

REPORT FORMAT: V-L16 (Project Tie Up format) \_V\_

**Mumbai Branch Office:**  
Sunshine tower,  
Unit no. 1212, 12th Floor,  
Plot No. 616, Senapati Bapat Marg,  
Dadar West, Parel, Mumbai, Maharashtra 400013  
Ph.: 9651070248, 9869852154, 9205353008

**CASE NO. VIS (2024-25)-PL160-135-174**

**DATED: 24/06/2024**

# PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	HIMALAYA TERRACES

SITUATED AT

**KHASRA NUMBER 184M JAGJEETPUR MUSTAHKAM WITHIN THE LIMITS OF  
NAGAR NIGAM HARIDWAR TEHSIL AND DISTRICT HARIDWAR**

**DEVELOPER/ PROMOTER**

■ Corporate Valuers

**M/S. HIMALAYA LIFE SPACE DEVELOPERS**

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

**REPORT PREPARED FOR**

**STATE BANK OF INDIA, BHEL, SECTOR-1, RANIPUR, HARIDWAR**

■ Techno Economic Viability Consultants (TEV)

*Important - In case of any query/ issue/ concern or escalation you may please contact Incident Manager @*

■ Agency for Specialized Account Monitoring (ASM)

*valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.*

■ Project Techno-Financial Advisors

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

■ Chartered Engineers

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

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU  
Banks

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**PART A**

**SNAPSHOT OF THE GROUP HOUSING PROJECT**



**SITUATED AT**

**KHASRA NUMBER 184M JAGJEETPUR MUSTAHKAM WITHIN THE  
LIMITS OF NAGAR NIGAM HARIDWAR TEHSIL AND DISTRICT  
HARIDWAR**





**PART B**

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

<b>Name &amp; Address of Branch</b>	State Bank of India, BHEL, Sector-1, Haridwar
<b>Name of Project</b>	Himalaya Terraces
<b>Work Order No. &amp; Date</b>	Assignment received through an email dated 13/06/2024

SR. NO.	CONTENTS	DESCRIPTION		
<b>1.</b>	<b>GENERAL DETAILS</b>			
i.	Report prepared for	State Bank of India, BHEL, Sector-1, Haridwar		
ii.	Name of Developer/ Promoter	M/s. Himalaya Life space Developers		
iii.	Registered Address of the Developer as per MCA website	H. No. 16 Himgiri Vihar, Vishnu Garden Acharya Narendradev Marg, Haridwar Uttarakhand 249404		
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	20 June 2024		
viii.	Date of Assessment	24 June 2024		
ix.	Date of Report	24 June 2024		
x.	Property Shown by	<b>Name</b>	<b>Relationship with Owner</b>	<b>Contact Number</b>
		Mr. Rajneesh Saini	Employee	+91-9568345659
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	<b>Documents Requested</b>	<b>Documents Provided</b>	<b>Documents Reference No.</b>
		Total 08 Documents requested.	Total 07 Documents provided.	---
		Property Title document	Sale papers	Dated 28/09/2023



## PROJECT TIE-UP REPORT

### M/S HIMALAYAN TERRACES

		Property Title document	Copy of TIR	Dated 27/01/2023
		Approved Building Plan	Approved Building Plan	Dated 12/07/2022
		Building Permit	Building Permit	Dated 1/13/2022
		RERA Registration certificate	RERA Registration certificate	Dated 11/11/2022
		Fire NOC	Fire NOC	Dated 24/02/2022
xv.		NOC from Municipal Corporation	NOC from Municipal corporation	Dated 05/02/2022
xvi.		Layout Plan	Not provided	
xvii.	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. 20,64,00,000/-
ii.	Total Expected Realizable/ Fetch Value	Rs. 17,54,40,000/-
iii.	Total Expected Distress/ Forced Sale Value	Rs. 15,48,00,000/-
iv.	Total No. of Dwelling Units	Single Tower 56 DU (as per Inventory provided)
v.	Carpet area of the project	82,976 sq.ft.
vi.	Saleable Area of the Project	1,03,640 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 named "Himalayan Terraces" developed at the aforesaid address having net land area admeasuring 2,376.66 sq. mtr. as per the documents provided to us. As per the TIR dated 27.01.2023, Sh Prabodh Agarwal is the owner of land admeasuring 1268.10 Sq.mtr and Mr Ganesh Kumar of 1182.61 Sq.mtr. Thus, the property is held jointly and by the partners in the company.

As per the latest RERA registration certificate, single tower of 56 nos residential units is proposed to be built up. Hence, for this assessment 56 residential units are considered. The subject property is developed by M/S Himalayan Life space developers. The subject site is situated in a semi urban area and all the amenities are available nearby.

S.no.	Tower	Floors	Total No. of DU in each Tower	Status
1	Tower 1	G+8	56	Superstructure work is completed
<b>TOTAL</b>			<b>56</b>	

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

This is a Project Tie-up report 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	Sharma Event Company
ii.	Name of similar projects available nearby with distance from this property	Shri Chandracharya Residences.
iii.	Postal Address of the Project	Khasra Number 184m, Jagjeetpur, Mustahkam, within the limits of Nagar Nigam Haridwar, Tehsil and District Haridwar
iv.	Independent access/ approach to the property	Clear independent access is available



## PROJECT TIE-UP REPORT

### M/S HIMALAYAN TERRACES

v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report		
		Coordinates or URL: 29°55'04.7"N 78°08'28.7"E		
vi.	Description of adjoining property	Other residential Plots		
vii.	Plot No. / Survey No.	Khasra Number 184m		
viii.	Village/ Zone	Khankal		
ix.	Sub registrar	Haridwar		
x.	District	Haridwar		
xi.	City Categorization	Scale-C City	Urban developing	
	Type of Area	Residential Area		
xii.	Classification of the area/Society	Middle Class (Ordinary)	Semi Urban	
	Type of Area	Within urban developing zone		
xiii.	Characteristics of the locality	Average	Within urban developing zone	
xiv.	Property location classification	On Wide Road	Ordinary location within the locality	Near to Market
xv.	Property Facing	North Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Laskar Marg	10 m wide road	
	b) Front Road Name & width	Gurubaksh Vihar	8 m wide road	
	c) Type of Approach Road	Bituminous Road		
	d) Distance from the Main Road	250 m		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes, Partly permanent and partly temporary wall.		
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	---	Others Property	
	West	---	Others Property	
	North	---	9 m wide road	
	South	---	Others Property	

3.	TOWN PLANNING/ ZONING PARAMETERS		
i.	Planning Area/ Zone	Residential	
ii.	Master Plan currently in force	Haridwar Master Plan 2025	
iii.	Municipal limits	Haridwar Muncipal Corporation	
iv.	Developmental controls/ Authority	Haridwar-Roorkee Developement Authority	
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	





## PROJECT TIE-UP REPORT

### M/S HIMALAYAN TERRACES

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	None		
xiv.	Comment on Transferability of developmental rights	It's a free hold property. So there is complete rights to transfer.		
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for Residential & Commercial		
xvi.	Comment of Demolition proceedings if any	None		
xvii.	Comment on Compounding/ Regularization proceedings	None		
xviii.	Any information on encroachment	No encroachment observed during site visit.		
xix.	Is the area part of unauthorized area/ colony	No (As per general information available)		
4. LEGAL ASPECTS OF THE PROPERTY				
i.	Ownership documents provided	Copy of TIR	Sale Papers	---
ii.	Names of the Developer/Promoter	M/S Himalaya Life Space Developers.		
iii.	Constitution of the Property	Free hold, complete transferable rights		
iv.	Agreement of easement if any	Not required		
v.	Notice of acquisition if any and area under acquisition	No, as per general information available in the public domain		
vi.	Notification of road widening if any and area under acquisition	No, as per general information available in the public domain		
vii.	Heritage restrictions, if any	No		
viii.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No, Information available to us. 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	District Level Development Authority		
	b) Any violation from the approved Building Plan	No, as per the visual observation.		
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property		
xiii.	Whether the property SARFAESI complaint	Yes		





## PROJECT TIE-UP REPORT

### M/S HIMALAYAN TERRACES

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	No relevant document shared to us.	
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.	
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	
<b>5. SOCIO - CULTURAL ASPECTS OF THE PROPERTY</b>			
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.	Low-medium group	
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No	

6. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES					
i.	Drainage arrangements			Yes	
ii.	Water Treatment Plant			No	
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	No	Yes, proposed	Yes	Yes

<b>7. INFRASTRUCTURE AVAILABILITY</b>	
i.	Description of Water Infrastructure availability in terms of:





## PROJECT TIE-UP REPORT

### M/S HIMALAYAN TERRACES

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					
	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
	500 mtr	700 mtr.	10 km	--	3.6 km	---	---
iv.	Availability of recreation facilities (parks, open spaces etc.)		This is a semi urban area. No recreational facility is available nearby..				
<b>8.</b>	<b>MARKETABILITY ASPECTS OF THE PROPERTY:</b>						
i.	Location attribute of the subject property		Average				
ii.	Scarcity		Similar kind of properties are available in this area.				
iii.	Market condition related to demand and supply of the kind of the subject property in the area		Demand for such properties is average due to its location factors.				
iv.	Any New Development in surrounding area		No	Few other residential 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				
<b>9.</b>	<b>ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:</b>						
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		Under construction				
	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		---				
e)	Type of flooring		Vitrified tiles				
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		Under construction				
j)	Class of electrical fittings		Internal/ Under construction				





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### M/S HIMALAYAN TERRACES

	k) Class of sanitary & water supply fittings	Internal/ Under construction	
iv.	Maintenance issues	Not Applicable since construction work is in progress	
v.	Age of building/ Year of construction	Under Construction	Under Construction
vi.	Total life of the structure/ Remaining life expected	Approx. 65 years	Approx. 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 as per the visual observation by our Engineer.	
	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	Normal building construction materials are used.	
ii.	Provision of rainwater harvesting	Yes, proposed	
iii.	Use of solar heating and lighting systems, etc.	No.	
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere	
11.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:		
i.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern structure	
12.	PROJECT DETAILS:		
a.	Name of the Developer	M/S. Himalaya Life Space Developers	
b.	Name of the Project	Himalay Terraces	
c.	Total no. of Dwelling units	56 (as per approved site plan)	
d.	Developer market reputation	Mid scale builder with successful track record of Project deliveries.	





## PROJECT TIE-UP REPORT

### M/S HIMALAYAN TERRACES

e.	Name of the Architect	Brij Panjwani
f.	Architect Market Reputation	Mid scale Architect with successful track record of Project deliveries.
g.	Proposed completion date of the Project	March 2025
h.	Progress of the Project	Structure of the tower has been completed. 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 type="checkbox"/> Club, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Play Area, <input type="checkbox"/> Walking Trails, <input type="checkbox"/> Gymnasium, <input type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input type="checkbox"/> Kids Play Area,





**PART C**

**AREA DESCRIPTION OF THE PROPERTY**

1.	Licensed area of the complete project		2376.66 Sq. mtr.	
2.	Ground Coverage Area	Permitted	35% (831.31 sq. mtr.)	
		Proposed	34.76% (826.12 sq. mtr.)	
3.	Built-up Area	UNDER FAR	REQUIRED AS PER APPROVED MAP	ACHIEVED STATUS
		Proposed	5493.81sq.mtr/ 59,134.82 sq.ft.	Superstructure work of the Tower till 8 <sup>th</sup> floor is completed.
		Permitted	5,989.18 sq. mtr/ 64,466.96 sq.ft.	
		UNDER NON-FAR	PROPOSED AS PER APPROVED MAP	ACHIEVED STATUS
		Proposed NON-FAR area	946.85 Sq.mtr/10,191.80 Sq.ft	Superstructure work of the Tower till 8 <sup>th</sup> floor is completed.
		Total Gross Built Up Area	6,440.66Sq.mtr/69,326.62 sq.ft	
4.	Open/ Green Area	Minimum Required	---	
		Proposed	156.82 Sq.mtr	
5.	Density	Permitted	---	
		Proposed	---	
6.	Carpet Area		82,976 sq.ft	
7.	Saleable Area		1,03,640 sq.ft	

**Total Blocks/ Floors/ Flats**

1.	Approved as per Building Plan	Actually provided	Current Status				
	Tower 1: G+8 Floors= 56 DU	Tower 1: G+8 Floors= 56 DU	Superstructure work of the Tower is completed				
2.	Total no. of Flats/ Units	56 DU					
3.	Type of Flats	FLOOR	S No.	FLAT NO	TYPE	SPECIFICATIONS OF ROOMS	
		Ground Floor	STILT PARKING				
		FIRST FLOOR	1	1001	4 BHK	LIVING + 4 BED ROOM + 4 BATHROOM + 1 OFFICE/WORKER'S ROOM WITH TOILET	
			2	1002	4BHK		
			3	1003	2BHK	LIVING + 2 BEDROOM + 2 BATHROOM	
			4	1004	2BHK	LIVING + 3 BEDROOM + 3 BATHROOM	
			5	1005	3+ BHK		
			6	1006	3+ BHK		
			7	1007	3 BHK	LIVING + 3 BEDROOM + 2 BATHROOM	
		SECOND FLOOR	8	2001	4 BHK	LIVING + 4 BED ROOM + 4 BATHROOM + 1 OFFICE/WORKER'S ROOM WITH TOILET	
			9	2002	4BHK		
			10	2003	2BHK	LIVING + 2 BEDROOM + 2 BATHROOM	
			11	2004	2BHK	LIVING + 3 BEDROOM + 3 BATHROOM	
			12	2005	3+ BHK		
			13	2006	3+ BHK		
			14	2007	3 BHK	LIVING + 3 BEDROOM + 2 BATHROOM	
		THIRD FLOOR	15	3001	4 BHK	LIVING + 4 BED ROOM + 4 BATHROOM + 1 OFFICE/WORKER'S ROOM WITH TOILET	
			16	3002	4BHK		



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			17	3003	2BHK	LIVING + 2 BEDROOM + 2 BATHROOM
			18	3004	2BHK	
			19	3005	3+ BHK	LIVING + 3 BEDROOM + 3 BATHROOM
			20	3006	3+ BHK	
		21	3007	3 BHK	LIVING + 3 BEDROOM + 2 BATHROOM	
		FOURTH FLOOR	22	4001	4 BHK	LIVING + 4 BED ROOM + 4 BATHROOM + 1 OFFICE/WORKER'S ROOM WITH TOILET
			23	4002	4BHK	
			24	4003	2BHK	LIVING + 2 BEDROOM + 2 BATHROOM
			25	4004	2BHK	
			26	4005	3+ BHK	LIVING + 3 BEDROOM + 3 BATHROOM
			27	4006	3+ BHK	
			28	4007	3 BHK	LIVING + 3 BEDROOM + 2 BATHROOM
		FIFTH FLOOR	29	5001	4 BHK	LIVING + 4 BED ROOM + 4 BATHROOM + 1 OFFICE/WORKER'S ROOM WITH TOILET
			30	5002	4BHK	
			31	5003	2BHK	LIVING + 2 BEDROOM + 2 BATHROOM
			32	5004	2BHK	
			33	5005	3+ BHK	LIVING + 3 BEDROOM + 3 BATHROOM
			34	5006	3+ BHK	
			35	5007	3 BHK	LIVING + 3 BEDROOM + 2 BATHROOM
		SIXTH FLOOR	36	6001	4 BHK	LIVING + 4 BED ROOM + 4 BATHROOM + 1 OFFICE/WORKER'S ROOM WITH TOILET
			37	6002	4BHK	
			38	6003	2BHK	LIVING + 2 BEDROOM + 2 BATHROOM
			39	6004	2BHK	
			40	6005	3+ BHK	LIVING + 3 BEDROOM + 3 BATHROOM
			41	6006	3+ BHK	
			42	6007	3 BHK	LIVING + 3 BEDROOM + 2 BATHROOM
		SEVENTH FLOOR	43	7001	4 BHK	LIVING + 4 BED ROOM + 4 BATHROOM + 1 OFFICE/WORKER'S ROOM WITH TOILET
			44	7002	4BHK	
			45	7003	2BHK	LIVING + 2 BEDROOM + 2 BATHROOM
			46	7004	2BHK	
			47	7005	3+ BHK	LIVING + 3 BEDROOM + 3 BATHROOM
			48	7006	3+ BHK	
			49	7007	3 BHK	LIVING + 3 BEDROOM + 2 BATHROOM
		EIGHTH FLOOR	50	8001	4 BHK	LIVING + 4 BED ROOM + 4 BATHROOM + 1 OFFICE/WORKER'S ROOM WITH TOILET
			51	8002	4BHK	
			52	8003	2BHK	LIVING + 2 BEDROOM + 2 BATHROOM
53	8004		2BHK			
54	8005		3+ BHK	LIVING + 3 BEDROOM + 3 BATHROOM		
55	8006		3+ BHK			
56	8007		3 BHK			
4.	Number of Car Parking available for main units	Required	56			
		Proposed	56			
5.	Land Area considered	2,376.66 Sq. mtr.				
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)	Covered Area	5493.81sq.mtr/ 59,134.82 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





## PROJECT TIE-UP REPORT

### M/S HIMALAYAN TERRACES

#### PART D

#### PROJECT APPROVAL DETAILS

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS
1.	Building Permit	Letter of sanction towards application no: HRDA/NR/2394/21-22 for Building Permit	Obtained
2.	Approved Building Plan from DLDA	Map no:HRDA/NR/2394/21-22 Dated: 12/07/2022	Obtained
7.	NOC from the Municipal Corporation.	Letter No: 1002/R.V/2021-22 Dated 5/02/2022	Obtained
8.	NOC from Fire and Emergency services	Letter Number 6/CFO/-H/2022 Dated 24/02/2022	Obtained
9.	RERA Registration Certificate	Dated:11/11/2022 UKREP1122000460	Obtained





**PART E**

**PROCEDURE OF ASSESMENT**

1.	GENERAL INFORMATION			
i.	Important Dates	<b>Date of Inspection of the Property</b>	<b>Date of Assessment</b>	<b>Date of Report</b>
		20 June 2024	24 June 2024	24 June 2024
ii.	Client	State Bank of India, BHEL, Sector- 1, Haridwar		
iii.	Intended User	State Bank of India, BHEL, Sector- 1, Haridwar		
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, asertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the property is identified	<input checked="" type="checkbox"/> Done from the name plate displayed on the property <input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by the owner's representative <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Cross checked from the boundaries/ address of the property mentioned in the documents provided to us <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		

2.		ASSESSMENT FACTORS		
i.	Nature of the Report	Project Tie-up		
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		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

### M/S HIMALAYAN TERRACES

vii.	Land Physical Factors	Shape		Size	
		Irregular		Large	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Scale-C City	Ordinary	Normal location within locality	Refer to the attached sheet
		Urban developing	Semi Urban Developed Area	Road Facing	
			Within ordinary mid-scale Residential locality	Near to Market	
		Property Facing			
		North Facing			
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes, 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.)	Low-medium group			
xi.	Neighbourhood amenities	Good			
xii.	Any New Development in surrounding area	No			
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 with Combination of temporary and permanent boundary walls			
xvii.	Is the property merged or colluded with any other property	No			
		Comments: ---			
xviii.	Is independent access available to the property	Clear independent access is available			
xix.	Is property clearly	Yes			



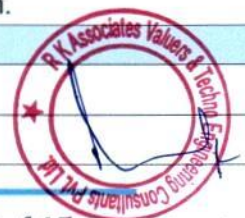


## PROJECT TIE-UP REPORT

### M/S HIMALAYAN TERRACES

	possessable upon sale		
xx.	Best Sale procedure to realize maximum Value for inventory sale (in respect to Present market state or premise of the Asset as per point (iv) above)	Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xxi.	Hypothetical Sale transaction method assumed for the inventory cost analysis	Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xxii.	Approach & Method Used for inventory cost analysis	PROJECT INVENTORY	
		Approach for assessment	Method of assessment
		Market Approach	Market Comparable Sales Method
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)	
xxiv.	Market Comparable		
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	a	Name: The J.S. realtors
			Contact No.: 08171117871
			Nature of reference: Property dealer
			Size of the Property: 2 BHK & 3BHK
			Location: Nearby vicinity
			Rates/ Price informed: Around Rs.3,500/- to Rs.5,500/- on super built up area
			Any other details/ Discussion held: None
		b	Name: Jakhmola Enterprises
			Contact No.: 07310944338
			Nature of reference: Property Consultant
			Size of the Property: Residential land of 1000 sq.ft
			Location: Nearby vicinity
			Rates/ Price informed: Around Rs.2,400/- to Rs. 3,500/- on vacant residential land
			Any other details/ Discussion held: The price of the flat depends on various physical attributes, like location, amenities included, etc.
xxv.	Adopted Rates Justification	As per the Discussion with the property dealers of the nearby locality, the prevailing rate range of 2 & 3 BHK Flats are in range of Rs. 4,500/- to Rs. 5,500/- per Sq.ft in the nearby location. There are residential land available in the locality with size ranging from 800 sq.ft to 2000 sq.ft with a range of Rs.2,400/- to Rs.3,500/- per sq.ft The land area of the subject property is 2,376.66 Sq. mtr. Since the reference rates are for smaller area plot, a discount factor is applied. So due to the above mentioned conditions, we are in a view to adopt Rs. 4,500/- per sq.ft on super area for the building and Rs 2950/- per sq ft on vacant residential land for the purpose of valuation.	
xxvi.	OTHER MARKET FACTORS		
	Current Market condition	Normal	Remarks: NA

R.K. Associates Valuers & Technicians





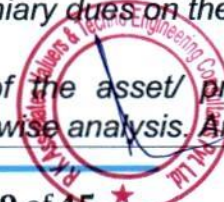
## PROJECT TIE-UP REPORT M/S HIMALAYAN TERRACES

		<b>Adjustments (-/+): 0%</b>	
	Comment on Property Salability Outlook	Easily sellable	
		<b>Adjustments (-/+): 0%</b>	
	Comment on Demand & Supply in the Market	<b>Demand</b>	<b>Supply</b>
		Good	Abundantly available
		<b>Remarks:</b> Good demand of such properties in the market	
		<b>Adjustments (-/+): 0%</b>	
xxvii.	Any other special consideration	<b>Reason:</b> The land area of the subject property is 2,376.66 Sq. mtr. Since the reference rates are for smaller area plot, a discount factor is applied	
		<b>Adjustments (-/+): -20%</b>	
xxviii.	Any other aspect which has relevance on the value or marketability of the property	NA	
		<b>Adjustments (-/+): 0%</b>	
xxix.	<b>Final adjusted &amp; weighted Rates considered for the subject property</b>	<b>For Land - Rs. 2,360/- per sq. ft.</b> <b>The built up units are available within a range of Rs.4,500/- to Rs.5,500/- per sq.ft</b> <b>We consider Rs. 5,000/- per sq. ft. on Saleable are</b>	
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.	<b>Basis of computation &amp; working</b>		
	<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/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may</p>		



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





	<p>done is a general assessment and is neither investigative in nature nor an audit activity.</p> <p>s. Project tie up is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.</p>
xxxii.	<p><b>ASSUMPTIONS</b></p> <p>a. Documents/ Information/ Data provided by the client/ property owner or his representative both written &amp; verbally is true and correct without any fabrication and has been relied upon in good faith.</p> <p>b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true &amp; factual.</p> <p>c. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.</p> <p>d. It is assumed that the concerned Lender/ Financial Institution has asked for the Project Tie up report of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Project Tie up report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.</p> <p>e. Payment condition during transaction in the Project tie up report has been considered on all cash bases which includes both formal &amp; informal payment components as per market trend.</p> <p>f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative &amp; Estimated Fair Prospective Market Value of the asset unless otherwise stated.</p> <p>g. This Project tie up report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.</p>
xxxiii.	<p><b>SPECIAL ASSUMPTIONS</b></p> <p>None</p>
xxxiv.	<p><b>LIMITATIONS</b></p> <p>None</p>





3.	COST ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Cost of Land
a.	Prevailing Rate range	Rs.3,716 per Sq.ft	Rs.2,400/- to Rs. 3,500/- per Sq.ft
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.3,716 per Sq.ft	Rs.2,360 per sq.ft
d.	Total Licensed Area/ FAR Area considered (documents vs site survey whichever is less)	25,582.13 Sq.ft	2,376.66 Sq. mtr./ 25,582.13 Sq.ft
e.	<b>Total Value of land (A)</b>	Rs.3,716 per Sq.ft X 25,582.13 Sq.ft <b>Rs.9,50,63,195/-</b>	Rs.2,360 per sq.ft x 25,582.13 Sq.ft <b>Rs. 6,03,73,828/-</b>

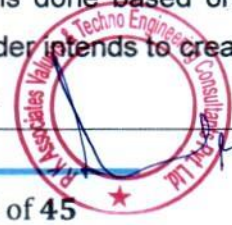
4.	COST ASSESSMENT OF BUILDING CONSTRUCTION			
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR	NON-FAR
	Building Construction Value	Rate range	Rs.1,600/- to Rs.2,000/- per sq. ft.	Rs.1,300/- to Rs.1,500/- per sq. ft.
		Rate adopted	Rs.1,800/- per sq. ft.	Rs.1,400/- per sq. ft.
		Covered Area	5,493.81sq.mtr/59,134.82sq.ft.	950.57 Sq.mtr/ 10,191.80 Sq.ft
		Pricing Calculation	Rs.1,800/-per sq.ft X 59,134.82sq.ft.	Rs.1,400/- per sq.ft X10,191.80 sq.ft
		<b>Total Value</b>	<b>Rs.10,64,42,678/-</b>	<b>Rs. 1,42,68,518/-</b>
a.	Depreciation percentage (Assuming salvage value % per year)	NA (Above replacement rate is calculated after deducting the prescribed depreciation)		
b.	Age Factor	NA		
c.	Structure Type/ Condition	Under construction / Yet to be Constructed		
d.	Construction Depreciated Replacement Value (B)	<b>Rs. 12,07,11,196/-</b>		
e.	Cost of Construction as per Guideline Rate	---		





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.84,49,784/-
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 1,08,64,008/-
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. 60,35,560/-
e.	<b>Expected Construction Value (C)</b>	----	<b>Rs 2,53,49,351/-</b>

6. MARKET/ SALABLE AMOUNT OF THE FLATS	
a.	Total No. of DU 56 DU
b.	Total No. of EWS Units ---
c.	Total Proposed Saleable Area for flats 1,03,640 Sq.ft
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges) Rs. 5,100/- per Sq.ft
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges) Rs.5,700/- per sq. ft. on salable area
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges) Rs.4,500/- to Rs.5,500/- per sq. ft. on salable area (Approx.)
e.	Remarks <ul style="list-style-type: none"> <li>The value of the Flats is varying from floor to floor and direction to direction as per information gathered from the public domain &amp; dealers of that area, and it is found that flat rates vary from Rs.4,500/- per sq. ft. to Rs.5,500/- per sq. ft. on Super area for the Project inclusive all the charges and the same seems to be reasonable in our view.</li> <li>Details of the inventory is as provided by the builder. Pricing assessment of the inventory is done based on the prospective number of flats which builder intends to create in this Project as provided by the builder.</li> </ul>





**INVENTORY ANALYSIS**

INVENTORY DETAILS									
Tower	Configurati on	Specification of room	Saleable area per DU (In Sq. ft.)	Unit area per DU (In Sq. ft.)	Numb er of Units (In Sq. ft.)	Total Saleabl e area (In Sq. ft.)	Total Carpet area (In Sq. ft.)	Rs.4,500/- per sq. ft. on super built up area	Rs.5,500/- per sq. ft. on super built up area
TOWER -1	4 BHK	LIVING + 4 BED ROOM + 4 BATHROOM + 1 OFFICE/WORKER'S ROOM WITH TOILET	2,605.00	2,085.0 0	16	41,680	33,360	14,58,80,000	18,75,60,000
	2 BHK	LIVING + 2 BEDROOM + 2 BATHROOM	1,255.00	1,005.0 0	16	20,080	16,080	7,02,80,000	9,03,60,000
	3 BHK	LIVING + 3 BEDROOM + 3 BATHROOM	1,835.00	1,469.0 0	16	29,360	23,504	10,27,60,000	13,21,20,000
	3 BHK	LIVING + 3 BEDROOM + 2 BATHROOM	1,565.00	1,254.0 0	8	12,520	10,032	4,38,20,000	5,63,40,000
	Total				56	1,03,640	82,976	₹ 36,27,40,000	₹ 46,63,80,000





## PROJECT TIE-UP REPORT M/S HIMALAYAN TERRACES

7. CONSOLIDATED COST ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs.9,50,63,195/-	Rs. 6,03,73,828/-
b.	Structure Construction Value (B)	---	Rs. 12,07,11,196/-
c.	Additional Aesthetic Works Value (C)	---	Rs 2,53,49,351/-
d.	Total Add (A+B+C)	---	Rs. 20,64,34,375/-
e.	Additional Premium if any	---	---
	Details/ Justification	---	---
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	Total Indicative & Estimated Prospective Fair Market Value	Rs.9,50,63,195/-	Rs. 20,64,34,375/-
h.	Rounded Off	---	Rs.20,64,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Twenty Crore Sixty Four Lakhs Only
j.	Expected Realizable Value (@ ~15% less)	---	Rs. 17,54,40,000/-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 15,48,00,000/-
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		
	<p>a. The subject property is a Group Housing project.</p> <p>b. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>c. This Project tie up report has been conducted by R.K Associates Valuers &amp; Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>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.</p> <p>e. In this Project Tie-up report, we have adopted Market Valuation of Land in this report since this is</p>		



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.

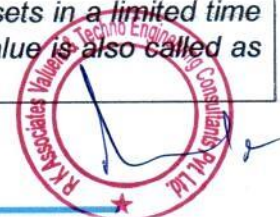
Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

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 marker Value definition.

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

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

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





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

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

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

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

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

**p. Enclosures with the Report:**

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





### **IMPORTANT NOTES**

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

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


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

### **IF REPORT IS USED FOR BANK/ FIs**

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

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

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Deepak Joshi	Ashil Baby	Anil Kumar
		



## PROJECT TIE-UP REPORT

### M/S HIMALAYAN TERRACES

#### Declaration

- a. The information provided by us is true and correct to the best of our knowledge and belief.
- b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks.
- c. Firm have read the Handbook on Policy, Standards and Procedures for Real 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.
- d. No employee or member of R.K Associates has any direct/ indirect interest in the property.
- e. Our authorized surveyor **Deepak Joshi** has visited the subject property on **14/6/2024** in the presence of the owner's representative with the permission of owner.
- f. Firm is an approved Valuer of the Bank.
- g. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- h. We have submitted the Valuation Report directly to the Bank.





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

### Built-up Unit References

**₹56.0 Lac** EMI: ₹25k | [Get Loan offers from 34+ banks](#)

2 BHK 1025 Sq-ft Flat For Sale in **Kankhal, Haridwar**



2 Beds 2 Baths 2 Balconies Semi-Furnished

Super Built-Up Area 1025 sqft ~ ₹5,463/sqft	Floor 3 (Out of 7 Floors)	Transaction Type New Property
Additional Rooms 1 Store Room	Facing North	Furnished Status Semi-Furnished
Type Of Ownership Freehold	Age Of Construction Under Construction	

Home > Haridwar > Haridwar > Kankhal > 1 BHK Flats in Kankhal > 2BHK 1 Bath


**₹25 Lac** @ 4,545 per sq.ft.  
Estimated EMI ₹19,958

**1BHK 1Bath**  
Flat/Apartment for Sale  
In vaishnavi apartment 1, Kankhal, Haridwar, Uttarakhand

REIM STATUS: NOT AVAILABLE | Website: <http://ukrera.org.in/8080/here/kul/>

Overview Owner Details Explore Locality Recommendations Articles

Property (5)



Area  
Super Built up area 550 sq.ft. ~  
(25.1 sq.m.)

Price  
₹25 Lac  
@ 4,545 per sq.ft. (Negotiable)

Floor Number  
3<sup>rd</sup> of 3 Floors

Configuration  
1 Bedroom, 1 Bathroom, 1 Balcony

Address  
vaishnavi apartment 1  
Kankhal, Haridwar

Property Age  
5 to 10 Year Old

**SEEN**



**Request Photos**

**Gayatri Lok Apartment**  
2 BHK Flat in Kankhal, Haridwar

**₹30 Lac** 800 sqft (74 sqm) ~  
₹3,750 /sqft Carpet Area

**2 BHK (1 Bath)**  
Ready To Move

The property is located on the main delhi hridwar highway....

2mo ago  
Owner

[View Number](#) [Contact](#)

RESALE





**Land References**

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

Home » Plots in Haridwar » Plots in Jagjeetpur

Posted on May 16, 2024 | Under Construction

**₹36 Lac** @ 2,400 per sq.ft.  
 Estimated EMI ₹28,753

Residential Land/Plot for Sale in Jagjeetpur, Haridwar, Uttarakhand

**REERA STATUS** NOT AVAILABLE Website: <http://uknera.org.in/8080/nerauk/>

Overview Owner Details Recommendations Articles

**Dimensions**  
 Plot area 1500 sq.ft. (139.35 sq.m.)

**Price**  
 ₹36 Lac @ 2,400 per sq.ft.

**Address**  
 Jagjeetpur, Haridwar

**No. of Open Sides**  
 1

**Jagjeetpur, Haridwar** RESALE

Residential land / Plot in Jagjeetpur, Haridwar

**₹19.75 Lac** 860 sqft (80 sqm) Plot Area  
 ₹2,296 /sqft

**Plot/Land**  
 Ready To Move

Residential land available for sell. Located in mohan enclave, raja...

1mo ago Owner

[View Number](#) [Contact](#)

**Residential Plot in Jagjeetpur Kankhal**

Kankhal, Haridwar (0.5 km from Daksh Prajapati T...

**₹26.91 L** 1035 Resale  
 2,600 / sq ft Area in sq ft New/Resale


No photo available for this property  
[Request Photos](#)

**₹1 L booking amount** East facing  
 near daksh prajapati temple complex Haridwar: This residential plot is situat... More

**Shivansh Property** AGENT

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[MY ACCOUNT](#)
[MY LINKS](#)
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[/ Residential Plot / Land For Sale in Gurubaksh Vihar, Haridwar](#)

Activate **Membership** now to get **Instant Leads** & **Activate SMS Alerts** - **Apply for Loan**

**RESIDENTIAL PLOT / LAND FOR SALE IN GURUBAKSH VIHAR, HARIDWAR**

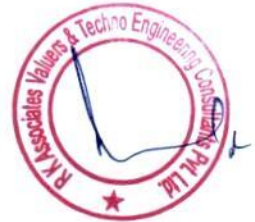
82.6 Lac(s) 3500/- / Sq-ft

[CONTACT NOW](#)
[VIEW CONTACT DETAILS](#)
[REPORT PROBLEM](#)
[ADD TO COMPARE](#)
[BOOKMARK](#)

**Plot Area:** 2360
 

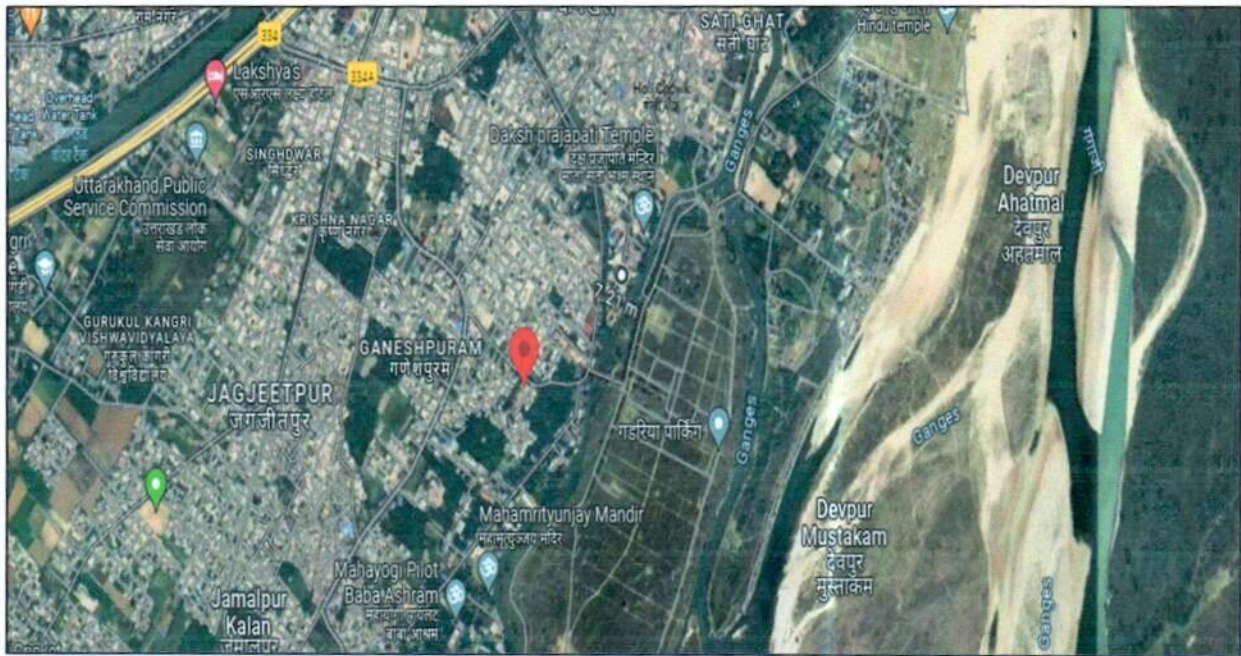
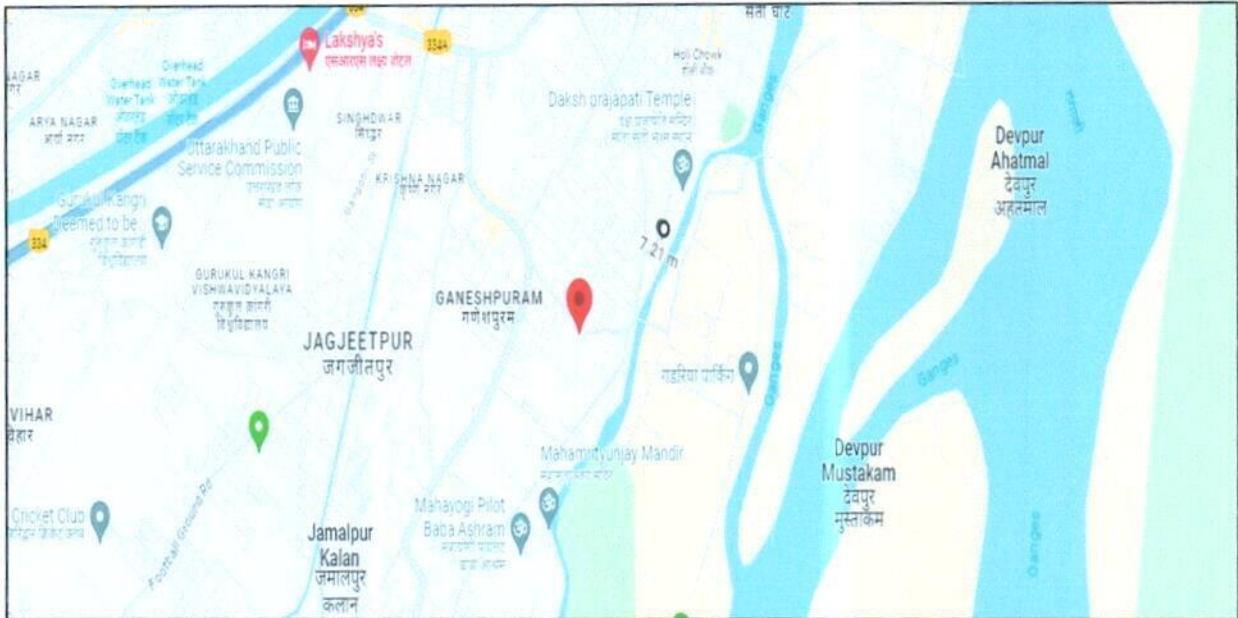
Sq-ft

**Name of Project/Society:** Galaxy Associates





**ENCLOSURE 2: GOOGLE MAP LOCATION**





**ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY**





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

क्र० सं०	प्रमुख मार्ग की श्रेणी	प्रमुख मार्ग का नाम	सामान्य दर (BASE RATE)							
			कृषि भूमि दर (रैलाख प्रति हैक्टेयर) सड़क पर 200 मीटर की दूरी तक	अकृषि भूमि (रैप्रति वर्ग मीटर)		बहुमंजलीय आवासीय भवन में स्थित आवासीय फ्लैट (सुपर एरिया रैप्रति वर्ग मीटर) (सड़क पर 200 की दूरी मीटर तक)	वाणिज्यिक भवन की दर (रैसुपर एरिया प्रति वर्ग मीटर)		गैर वाणिज्यिक भवन की दर (रैप्रति वर्ग मीटर)	
				सड़क से 50 मीटर की दूरी तक	सड़क पर 50 मीटर से आगे 200 मीटर की दूरी तक		दुकान/ रैस्टोरेन्ट/ कार्यालय	अन्य वाणिज्यिक प्रतिष्ठान	प्रथम श्रेणी (लिनट पोश)	द्वितीय श्रेणी (टीन पोश)
1	2	3	4	5	6	7	8	9	10	11
3	C-3	लक्षार रोड (देशरूक औषधालय से स्वयंवर पैलेस तिराहे से आगे जगजीतपुर राजकीय आई० टी० आई० कॉलेज तक) (वार्ड नं०-24 कृष्णा नगर) निर्मला बाग, हरेराम आश्रम, कृष्णनगर, गंगा देवी अस्पताल, दादूबाग आशिक, सती कुण्ड, हिममेशी पार्क, विष्णु गार्डन, गुरुकुल फार्मसी, श्रद्धानन्द अस्पताल, श्याम विहार, अरिहन्त विहार/(वार्ड नं०-26 संदेश नगर) सन्देश नगर, दादूबाग आशिक, स्वस्वतीपुरम्, चौर गली, मां आनन्दमयीपुरम्, हजारीबाग, विद्युत सब स्टेशन, दुर्गानगर, हनुमन्तपुरम्, गुरुवृद्ध विहार, स्वयंवर पैलेस, परमधाम आश्रम, सर्वप्रियविहार		45000	40000	64500	150000	125000	14000	12000
	C-14	हरिद्वार बाईपास रोड (गुरुकुल कांगड़ी कन्या ज्वालापुर के तिराहे से पुल जटवाड़ा होते हुए सराय बाईपास रोड के मोड़ तक) (वार्ड नं०-60 हरिलोक) हरिलोक कालोनी, सीतापुर आशिक, हरिलोक फेज-1 व 2 नया गांव देवीपुर, पेट्रोल पम्प, ग्लोबल स्कूल, जुरस कंट्री, संदेश विहार, दह एन्वलेव, राजलोक कालोनी, ज्ञानलोक, वेदलोक, रूष्टि गार्डन, गोविन्द गार्डन, नगर निगम सम्पत्ति।								





**ENCLOSURE 5: OTHER RELEVANT DOCUMENTS**

**SALE DEED OF LAND**

**SALE DEED**

**THIS SALE DEED** is made at Dehradun on this **28<sup>th</sup>** day of September of the year **2022** by:

**(If the promoter is a company) - NA**

.....(CIN No. ....), a company incorporated under the provisions of the Companies Act, (1956 or 2013, as the case may be), having its registered office at ..... and its corporate office at ..... (PAN .....), represented by its authorized signatory ..... (Aadhar No. ....) authorized vide Board of Director's resolution dated ..... hereinafter referred to as the "Promoter/Seller" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).

**(OR)**

**(If the promoter is a Partnership firm) - NA**

....., a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at ..... (PAN .....), represented by its authorized partner ..... (Aadhar No. ....) authorized vide firm's resolution dated ..... hereinafter referred to as the "Promoter/Seller" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their permitted assigns).

**(OR)**

**(If the promoter is an Individual) - YES**

- 1- Mr. **PRABODH AGARWAL** (Aadhar No. 6460 4953 8715) son/wife/daughter of **Gyanesh Kumar** aged about **33 years** residing at **16, Himgiri Vihar, Vishnu Garden, Kankhal, Haridwar 249404 Uttarakhand**, (PAN AKIPA3870G), hereinafter called the "Promoter/Seller" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns).
- 2- Mr. **GYANESH KUMAR** (Aadhar No. 3160 2133 0415) son/wife/daughter of **Late, Shri Hazari Lal Agarwal** aged about **62 years** residing at **16, Himgiri Vihar, Vishnu Garden, Kankhal, Haridwar 249404 Uttarakhand**, (PAN AAPP2499G), hereinafter called the "Promoter/Seller" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns).

And

*Prabodh*

1

*Agarwal*





**REGISTRATION CERTIFICATE**

**UTTARAKHAND REAL ESTATE REGULATORY AUTHORITY**  
**FORM 'C'**

[See rule 5(1)]

**REGISTRATION CERTIFICATE OF PROJECT**

1. This registration is granted under section 5 of the act to the following project under project registration number: RK/REG/12220000000  
Mr./Ms./Mrs. Prabhakar Agarwal on Mr./Mrs. Gyanesh Kumar, 16 Himgiri Vihar, Vikasa Garden kankhal, Haridwar, Uttarakhand. Project Name  
Himalaya Terraces and Address kharsa No 18/10, Ward 56, , Hosanantpuram, Jagdipur, Haridwar, Haridwar, Uttarakhand

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

- (i) The promoter shall enter into an agreement for sale with the allottees as prescribed by the appropriate Government.
- (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17.
- (iii) The promoter shall deposit seventy per cent. of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (1) of clause (i) of sub-section (2) of section 4.
- (iv) The registration shall be valid for a period of 04 years 07 months commencing from 11-11-2022 and ending with 21-06-2027 unless renewed by the Real Estate Regulatory Authority in accordance with the Act and thereafter made thereunder.
- (v) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder.
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Date: 11-11-2022  
Place: Dehradun

For  
Chairman/Registrar  
Regulatory Authority  
Uttarakhand  
Dehradun





# PROJECT TIE-UP REPORT

## M/S HIMALAYAN TERRACES

### COPY OF TIR

**PRAVEEN KUMAR**  
Advocate

Office : Chamber No. 509  
District & Session Court  
Roshnabad, Haridwar

Residence : Society Road, Laksar  
(Haridwar)-247663, Mob. 9917607307  
Email : praveen.advocate25@gmail.com

27.01.2023

**ANNEXURE-B : REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY**

Ref. No.	A) Name of the branch/business unit/ office seeking opinion	Date
	SBI, SECTOR-1, KASIMPUR, SARCC, BHEL, RANIPUR HARIDWAR.	
	B) Reference no. And date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	NIL.
	C) Name of the borrower.	N.A. The title of the schedule property is being inspected for the approval of the project in the name and style Himalaya Terraces.
02.	A) Name of the unit/concern/company/person offering the property (ies) as security	N.A. The title of the schedule property is being inspected for the approval of the project in the name and style Himalaya Terraces.
	B) Constitution of the unit/concern/person/body/authority offering the property for creation of charge	N.A.
	C) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Prospective purchaser of the flats shall be mortgagor the property in favor of Bank.
03.	Complete or full description of the immovable property(ies) offered as security including following details:	A non-agricultural/residential land belonging to khata no. 184m having total land area 2450.71 sq. meters situated at village Jagjeetpur Mustahkam (within the limits of Nagar Nigam Haridwar) Tehsil & Dist Haridwar.
	A) Survey no.	Khata No. 184m.
	B) Door no. (in case of house property)	N.A.
	C) Extent/area including plotly/ built up area in case of house property	Having total area 2450.71 sq. meters.
	D) Locations like of the place, village, city, registration, sub-district etc. Boundaries.	Village Jagjeetpur Mustahkam (within the limits of Nagar Nigam Haridwar) Tehsil & Dist Haridwar
04.	A) Particulars of the documents scrutinized serially and chronologically. Nature of documents verified and as to whether they are original or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/revenue/other authorities be examined.	1-Certified copy of extract of khatauni of khata no. 184m of village Jagjeetpur Mustahkam (Ansar Haddod), Tehsil & Dist Haridwar. 2-Certified copy of GPA document no. 330 registered on 08.08.1988 with the office of Sub-Registrar Haridwar. 3-Certified copy of GPA document no. 196 registered on 07.05.1988 with the office of Sub-Registrar Haridwar. 4-Certified copy of GPA document no. 889 registered on 04.06.2003 with the office of Sub-Registrar Haridwar. 5-Certified copy of GPA document no. 222 registered on 07.06.2012 with the office of Sub-Registrar Haridwar. 6-Certified copy of GPA document no. 341 registered on 06.07.2005 with the office of Sub-Registrar Haridwar. 7-Original sale deed dated 21.06.1988 bali no. 1 jild no. 583/617 pages 263/89-92 document no. 4215 registered on 29.06.1988 with the office of Sub-Registrar Haridwar. 8-Original sale deed dated 27.03.1989 bali no. 1 jild no. 645 pages 214-215 document no. 1072 registered on 28.03.1989 with the office of Sub-Registrar Haridwar. 9-Original sale deed dated 15.03.1989 bali

*Praveen Kumar*  
Advocate  
Dist. & Session Court Roshnabad  
Haridwar-247663 (U.K.)  
Ch. No. 509



**NOC FROM MUNICIPAL CORPORATION**

कार्यालय, नगर निगम, हरिद्वार।

पत्रांक 1002/नि0पि0/2021-22

दिनांक 05/06/2022

श्री प्रबोध अग्रवाल पुत्र श्री ज्ञानेश कुमार  
व श्री ज्ञानेश कुमार पुत्र स्व0 हजारालाल अग्रवाल  
निवासीगण- 16, हिमगिरी विहार, विष्णु गार्डन  
कनखल, हरिद्वार

**विषय :- अनापत्ति प्रमाण पत्र के सम्बन्ध में।**

आपके द्वारा भू-खण्ड स्थित स्थल प्लॉट नं0-56, हनुमानपुरम कॉलोनी, जगजीतपुर, कनखल तहसील व जिला हरिद्वार को प्रस्तुत किये गये अभिलेख/मानाधिकार के अनुसार भवन निर्माण किये जाने हेतु नगर निगम, हरिद्वार से अनापत्ति दिये जाने का अनुरोध किया गया है।

उक्त प्रस्तुत किये गये अभिलेखों/मानाधिकार के अनुसार स्थल निरीक्षण किया गया, जिसके अनुसार नगर निगम की भूमि पर अतिक्रमण नहीं है।

- 1- रिकार्ड/विक्रय पत्र के अनुसार स्थल के साथ सड़क की चौड़ाई 21.00 मीटर 9.00 मीटर चौड़ी मार्ग पर अवस्थित है। भवन स्वामी को प्रशस्तित भवन निर्माण एवं विद्युत उपविधि के अनुसार भवन निर्माण की कार्यवाही करनी होगी।
- 2- नगर निगम अधिनियम, 1959 की धारा-233 व धारा-234 के अन्तर्गत भवन स्वामी द्वारा निजी सड़क की नालियों को निगम की नाली से जोड़ने व निगम की नाली जल निस्तारण बिना निगम की अनुमति के नहीं किया जायेगा।
- 3- नगर निगम अधिनियम, 1959 की धारा-245 (1) (क), (ख) के अन्तर्गत भवन स्वामी द्वारा नये भवन बिना नालियों के नहीं बनाये जायेंगे।
- 4- नगर निगम अधिनियम, 1959 की धारा-292, धारा-293, धारा 294, धारा 295, धारा-296 के अन्तर्गत भवन स्वामी द्वारा सड़कों आदि से बाहर निकले हुए नाली, सबसे नीचे की मजिल के दरवाजे आदि सड़कों पर बाहर की ओर नहीं खुलने, सड़क के संबंध में प्रतिषेधों का अनुपालन करना होगा।
- 5- नगर निगम अधिनियम, 1959 की धारा-302 के अन्तर्गत भवन स्वामी द्वारा निगम अनुमति के सड़क न छोदी जाये, न तोड़ी जाये और न उन पर भवन का निर्माण किया जाये।
- 6- भवन स्वामी को रेन वाटर हार्वैस्टिंग टैंक की नियमानुसार व्यवस्था करनी होगी।
- 7- उत्तराखण्ड कूड़ा फेंकना एवं धुंखना प्रतिषेध अधिनियम, 2016 की धारा 7 के अन्तर्गत भवन स्वामी कोई धूल या अन्य पदार्थ, मलबा किसी भवन भूमि या नाली/विद्युत नाली पर जमा नहीं किया जायेगा, कोई पानी या अस्सिचर तत्व किसी नाली/विद्युत नाली में डाला, फेंका या बहाया नहीं जायेगा तथा धारा 7 के अन्तर्गत भवन स्वामी द्वारा अपने परिसर के आसपास के क्षेत्र जिसमें साथ लगे पैदल मार्ग आदि सम्मिलित है, की सफाई करवायेगा और उन्हें स्वच्छ रखेगा। निजी





**FIRE NOC**

कार्यालय मुख्य अग्निशमन अधिकारी जनपद हरिद्वार।

ईमेल-cfohdr.ukfs@gmail.com

फोन नं०-01334-265700

पत्रांक: न-6/सीएफओ-एच/2022

दिनांक: फरवरी 24, 2022।

स्वामी/प्रबन्धक

मैसर्स हिमालय टॉवर,

खसरा नं०-184, 184एम, हनुमन्तपुरम,

ग्राम-जगजीतपुर, परगना-ज्वालापुर,

तहसील व जिला हरिद्वार।

विषय- प्रस्तावित बहुमंजिला आवासीय भवन के Pre-Establishment प्रमाण पत्र के सम्बन्ध में

कृपया आपके आवेदन युनिक नम्बर-85991391, दिनांक: 15.02.2022 जो कि Uttarakhand Fire and Emergency Services के वेब पेज पर प्राप्त हुआ है, के अनुसार प्रस्तावित बहुमंजिला आवासीय भवन के निर्माण हेतु उपलब्ध कराये गये संलग्न मानचित्र का परिशीलन एवं स्थल का स्थलीय निरीक्षण प्रभारी अधिकारी फायर स्टेशन हरिद्वार से कराया गया, प्रभारी अधिकारी फायर स्टेशन हरिद्वार की निरीक्षण आख्या दिनांक: 22.02.2022 के अनुसार स्थल तक अग्निशमन का वाहन सुगमता से पहुँच सकता है, स्थल के ऊपर से कोई विद्युत हाईटेंशन लाइन नहीं जा रही है एवं बिन्दु संख्या 01 से 15 तक के अनुसार निर्माण कार्य कराये जाने हेतु सराई संस्तुति आख्या प्रेषित की गयी है।

आवेदक को निर्देशित किया जाता है कि प्रस्तावित बहुमंजिला आवासीय भवन का मानचित्र के अनुसार निर्माण के उपरान्त तथा भवन को उपयोग में लाये जाने से पूर्व अग्निशमन सुक्षा व्यवस्थाएँ मानचित्र/नेशनल बिल्डिंग कोड ऑफ इण्डिया-2016 के भाग-4 में उल्लिखित प्रावधानों के अनुसार कराकर तथा स्थानीय धाना, अस्पताल एवं फायर स्टेशन हरिद्वार का टेलीफोन नं० 01334-265600 को मुख्य स्थान पर अंकित कराकर इस कार्यालय को सूचित करें, प्रस्तावित बहुमंजिला आवासीय भवन को प्रयोग में लाने से पूर्व व्यवस्थाओं का भीतिक सत्यापन कराया जाये, व्यवस्था संतोषजनक पाये जाने के उपरान्त ही अन्तिम रूप से अनापत्ति प्रमाण पत्र निर्गत किया जायेगा एवं मानचित्र में प्रदर्शित सैटबैक के अनुरूप ही भवन निर्माण का कार्य किया जाये, मानचित्र को हरिद्वार रुडकी विकास प्राधिकरण से स्वीकृत कराये जाने के उपरान्त मानचित्र के अनुसार भवन निर्माण कर प्रयोग में लाने से पूर्व इस कार्यालय से अन्तिम रूप से अनापत्ति प्रमाण पत्र प्राप्त करना आवश्यक है, न किये जाने पर सम्पूर्ण जिम्मेदारी स्वामी/प्रबन्धक की होगी।

अतः उपरोक्त अनुबन्ध के साथ प्रभारी फायर स्टेशन हरिद्वार की संस्तुति आख्या एवं उप निदेशक महोदय (प्र०/तक०), अग्निशमन एवं आपात सेवा उत्तराखण्ड, देहरादून के अनुमोदन के उपरान्त प्रस्तावित बहुमंजिला आवासीय भवन का निर्माण कार्य इस उपबन्ध के साथ कराया जाये कि भवन के मानचित्र में प्रदर्शित अग्निशमन व्यवस्थाओं एवं प्रभारी फायर स्टेशन हरिद्वार के संलग्न पत्र में अंकित व्यवस्थाएँ/सुझाव के अनुरूप निर्माण पूर्ण होने तक पूर्ण करा ली जाने पर इस विभाग को कोई आपत्ति नहीं है, इस प्रमाण पत्र को अन्तिम अनापत्ति प्रमाण न समझा जाये भवन निर्माण पूर्ण कर संलग्न के अनुसार अग्निशमन व्यवस्था करने के उपरान्त पुनः ऑनलाइन आवेदन कर अन्तिम रूप से अनापत्ति प्रमाण पत्र प्राप्त करना अनिवार्य है।

संलग्नक: यथोपरि।

(नरेन्द्र सिंह कुँवर)  
मुख्य अग्निशमन अधिकारी  
हरिद्वार।

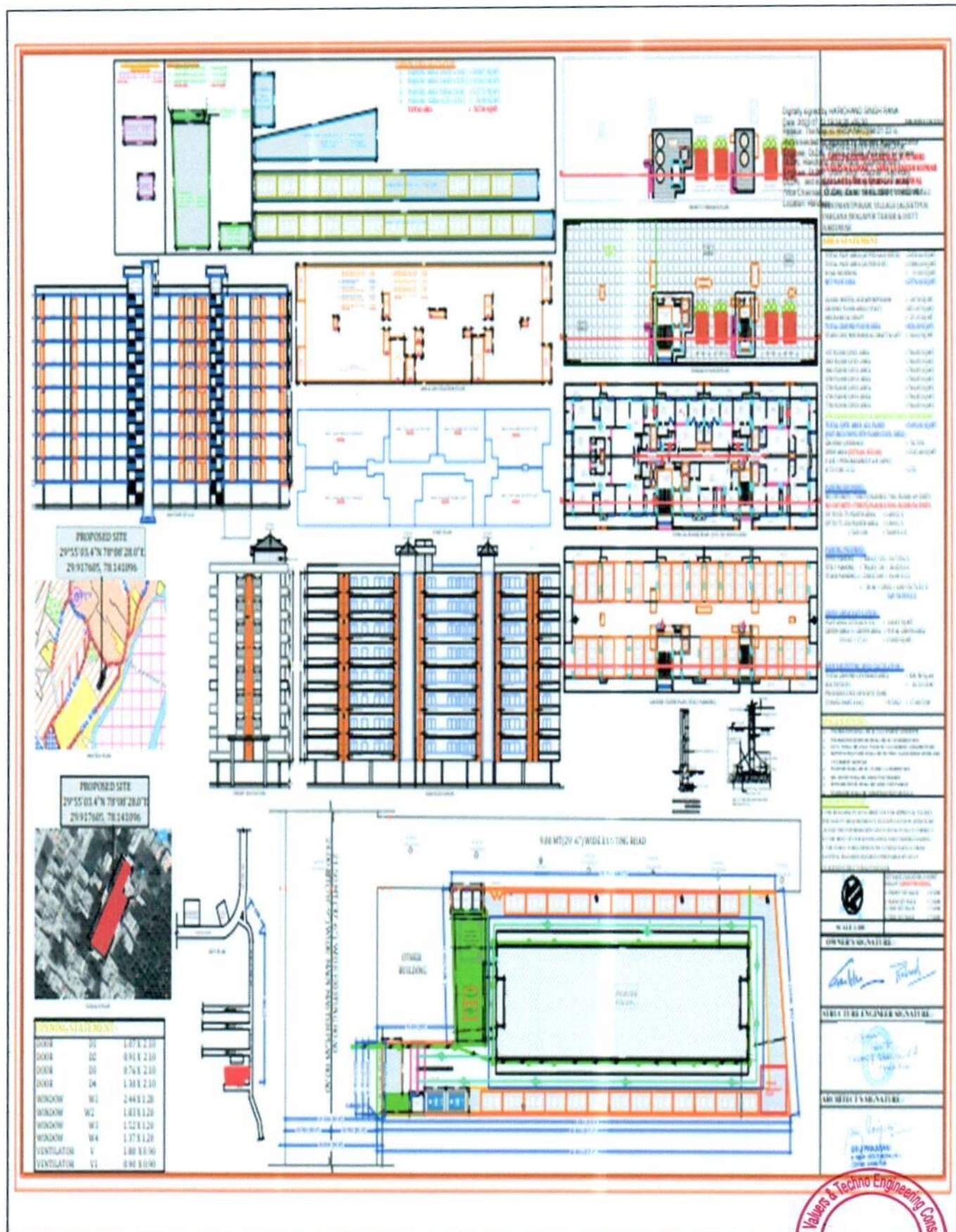
प्रतिलिपि: प्रभारी फायर स्टेशन हरिद्वार को सूचनाएँ एवं आवश्यक कार्यवाही हेतु प्रेषित।



## PROJECT TIE-UP REPORT

### M/S HIMALAYAN TERRACES

## APPROVED PLAN





**COPY OF BUILDING CONSTRUCTION PERMIT**



Uttarakhand Housing & Urban Development Authority  
Department of Housing, Govt. of Uttarakhand  
Rajeev Gandhi Multipurpose Complex, Dispensary Road  
Dehradun - 248001 Telefax - 0135-2719500



Haridwar Roorkee Development Authority  
Near Tulsii Chowk, Mayapur,  
Haridwar, Uttarakhand 249401,  
+91-1334-220600  
info@onlinehrda.com

**Sanction Letter**

Online Application For Building Construction Permit			
Applicant Name	PRABODH AGARWAL	File No.	HRDA/NR/2394/21-22
Father's Name	GYANESH KUMAR	Submission Date	13/01/2022
Co-Applicant	YES	Plan Type	New Submission
Address	Hanumantpuram, Village Jagjeetpur, Pargana Jwalapur, Tehsil & Distt. Haridwar, 184 & 184 ma., Jagjeetpur (CT), Haridwar, Haridwar, Uttarakhand		
Sector	Haridwar	Property	Residential Building
Contact Number	9927548100	Site Purpose	Group Housing
Co-Applicant Name(s)	GYANESH KUMAR	Approval Date	22/06/2022

Subject: - Letter of sanction towards your application No.HRDA/NR/2394/21-22 for Building Permit

Dear Mr./Ms. PRABODH AGARWAL

Your proposal # HRDA/NR/2394/21-22 received on 13/01/2022 through your Architect/ L.E./ Own self (PRABODH AGARWAL ) and proposal is approved on dated 22/06/2022 with the following terms and conditions:

1. By approval of this map, the rights and ownership of any government department or local body or any individual in the government department is not affected.
2. The Map will be used for the same purpose for which it has been approved. If there is any deviation in purpose, the whole construction will be considered invalid.
3. For any development work in future, if development charges are asked, shall be payable without any objection. If required, additional development charges for any project development work in the same area shall be paid without any objection, so that the development work of the area could be done from the development charges received from the same area.
4. The government or the local body will not be responsible for any development work in the area which is not suitable for the development work.
5. Doors and windows should be fixed in such a way that they don't open in any government land or road and do not affect the light or air of any other house.
6. One approved copy of the map shall always be kept at the construction site so that it can be investigated at any time. The construction will be done as per the approved map specifications and the applicant shall be responsible for ownership of the building.

Digitally signed by HARICHAND SINGH RANA  
Date: 2022.07.12 19:14:05 +05:30  
Reason: Online Map Approval  
Location: Haridwar

Page 1 of 3





### ENCLOSURE 6: CONSULTANT'S REMARKS

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



## PROJECT TIE-UP REPORT

### M/S HIMALAYAN TERRACES

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 price at which any agreement proceeds. The final transaction price is something



## PROJECT TIE-UP REPORT

### M/S HIMALAYAN TERRACES

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

