Gurugram

Memo No:-LC-2761-PA(SN)-2017/25076 Dated: 4-10-2017

Subject: Renewal of licence no. 77 of 2013 dated 10.08.2013 for setting up Group Housing Colony over an area measuring 17.41875 acres in Sector 35, Sohna District Gurugram- DSS Buildtech Pvt. Ltd.

Reference: Your application dated 18.07.2017 on the subject cited above.


1. Renewal of Licence No. 77 of 2013 dated 10.08.2013 for setting up Group Housing Colony over an area measuring 17.41875 acres in Sector 35, Sohna District Gurugram is hereby renewed up to 09.08.2019 on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
3. The construction of community buildings will be completed as per provisions of section 3(3)(a)(iv) of Act 8 of 1975.
4. That you shall allot EWS flats within the current validity period of licence and get the offence compounded regarding non allotment of EWS flats within the prescribed time frame as per the policy dated 16.08.2013.


(T.L. SATYAPRAKASH, I.A.S)
DIRECTOR, Town & Country Planning
Haryana, Chandigarh

Endst no: LC-2761/PA(SN)/2017/ Dated:


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

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


(Sanjay Kumar)



DOCUMENT 2: REGISTRATION CERTIFICATE



REGISTRATION NO. 288 of 2017/7(3)/2022/13		
RC/REP/HARERA/GGM/288 of 2017/7(3)/2022/13	Date: 28.11.2022	

REGISTRATION CERTIFICATE
REAL ESTATE PROJECT GROUP HOUSING COLONY
"THE MELIA"

1. This registration is granted under section 7(3) of the Real Estate (Regulation & Development) Act, 2016 to the following project.

(A) PARTICULARS OF THE PROJECT/PHASE REGISTERED

S.N.	Particulars	Details
(i)	Name of the project	The Melia
(ii)	Location	Sector 35, Sohna, Gurugram
(iii)	License no. and validity	77 of 2013 dated 10.08.2013, valid up to 09.08.2024
(iv)	Total licensed area of the project	17.41875 acres
(v)	Area of part of project/phase for registration	17.41875 acres
(vi)	Nature of the project	Group Housing Colony
(vii)	Total saleable unit of the project/phase for registration	Residential- 1219, Commercial- 20

(B) NAME OF THE PROMOTERS/LICENSE HOLDER

S. N.	Particulars	Details
(i)	Promoter 1/License holders	Aarti Khandelwal and Others
(ii)	Promoter 2/Collaborator	M/s DSS Buildtech Private Limited

(C) PARTICULARS OF THE PROMOTER 2/DEVELOPER

S. N.	Particulars	Details
(i)	Name	M/s DSS Buildtech Private Limited

AUTHENTICATED

(Asha)
Chartered Accountant

AUTHENTICATED

(Naresh Kumar)
Chartered Accountant



DOCUMENT 3: ENVIRONMENTAL CLEARANCE NOC FROM SEIAA

STATE ENVIRONMENTAL IMPACT ASSESSMENT AUTHORITY HARYANA
Bay No. 85, 8, Prayatan Bhawan, Sector-2, PANCHKULA

No. SEIAA/HR/2016/267 Dated: 29.07.2016

To:
M/S BUILTTECH Private Ltd
S86 Land Service Building, B-Block,
Sushant Lok - Phase-1
Gurgaon-122002

Subject: Environmental Clearance for proposed Group Housing Colony Project
"The Melia" located at Village Mohammadpur Gurgaon, Sector-35,
Sohna District Gurgaon, Haryana

Dear Sir,

This letter is in reference to your application no. nil dated 3.12.2015 addressed to Ministry of Environment, Government of India seeking prior Environmental Clearance for the above project under the EIA Notification, 2006. The TORs were approved by SEAC, Haryana, CC and CC on 08.03.2016 and the case was transferred to M.S. SEIAA, Haryana on 11.03.2016. The proposal has been appraised as per prescribed procedure in the EIA Notification under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz. Form-1, Form-1-A, Conceptual Plan, EIA/EMP and the basis of TOR and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MOEF, GOI vide their Notification 21.08.2015, its meeting held on and 29.03.2016 and 27.04.2016 awarded "Gold" grading to the project.

It is inter alia noted that the project involves the construction of Group Housing Colony project "The Melia" located at Village Mohammadpur Gurgaon, Sector-35, Sohna District-Gurgaon, Haryana on a total plot area of 70,455.77 sqm (17.41 Acres). The total built up area shall be 152000 sqm. The proposed project shall have 11 Residential Towers having 12 Basement + Stairs + Max. 14 floors. The proposed project shall have 1180 DLI, 917 Main Units, 169 EWS Units, 94 Service Units, 02 Community Buildings, 02 Convenient Shopping, Nursery and Primary School. The maximum height of the building shall be 44.9 meter. The total water requirement shall be 863 KLD. The fresh water requirement shall be 512 KLD. The waste water generation shall be 643 KLD which will be treated in the STP 800 KLD capacity. The total power requirement shall be 6063 KW which will be supplied by DHBVN. The Project Proponent has proposed to develop green belt on 26.8%. The Project Proponent proposed to construct 17 rain water harvesting pits. The solid waste generation will be 3441 kg/day. The bio-degradable waste will be treated in the project area by installation of OWC (organic waste converter). The area required for OWC will be 1548 kg/day. The total parking spaces proposed are 1758 ECS.

CERTIFIED TRUE COPY
DSS BUILTTECH PRIVATE LIMITED
Ravi Kumar Jain



ENCLOSURE 6: CONSULTANT'S REMARKS

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

PROJECT TIE-UP REPORT

THE MELIA

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

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

