

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

CASE NO. VIS(2024-25)-PL240-204-265

DATED: 23/07/2024

# PROJECT TIE-UP REPORT

## OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	PARQ

## SITUATED AT

SECTOR-80, VILLAGE NAURANGPUR, GURUGRAM, HARYANA

## DEVELOPER/ PROMOTER

M/S. KEYWEST EDUINFRA & SERVICE PVT. LTD.

## REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM, HARYANA

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

- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

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

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

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

### CORPORATE OFFICE:

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

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

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

**PART A**

**SNAPSHOT OF THE GROUP HOUSING PROJECT**



**SITUATED AT**  
**SECTOR-80, VILLAGE NAURANGPUR, GURUGRAM, HARYANA**

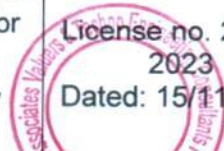
*[Signature]*  
*[Signature]*  
R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd.  
2017



## PART B

## SUMMARY OF THE PROJECT TIE-UP REPORT

<b>Name &amp; Address of Branch</b>	State Bank of India, HLST Branch, Gurugram
<b>Name of Project</b>	PARQ
<b>Work Order No. &amp; Date</b>	Via email dated 20/07/2024

SR. NO.	CONTENTS	DESCRIPTION		
<b>1.</b>	<b>GENERAL DETAILS</b>			
i.	Report prepared for	State Bank of India, HLST Branch, Gurugram		
ii.	Name of Developer/ Promoter	M/s. Keywest Eduinfra & Service Pvt. Ltd.		
iii.	Registered Address of the Developer as per MCA website	10 <sup>th</sup> floor, Tower D, Global Business Park, M.G. Road, Gurugram, Haryana-122002		
iv.	Type of the Property	Group Housing Society		
v.	Type of Report	Project Tie-up Report		
vi.	Report Type	Project Tie-up Report		
vii.	Date of Inspection of the Property	23 July 2024		
viii.	Date of Assessment	23 July 2024		
ix.	Date of Report	23 July 2024		
x.	Property Shown by	<b>Name</b>	<b>Relationship with Owner</b>	<b>Contact Number</b>
		Mr. Thapa	Employee	+91-9958039418
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>
		Property Title document	Form LC-V - Formal Grant of license for setting Group Housing Society from DTCP	License no. 244 of 2023 Dated: 15/11/2023 



## PROJECT TIE-UP REPORT

PARQ

		Approved Map	Approve Map	Dated: Feb, 2024
		Copy of TIR	None	---
		RERA Registration	RERA-GRG-PROJ-1584-2024	Dated:22/04/2024
		Project Approval & NOCs	Project Approval & NOCs	Refer to Page 15
xv.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	
2. SUMMARY				
i.	Total Prospective Fair Market Value	Rs. 478,00,00,000/-		
ii.	Total Expected Realizable/ Fetch Value	Rs. 406,30,00,000/-		
iii.	Total Expected Distress/ Forced Sale Value	Rs. 358,50,00,000/-		
iv.	Total No. of Dwelling Units	Residential Units – 448 EWS units – 80		
v.	Carpet area of the project	54,167.44 sq.mtr.		
vi.	Saleable Area of the Project	99,425.86 sq.mtr.		
vii.	Inventory Cost as on "Date of Assessment"	Refer to page no. 24		
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		

*Large*





**PART C**

**CHARACTERISTICS DESCRIPTION OF THE PROJECT**

**1. BRIEF DESCRIPTION OF THE PROJECT**

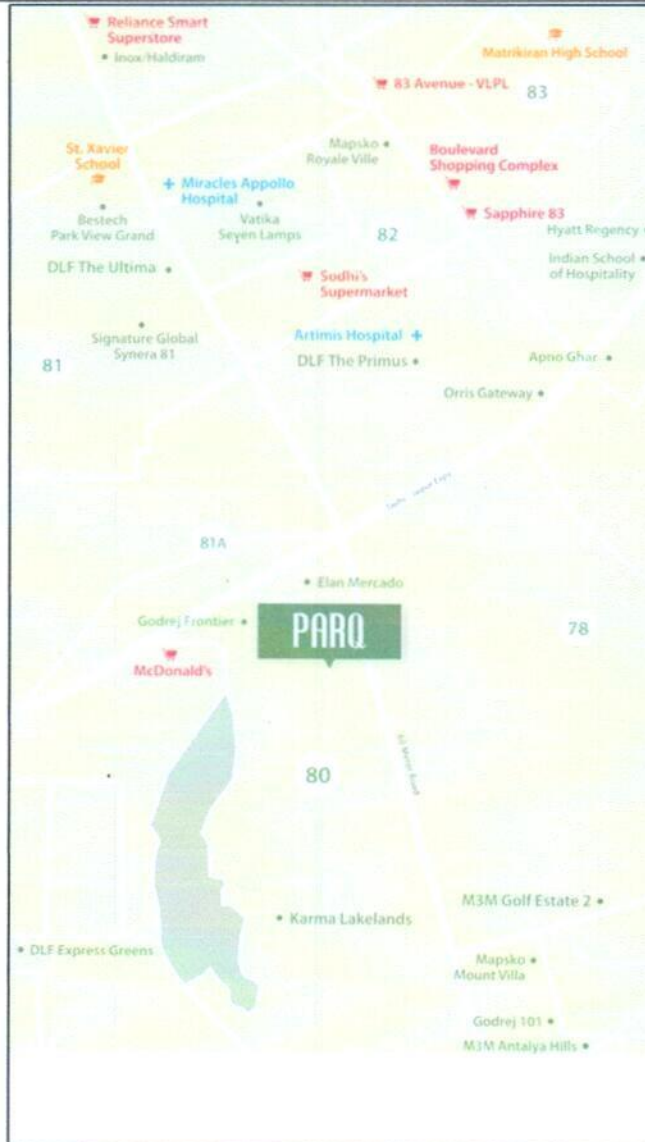
This project Tie-up report is prepared for the Group Housing Project named 'PARQ' being developed on a total licensed land area of 5.60 acres.

As per the license and RERA certificate M/s. Keywest Eduinfra & Service Pvt. Ltd. (Promoter/Developer) propose to develop the said land for a residential group housing project. The project comprises of 4 Towers, EWS tower and commercial shops. As per the inventory & map provided to us there are different type flats available in the tower, details of the towers are attached below,

S.no.	Tower	Floors	Total No. of DU in each Tower
1	Tower 1	2B+S+24	92
2	Tower 2	2B+S+27	104
3	Tower 3	2B+S+27	116
4	Tower 4	2B+S+27	136
<b>TOTAL (Excluding EWS)</b>			<b>448</b>
5	EWS	S+8	80
<b>TOTAL</b>			<b>528</b>

Tower	Configuration	Saleable area per DU (In Sq Mt)	Saleable area per DU (In Sqft)	Units on one tower
Tower 1	2BHK	159	1715	1
	2BHK+UT Type A	181	1945	1
	3BHK Compact	190	2045	22
	3BHK+UT Type A	213	2295	22
	3BHK+UT Type B	217	2335	23
	3BHK+UT Type C	219	2355	23
Tower 2	2BHK	159	1715	4
	3BHK Compact	181	1945	48
	3BHK+UT Type B	217	2335	26
	3BHK+UT Type C	219	2355	26
Tower 3	2BHK	159	1715	2
	2BHK+UT Type B	181	1945	2
	3BHK Compact	194	2085	27
	3BHK+UT Type C	216	2325	29
	3BHK+UT Type D	219	2355	29
	3BHK+UT Type E	221	2375	27
Tower 4	3BHK+UT Type F	236	2545	4
	4BHK+UT	262	2825	132
<b>Total</b>				<b>448</b>





As per the site survey, it was observed that excavation work is under progress.

The location of the subject project is in a good developing area situated in Sector-80, Gurugram in which other group housing projects are also under development. Subject project is located on 24 ft. wide sector road and located approx. 1 km from Delhi-Jaipur Highway. More infrastructure developments are proposed in this area in future.

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

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



be construed as pure valuation assignment or for any other purpose.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the assessment for which photographs are 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	Rampura Chowk		
ii.	Name of similar projects available nearby with distance from this property	Supertech Araville, Mapsko Mountville		
iii.	Postal Address of the Project	PARQ, Sector-80, Village Naurangpur, Gurugram Manesar Urban Complex, Gurugram, Haryana		
iv.	Independent access/ approach to the property	Clear independent access is available		
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report		
		Coordinates or URL: 28°22'25.3"N 76°57'43.7"E		
vi.	Description of adjoining property	Other residential projects and residential colony		
vii.	Plot No. / Survey No.	---		
viii.	Village/ Zone	Naurangpur		
ix.	Sub registrar	Manesar		
x.	District	Gurugram		
xi.	City Categorization	Metro City	Urban developing	
	Type of Area	Residential Area		
xii.	Classification of the area/Society	Upper Middle Class (Good)	Urban developing	
	Type of Area	Within urban developed area		
xiii.	Characteristics of the locality	Good	Within urban developing zone	
xiv.	Property location classification	On Wide Road	Near to Highway	Sunlight facing
xv.	Property Facing	East Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Delhi-Jaipur Highway		160 ft.
	b) Front Road Name & width	Sector Road		24 ft.
	c) Type of Approach Road	Bituminous Road		
	d) Distance from the Main Road	1 km from Delhi-Jaipur Highway		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
xviii.	Is the property merged or colluded with any other property	No		
xix.	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
	North	---		Other Vacant Land
	South	---		Other Vacant Land
	East	---		Road 24 ft. wide



	West	---	Other Vacant Land
3.	TOWN PLANNING/ ZONING PARAMETERS		
i.	Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP -2031	
ii.	Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP -2031	
iii.	Municipal limits	Municipal Corporation of Gurugram	
iv.	Developmental controls/ Authority	Director of Town and Country Planning, Haryana	
v.	Zoning regulations	Residential	
vi.	Master Plan provisions related to property in terms of Land use	Group Housing	
vii.	Any conversion of land use done	NA	
viii.	Current activity done in the property	Group Housing Society	
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning.	
x.	Any notification on change of zoning regulation	No information found in public domain	
xi.	Street Notification	Residential	
xii.	Status of Completion/ Occupational certificate	NA	
xiii.	Comment on unauthorized construction if any	NA	
xiv.	Comment on Transferability of developmental rights	Free hold, complete transferable rights	
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are used for other residential projects and few land are lying vacant.	
xvi.	Comment of Demolition proceedings if any	No information available	
xvii.	Comment on Compounding/ Regularization proceedings	No information available	
xviii.	Any information on encroachment	No (As per general information available).	
xix.	Is the area part of unauthorized area/ colony	No	
4.	LEGAL ASPECTS OF THE PROPERTY		
i.	Ownership documents provided	Licenses to setup group housing project from DTCP Haryana	---
ii.	Names of the Developer/Promoter	M/s. Keywest Eduinfra & Service Pvt. Ltd.	
iii.	Constitution of the Property	Free hold, complete transferable rights	
iv.	Agreement of easement if any	Not required	
v.	Notice of acquisition if any and area under acquisition	No, 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.	
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.	
xi.	Building Plan sanction:		
	a) Authority approving the plan	Director of Town and Country Planning, Haryana	



## PROJECT TIE-UP REPORT

PARQ

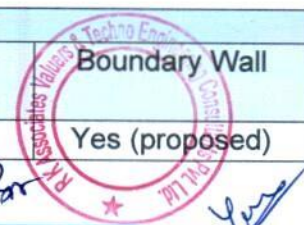
	b) Any violation from the approved Building Plan	NA, since construction work is not started yet.	
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property	
xiii.	Whether the property SARFAESI complaint	Yes	
xiv.	Information regarding municipal taxes ( <i>property tax, water tax, electricity bill</i> )	Tax name	No documents provided
		Receipt number	No documents provided
		Receipt in the name of	No documents provided
		Tax amount	No documents provided
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	No information provided	
xvi.	Is property tax been paid for this property	No documents provided	
xvii.	Property or Tax Id No.	---	
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information provided	
xix.	Property presently occupied/ possessed by	Developer	
xx.	Title verification	Title verification to be done by competent advocate as the same is out of our scope of work.	
xxi.	Details of leases if any	Not applicable	

### 5. SOCIO - CULTURAL ASPECTS OF THE PROPERTY

i.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Urban Developing area
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

### 6. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES

i.	Drainage arrangements		Yes (proposed)		
ii.	Water Treatment Plant		Yes (proposed)		
iii.	Power Supply arrangements	Permanent	Yes (proposed)		
		Auxiliary	Yes, D.G sets (proposed)		
iv.	HVAC system		Yes (proposed)		
v.	Security provisions		Yes (proposed)		
vi.	Lift/ Elevators		Yes (proposed)		
vii.	Compound wall/ Main Gate		Yes (proposed)		
viii.	Whether gated society		Yes (proposed)		
ix.	Car parking facilities		Yes (proposed)		
x.	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes (proposed)	Yes (proposed)	Yes (proposed)	Yes (proposed)	Yes (proposed)





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

iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~1.5 mtr.	~3.5 km	~2 km	~1 km	~8 km	~18 km	~30 km
iv.	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby.			

<b>8.</b>	<b>MARKETABILITY ASPECTS OF THE PROPERTY:</b>						
i.	Location attribute of the subject property			Good			
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			Good demand of such properties in the market.			
iv.	Any New Development in surrounding area			Yes, Construction of many other group housing societies is in progress.			
v.	Any negativity/ defect/ disadvantages in the property/ location			No			
vi.	Any other aspect which has relevance on the value or marketability of the property			None			

9.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:		
i.	Type of construction & design	RCC framed column & beam structure with RCC slab, (proposed)	
ii.	Method of construction	Using professional contractor workmanship based on architect plan (proposed)	
iii.	Specifications		
	a) Class of construction	Class B construction (Good) (proposed)	
	b) Appearance/ Condition of structures	Internal - Very Good (proposed)	
		External - Good (proposed)	
	c) Roof	Floors/ Blocks	Type of Roof
		RCC (proposed)	RCC (proposed)
	d) Floor height	Approx. 10 feet (proposed)	
e) Type of flooring	Imported Marble/stone, laminated wooden flooring, Vitrified Tiles (proposed)		



## PROJECT TIE-UP REPORT

PARQ

	f) Doors/ Windows	Hardwood Door framewith laminated flush door and UPVC windows (proposed)	
	g) Interior Finishing	Acrylic Emulsion paint (proposed)	
	h) Exterior Finishing	Simple plastered walls (proposed)	
	i) Interior decoration/ Special architectural or decorative feature	Acrylic Emulsion paint, Modular Kitchen with hob & chimney	
	j) Class of electrical fittings	Good electrical fitting	
	k) Class of sanitary & water supply fittings	Good quality fittings	
iv.	Maintenance issues	NA, since construction work is not started yet.	
v.	Age of building/ Year of construction	Under construction	---
vi.	Total life of the structure/ Remaining life expected	Under construction	---
vii.	Extent of deterioration in the structure	Newly constructed structure	
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	Yes (proposed)	
xi.	Provision of firefighting	Yes (proposed)	
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority.	
	a) Is Building as per approved Map	NA, since construction work is not started yet.	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	
		<input type="checkbox"/> Not permitted alteration	
	c) Is this being regularized	No information provided	

### 10. ENVIRONMENTAL FACTORS:

i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	Regular building technique 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
----	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------





## PROJECT TIE-UP REPORT

PARQ

12.	PROJECT DETAILS:	
a.	Name of the Developer	M/s. Keywest Eduinfra & Service Pvt. Ltd.
b.	Name of the Project	PARQ
c.	Total no. of Dwelling units	Residential Units – 448 EWS units – 80
d.	Market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.
e.	Name of the Architect	---
f.	Architect Market Reputation	New small scale Architect with no track record of any past Project. Entered into market with few residential projects.
g.	Proposed completion date of the Project	31/05/2031
h.	Progress of the Project	Land work is under progress
i.	Other Salient Features of the Project	<input checked="" type="checkbox"/> Modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input checked="" type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area



## PART C

## AREA DESCRIPTION OF THE PROPERTY

1.	Licensed area of the complete project		5.60 acres/ 22,662.42 sq.mtr.		
2.	Ground Coverage Area	Proposed	7,931.826 m <sup>2</sup>		
		Permissible	6,368.209 m <sup>2</sup>		
3.	Covered Built-up Area	UNDER FAR		REQUIRED AS PER APPROVED MAP	ACHIEVED STATUS
		Proposed	Residential	71,090.121 m <sup>2</sup> (7,65,207 ft. <sup>2</sup> )	Excavation work is under progress.
			Commercial	105 m <sup>2</sup> (1,130 ft. <sup>2</sup> )	
			Total	71,195.121 m <sup>2</sup> (7,66,337 ft. <sup>2</sup> )	
		Permitted		71,269.916 m <sup>2</sup> (7,67,142 ft. <sup>2</sup> )	
		UNDER NON-FAR		PROPOSED AS PER APPROVED MAP	ACHIEVED STATUS
		Proposed	42,950.119 m <sup>2</sup> (4,62,311 ft. <sup>2</sup> )	Excavation work is under progress.	
Total Gross Built Up Area	1,14,145.240 m <sup>2</sup> (FAR + NON-FAR)				
4.	Open/ Green Area	Minimum Required	3,399.354 sq.mtr.		
		Proposed	3,582.038 sq. mtr.		
5.	Density	Permitted	500 PPA		
		Proposed	445 PPA		
6.	Carpet Area		54,167.44 sq.mtr.		
7.	Saleable Area		99,425.86 sq.mtr.		





## PROJECT TIE-UP REPORT

PARQ

Total Blocks/ Floors/ Flats																																			
1.	Approved as per Building Plan				Actually provided				Current Status																										
	S.n o.	Tower	Floors	Total No. of DU in each Tower	S.n o.	Tower	Floors	Total No. of DU in each Tower	Excavation work is under progress.																										
	1	Tower 1	2B+S+24	92	1	Tower 1	2B+S+24	92																											
	2	Tower 2	2B+S+27	104	2	Tower 2	2B+S+27	104																											
	3	Tower 3	2B+S+27	116	3	Tower 3	2B+S+27	116																											
	4	Tower 4	2B+S+27	136	4	Tower 4	2B+S+27	136																											
	TOTAL (Excluding EWS)			448	TOTAL (Excluding EWS)			448																											
	5	EWS	S+8	80	5	EWS	S+8	80																											
	TOTAL			528	TOTAL			528																											
2.	Total no. of Flats/ Units				Residential Units – 448 EWS units – 80																														
3.	Type of Flats				<table><tr><th>Type of flat</th><th>No. of flats</th></tr><tr><td>2BHK</td><td>7</td></tr><tr><td>2BHK+UT Type A</td><td>1</td></tr><tr><td>2BHK+UT Type B</td><td>2</td></tr><tr><td>3BHK Compact</td><td>97</td></tr><tr><td>3BHK+UT Type A</td><td>22</td></tr><tr><td>3BHK+UT Type B</td><td>49</td></tr><tr><td>3BHK+UT Type C</td><td>78</td></tr><tr><td>3BHK+UT Type D</td><td>29</td></tr><tr><td>3BHK+UT Type E</td><td>27</td></tr><tr><td>3BHK+UT Type F</td><td>4</td></tr><tr><td>4BHK+UT</td><td>132</td></tr></table>							Type of flat	No. of flats	2BHK	7	2BHK+UT Type A	1	2BHK+UT Type B	2	3BHK Compact	97	3BHK+UT Type A	22	3BHK+UT Type B	49	3BHK+UT Type C	78	3BHK+UT Type D	29	3BHK+UT Type E	27	3BHK+UT Type F	4	4BHK+UT	132
Type of flat	No. of flats																																		
2BHK	7																																		
2BHK+UT Type A	1																																		
2BHK+UT Type B	2																																		
3BHK Compact	97																																		
3BHK+UT Type A	22																																		
3BHK+UT Type B	49																																		
3BHK+UT Type C	78																																		
3BHK+UT Type D	29																																		
3BHK+UT Type E	27																																		
3BHK+UT Type F	4																																		
4BHK+UT	132																																		
4.	Number of Car Parking available for main units				Required		672 ECS																												
					Proposed		1013 ECS																												
5.	Land Area considered				5.60 acres/ 22,662.42 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)				Built-up Area		1,14,145.24 sq.mtr																												
	Area adopted on the basis of				Approved Map																														
	Remarks & observations, if any				None																														

### Note:

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





## PART D

## PROJECT APPROVAL DETAILS

S.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Form LC-V – Formal Grant of License for setting up group housing from DTCP (Hr. Govt.)	License no. 244 of 2023 Dated: 15/11/2023	Obtained
2.	RERA Registration Certificate	RERA-GRG-PROJ-1584-2024 Dated: 22/04/2024	Obtained
3.	LC-III - Letter of Intent for grant of license from DTCP (Hr. Govt.)	---	Not Provided
4.	BR-III – Approval of Building Plan from DTCP (HR Govt.)	Memo No. ZP-1922/PA(DK)/2024/10672 Dated: 22/03/2024	Obtained
5.	NOC for Height Clearance from Airport Authority of India	---	Not Provided
6.	NOC from Pollution control Board	---	Not Provided
7.	Environmental clearance NOC from SEIAA	Memo No. SEIAA/HR/2024 Dated: 02/04/2024	Obtained
8.	NOC of Forest, Gurugram (Haryana)	Dated: 25/10/2023	Obtained
9.	NOC for land not under Aravalli Hills	Doc. No. 143/M.B. Dated: 12/12/2023	Obtained
10.	NOC from Fire Authority, Gurugram	Dated: 06/03/2024	Obtained
11.	Assurance of Storm water connection	Memo No. GMDA/Drainage/2023/751 Dated: 29/11/2023	Obtained
12.	Assurance of Drinking water supply	Memo No. EE (Proj)/GMDA/2023/657 Dated: 28/11/2023	Obtained





**PART E**

**PROCEDURE OF ASSESMENT**

1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		23 July 2024	23 July 2024	23 July 2024
ii.	Client	State Bank of India, HLST Branch, Gurugram		
iii.	Intended User	State Bank of India, HLST Branch, Gurugram		
iv.	Intended Use	To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Project Tie-up for individual Flat Financing		
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, ascertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the property is identified	<input checked="" type="checkbox"/>	Done from the nameplate displayed on the property	
		<input type="checkbox"/>	Identified by the owner	
		<input checked="" type="checkbox"/>	Identified by the owner's representative	
		<input checked="" 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.		
vii.	Land Physical Factors	Shape	Size	



## PROJECT TIE-UP REPORT

PARQ

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







## PROJECT TIE-UP REPORT

PARQ

	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:	M/s. Shri Balaji Real Estate
			Contact No.:	+91-9711000072
			Nature of reference:	Property dealer
			Size of the Property:	~200 to 500 sq.mtr
			Location:	Nearby subject property
			Rates/ Price informed:	Rs.1,10,000/- per sq. yds. to Rs.1,30,000/- per sq. yds. for Residential land.
			Any other details/ Discussion held:	---
		b.	Name:	M/s. Shree Ram Properties &Construction
			Contact No.:	+91-9896707022
			Nature of reference:	Property dealer
			Size of the Property:	~1,500 to 2,500 sq.ft
			Location:	Sector 80, PARQ
			Rates/ Price informed:	Rs.14,500/- per sq.ft. to Rs.15,500/- per sq. ft on super area
			Any other details/ Discussion held:	The Price of the flat in the subject society ranges from Rs.14,500/- per sq.ft. to Rs.15,500/- per sq. ft on super area
xxv.	Adopted Rates Justification	For the market rate of the Flats available in this project and as well as nearby project we have enquired from property dealers in that area and were able to find a Sale rate range of Rs.14,500 /- to Rs.15,500/- per sq. ft. on super built-up area for the project inclusive all charges. The land rate in subject locality is around Rs.1,10,000/- per sq.yds. to Rs.1,30,000/- per sq.yds. considering the location and size of the property we are in view to adopt the rate of Rs.1,20,000/- per sq.yds.		
xxvi.	OTHER MARKET FACTORS			
	Current Market condition	Normal		
		Remarks: NA		

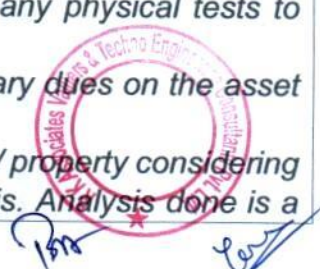


with the comparable  
based on the verbal/  
from the local people/  
relied upon as may  
assignment during



market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.

- g. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, price assessment metrics is prepared and necessary adjustments are made on the subject asset.
- h. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- i. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
- j. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- k. Area measurements considered Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- l. Area of the large land parcels of more than 2500 sq. mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- m. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- n. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- o. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- p. The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- q. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Report.
- r. Project tie-up report is prepared based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a





## PROJECT TIE-UP REPORT

PARQ

general assessment and is neither investigative in nature nor an audit activity.

- s. Project tie up is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

### xxxii. ASSUMPTIONS

- Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- 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.
- 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.
- Payment condition during transaction in the Project tie up report has been considered on all cash bases which includes both formal & informal payment components as per market trend.
- Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
- This Project tie up report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

### xxxiii. SPECIAL ASSUMPTIONS

None

### xxxiv. LIMITATIONS

None





3.	COST ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Cost of Land
a.	Prevailing Rate range	Rs.2,30,00,000/- per acres. (For Agriculture Land)	Rs. 1,10,000/- to Rs. 1,30,000 per sq.yds
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.9,20,00,000/- per acres. (Rs.2,30,00,000/- per acres x 4 for Residential Land)	Rs. 84,000 per sq.yds
d.	Total Land Area/ FAR Area considered <i>(documents vs site survey whichever is less)</i>	5.60 acres/ 22,662.42 sq.mtr/ 27,104 sq.yds	5.60 acres/ 22,662.42 sq.mtr/ 27,104 sq.yds
e.	Total Value of land (A)	5.60 acres x Rs. 9,20,00,000/- per sq.yds.	27,104 sq.yds x Rs. 84,000/- per sq.yds
		<b>Rs. 51,52,00,000/-</b>	<b>Rs. 227,67,35,809/-</b>

4.	COST ASSESSMENT OF BUILDING CONSTRUCTION			
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR	NON-FAR
	Building Construction Value	Rate range	Rs. 1,600/- to 2,000/- per sq. ft.	Rs. 1,400/- to 1,600/- per sq. ft.
		Rate adopted	Rs.1,800/- per sq. ft.	Rs.1,500/- per sq. ft.
		Built-up Area	71,195.121 m <sup>2</sup> (7,66,337 ft. <sup>2</sup> )	42,950.119 m <sup>2</sup> (4,62,311 ft. <sup>2</sup> )
		Pricing Calculation	7,66,337 sq. ft. x Rs. 1,800/- per sq. ft.	4,62,311 sq. ft. X Rs.1,500/- per sq. ft.
		Total Value	<b>Rs. 137,94,06,893/-</b>	<b>Rs. 69,34,66,179/-</b>
a.	Depreciation percentage <i>(Assuming salvage value % per year)</i>		NA <i>(Above replacement rate is calculated after deducting the prescribed depreciation)</i>	
b.	Age Factor		NA	
c.	Structure Type/ Condition		Under construction / Yet to be Constructed	
d.	Construction Depreciated Replacement Value (B)		<b>Rs. 207,28,73,072/-</b>	
e.	Construction of Construction as per Guideline Rate		12,28,648 sq. ft. X Rs. 1,500/- per sq. ft.	
			<b>Rs. 184,29,71,923/-</b>	

5.	COST ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements <i>(Add lump sum cost)</i>	----	----
b.	Add extra for fittings & fixtures <i>(Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)</i>	Approx. 7% of building construction cost	Rs. 14,51,01,115/-
c.	Add extra for services	Approx. 9% of building construction cost	Rs. 18,65,58,576/-



## PROJECT TIE-UP REPORT

PARQ

	(Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)		
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. 10,36,43,654/-
e.	<b>Expected Construction Value (C)</b>	---	<b>Rs. 43,53,03,345/-</b>

6.	MARKET/ SALEABLE AMOUNT OF THE FLATS		
a.	Total No. of DU	448 DU	
b.	Total No. of EWS Units	80 DU	
c.	Total Proposed Saleable Area for flats	99,425.86 sq.mtr/ 10,70,210 sq.ft.	
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	No information is provided	
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	No information is provided	
	Market Rate in secondary sale (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.14,500/- to 15,500/- Per Sq. ft. on super Built-up Area	
e.	Remarks	<p>The value of the Flats is varying from floor to floor and direction to direction as per information gathered from the public domain &amp; dealers of that area, and it is found that flat rates vary from Rs.14,500/- per sq. ft. to Rs.15,500/- per sq. ft. on Super area for the Project inclusive all the charges and the same seems to be reasonable in our view.</p> <ul style="list-style-type: none"> <li>Details of the inventory is as provided by the builder.</li> </ul> <p>Pricing assessment of the inventory is done based on the prospective number of flats which builder intends to create in this Project as provided by the builder.</p>	



## INVENTORY ANALYSIS

Tower	Configuration	Saleable area per DU (In Sq.mt)	Saleable area per DU (In Sq.ft)	Units in each tower	Total Saleable area (in sq.ft.)	@Rs.14,500/- per sq. ft. on super built up area (In Cr.)	@Rs.15,500/- per sq. ft. on super built up area (In Cr.)
Tower 1	2BHK	159	1715	1	1,715	2.49	2.66
	2BHK+UT Type A	181	1945	1	1,945	2.82	3.01
	3BHK Compact	190	2045	22	44,990	65.24	69.73
	3BHK+UT Type A	213	2295	22	50,490	73.21	78.26
	3BHK+UT Type B	217	2335	23	53,705	77.87	83.24
	3BHK+UT Type C	219	2355	23	54,165	78.54	83.96
Tower 2	2BHK	159	1715	4	6,860	9.95	10.63
	3BHK Compact	181	1945	48	93,360	135.37	144.71
	3BHK+UT Type B	217	2335	26	60,710	88.03	94.10
	3BHK+UT Type C	219	2355	26	61,230	88.78	94.91
Tower 3	2BHK	159	1715	2	3,430	4.97	5.32
	2BHK+UT Type B	181	1945	2	3,890	5.64	6.03
	3BHK Compact	194	2085	27	56,295	81.63	87.26
	3BHK+UT Type C	216	2325	29	67,425	97.77	104.51
	3BHK+UT Type D	219	2355	29	68,295	99.03	105.86
	3BHK+UT Type E	221	2375	27	64,125	92.98	99.39
Tower 4	3BHK+UT Type F	236	2545	4	10,180	14.76	15.78
	4BHK+UT	262	2825	132	3,72,900	540.71	578.00
Total				448	10,75,710	1,559.78	1,667.35





## PROJECT TIE-UP REPORT

PARQ

7. CONSOLIDATED COST ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs. 51,52,00,000/-	Rs. 227,67,35,809/-
b.	Structure Construction Value (B)	Rs. 184,29,71,923/-	Rs. 207,28,73,072/-
c.	Additional Aesthetic Works Value (C)	---	Rs. 43,53,03,345/-
d.	<b>Total Add (A+B+C)</b>	<b>Rs. 235,81,71,923/-</b>	<b>Rs. 478,49,12,227/-</b>
e.	Additional Premium if any	---	---
	Details/ Justification	---	---
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	<b>Total Indicative &amp; Estimated Prospective Fair Market Value</b>	---	<b>Rs. 478,49,12,227/-</b>
h.	<b>Rounded Off</b>	---	<b>Rs. 478,50,00,000/-</b>
i.	Indicative & Estimated Prospective Fair Market Value in words	---	<b>Rupees Four Hundred &amp; Seventy-Eight Crore Fifty Lakhs Only</b>
j.	<b>Expected Realizable Value</b>	---	<b>Rs. 406,72,50,000/-</b>
k.	<b>Expected Distress Sale Value</b>	---	<b>Rs. 358,87,50,000/-</b>
l.	Percentage difference between Circle Rate and Market Value	---	
m.	<b>Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%</b>	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	<b>Concluding Comments/ Disclosures if any</b>		
	<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 only a tie up report. Therefore, the value of land is immaterial and have no relevance if any</p>		



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. Scope of the work is opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up Wherever the term of valuation or anything related to it is mentioned in the report is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.
- g. This Project Tie-up is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.
- h. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.
- i. Legal aspects for 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.

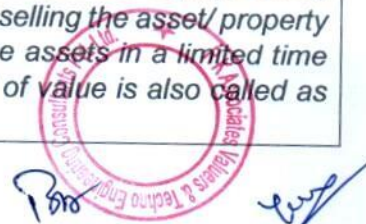
Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

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
Sachin Pandey	Yash Bhatnagar	Babul Akhtar Gazi
		





## PROJECT TIE-UP REPORT

PARQ

<b>Declaration</b>	<p>a. The information provided by us is true and correct to the best of our knowledge and belief.</p> <p>b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks.</p> <p>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 &amp; fair <i>assessment</i> as per the purpose.</p> <p>d. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>e. Our authorized surveyor <b>Sachin Pandey</b> has visited the subject property on <b>23/7/2024</b> in the presence of the owner's representative with the permission of owner.</p> <p>f. Firm is an approved Valuer of the Bank.</p> <p>g. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.</p> <p>h. We have submitted the Valuation Report directly to the Bank.</p>
--------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------





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

### References of Built-up Unit

**HOUSING.COM** Buy in Gurgaon

**Conscient Parq**  
By CONSCIENT INFRASTRUCTURE  
Sector 84, New Gurgaon, Gurgaon

₹2.82 Cr - 4.13 Cr | ₹14.50 K/sq.ft  
EMI starts at ₹140 Lacs

Dec 2028

₹14.50 K/sq.ft

3045 sq.ft - 3850 sq.ft

₹ 4 BHK Apartment

₹ 3.07 - 5.03 Cr • Charges

₹ 3.63 - 4.38 Cr • Charges

**99acres** Buy - Gurgaon

**Conscient Parq**

₹3.07 - 5.03 Cr • Charges

₹14.50 K/sq.ft

Dec 2028

₹ 3.07 - 5.03 Cr • Charges

₹ 3.63 - 4.38 Cr • Charges

*Handwritten signature and stamp of R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.*



## ENCLOSURE 2: GOOGLE MAP LOCATION



Ben [Signature]



**ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY**



*(Circular stamp of RK Associates Valuers & Techno Engineering Consultants Pvt. Ltd. with signatures)*



# PROJECT TIE-UP REPORT

PARQ

## ENCLOSURE: 4- COPY OF CIRCLE RATE

COLLECTOR RATE OF TEHSIL MANESAR DISTRICT GURUGRAM, PROPOSED FOR THE YEAR 2021-22													
Village Name	Machid No.	Rate for the Year 2021-22				Rate for the Year 2022-23				Proposed Rate for the Year 2023-24			
		Rate for the year of Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards Other Than Section License Area)	Commercial (Rs. Per Sq. Yards)	Rate of Land upto 2 acre depth from NH-48 25% Major District Roads 10%	Rate for the year of Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards Other Than Section License Area)	Commercial (Rs. Per Sq. Yards)	Rate of Land upto 2 acre depth from NH-48 25% Major District Roads 10%	Rate for the year of Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards Other Than Section License Area)	Commercial (Rs. Per Sq. Yards)	Rate of Land upto 2 acre depth from NH-48 25% Major District Roads 10%

Naurangpur	4/10m, 5m, 10m to 25, 5/1 to 3, 8 to 25, 26, 7/10m, 12m, 19 to 23, 24, 8/1 to 4, 7m to 25, 9/1 to 25, 10/10m, 10m, 15m, 10m, 25m, 11/10m, 10m, 15m, 10m, 12/1 to 25, 13/1 to 25, 26, 14/1 to 25, 26, 15/1 to 25, 26, 15/1, 2m, 10m to 13m,												
------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--	--	--	--	--	--	--	--	--	--	--

	16/1 to 5m, 6m, 7 to 10m, 11m to 14m, 15m, 16m to 17, 25															
Public Utilities, Open Space Agriculture Zone (As per Master Plan 2031)	Outside R-Zone & Commercial Area	13000000	6000	16000	NA	NA	20000000	10000	22000	NA	11000000	23000000	11500	25300	NA	35000000
Naurangpur Bheva	Total Area Outside R-Zone	2533500	4000	9500	NA	NA	4000000	4500	11000	NA	NA	4700000	5200	12700	NA	NA
Naurangpur Taluk	1/25, 2/12/1 to 13/3, 17/1 to 25, 3/1, 16/1 to 12, 19 to 22/2, 4/1/1 to 26, 5/5/1 to 7, 13 to 19, 21/1 to 25/2, 6/1 to 25, 10/12/1 to 26, 11/1 to 2, 9 to 12, 19 to 23, 12/20 to 23, 13/1 to 6, 7/1 to 26,															

Note:

- Any Land for which change of land use (C.L.U.) has been obtained in (non-licensed colony) the following rates will be applicable
  - Residential plotted colony-three times of Agricultural collector rates.
  - Residential Group Housing Colony Four times of the Agricultural collector rates.
  - Commercial -Five times of the Agricultural collector rates.
  - Warehouse - Two times of the collector rates of the Agricultural land
  - Educational/Institutional, College, Hospital, Club - Three times of the collector rates of the Agricultural land
  - Industrial land- 2.5 times the collector rates of the Agricultural land
- Value of the land falling on NH-48 will be 25% more upto the depth of 2 Acre from the road
- Value of the land falling on Pataudi-Tauru Road and Pachgaon-Tauru road will be 10% more upto depth 1 Acre from the road
- land less than 1000Sq. Yard will be treated as residential for stamp levying
- if there is a 24 Mtr Road in front of the plot and the plot is of cornerer in which 2 or more road are taken and there is a park in front of the plot, then the collector rate will be 10 percent more than the normal collector rate.
- if there is a 30 Mtr road or park in front of the plot and the plot is of cornerer, the collector rate will be more than 20 percent of the normal collector rate.

Joint sub Registrar  
Manesar

Sub Registrar  
Manesar

SDO (c), West  
Gurugram

DRD  
Gurugram

Deputy Commissioner  
Registrar Gurugram





## PROJECT TIE-UP REPORT

PARQ

### COLLECTOR RATE OF TEHSIL MANESAR DISTRICT GURUGRAM FOR THE YEAR 2023- w.e.f.....

Sr. No.	Cost of Construction	Revised Rates for the Year of 2021-22 (Rs. Per Sq. feet)	Rates for the Year of 2022	Rates for the Year of 2023-24
1	Covered Area in Licensed Colonies & Huda Sector	1300	1300	1500
2	Covered Area in Rest of Manesar Tehsil	700	1000	1100
3	Covered Area in Industrial Area/Land	800	900	1000
4	Covered Area of Warehouse	600	800	900





**ENCLOSURE 5: OTHER RELEVANT DOCUMENTS**

**LICENSE**

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

License No. 244 of 2023

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Keywest Eduinfra & Services Pvt. Ltd., 10th Floor, Tower-D, Global Business Park, M.G. Road, Gurugram 122002 for setting up of an Residential Group Housing colony on the land measuring 5.6 acres in the revenue estate of village Naurangpur, Sector 80, Gurugram.

1. The particulars of the land, wherein the aforesaid Residential Group Housing Colony is to be set up, are given in the schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:
  - i. That you will pay the Infrastructure Development Charges amounting to Rs. 2,48,33,910/- in two equal installments. First installment will be due within 60 days of grant of license and second installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
  - ii. That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
  - iii. That you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - iv. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. as per 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - v. That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DGTCP Haryana.
  - vi. That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
  - vii. That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
  - viii. That you have understood that the development /construction cost of 24 m/18 m major internal roads is not included in the EDC rates and applicant company

  
Director General  
Town & Country Planning  
Haryana, Chandigarh





## PROJECT TIE-UP REPORT

PARQ

To be read with License No. 2944 Dated 1/5/11 of 2023

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Naurangpur	Keywest Eduinfra & Services Pvt. Ltd.	8	2	8-0
			3/1	4-12
			9	8-7
			3/2	3-8
			4/1min	6-16-6
			7min	2-10-3
			8	8-0
			13/1	2-2
			14/1min	1-0
			<b>Total</b>	<b>44-16</b>
				<b>Or 5.60 Acres</b>

Director General  
Town & Country Planning  
Haryana Chandigarh  
Jaspre Singh





**PROJECT REGISTRATION CERTIFICATE**

REGISTRATION NO. 45 OF 2024

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

**HARYANA REAL ESTATE REGULATORY AUTHORITY  
GURUGRAM**



REGISTRATION NO. 45 OF 2024

RC/REP/HARERA/GGM/818/550/2024/45 Date: 22.04.2024  
UNIQUE NO. GENERATED ONLINE RERA-GRG-PROJ-1584-2024

**REGISTRATION CERTIFICATE**

**REAL ESTATE PROJECT**

**PARQ**

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

**(A) PARTICULARS OF THE PART OF PROJECT REGISTERED**

S.N.	Particulars	Details
(i)	Name of the project	PARQ
(ii)	Location	Sector -80, Gurugram, Haryana
(iii)	License no. and validity	244 of 2023 dated 15.11.2023 valid upto 14.11.2028
(iv)	Total licensed area of the project	5.6 acres
(v)	Area of project for registration	5.6 acres
(vi)	Nature of the project	Group Housing Colony
(vii)	Total FAR area of the project	71,269.9159 sqm
(viii)	Number of Towers	4 (Tower no. - 1, 2, 3, 4) + 1 EWS Tower
(ix)	Number of units	(448 Residential Units + 80 EWS Units + 5 Shops)

**(B) NAME OF THE PROMOTERS**

S. N.	Particulars	S.N.	Details
(i)	Promoter 1/License holder	1.	M/s Keywest Eduinfra & Service Pvt. Ltd.

**(C) PARTICULARS OF THE PROMOTER 1/ DEVELOPER**

S. N.	Particulars	Details
(i)	Name	M/s Keywest Eduinfra & Service Pvt. Ltd.
(ii)	Registered Address	K-1, Green Park, Main City, New Delhi-110016
(iii)	Corporate Office Address	10th Floor, Tower D, Global Business Park, M.G Road, Gurugram, Haryana-122002

Page 1 of 6





**ENVIRONMENT CLEARANCE**

State Environment Impact Assessment Authority, Haryana,  
Bays No.55-58, Prayatan Bhawan, Sector-2 Panchkula.

Telephone : 0172-266221  
Fax : 0172-266216

Mobile No. 98154-188124, 98154-18813

E-mail : seiaa@seiaa.haryana.gov.in

To

M/s Keywest Eduinfra & Services Private Limited,  
Address: K-1, Green Park Main,  
New Delhi-110016  
E-mail : [info@keywesteduinfra.com](mailto:info@keywesteduinfra.com)

**Subject:** Environment Clearance for Proposed Residential Group Housing Colony  
on the land measuring 5.6 acres in the Revenue Estate of Village  
Naurangpur, Sector-80, Gurgaon, Haryana.

**Ref:** SIA/HR/INFRA2/462717/2024

I have been directed to intimate that your Proposal for Grant of Environment  
Clearance under EIA Notification dated 14.09.2006, issued by MoEF & CC, Govt to the  
SEIAA Haryana through PARIVESH Web Portal vide online Proposal No.  
SIA/HR/INFRA2/462717/2024 was considered by State Expert Appraisal Committee  
(SEAC), Haryana during 287<sup>th</sup> Meeting of SEAC held on 27.02.2024 and recommended  
to SEIAA for Grant of Environment Clearance, whereas, the concerned file was  
received in the office of Authority on 28.03.2024.

In this context, it is intimated that at present, the recommendations of the  
State Expert Appraisal Committee (SEAC) could not be considered by SEIAA, due to non-  
availability of Hon'ble Chairman, SEIAA.

The recommendations of SEAC will only be considered (on seniority basis)  
by the Authority after the appointment of new Chairperson, SEIAA Haryana by MoEF &  
CC, Govt. New Delhi.

This is for your kind information, please.

*(Signature)*  
Assistant  
for Member Secretary,  
SEIAA, Haryana





**ARAVALI NOC**

प्रेषक,

उपायुक्त, गुरुग्राम।

सेवा में,

M/s Keywest Eduinfra & Services Pvt. Ltd.,  
10<sup>th</sup> Floor, Tower-D, Global Business Park, M.G. Road,  
Gurugram-122002

क्रमांक

143

/एमओबीओ

दिनांक

12/12/2023

विषय:-

Issuance of NOC under Aravali Notification dated 07.05.1992 for our proposed Residential Group Housing Project over and area measuring 5.60 acres in the revenue estate of Village Naurangpur, Sector-80, District Gurugram.

उपरोक्त विषय के संदर्भ में।

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

तहसीलदार, मानेसर ने अपने कार्यालय के पत्र क्रमांक 357 दिनांक 30.11.2023 के द्वारा रिपोर्ट इस कार्यालय में प्रेषित की है जिसमें लिखा है कि गाँव नौरंगपुर तहसील मानेसर जिला गुरुग्राम भागी गई रिपोर्ट बरूहे जमाबन्दी साल 2019-20 के अनुसार बिन्दुवार है:-

1. अराजी भूमि पत्र में वर्णित खसरा नम्बर दिनांक 07.05.1992 नोटिफिकेशन के अनुसार अरावली क्षेत्र में नहीं है।
2. अराजी भूमि 07.05.1992 के नोटिफिकेशन से पूर्व व उसके पश्चात मिसल हकीयत, जमाबन्दी ता हाल तक कभी भी अराजी मुतनाजा की किरम गैर मुमकिन पहाड, गैर मुमकिन राडा, गैर मुमकिन बीहड, बंजड बीहड या रुद नहीं है।
3. अराजी भूमि 07.05.1992 के नोटिफिकेशन से पूर्व किरम मगदा व हाल में फैक्ट्री है।
4. अराजी भूमि मिसल हकीयत चकबन्दी ता हाल कभी भी शामिलता देह/पंचायत देह/नगर पालिका की मलकियत नहीं है।
5. अराजी भूमि जमाबन्दी साल 2009-10 ता हाल राजस्व रिकार्ड में किसी भी माननीय न्यायालय में केस नहीं चल रहा है।
6. अराजी भूमि SEZ (Special Economical Zone) में नहीं आता है।
7. अराजी भूमि खसरा नम्बर मुस्तिल नम्बर 8//4मिन(0-14), 5(7-18) व 6 मिन(7-4) पर धारा 4, 6 व अवाई दर्ज है व उपरोक्त नम्बरान पर नहीं है।
8. अराजी भूमि 8//कीला नम्बर 2(8-0), 3/1(4-12), 9(8-7), 3/2(3-8), 4/1मिन(6-16-6), 7मिन(2-10-3), 8(8-0), 13/1(2-2), 14/1मिन 1-0 बरूहे इन्तकाल नम्बर 4969 बैग मन्जूर शुदा से M/s Keywest Eduinfra & Services Pvt. Ltd मालिक है।

उप वन संरक्षक, गुरुग्राम ने अपने कार्यालय के पत्र क्रमांक 1611-G दिनांक 30.11.2023 के द्वारा अदगत कराया है कि उनके कार्यालय द्वारा दिनांक 25.10.2023 (M/s Keywest Eduinfra & Services Pvt. Ltd) को गाँव नौरंगपुर जिला गुरुग्राम के 5.60 एकड, एरिया की फारेस्ट क्लेरिफिकेशन ऑनलाईन जारी की जा चुकी है। जिसकी छाया प्रति इस कार्यालय में प्रेषित की है जिसमें लिखा है कि Applicant Mahendra Sharma, M/s Keywest Eduinfra & Services Pvt. Ltd., having Rectangle No./Murba No. 8//2, 3/1, 9, 3/2, 4/1 Min, 7 Min, 8, 13/1, 14/1 Min Land Measurements 5.60 (Acre) Land Location Village Naurangpur, District Gurugram made a proposal to use this land for NOC for Setting up A Group Housing Colony. It is made clear that:-

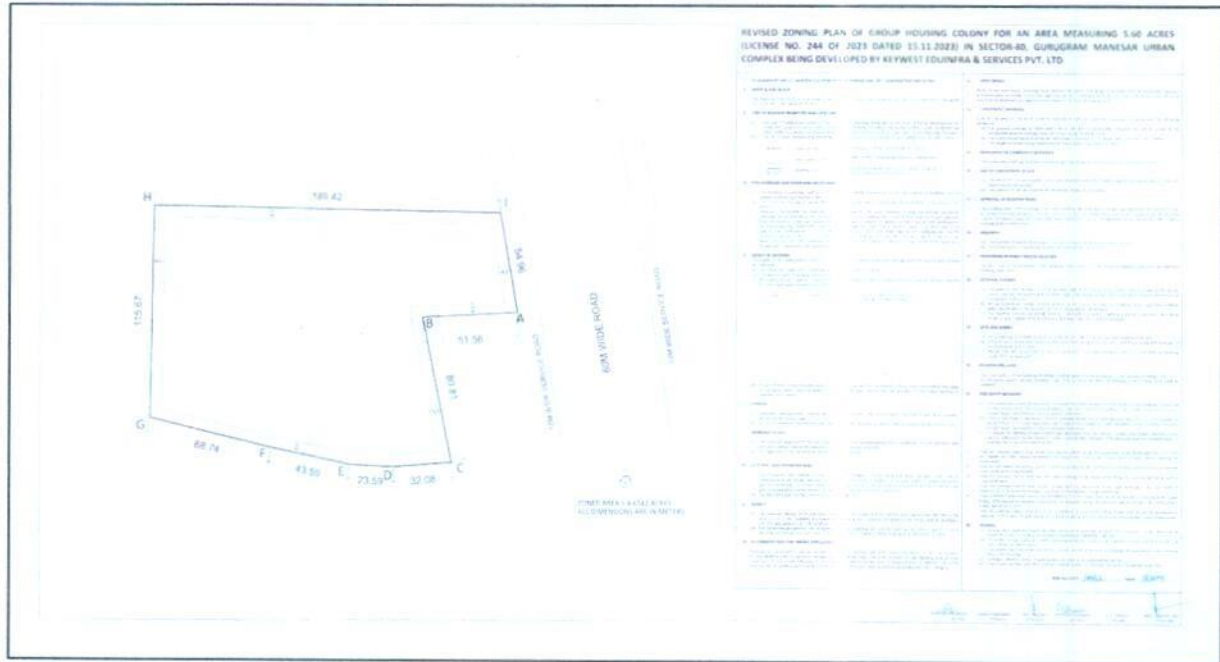
**ZONING PLAN**





# PROJECT TIE-UP REPORT

PARQ





**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

PARQ

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 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.



## PROJECT TIE-UP REPORT

PARQ

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.



*[Handwritten signatures]*