

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

CASE NO. VIS (2024-25)-PL242-206-267

DATED: 25/07/2024

## PROJECT TIE-UP REPORT

OF

|                    |                                 |
|--------------------|---------------------------------|
| NATURE OF ASSETS   | GROUP HOUSING PROJECT           |
| CATEGORY OF ASSETS | RESIDENTIAL                     |
| TYPE OF ASSETS     | GROUP HOUSING SOCIETY           |
| NAME OF PROJECT    | CENTRAL PARK BIGNONIA<br>TOWERS |

SITUATED AT  
SECTOR- 32, SOHNA, GURUGRAM

DEVELOPER/ PROMOTER

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

M/S. MLT REAL ESTATE PVT. LTD., MLT PROPMART PVT. LTD. AND ST.  
PATRICKS REALTY PVT. LTD.

REPORT PREPARED FOR

- BANK OF INDIA, RBC, GURUGRAM

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

*For Escalation/ Grievance, 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.*

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**PART A**

**SNAPSHOT OF THE GROUP HOUSING PROJECT**



**SITUATED AT**  
**SECTOR- 32, SOHNA, GURUGRAM, HARYANA**



**PART B**

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

|                                     |                                                       |
|-------------------------------------|-------------------------------------------------------|
| <b>Name &amp; Address of Branch</b> | Bank of India, RBC, Gurugram                          |
| <b>Name of Project</b>              | Central Park Bignonia Towers                          |
| <b>Work Order No. &amp; Date</b>    | Assignment received through an email dated 25/07/2024 |

| SR. NO.   | CONTENTS                                               | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                |                                     |
|-----------|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-------------------------------------|
| <b>1.</b> | <b>GENERAL DETAILS</b>                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                |                                     |
| i.        | Report prepared for                                    | Bank of India, RBC, Gurugram                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                |                                     |
| ii.       | Name of Developer/ Promoter                            | M/s. St. Patricks Realty Pvt. Ltd.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                |                                     |
| iii.      | Registered Address of the Developer as per MCA website | The Median Central Park Resorts, Off Sohna Road, Sector – 48, Gurugram, Haryana-122018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                |                                     |
| iv.       | Type of the Property                                   | Group Housing Society                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                |                                     |
| v.        | Type of Report                                         | Project Tie-up Report                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                |                                     |
| vi.       | Report Type                                            | Project Tie-up Report                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                |                                     |
| vii.      | Date of Inspection of the Property                     | 22 July 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                |                                     |
| viii.     | Date of Assessment                                     | 25 July 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                |                                     |
| ix.       | Date of Report                                         | 25 July 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                |                                     |
| x.        | Property Shown by                                      | <b>Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Relationship with Owner</b>                 | <b>Contact Number</b>               |
|           |                                                        | No representative were available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | ---                                            | ---                                 |
| 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.<br>b) Legal aspects of the property are out-of-scope of this report.<br>c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.<br>d) Getting cizra map or coordination with revenue officers for site identification is not done at our end.<br>e) Measurement is only limited up to sample random measurement.<br>f) Measurement of the property as a whole is not done at our end.<br>g) Designing and drawing of property maps and plans is out of scope of the work.<br>h) Valuation techniques and principles. |                                                |                                     |
| xiv.      | Documents provided for perusal                         | <b>Documents Requested</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Documents Provided</b>                      | <b>Documents Reference No.</b>      |
|           |                                                        | Total <b>05</b> Documents requested.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Total <b>05</b> Documents provided.            | Total <b>05</b> Documents provided. |
|           |                                                        | Property Title document                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | LC-III - Letter of intent for grant of license | Dated: 28/04/2023                   |

## PROJECT TIE-UP REPORT

CENTRAL PARK BIGNONIA TOWERS

|  |  |                                                 |                                                                 |                                                        |
|--|--|-------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------------|
|  |  |                                                 | from DTCP (HR Govt.), Haryana                                   |                                                        |
|  |  | Approved Map                                    | BR-III - Approval of building plans Letter from DTCP (HR Govt.) | Memo No.- ZP-1883/JD(RA)/2024/11906, Dated: 10/04/2024 |
|  |  | Copy of TIR                                     | Copy of TIR                                                     | By Adv. Karnail Singh & Co., Dated: 25/10/2023         |
|  |  | Project Approval Letter                         | Copy of RERA Registration certificate                           | Reg. No. 53 dated: 24/05/2024                          |
|  |  | Project NOC's issued from the concern authority | Project NOC's issued from the concern authority                 | Please refer to the page 16                            |

|     |                                |                                     |                                                                                |
|-----|--------------------------------|-------------------------------------|--------------------------------------------------------------------------------|
| 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 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.440,00,00,000/-           |
| ii.  | Total Expected Realizable/ Fetch Value     | Rs.374,00,00,000/-           |
| iii. | Total Expected Distress/ Forced Sale Value | Rs.330,00,00,000/-           |
| iv.  | Total No. of Dwelling Units                | 193 Residential + 34 EWS     |
| v.   | Carpet area of the project                 | 3,91,400 sq. ft.             |
| vi.  | Saleable Area of the Project               | 9,50,608 sq. ft.             |
| vii. | Inventory Cost as on "Date of Assessment"  | Rs.1,286 Cr. to Rs.1,382 Cr. |

### 3. ENCLOSURES

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






## PROJECT TIE-UP REPORT

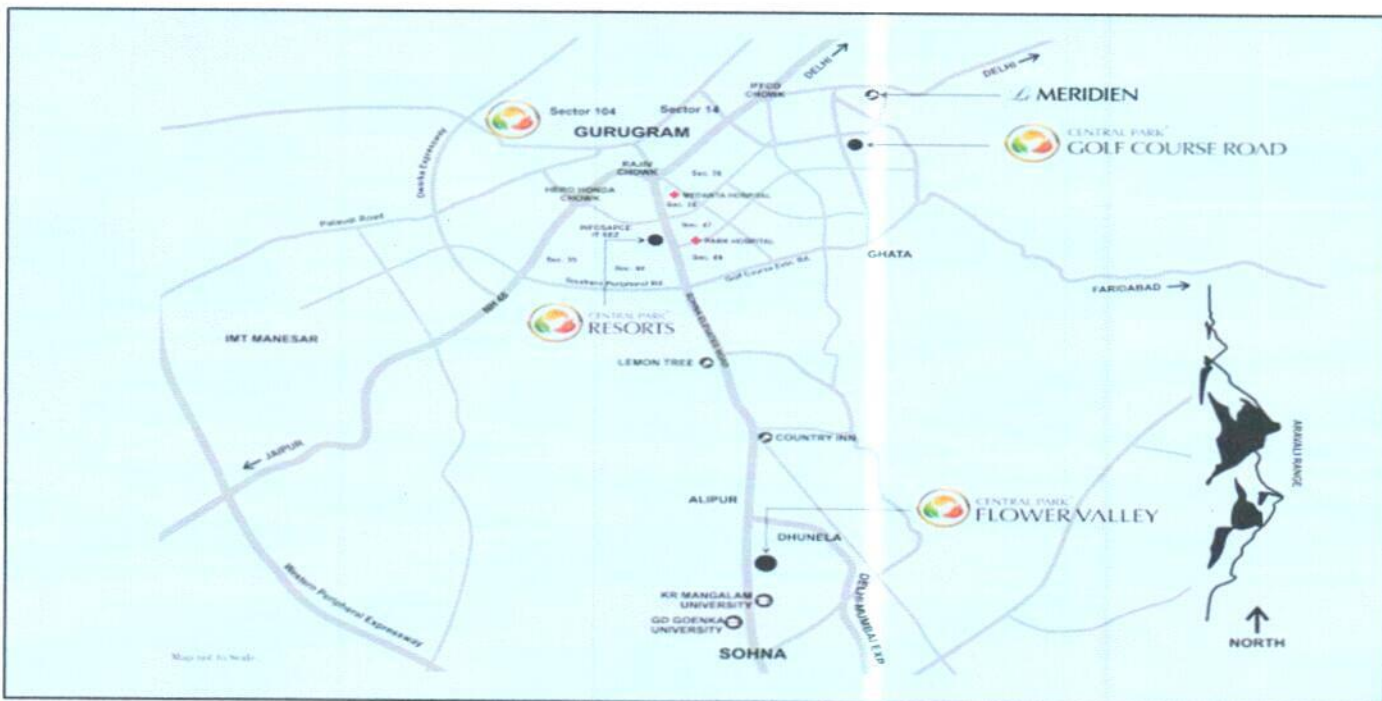
CENTRAL PARK BIGNONIA TOWERS

| Tower        | Configuration | Saleable area per DU (In Sq Mt) | Saleable area per DU (In Sqft) | Units on one tower | Total Saleable area (in sq. ft.) |
|--------------|---------------|---------------------------------|--------------------------------|--------------------|----------------------------------|
|              | A             | B                               | C                              | D                  | E                                |
| Tower A      | 4 BHK + S     | 518                             | 5581                           | 88                 | 4,91,128                         |
| Tower B      | 3 BHK + S     | 353                             | 3805                           | 70                 | 2,66,350                         |
|              | 4 BHK + S     | 513                             | 5518                           | 35                 | 1,93,130                         |
| <b>Total</b> |               |                                 |                                | <b>193</b>         | <b>9,50,608</b>                  |

Developer has obtained most of the preliminary necessary statutory approvals from different government agencies for the development of group housing society comprising of Two Towers along with EWS & Commercial spaces. This is a modern housing society to be developed with all the basic & urban facilities and amenities.

At present, excavation work is going on, as observed during site survey. The expected date of the project completion is 29/06/2028 as per the RERA certificate and the project completion date can be extended as mentioned in the clause.

The Location of The Subject Project is in a good developing sector-32, Sohna, Gurugram in which other group housing projects have developed and some are proposed in future. Subject project is located at a distance of ~1 km from main Sohna – Gurgaon Road which is approx.90 ft. wide.



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

identification of the property if it is the same matching with the document pledged.

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

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

|        |                                                                            |                                                   |                              |                                 |
|--------|----------------------------------------------------------------------------|---------------------------------------------------|------------------------------|---------------------------------|
| 2.     | LOCATION CHARACTERISTICS OF THE PROPERTY                                   |                                                   |                              |                                 |
| i.     | Nearby Landmark                                                            | Property itself is a land mark                    |                              |                                 |
| ii.    | Name of similar projects available nearby with distance from this property | The Melia, Central Park Falamingo Floor etc.      |                              |                                 |
| iii.   | Postal Address of the Project                                              | Sector -32, Sohna, Gurugram                       |                              |                                 |
| iv.    | Independent access/ approach to the property                               | Clear independent access is available             |                              |                                 |
| v.     | Google Map Location of the Property with a neighborhood layout map         | Enclosed with the Report                          |                              |                                 |
|        |                                                                            | Coordinates or URL: 28°17'12.7"N 77°04'39.4"E     |                              |                                 |
| vi.    | Description of adjoining property                                          | Other residential projects and residential colony |                              |                                 |
| vii.   | Plot No. / Survey No.                                                      | ---                                               |                              |                                 |
| viii.  | Village/ Zone                                                              | Dhunela                                           |                              |                                 |
| ix.    | Sub registrar                                                              | Sohna                                             |                              |                                 |
| x.     | District                                                                   | Gurugram                                          |                              |                                 |
| xi.    | City Categorization                                                        | Metro City                                        | Urban developing             |                                 |
|        | Type of Area                                                               | Residential Area                                  |                              |                                 |
| xii.   | Classification of the area/Society                                         | Middle Class (Ordinary)                           | Urban developing             |                                 |
|        | Type of Area                                                               | Within urban developing zone                      |                              |                                 |
| xiii.  | Characteristics of the locality                                            | Ordinary                                          | Within urban developing zone |                                 |
| xiv.   | Property location classification                                           | On Wide Road                                      | Road Facing                  | Normal location within locality |
| xv.    | Property Facing                                                            | South Facing                                      |                              |                                 |
| xvi.   | DETAILS OF THE ROADS ABUTTING THE PROPERTY                                 |                                                   |                              |                                 |
|        | a) Main Road Name & Width                                                  | Sohna – Gurugram Road                             | 90 feet                      |                                 |
|        | b) Front Road Name & width                                                 | Internal Road                                     | 30 feet                      |                                 |
|        | c) Type of Approach Road                                                   | Bituminous Road                                   |                              |                                 |
|        | d) Distance from the Main Road                                             | ~1.5 km                                           |                              |                                 |
| 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) | <b>Directions</b>      | <b>As per Title Deed/TIR</b>                       | <b>Actual found at Site</b>               |
|    | East                   | No, boundaries are not mentioned in the documents. | Vacant Land                               |
|    | West                   | No, boundaries are not mentioned in the documents. | Other plots                               |
|    | North                  | No, boundaries are not mentioned in the documents. | Vacant Land                               |
|    | South                  | No, boundaries are not mentioned in the documents. | Orchard Apartment / Internal Society Road |

| 3. TOWN PLANNING/ ZONING PARAMETERS |                                                                              |                                                                                           |     |    |
|-------------------------------------|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-----|----|
| i.                                  | Planning Area/ Zone                                                          | Sohna Master Plan 2031                                                                    |     |    |
| ii.                                 | Master Plan currently in force                                               | Sohna Master Plan 2031                                                                    |     |    |
| iii.                                | Municipal limits                                                             | Municipal Corporation of Gurugram                                                         |     |    |
| iv.                                 | Developmental controls/ Authority                                            | Haryana Urban Development Authority (HUDA)                                                |     |    |
| 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                                        | Vacant Land. Construction not yet started.                                                |     |    |
| ix.                                 | Is property usage as per applicable zoning                                   | Yes, used as residential as per zoning.                                                   |     |    |
| x.                                  | Any notification on change of zoning regulation                              | No                                                                                        |     |    |
| xi.                                 | Street Notification                                                          | Residential                                                                               |     |    |
| xii.                                | Status of Completion/ Occupational certificate                               | Not Applicable at this point of project stage as the construction has not yet started.    |     |    |
| xiii.                               | Comment on unauthorized construction if any                                  | Not Applicable at this point of project stage as the construction has not yet started.    |     |    |
| xiv.                                | Comment on Transferability of developmental rights                           | Subjected to prior permission from competent authority.                                   |     |    |
| xv.                                 | Comment on the surrounding land uses & adjoining properties in terms of uses | The surrounding properties are currently being used for residential & commercial purpose. |     |    |
| xvi.                                | Comment of Demolition proceedings if any                                     | NA                                                                                        |     |    |
| xvii.                               | Comment on Compounding/ Regularization proceedings                           | NA                                                                                        |     |    |
| xviii.                              | Any information on encroachment                                              | No encroachment observed during site visit.                                               |     |    |
| xix.                                | Is the area part of unauthorized area/ colony                                | No information available                                                                  |     |    |
| 4. LEGAL ASPECTS OF THE PROPERTY    |                                                                              |                                                                                           |     |    |
| i.                                  | Ownership documents provided                                                 | Licenses to setup group housing project from DTCP Haryana                                 | --- | NA |
| ii.                                 | Names of the Developer/Promoter                                              | M/s. St. Patricks Realty Pvt. Ltd. Sector -48, Gurugram, Haryana                          |     |    |
| iii.                                | Constitution of the Property                                                 | Freehold                                                                                  |     |    |

|        |                                                                                                                                                                                                                                               |                                                                                              |     |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-----|
| 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                                                                                                                                                                                          | Freehold                                                                                     |     |
| 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 ( <i>personal or corporate</i> ) as the case may be                                                                                                                   | No, Information available to us                                                              |     |
| xi.    | <b>Building Plan sanction:</b>                                                                                                                                                                                                                |                                                                                              |     |
|        | a) Authority approving the plan                                                                                                                                                                                                               | Haryana Urban Development Authority (HUDA)                                                   |     |
|        | b) Any violation from the approved Building Plan                                                                                                                                                                                              | Not applicable as the construction of the project has not yet started.                       |     |
| 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                                                                                     | --- |
|        |                                                                                                                                                                                                                                               | Receipt number                                                                               | --- |
|        |                                                                                                                                                                                                                                               | Receipt in the name of                                                                       | --- |
|        |                                                                                                                                                                                                                                               | Tax amount                                                                                   | --- |
| xv.    | Observation on Dispute or Dues if any in payment of bills/ taxes                                                                                                                                                                              | Not known to us                                                                              |     |
| xvi.   | Is property tax been paid for this property                                                                                                                                                                                                   | Not provided                                                                                 |     |
| xvii.  | Property or Tax Id No.                                                                                                                                                                                                                        | Not provided                                                                                 |     |
| xviii. | Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged                                                                                                                         | No information available.                                                                    |     |
| xix.   | Property presently occupied/ possessed by                                                                                                                                                                                                     | The property is currently possessed by the promoter/company only.                            |     |
| xx.    | Title verification                                                                                                                                                                                                                            | Title verification to be done by competent advocate as the same is out of our scope of work. |     |
| xxi.   | Details of leases if any                                                                                                                                                                                                                      | Not applicable                                                                               |     |
| 5.     | SOCIO - CULTURAL ASPECTS OF THE PROPERTY                                                                                                                                                                                                      |                                                                                              |     |
| i.     | Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc. | Medium Income Group                                                                          |     |
| ii.    | Whether property belongs to social infrastructure like hospital, school, old age homes etc.                                                                                                                                                   | No                                                                                           |     |





| 6. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES |                             |               |                        |               |               |
|----------------------------------------------------------------|-----------------------------|---------------|------------------------|---------------|---------------|
| i.                                                             | Drainage arrangements       |               |                        | Yes, proposed |               |
| ii.                                                            | Water Treatment Plant       |               |                        | Yes, proposed |               |
| iii.                                                           | Power Supply arrangements   | Permanent     | Yes/ Proposed          |               |               |
|                                                                |                             | Auxiliary     | Yes, D.G sets Proposed |               |               |
| iv.                                                            | HVAC system                 |               |                        | No            |               |
| 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                                                                |          |         | Yes,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,proposed                                                                                            |                 |         |         |
|      | 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 |
|      | ~6 km.                                                                                        | ~6 km    | ~4 mtr. | ~1.5 mtr.                                                                                               | ~10 mtr.        | ~12 km. | ~20 km  |
| iv.  | Availability of recreation facilities (parks, open spaces etc.)                               |          |         | It is a developing area and recreational facilities are planned to be developed nearby.                 |                 |         |         |
| 8.   | MARKETABILITY ASPECTS OF THE PROPERTY:                                                        |          |         |                                                                                                         |                 |         |         |
| i.   | Location attribute of the subject property                                                    |          |         | Normal                                                                                                  |                 |         |         |
| ii.  | Scarcity                                                                                      |          |         | Similar kind of properties are available in this area                                                   |                 |         |         |
| 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                                                       |          |         | No new major development in surrounding area. However few group housing projects are under construction |                 |         |         |



|                                              |                                                                                                                                    |                                                                                                               |               |
|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------|
| v.                                           | Any negativity/ defect/ disadvantages in the property/ location                                                                    | No                                                                                                            |               |
| vi.                                          | Any other aspect which has relevance on the value or marketability of the property                                                 | None                                                                                                          |               |
| 9.                                           | ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:                                                                                |                                                                                                               |               |
| i.                                           | Type of construction & design                                                                                                      | RCC framed pillar beam column structure on RCC slab, proposed.                                                |               |
| ii.                                          | Method of construction                                                                                                             | Construction proposed to be done using professional contractor workmanship based on architect plan            |               |
| iii.                                         | Specifications                                                                                                                     |                                                                                                               |               |
|                                              | a) Class of construction                                                                                                           | Class B construction (Good), proposed.                                                                        |               |
|                                              | b) Appearance/ Condition of structures                                                                                             | Internal - Proposed                                                                                           |               |
|                                              |                                                                                                                                    | External - Proposed                                                                                           |               |
|                                              | c) Roof                                                                                                                            | Floors/ Blocks                                                                                                | Type of Roof  |
|                                              |                                                                                                                                    | Refer to the inventory attached                                                                               | RCC, Proposed |
|                                              | d) Floor height                                                                                                                    | Approx. 10 feet (proposed)                                                                                    |               |
|                                              | e) Type of flooring                                                                                                                | Vitrified tiles, Imported flooring                                                                            |               |
|                                              | f) Doors/ Windows                                                                                                                  | Veneered or Laminated Flush Doors (Proposed)                                                                  |               |
|                                              | g) Interior Finishing                                                                                                              | Normal (Proposed)                                                                                             |               |
|                                              | h) Exterior Finishing                                                                                                              | Plastered Wall (Proposed)                                                                                     |               |
|                                              | i) Interior decoration/ Special architectural or decorative feature                                                                | Acrylic Designer paint/Designer wallpaper (Proposed)                                                          |               |
| j) Class of electrical fittings              | Normal (Proposed)                                                                                                                  |                                                                                                               |               |
| k) Class of sanitary & water supply fittings | Normal (Proposed)                                                                                                                  |                                                                                                               |               |
| iv.                                          | Maintenance issues                                                                                                                 | NA. Since construction has not yet started                                                                    |               |
| v.                                           | Age of building/ Year of construction                                                                                              | NA. Since excavation work is going on.                                                                        | ---           |
| vi.                                          | Total life of the structure/ Remaining life expected                                                                               | NA. Since construction has not yet started                                                                    | ---           |
| vii.                                         | Extent of deterioration in the structure                                                                                           | NA. Since construction has not yet started                                                                    |               |
| viii.                                        | Protection against natural disasters viz. earthquakes etc.                                                                         | Construction not yet started. All the proposed structures are asumed to be designed for seismic consideration |               |
| ix.                                          | Visible damage in the building if any                                                                                              | NA                                                                                                            |               |
| 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                                                                                                 | Not applicable as building construction has not yet started.                                                  |               |
|                                              | b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan | <input type="checkbox"/> Permissible Alterations                                                              | NA            |
|                                              |                                                                                                                                    | <input type="checkbox"/> Not permitted alteration                                                             | NA            |



|            |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|            | c) Is this being regularized                                                                                                                                                              | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>10.</b> | <b>ENVIRONMENTAL FACTORS:</b>                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| i.         | Use of environment friendly building materials like fly ash brick, other green building techniques if any                                                                                 | Yes, it falls under "Platinum" category as proposed by LEED.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| ii.        | Provision of rainwater harvesting                                                                                                                                                         | Yes, proposed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| iii.       | Use of solar heating and lighting systems, etc.                                                                                                                                           | No information available to us.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| iv.        | Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any                                                                    | Yes, normal vehicle & Construction pollution are present in atmosphere                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>11.</b> | <b>ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:</b>                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| i.         | Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc. | Modern structure (Proposed)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>12.</b> | <b>PROJECT DETAILS:</b>                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| a.         | Name of the Developer                                                                                                                                                                     | M/s. St. Patricks Realty Pvt. Ltd.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| b.         | Name of the Project                                                                                                                                                                       | Central Park Bignonia Towers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| c.         | Total no. of Dwelling units                                                                                                                                                               | 193 + 34 EWS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| d.         | Developer market reputation                                                                                                                                                               | Established Builder with years long experience in market and have successfully delivered multiple Projects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| e.         | Name of the Architect                                                                                                                                                                     | Mr. Gian. P. Mathur                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| f.         | Architect Market Reputation                                                                                                                                                               | Established Architect with years long experience in market and have successfully delivered multiple Projects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| g.         | Proposed completion date of the Project                                                                                                                                                   | As per HRERA extended till 29/06/2028                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| h.         | Progress of the Project                                                                                                                                                                   | Please refer to the page no. 14                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| i.         | Other Salient Features of the Project                                                                                                                                                     | <input checked="" type="checkbox"/> Medium end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input checked="" type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area, |



**PART C**

**AREA DESCRIPTION OF THE PROPERTY**

|    |                                       |                           |                                                              |                              |                                      |
|----|---------------------------------------|---------------------------|--------------------------------------------------------------|------------------------------|--------------------------------------|
| 1. | Licensed area of the complete project |                           | 7.35625 Acres (29,769.71 sq. mtr.)                           |                              |                                      |
| 2. | Ground Coverage Area                  | Permitted                 | 9,732.928 m <sup>2</sup>                                     |                              |                                      |
|    |                                       | Proposed                  | 2,606.332 m <sup>2</sup>                                     |                              |                                      |
| 3. | Covered Built-up Area                 | UNDER FAR                 |                                                              | REQUIRED AS PER APPROVED MAP | ACHIEVED STATUS                      |
|    |                                       | TOTAL                     | Proposed                                                     | 51,530.482 sq. mt.           | Project/construction not yet started |
|    |                                       |                           | Permitted                                                    | 52,835.894 sq. mt.           |                                      |
|    |                                       | UNDER NON-FAR             |                                                              | PROPOSED AS PER APPROVED MAP | ACHIEVED STATUS                      |
|    |                                       | Non-FAR area              |                                                              | 9,497.354 sq. mt.            | Project/construction not yet started |
|    |                                       | Total Gross Built Up Area |                                                              | 61,027.836 sq. mt.           |                                      |
| 4. | Open/ Green Area                      | Minimum Required          | 4,171.255 sq. mtr.                                           |                              |                                      |
|    |                                       | Proposed                  | 4,281.783 sq. mt.                                            |                              |                                      |
| 5. | Density                               | Permitted                 | 2,061.495 Persons                                            |                              |                                      |
|    |                                       | Proposed                  | 161 Persons                                                  |                              |                                      |
| 6. | Carpet Area                           |                           | 3,91,400 sq. ft. (For two subject towers) (as per inventory) |                              |                                      |
| 7. | Saleable Area                         |                           | 9,50,608 sq. ft. (For two subject towers) (as per inventory) |                              |                                      |



| Total Blocks/ Floors/ Flats |                                                                                              |                                       |                                    |
|-----------------------------|----------------------------------------------------------------------------------------------|---------------------------------------|------------------------------------|
|                             | Approved as per Building Plan                                                                | Actually provided                     | Current Status                     |
| 1.                          | Tower A: G+48 floors<br>Tower 2: G+38 floors<br>Commercial : Ground floors<br>EWS:G+2 floors | Construction not yet started          | Construction not yet started       |
| 2.                          | Total no. of Flats/ Units                                                                    | 193 DU + 34 EWS                       |                                    |
| 3.                          | Type of Flats                                                                                | Refer to the attached sheet above     |                                    |
| 4.                          | Number of Car Parking available for main units                                               | Required                              | 289.5 ECS                          |
|                             |                                                                                              | Proposed (basement)                   | 1,061 ECS                          |
| 5.                          | Land Area considered                                                                         | Subject Project: 7.35625 Acres        |                                    |
| 6.                          | Area adopted on the basis of                                                                 | Property documents & site survey both |                                    |
| 7.                          | Remarks & observations, if any                                                               | None                                  |                                    |
| 8.                          | Constructed Area considered<br>(As per IS 3861-1966)                                         | Built-up Area                         | 61,027.836 sq. mt. (FAR + NON FAR) |
|                             | Area adopted on the basis of                                                                 | Approved Map.                         |                                    |
|                             | Remarks & observations, if any                                                               | None                                  |                                    |

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**

| Sr. No. | REQUIRED APPROVALS                                                              | REFERENCE NO./ DATE                                                                    | STATUS   |
|---------|---------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------|
| 1.      | LC-III - Letter of intent for grant of license from DTCP (HR Govt.)             | Memo No. LC-5027-JE(DS)-2023/1233, Dated – 28/04/2023                                  | Obtained |
| 2.      | Form LC-V - Formal Grant of license for setting Group Housing Society from DTCP | License No. 136 of 2023<br>Dated 30.06.2023                                            | Obtained |
| 3.      | BR-III - Approval of building plans Letter from DTCP (HR Govt.)                 | Memo No. ZP-1883/JD(RA)/2024/11906<br>Dated:- 10.04.2024                               | Obtained |
| 4.      | Height Clearance NOC from Airport Authority of India                            | NOC ID:- PALM/NORTH/B/011724/887370<br>Dated:- 22.01.2024                              | Obtained |
| 5.      | Environmental clearance NOC from SEIAA                                          | File No. – SEAC/HR/2024/050                                                            | Obtained |
| 6.      | Copy of HRERA Certificates                                                      | Regd. No. 53 of 2024<br>Memo No. RC/REP/HARERA/GGM/826/558/2024/53<br>Dated 24.05.2024 | Obtained |
| 7.      | Structural Design Certificate                                                   | Dr. S. Pradyumna, Professor, Department of Applied Mechanics, IIT Delhi                | Obtained |



**PART E**

**PROCEDURE OF ASSESMENT**

| 1.    | GENERAL INFORMATION                        |                                                                                                                                                                                                                                                                    |                                                                                                      |                       |
|-------|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------|
| i.    | Important Dates                            | <b>Date of Inspection of the Property</b>                                                                                                                                                                                                                          | <b>Date of Assessment</b>                                                                            | <b>Date of Report</b> |
|       |                                            | 22 July 2024                                                                                                                                                                                                                                                       | 25 July 2024                                                                                         | 25 July 2024          |
| ii.   | Client                                     | Bank of India, RBC, Gurugram                                                                                                                                                                                                                                       |                                                                                                      |                       |
| iii.  | Intended User                              | Bank of India, RBC, 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 type="checkbox"/>                                                                                                                                                                                                                                           | Identified by the owner's representative                                                             |                       |
|       |                                            | <input type="checkbox"/>                                                                                                                                                                                                                                           | Enquired from local residents/ public                                                                |                       |
|       |                                            | <input type="checkbox"/>                                                                                                                                                                                                                                           | Cross checked from the boundaries/ address of the property mentioned in the documents provided to us |                       |
|       |                                            | <input type="checkbox"/>                                                                                                                                                                                                                                           | Identification of the property could not be done properly                                            |                       |
| ix.   | Type of Survey conducted                   | <input type="checkbox"/>                                                                                                                                                                                                                                           | Survey was not done                                                                                  |                       |
|       |                                            |                                                                                                                                                                                                                                                                    | 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                                                                                                                                                                                                                                                                                                                               | On-going concern basis                                                               |                           |
| 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<br>(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.<br>Verification of authenticity of documents from originals or cross checking |                                                                                      |                           |

|        |                                                                                                                                                                                  |                                                                               |                                    |                                                                          |                                        |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|------------------------------------|--------------------------------------------------------------------------|----------------------------------------|
|        |                                                                                                                                                                                  | from any Govt. dept. have to be taken care by Legal expert/ Advocate.         |                                    |                                                                          |                                        |
| vii.   | Land Physical Factors                                                                                                                                                            | Shape                                                                         |                                    | Size                                                                     |                                        |
|        |                                                                                                                                                                                  | Irregular                                                                     |                                    | Large                                                                    |                                        |
| viii.  | Property Location Category Factor                                                                                                                                                | City Categorization                                                           | Locality Characteristics           | Property location characteristics                                        | Floor Level                            |
|        |                                                                                                                                                                                  | Metro City                                                                    | Ordinary                           | On Wide Road                                                             | Refer to the attached sheet            |
|        |                                                                                                                                                                                  | Urban developing                                                              | Within urban developing zone       | Road Facing                                                              |                                        |
|        |                                                                                                                                                                                  |                                                                               | Within developing Residential zone | Normal location within locality                                          |                                        |
|        |                                                                                                                                                                                  | Property Facing                                                               |                                    |                                                                          |                                        |
|        |                                                                                                                                                                                  | South Facing                                                                  |                                    |                                                                          |                                        |
| ix.    | Physical Infrastructure availability factors of the locality                                                                                                                     | Water Supply                                                                  | Sewerage/ sanitation system        | Electricity                                                              | Road and Public Transport connectivity |
|        |                                                                                                                                                                                  | Yes, proposed                                                                 | Underground (Proposed)             | Yes, proposed                                                            | Easily available                       |
|        |                                                                                                                                                                                  | Availability of other public utilities nearby                                 |                                    | Availability of communication facilities                                 |                                        |
|        |                                                                                                                                                                                  | Transport, Market, Hospital etc. are available in close vicinity              |                                    | Major Telecommunication Service Provider & ISP connections are available |                                        |
| x.     | Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.) | Medium Income Group                                                           |                                    |                                                                          |                                        |
| xi.    | Neighbourhood amenities                                                                                                                                                          | Good                                                                          |                                    |                                                                          |                                        |
| xii.   | Any New Development in surrounding area                                                                                                                                          | Some group housing projects are under construction in the vicinity            |                                    |                                                                          |                                        |
| 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                                                                          |                                    |                                                                          |                                        |
| 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 possessable upon sale                                                                                                                                        | Yes                                                                           |                                    |                                                                          |                                        |





## PROJECT TIE-UP REPORT

CENTRAL PARK BIGNONIA TOWERS

|        |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                 |                                     |                                                                                                                                                         |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 Agarwal Realtors                                                                                                                                    |
|        |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                 | Contact No.:                        | +91-9991000585                                                                                                                                          |
|        |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                 | Nature of reference:                | Property dealer                                                                                                                                         |
|        |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                 | Size of the Property:               | Approx. similar size of our subject property                                                                                                            |
|        |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                 | Location:                           | Sector- 32, Sohna, Gurugram                                                                                                                             |
|        |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                 | Rates/ Price informed:              | 3BHK & 4BHK flats Rs.13,500/- to Rs.14,500/- per sq. ft. on saleable area (Ongoing basic selling price of builder/developer) for built-up dwelling unit |
|        |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                 | Any other details/ Discussion held: | The price of the flat depends on various physical attributes, like location, floor, amenities included, etc.                                            |
|        |                                                                                                                                                                                      | b                                                                                                                                                                                                                                                                                                               | Name:                               | Mr. Ashutosh                                                                                                                                            |
|        |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                 | Contact No.:                        | +91 9717224411                                                                                                                                          |
|        |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                 | Nature of reference:                | Property Consultant                                                                                                                                     |
|        |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                 | Size of the Property:               | Approx. similar size of our subject property                                                                                                            |
|        |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                 | Location:                           | Subject Vicinity                                                                                                                                        |
|        |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                 | Rates/ Price informed:              | 3BHK & 4BHK flats Rs.13,500/- to Rs.14,500/- per sq. ft. on saleable area (Ongoing basic selling price of builder/developer) for built-up dwelling unit |
|        |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                 | Any other details/ Discussion held: | The price of the flat depends on various physical attributes, like location, floor, amenities included, etc.                                            |
| xxv.   | Adopted Rates Justification                                                                                                                                                          | As per our discussion with the locals inhabitants and property dealers of the subject location we came to know that rates for residential flats in resale in the subject locality varies from Rs.13,500/- to Rs.14,500/- per sq. ft. on super built up area depending upon the various attributes of the flats. |                                     |                                                                                                                                                         |
|        |                                                                                                                                                                                      | The land rate in subject locality is around Rs.80,000/- per sq. yds. to Rs.1,00,000/- per sq. yds. Considering the location and size of the property we are in view to adopt the rate of Rs.90,000/- per sq. yds.                                                                                               |                                     |                                                                                                                                                         |

|         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                            |                      |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| xxvi.   | OTHER MARKET FACTORS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                            |                      |
|         | Current Market condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Normal                                                                                                                                                                     |                      |
|         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Remarks: NA                                                                                                                                                                |                      |
|         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Adjustments (-/+): 0%                                                                                                                                                      |                      |
|         | Comment on Property Salability Outlook                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Easily sellable                                                                                                                                                            |                      |
|         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Adjustments (-/+): 0%                                                                                                                                                      |                      |
|         | Comment on Demand & Supply in the Market                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Demand                                                                                                                                                                     | Supply               |
|         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Good                                                                                                                                                                       | Adequately available |
|         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Remarks: Good demand of such properties in the market                                                                                                                      |                      |
|         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Adjustments (-/+): 0%                                                                                                                                                      |                      |
|         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                            |                      |
| xxvii.  | Any other special consideration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Reason: Reference for land rates available are for smaller land area                                                                                                       |                      |
|         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Adjustments (-/+): -20%                                                                                                                                                    |                      |
| xxviii. | Any other aspect which has relevance on the value or marketability of the property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | NA                                                                                                                                                                         |                      |
|         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Adjustments (-/+): 0%                                                                                                                                                      |                      |
| xxix.   | Final adjusted & weighted Rates considered for the subject property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | For Built up Unit - Rs.13,500/- to Rs.14,500/- per sq. ft. on saleable area.<br>For land – Rs.72,000/- per sq. yds. (after discount)                                       |                      |
| xxx.    | Considered Rates Justification                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion. |                      |
| xxxi.   | Basis of computation & working                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                            |                      |
|         | <p>a. In this Project Tie-up report, we have adopted Market rate of Land. However, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.</p> <p>b. Also, since this is a 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>c. Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.</p> <p>d. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.</p> <p>e. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.</p> <p>f. References regarding the prevailing market rates and comparable are based on the verbal/ informal/</p> |                                                                                                                                                                            |                      |

secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.

- g. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, price assessment metrics is prepared and necessary adjustments are made on the subject asset.
- h. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- i. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
- j. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- k. Area measurements considered Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- l. Area of the large land parcels of more than 2500 sq. mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- m. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- n. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- o. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- p. The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- q. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Report.
- r. Project tie-up report is prepared based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- s. Project tie up is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

#### ASSUMPTIONS

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

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| 3. COST ASSESSMENT OF LAND |                                                                                   |                                                                                                                                             |                                                           |
|----------------------------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| Sr. No.                    | Particulars                                                                       | Govt. Circle/ Guideline Value                                                                                                               | Value of Land                                             |
| a.                         | Prevailing Rate range                                                             | 4 x Rs.2,64,00,000/- per acre<br>(As per government norm- for the Residence Group Housing, the land is four times of the Agricultural land) | Rs.80,000/- per Sq. Yds. to<br>Rs.1,00,000/- per sq. yds. |
| b.                         | Deduction on Market Rate                                                          | ---                                                                                                                                         | ---                                                       |
| c.                         | Rate adopted considering all characteristics of the property                      | Rs.10,40,00,000/- per acre                                                                                                                  | Rs.72,000/- per sq. yds.                                  |
| d.                         | Total Land Area/ FAR Area considered (documents vs site survey whichever is less) | 7.35625 Acres                                                                                                                               | 7.35625 Acres / 35,604.2 sq. yds.                         |
| e.                         | Total Value of land (A)                                                           | 7.35625 Acres x Rs.10,40,00,000/-<br>per acre                                                                                               | 35,604.2 X 72,000/- per sq. yds.                          |
|                            |                                                                                   | <b>Rs.76,50,50,000/-</b>                                                                                                                    | <b>Rs.256,35,05,785/-</b>                                 |

| 4. COST ASSESSMENT OF BUILDING CONSTRUCTION |                                                                |                     |                                                                                          |                                                 |
|---------------------------------------------|----------------------------------------------------------------|---------------------|------------------------------------------------------------------------------------------|-------------------------------------------------|
|                                             | Particulars                                                    |                     | EXPECTED BUILDING CONSTRUCTION VALUE                                                     |                                                 |
|                                             |                                                                |                     | FAR                                                                                      | NON-FAR                                         |
|                                             | Building Construction Value                                    | Rate range          | Rs.2,200/- to Rs.2,600/- per sq. ft.                                                     | Rs.1,600/- to Rs.2,000/- per sq. ft.            |
|                                             |                                                                | Rate adopted        | Rs.2,400/- per sq. ft.                                                                   | Rs.1,800/- per sq. ft.                          |
|                                             |                                                                | Built-up Area       | 51,530.482 sq. mtr.<br>(5,54,698.996 sq. ft)                                             | 9,497.354 sq. mtr.<br>(1,02,228.57 sq. ft.)     |
|                                             |                                                                | Pricing Calculation | Rs.2,400/- per Sq. ft. x<br>5,54,698.996 sq. ft.                                         | Rs.1,800/- per sq. ft. x<br>1,02,228.57 sq. ft. |
|                                             |                                                                | Total Value         | <b>Rs.1,33,12,05,492/-</b>                                                               | <b>Rs.18,40,11,424/-</b>                        |
| a.                                          | Depreciation percentage<br>(Assuming salvage value % per year) |                     | NA<br>(Above replacement rate is calculated after deducting the prescribed depreciation) |                                                 |
| b.                                          | Age Factor                                                     |                     | NA                                                                                       |                                                 |
| c.                                          | Structure Type/ Condition                                      |                     | RCC framed structure (Proposed)/ Under Construction                                      |                                                 |
| d.                                          | Construction Depreciated Replacement Value (B)                 |                     | <b>Rs.1,51,52,16,916/-</b>                                                               |                                                 |
| e.                                          | Cost of Construction as per Guideline Rate                     |                     | 6,56,897.5 sq. ft. X Rs. 1,450/- per sq. ft.                                             |                                                 |
|                                             |                                                                |                     | <b>Rs.95,25,01,410/-</b>                                                                 |                                                 |



| 5. COST ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS |                                                                                                                                                                                                                       |                                          |                             |
|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-----------------------------|
|                                                                  | Particulars                                                                                                                                                                                                           | Specifications                           | Expected Construction Value |
| a.                                                               | Add extra for Architectural aesthetic developments, improvements<br>(Add lump sum cost)                                                                                                                               | ----                                     | ---                         |
| b.                                                               | Add extra for fittings & fixtures<br>(Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)                                                                                           | Approx. 7% of building construction cost | Rs.10,60,65,184/-           |
| c.                                                               | Add extra for services<br>(Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)                                                                                     | Approx. 9% of building construction cost | Rs.13,63,69,522/-           |
| d.                                                               | Add extra for internal & external development and other facilities<br>(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.7,57,60,846/-            |
| e.                                                               | <b>Expected Construction Value (C)</b>                                                                                                                                                                                | ----                                     | <b>Rs.31,81,95,552/-</b>    |

| 6. MARKET/ SALEABLE AMOUNT OF THE FLATS |                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a.                                      | Total No. of DU                                                                                   | 193 + 34 EWS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| b.                                      | Total No. of EWS Units                                                                            | 34                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| c.                                      | Total Proposed Saleable Area for flats                                                            | 9,50,608 sq. ft.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| d.                                      | Launch Price = (approx.)<br>(Including PLC + Car Parking + EDC + IDC + Club & other charges)      | --                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                         | Builder's Selling Rate<br>(Including PLC + Car Parking + EDC + IDC + Club & other charges)        | No information is provided                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                         | Market Rate in secondary sale<br>(Including PLC + Car Parking + EDC + IDC + Club & other charges) | Rs.13,500/- to Rs.14,500/- per sq. ft. on saleable 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.13,500/- per sq. ft. to Rs.14,500/- 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<br>area per<br>DU<br>(In Sq Mt) | Saleable<br>area per DU<br>(In Sqft) | Units on<br>one tower | Total<br>Saleable<br>area<br>(in sq. ft.) | @Rs.13,500/-<br>per sq. ft. on<br>super built up<br>area<br>(In CR.) | @Rs.14,500/-<br>per sq. ft. on<br>super built<br>up area<br>(in Cr.) |
|--------------|---------------|------------------------------------------|--------------------------------------|-----------------------|-------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------|
|              | A             | B                                        | C                                    | D                     | E                                         | F                                                                    | G                                                                    |
| Tower A      | 4 BHK + S     | 518                                      | 5581                                 | 88                    | 4,91,128                                  | 663.02                                                               | 712.14                                                               |
| Tower B      | 3 BHK + S     | 353                                      | 3805                                 | 70                    | 2,66,350                                  | 359.57                                                               | 386.21                                                               |
|              | 4 BHK + S     | 513                                      | 5518                                 | 35                    | 1,93,130                                  | 260.73                                                               | 280.04                                                               |
| <b>Total</b> |               |                                          |                                      | <b>193</b>            | <b>9,50,608</b>                           | <b>1,283</b>                                                         | <b>1378</b>                                                          |

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| 7. CONSOLIDATED COST ASSESSMENT OF THE ASSET |                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                   |                                                 |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| Sr. No.                                      | Particulars                                                                                                                                                                                                                                                                                                                                         | Govt. Circle/ Guideline Value                                                                                                                                                                                                                                                                                                                                                     | Indicative & Estimated Prospective Market Value |
| a.                                           | Land Value (A)                                                                                                                                                                                                                                                                                                                                      | Rs.76,50,50,000/-                                                                                                                                                                                                                                                                                                                                                                 | Rs.256,35,05,785/-                              |
| b.                                           | Structure Construction Value (B)                                                                                                                                                                                                                                                                                                                    | Rs.95,25,01,410/-                                                                                                                                                                                                                                                                                                                                                                 | Rs.151,52,16,916/-                              |
| c.                                           | Additional Aesthetic Works Value (C)                                                                                                                                                                                                                                                                                                                | ---                                                                                                                                                                                                                                                                                                                                                                               | Rs.31,81,95,552/-                               |
| d.                                           | <b>Total Add (A+B+C)</b>                                                                                                                                                                                                                                                                                                                            | <b>Rs.1,71,75,51,410/-</b>                                                                                                                                                                                                                                                                                                                                                        | <b>Rs.439,69,18,254/-</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.4,39,69,18,254/-</b>                      |
| h.                                           | <b>Rounded Off</b>                                                                                                                                                                                                                                                                                                                                  | ---                                                                                                                                                                                                                                                                                                                                                                               | <b>Rs.440,00,00,000/-</b>                       |
| i.                                           | Indicative & Estimated Prospective Fair Market Value in words                                                                                                                                                                                                                                                                                       | ---                                                                                                                                                                                                                                                                                                                                                                               | <b>Rupees Four Forty Crore Only</b>             |
| j.                                           | <b>Expected Realizable Value</b>                                                                                                                                                                                                                                                                                                                    | ---                                                                                                                                                                                                                                                                                                                                                                               | <b>Rs.374,00,00,000/-</b>                       |
| k.                                           | <b>Expected Distress Sale Value</b>                                                                                                                                                                                                                                                                                                                 | ---                                                                                                                                                                                                                                                                                                                                                                               | <b>Rs.330,00,00,000/-</b>                       |
| l.                                           | Percentage difference between Circle Rate and Market Value                                                                                                                                                                                                                                                                                          | ---                                                                                                                                                                                                                                                                                                                                                                               |                                                 |
| m.                                           | <b>Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%</b>                                                                                                                                                                                                                                                   | Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors. |                                                 |
| n.                                           | <b>Concluding Comments/ Disclosures if any</b>                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                   |                                                 |
|                                              | a. The subject property is a Group Housing project.                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                   |                                                 |
|                                              | b. We are independent of client/ company and do not have any direct/ indirect interest in the property.                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                   |                                                 |
|                                              | c. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                   |                                                 |
|                                              | d. In this Project Tie-up report, we have adopted Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose. |                                                                                                                                                                                                                                                                                                                                                                                   |                                                 |
|                                              | e. Also, since this is a land for group housing Project on which the developer has started selling the Flats which includes the proportionate land portion also in each Flats sale and the buyer rights on                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                   |                                                 |

the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.

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

**o. IMPORTANT KEY DEFINITIONS**

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

the date of the Report.

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

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

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

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

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

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

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

**Declaration**

- a. The information provided by us is true and correct to the best of our knowledge and belief.
- b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks.
- c. Firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2009 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of our ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook as much as practically possible in the limited time available. Procedures and standards adopted in carrying out the assessment is mentioned in Part-F of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair assessment as per the purpose.
- d. No employee or member of R.K Associates has any direct/ indirect interest in the property.
- e. Our authorized surveyor **Vishal Singh** has visited the subject property on **22/7/2024** in the presence of the owner's representative with the permission of owner.
- f. Firm is an approved Valuer of the Bank.
- g. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- h. We have submitted the Valuation Report directly to the Bank.

*(Handwritten signature)*



### **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.

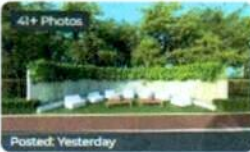
**At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.**

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

| SURVEY ANALYST                                                                      | ENGINEERING ANALYST                                                                 | REVIEWER                                                                              |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Vishal Singh                                                                        | Anirban Roy                                                                         | Rajani Gupta                                                                          |
|  |  |  |

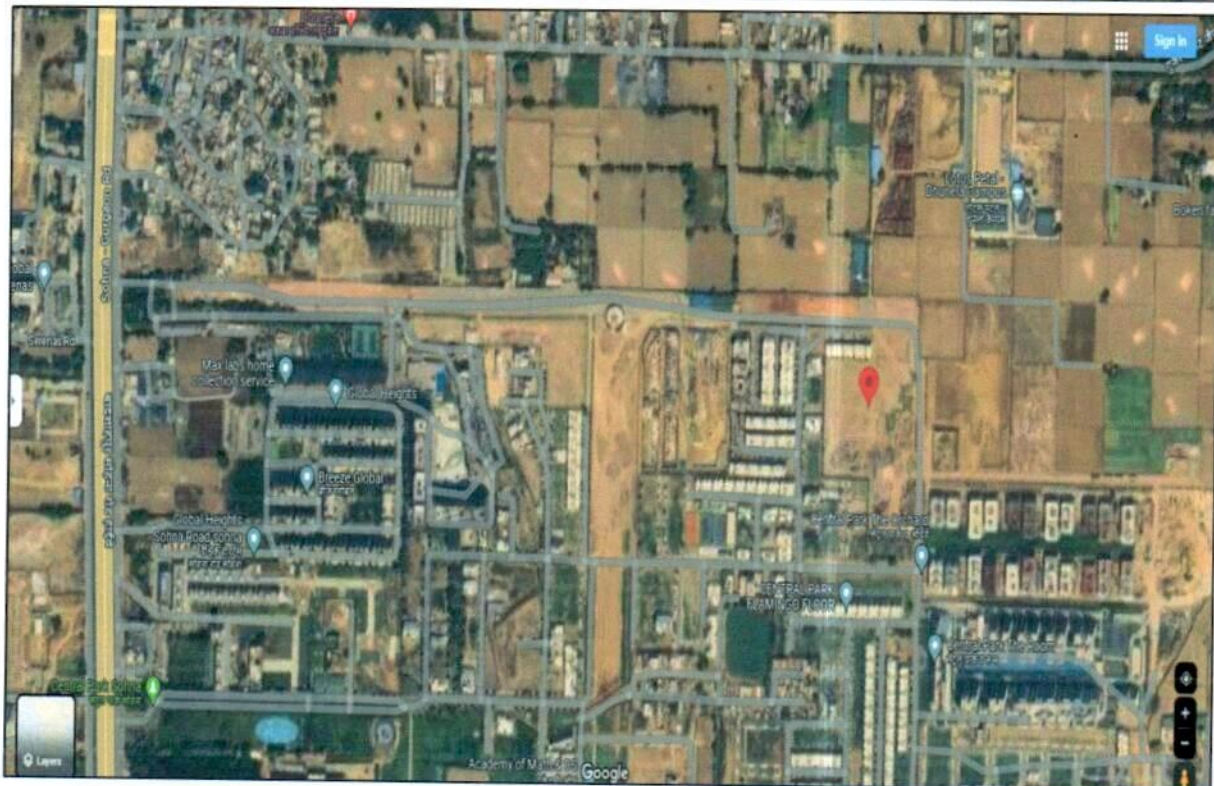
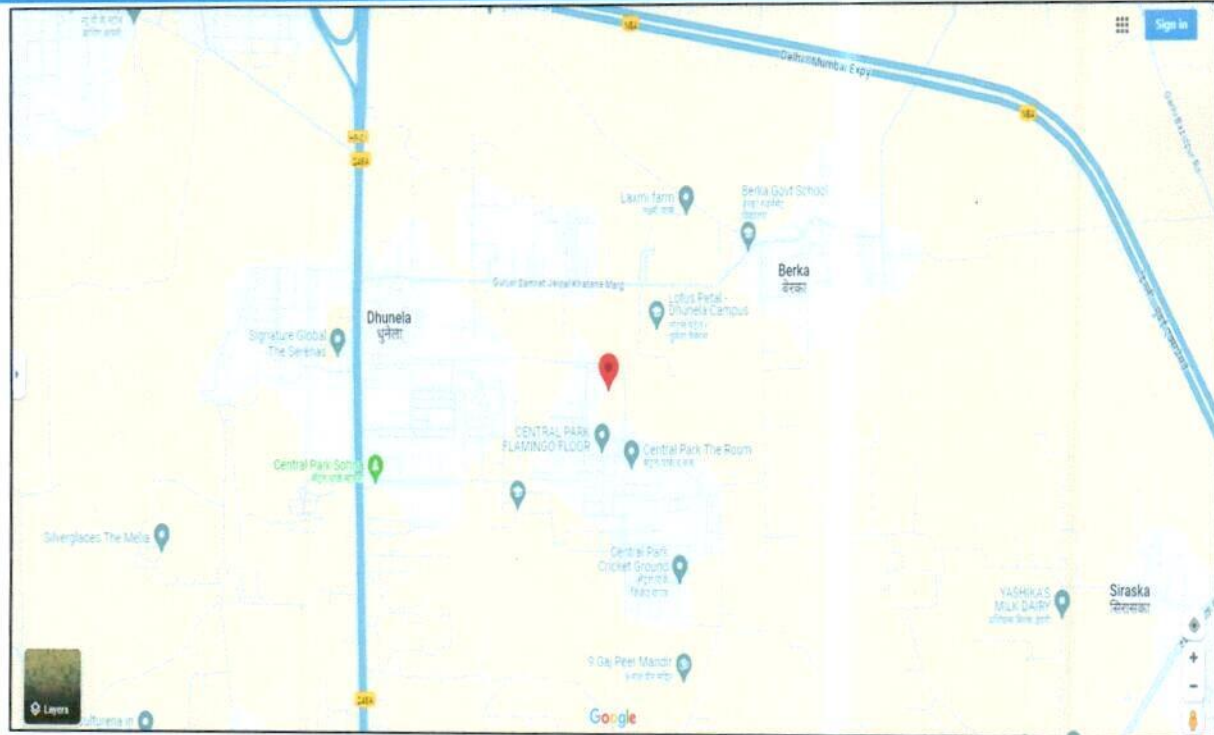


**ENCLOSURE 1: PRICE TREND REFERENCES OF THE SIMILAR RELATED  
PROPERTIES AVAILABLE ON PUBLIC DOMAIN**

|                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                              |
|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <br>41+ Photos<br>Posted: Jul 23, '24  | <p>✓ POPULAR PROJECT</p> <p>3 BHK Flat for Sale in Central Park Bignonia Towers, Sector 32 ...<br/><a href="#">Central Park Bignonia Towers</a></p> <p>  CAMPLE AREA<br/>1695 sqft            UNDER CONSTRUCT.<br/>Poss. by Jun '28            TRANSAC: IN<br/>New Property         </p>    | <p>₹5.90 Cr<br/>₹15,506 per sqft</p> <p>Contact Agent</p> <p>Enquire Now</p> |
| <br>41+ Photos<br>Posted: Yesterday    | <p>✓ POPULAR PROJECT</p> <p>3 BHK Flat for Sale in Central Park Bignonia Towers, Sector 32 ...<br/><a href="#">Central Park Bignonia Towers</a></p> <p>  CAMPLE AREA<br/>1695 sqft            UNDER CONSTRUCT.<br/>Poss. by Jun '28            TRANSAC: IN<br/>New Property         </p>    | <p>₹5.40 Cr<br/>₹14,792 per sqft</p> <p>Contact Agent</p> <p>Enquire Now</p> |
| <br>41+ Photos<br>Posted: Jul 23, '24 | <p>✓ POPULAR PROJECT</p> <p>3 BHK Flat for Sale in Central Park Bignonia Towers, Sector 32 ...<br/><a href="#">Central Park Bignonia Towers</a></p> <p>  CAMPLE AREA<br/>1695 sqft            UNDER CONSTRUCT.<br/>Poss. by Jun '28            TRANSAC: IN<br/>New Property         </p> | <p>₹5.40 Cr<br/>₹14,792 per sqft</p> <p>Contact Agent</p> <p>Enquire Now</p> |



**ENCLOSURE 2: GOOGLE MAP LOCATION**



*[Handwritten signature]*

*[Handwritten mark]*



**ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY**



# PROJECT TIE-UP REPORT

## CENTRAL PARK BIGNONIA TOWERS

### ENCLOSURE: 4- COPY OF CIRCLE RATE

| Rate List Tehsil Sohna District Gurugram 2023-2024 (W.e.f )                               |                 |                                                    |                                 |                      |                                  |                          |                         |                         |                     |                                        |                                        |                                        |                                        |
|-------------------------------------------------------------------------------------------|-----------------|----------------------------------------------------|---------------------------------|----------------------|----------------------------------|--------------------------|-------------------------|-------------------------|---------------------|----------------------------------------|----------------------------------------|----------------------------------------|----------------------------------------|
| Rates for the Year 2022-23                                                                |                 |                                                    |                                 |                      |                                  |                          |                         |                         |                     |                                        |                                        |                                        |                                        |
| Proposed Rates for the Year, 2023-2024                                                    |                 |                                                    |                                 |                      |                                  |                          |                         |                         |                     |                                        |                                        |                                        |                                        |
| S.No                                                                                      | Name of Village | R-ZONE AREA                                        | Agriculture Land (Rs. Per Acre) | Pahar (Rs. Per Acre) | Shad Banjar Kadam (Rs. Per Acre) | Residential (Rs. Per Sq) | Commercial (Rs. Per Sq) | Industrial (Rs. Per Sq) | Public (Rs. Per Sq) | Proposed Rates for the Year, 2023-2024 | Proposed Rates for the Year, 2023-2024 | Proposed Rates for the Year, 2023-2024 | Proposed Rates for the Year, 2023-2024 |
| Rates of Land upto 2 more depth from NH is 25% more and SH or all major Roads is 20% more |                 |                                                    |                                 |                      |                                  |                          |                         |                         |                     |                                        |                                        |                                        |                                        |
| 11                                                                                        | Bihaka          |                                                    | 2180000                         |                      |                                  | 2700                     | 2500                    | NA                      | NA                  | 2330000                                |                                        | 2000                                   | 2000                                   |
| 12                                                                                        | Chuharpur       |                                                    | 8000000                         |                      |                                  | 5200                     | 4100                    | NA                      | NA                  | 5300000                                |                                        | 2500                                   | 4500                                   |
| 13                                                                                        | Dandiana        |                                                    | 6152300                         | 598000               |                                  | 4400                     | 4900                    | NA                      | NA                  | 6700000                                | 598000                                 | 4900                                   | 5400                                   |
| 14                                                                                        | Daula           |                                                    | 4347800                         |                      |                                  | 3800                     | 3000                    | NA                      | NA                  | 4700000                                |                                        | 3100                                   | 4000                                   |
| Mudli no And Salam Mudli no                                                               |                 |                                                    |                                 |                      |                                  |                          |                         |                         |                     |                                        |                                        |                                        |                                        |
| 15                                                                                        | Dhurela         | Inside R-Zone & Commercial/Industrial & Industrial | 26000000                        |                      |                                  | 5400                     | 7000                    | NH (25%)                | 3250000             | 28671000                               |                                        | 6000                                   | 7700                                   |
| NH (25%) 31750000                                                                         |                 |                                                    |                                 |                      |                                  |                          |                         |                         |                     |                                        |                                        |                                        |                                        |
| Public Utilities, Open Space Agriculture Zones as per Master Plan 2031                    |                 |                                                    |                                 |                      |                                  |                          |                         |                         |                     |                                        |                                        |                                        |                                        |
| 16                                                                                        | Gurhi Badli     | Outside R-Zone & Commercial Area                   | 1800000                         |                      |                                  | 5400                     | 7000                    | NH (25%)                | 1625000             | 1410000                                |                                        | 6000                                   | 7700                                   |
| NH (25%) 1787500                                                                          |                 |                                                    |                                 |                      |                                  |                          |                         |                         |                     |                                        |                                        |                                        |                                        |
| 17                                                                                        | Gurhi Badli     |                                                    | 8882500                         | 5775000              |                                  | 4800                     | 5700                    | NA                      | NA                  | 5775000                                |                                        | 5100                                   | 6300                                   |
| NA                                                                                        |                 |                                                    |                                 |                      |                                  |                          |                         |                         |                     |                                        |                                        |                                        |                                        |
| 18                                                                                        | Gurhi           |                                                    | 950000                          | 675000               | 580000                           | 6100                     | 6800                    | NH (25%)                | 1187500             | 1310000                                | 675000                                 | 6800                                   | 17000                                  |
| NA (25%) 13062500                                                                         |                 |                                                    |                                 |                      |                                  |                          |                         |                         |                     |                                        |                                        |                                        |                                        |
| 19                                                                                        | Gurhi           |                                                    | 2700000                         |                      |                                  | 2700                     | 2700                    | NA                      | NA                  | 2900000                                |                                        | 2000                                   | 2000                                   |
| 20                                                                                        | Hackandpur      |                                                    | 2700000                         | 270000               |                                  | 2700                     | 2700                    | NA                      | NA                  | 2900000                                | 270000                                 | 2000                                   | 2000                                   |

**ENCLOSURE 5: OTHER RELEVANT DOCUMENTS**

**DOCUMENT 1: LICENSE**

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

License No. **136**, of 2023

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made there under to St. Patricks Realty Pvt. Ltd., MLT Propmart Pvt. Ltd., MLT Real Estate Pvt. Ltd. In collaboration with St. Patricks Realty Pvt. Ltd. The Median, Central Park Resorts, off Sohna Road, sector-48, Gurugram-122018 for setting up of an Group Housing Colony over an area measuring 7.35625 acres in the revenue estate of village Dhunela, Sector-32, Sohna, District Gurugram.

1. The particulars of the land, wherein the aforesaid Group Housing Colony is to be set up, are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions -
  - a) That you shall pay the State Infrastructure Development Charges amounting to ₹ 2,40,13,170/-, in two equal instalments. First instalment will be due within 60 days of grant of license and second instalment within six months of grant of license failing which 18% PA interest will be liable for the delayed period
  - b) That you shall pay proportionate EDC as per schedule prescribed by the Director.
  - c) That you shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, you will be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
  - d) That you shall maintain and upkeep all roads open spaces, public parks and public health services for a period of five years from the date of issue to the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads/service roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be, in accordable with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - e) That you shall construct community site at your own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centers and other community buildings on the lands set apart for this purpose, in a period as may be specified, and failing which action as per the Act/Rules shall be initiated. The land shall vest

  
 Director General,  
 Town & Country Planning,  
 Haryana, Chandigarh



**DOCUMENT 2: RERA CERTIFICATE**

REGISTRATION NO — 53 of 2024

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

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**GURUGRAM**

 **HARERA**  
**GURUGRAM**

**REGISTRATION NO. 53 of 2024**

RC/REP/HARERA/GGM/826/558/2024/53      Date: 24.05.2024

UNIQUE NO. GENERATED ONLINE      RERA-GRG-PROJ 1618-2024

**REGISTRATION CERTIFICATE**

**REAL ESTATE PROJECT**  
**CENTRAL PARK BIGNONIA TOWERS**

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

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

| S.N.   | Particulars                        | Details                                             |
|--------|------------------------------------|-----------------------------------------------------|
| (i)    | Name of the project                | Central Park Bignonia Towers                        |
| (ii)   | Location                           | Sector- 32, Sohna, Gurugram                         |
| (iii)  | License no. and validity           | 136 of 2023 dated 30.06.2023 valid upto 29.06.2028. |
| (iv)   | Total licensed area of the project | 7.35625 acres                                       |
| (v)    | Area of project for registration   | 7.35625 acres                                       |
| (vi)   | Nature of the project              | Group Housing Colony                                |
| (vii)  | Total FAR area of the phase        | 52,835.894 sqm                                      |
| (viii) | Number of Towers                   | 2 + EWS                                             |
| (ix)   | Number of units                    | 193 Residential + 34 EWS + 1 Commercial             |

**(B) NAME OF THE PROMOTER**

| S. N. | Particulars                | Details                                                                                         |
|-------|----------------------------|-------------------------------------------------------------------------------------------------|
| (i)   | Promoter 1/License holders | M/s MLT Real Estate Pvt. Ltd., M/s MLT Propmart Pvt. Ltd. and M/s St. Patricks Realty Pvt. Ltd. |
| (ii)  | Promoter 2/Collaborator    | M/s St. Patricks Realty Pvt. Ltd.                                                               |

**(C) PARTICULARS OF THE PROMOTER 2/ DEVELOPER**

| S. N. | Particulars | Details                           |
|-------|-------------|-----------------------------------|
| (i)   | Name        | M/s St. Patricks Realty Pvt. Ltd. |

Page 1 of 6



**DOCUMENT 4: NOC FOR HEIGHT CLEARANCE FROM AIRPORT AUTHORITY OF INDIA**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                         |                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                  | <b>भारतीय विमानपत्तन प्राधिकरण</b><br><b>AIRPORTS AUTHORITY OF INDIA</b><br>PALM/NORTH/B/011724/887370                                                                                                                                                                                                                                                                                  |                          |
| ए.ए.आई./आर.एच.एन/एन.आर./ए.टी.एन/एन.ओ.सी./55/187-90                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                         |                          |
| <b>मालिक का नाम एवं पता</b><br><b>OWNERS Name &amp; Address</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | St. Patricks Realty Pvt. Ltd.<br>The Median, Central Park Resorts, Off Sohna<br>Road, Sector-48, Gurugram 122018 | <b>दिनांक/DATE:</b><br><b>वैधता/ Valid Up to:</b>                                                                                                                                                                                                                                                                                                                                       | 22-01-2024<br>21-01-2032 |
| <b>ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी)</b><br><b>No Objection Certificate for Height Clearance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                         |                          |
| 1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।<br>1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations. |                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                         |                          |
| 2) इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।<br>2. This office has no objection to the construction of the proposed structure as per the following details:                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                         |                          |
| <b>अनापत्ति प्रमाणपत्र आईडी / NOC ID</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                  | PALM/NORTH/B/011724/887370                                                                                                                                                                                                                                                                                                                                                              |                          |
| <b>आवेदक का नाम / Applicant Name*</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                  | Chirag Gehlot                                                                                                                                                                                                                                                                                                                                                                           |                          |
| <b>स्थल का पता / Site Address*</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                  | Group Housing Colony at Khasra No. 28//17/1, 6/1, 6/2, 14, 15, 16/1, 29//11, 19/1/2, 12/1, 9/2/1, 9/2/2, total land area measuring 7.35625 Acres, Village Dhunela, Sector-32, Tehsil Sohna, Gurugram, Sohna, Gurgaon, Haryana                                                                                                                                                           |                          |
| <b>स्थल के निर्देशांक / Site Coordinates*</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                  | 28 17 11.71N 77 04 36.95E, 28 17 14.27N 77 04 36.98E, 28 17 14.24N 77 04 39.44E, 28 17 16.2N 77 04 39.47E, 28 17 11.66N 77 04 41.87E, 28 17 12.26N 77 04 41.88E, 28 17 14.20N 77 04 41.90E, 28 17 16.16N 77 04 41.93E, 28 17 10.48N 77 04 44.30E, 28 17 12.22N 77 04 44.34E, 28 17 14.16N 77 04 44.36E, 28 17 16.12N 77 04 44.38E, 28 17 10.46N 77 04 46.63E, 28 17 16.09N 77 04 46.72E |                          |
| <b>स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                  | 209.19 M                                                                                                                                                                                                                                                                                                                                                                                |                          |
| <b>अनुमत्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                  | 414.19 M                                                                                                                                                                                                                                                                                                                                                                                |                          |



### DOCUMENT 5: FOREST NOC

|  <div style="text-align: center;"> <b>प्रभागीय वन अधिकारी द्वारा स्पष्टीकरण पत्र</b><br/> <b>Clarification letter by</b><br/> <b>Concerned Divisional Forest Officer</b><br/> <b>हरियाणा सरकार / Government of Haryana</b> </div>                                                          |                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| हरियाणा भू-परिक्षण अधिनियम, 1900 (1900 का पंजाब का अधिनियम II) अथवा वन अथवा प्रतिबंधित भूमि से संबंध में निराक्षेप प्रमाण पत्र।<br>NOC in respect of Haryana Land and Preservation Act, 1900 (Punjab Act, II of 1900) or Forest or Restricted lands.                                                                                                                                                                                                           |                                                                                                                                           |
| नाम<br>Name                                                                                                                                                                                                                                                                                                                                                                                                                                                    | चिरग गहलोत<br>Chirag Gehlot                                                                                                               |
| संगठन का नाम<br>Organisation Name                                                                                                                                                                                                                                                                                                                                                                                                                              | M/s St. Patricks Realty Private Limited                                                                                                   |
| वर्तमान पता<br>Current Address                                                                                                                                                                                                                                                                                                                                                                                                                                 | Village Dhunela, Tehsil Sohna, Sector-32                                                                                                  |
| भूमि स्थान<br>Land Location                                                                                                                                                                                                                                                                                                                                                                                                                                    | Dhunela, Gurgaon.                                                                                                                         |
| भूमि मापन<br>Land Measurements                                                                                                                                                                                                                                                                                                                                                                                                                                 | 7.356 (Acre)                                                                                                                              |
| आयतन नम्बर / मुरबा नम्बर<br>Rectangle No./ Murba No.                                                                                                                                                                                                                                                                                                                                                                                                           | 28/6/1 (4-0), 6/2 (4-0), 14 (8-0), 15 (8-0), 16/1 (2-9), 17/1 (2-9) 29/09/2/1 (3-16), 9/2/2 (3-16), 11 (8-0), 12/1 (7-12), 19/1/2 (6-15); |
| <div style="display: flex; justify-content: space-between;"> <div>           Reference No. (SRN):- T6V-W5F-NK7K<br/>           जारी करने की तिथि / Date of Issuance: 21-03-2023<br/>           जारी करने का स्थान / Place of Issuance: Gurgaon<br/>           जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer         </div> <div>  </div> </div> |                                                                                                                                           |
| This is a Digitally Signed Certificate and does not require physical signature. The authenticity of this certificate can be verified from the verification link mentioned below:<br><a href="https://164.100.137.243/eservices/mobileapi/verify/clarification/T6VW5FNK7K">https://164.100.137.243/eservices/mobileapi/verify/clarification/T6VW5FNK7K</a>                                                                                                      |                                                                                                                                           |



## Building Plan Approval

Directorate of Town and Country Planning, Haryana  
Nagar Yojna Bhawan, Plot no-3, Sector-18-A, Madhya Marg, Chandigarh,  
Phone: 0172-2549349, e-mail: tcpharyana7@gmail.com  
website: http://tcpharyana.gov.in

BR-III  
(See Code 4.2(4))

To  
St. Patrick's Realty Pvt. Ltd.,  
The Median, Central Park, Resorts,  
Off Sohna Road, Sector-48,  
Gurugram-122018.

Memo No. ZP-1883/JD(RA)/2024/ 11906 dated: 10-04-2024

Subject: Approval of Building plans of Group Housing Colony over an area measuring 7.35625 acres (Licence No. 136 of 2023 dated 30.06.2023) in Sector-32, Sohna being developed by St. Patrick's Realty Pvt. Ltd.

Reference your application dated 05.10.2023 and subsequent application dated 08.01.2024 & 12.03.2024 for permission to erect the buildings of Group Housing Colony over an area measuring 7.35625 acres (Licence No. 136 of 2023 dated 30.06.2023) in Sector-32, Sohna in accordance with the plans submitted with it alongwith the online payment amounting to ₹ 15,72,051/- towards Infrastructure Development Charges for additional 15% additional FAR in lieu of LEED "Platinum Rating" being considered as incentive for providing green buildings as per provision of Code 6.5 of Haryana Building Code, 2017.

The building plans submitted vide above referred application have been checked and placed before the Building Plan Approval Committee constituted under the Chairmanship of CTP, Hr. after seeking comments of MSVP, Fire Officer concerned & STP, Gurugram. It has unanimously been decided to approve the same being in accordance with the provisions of Haryana Building Code-2017.

Hence, permission is hereby granted to raise construction on the licenced land in accordance with the provisions of the respective Acts and Haryana Building Code-2017 subject to the following amendments, terms and conditions:-

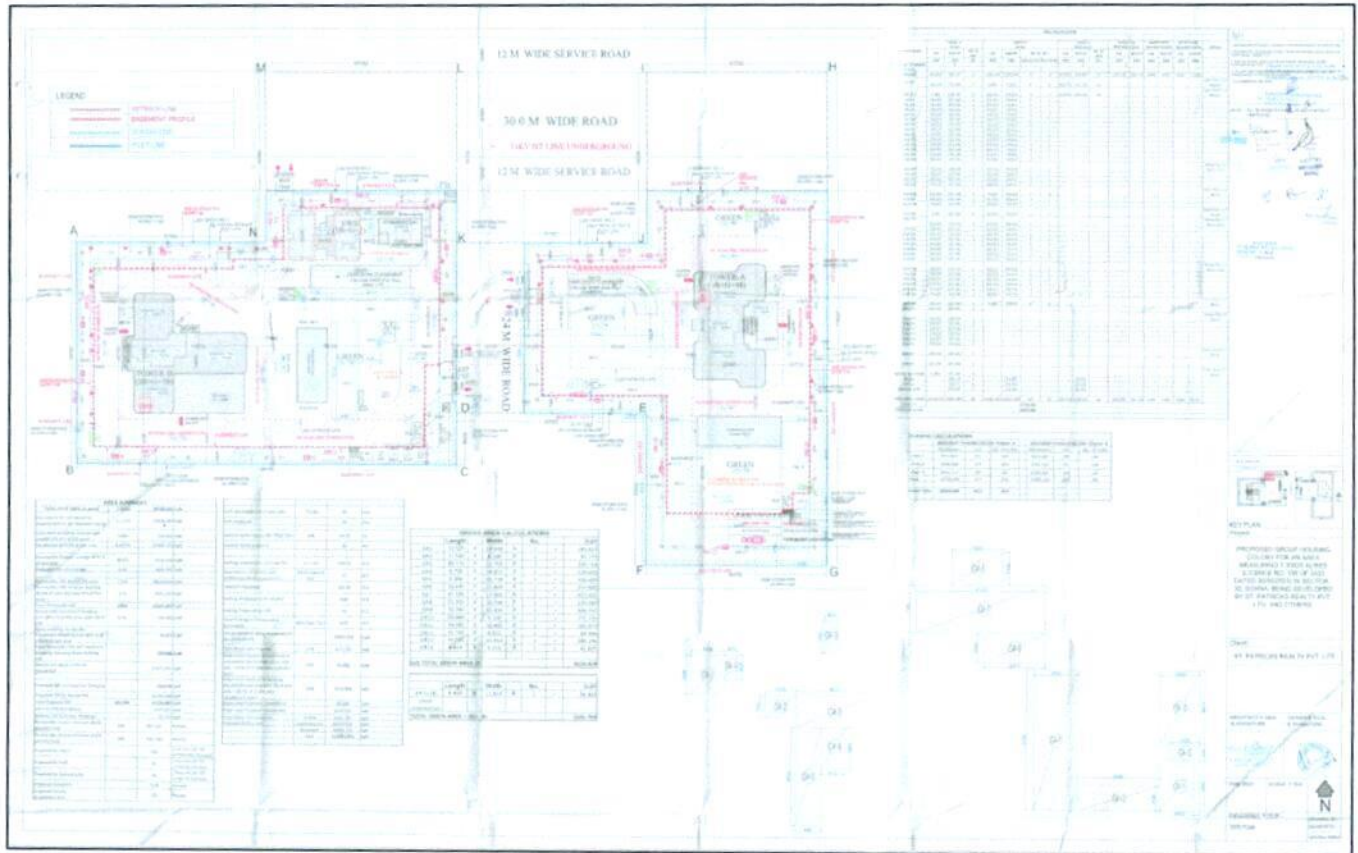
- (i) The plans are valid for a period of 2 years of the buildings less than 15.00 meters in height and 5 years for the multistoried buildings from the date of issuance of sanction, subject to validity of licenses granted for this scheme.
- (ii) The structural responsibility of the construction shall be entirely of the owner/supervising architect/ Engineer of the scheme.

Further that:-

- a) The building shall be constructed in accordance to the Structure Design by Structure Engineer and certified by Proof Consultant on prescribed Form BR-V (A2).
- b) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
- c) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.



## PROJECT TIE-UP REPORT CENTRAL PARK BIGNONIA TOWERS



**ENCLOSURE 6: CONSULTANT'S REMARKS**

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

## PROJECT TIE-UP REPORT

### CENTRAL PARK BIGNONIA TOWERS

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

## PROJECT TIE-UP REPORT

### CENTRAL PARK BIGNONIA TOWERS

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|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | our pricing analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 32. | This cost assessment is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 33. | This report is prepared on the V-L10 (Project Tie Up format) _V_10.2_2022 Tie up format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.                                                                                                                                                                                                                                                                                                                                                     |
| 34. | This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 35. | All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 36. | As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 37. | <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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

