

REPORT FORMAT: V-L16 (Project Tie Up format) \_ V 10.2 - 2022

CASE NO. VIS (2024-25)-PL314-275-362

DATED: 26/08/2024

# PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	JEWEL SIGNATURE

SITUATED AT  
MAUZA- TARLA NAGAL, PARAGANA PARWADOON, DEHRADUN,  
UTTARAKHAND

DEVELOPER/ PROMOTER

M/S. AVENUE COMMERCIAL PRIVATE LIMITED

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, DEHRADUN

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU  
Banks

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

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

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

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**PART A**

**SNAPSHOT OF THE GROUP HOUSING PROJECT**



**SITUATED AT  
MAUZA- TARLA NAGAL, PARAGANA PARWADOON, DEHRADUN,  
UTTARAKHAND**



**PART B**

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

<b>Name &amp; Address of Branch</b>	State Bank of India, HLST Branch, Dehradun
<b>Name of Project</b>	Jewel Signature
<b>Work Order No. &amp; Date</b>	Assignment received through an email dated 21/08/2024

SR. NO.	CONTENTS	DESCRIPTION		
<b>1.</b>	<b>GENERAL DETAILS</b>			
i.	Report prepared for	State Bank of India, HLST Branch, Dehradun		
ii.	Name of Developer/ Promoter	M/s. Avenue Commercial Private Limited		
iii.	Registered Address of the Developer as per MCA website	ITBP Road, Near Hotel Sunpark Inn, GMS Road, Dehradun, Uttarakhand		
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	21 August 2024		
viii.	Date of Assessment	26 August 2024		
ix.	Date of Report	26 August 2024		
x.	Property Shown by	<b>Name</b>	<b>Relationship with Owner</b>	<b>Contact Number</b>
		---	Security Guard	---
xi.	Purpose of the Report	For Project Tie-up for individual Flat Financing		
xii.	Scope of the Report	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.		
xiii.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work. h) Valuation techniques and principles.		
xiv.	Documents provided for perusal	<b>Documents Requested</b>	<b>Documents Provided</b>	<b>Documents Reference No.</b>
		Total <b>04</b> Documents requested.	Total <b>04</b> Documents provided.	Total <b>04</b> Documents provided.
		Property Title document	Copy of TIR	Dated: 01/07/2024

		Approved Map	Approved Site Map	SANCTION MAP NO. (C-0140/15-16) SANCTION MAP NO. (R/0178/23-24) Dated: 29/04/2024
		Project Approval Letter	Copy of RERA Registration certificate	Dated: 08/05/2024
		Project NOCs issued from the concern authority	Project NOCs issued from the concern authority	Please refer to the page 15
xv.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	

## 2. SUMMARY

i.	Total Prospective Fair Market Value	Rs.124,00,00,000/-
ii.	Total Expected Realizable/ Fetch Value	Rs.105,40,00,000/-
iii.	Total Expected Distress/ Forced Sale Value	Rs.93,00,00,000/-
iv.	Total No. of Dwelling Units	Residential - 224 DU EWS – 29 DU
v.	Carpet area of the project	---
vi.	Saleable Area of the Project	4,54,600 sq. ft.
vii.	Inventory Cost as on "Date of Assessment"	Refer to Inventory Analysis on Page no. 24

## 3. ENCLOSURES

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

  
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**PART C**

**CHARACTERISTICS DESCRIPTION OF THE PROJECT**

**1. BRIEF DESCRIPTION OF THE PROJECT**

This project tie-up report is prepared for the Group Housing Project "Jewel Signature" being developed on a total land area of 9,554.00 sq.mtr/ 11,426.48 sq.yds as per copy of documents provided.

M/s. Avenue Commercial Private Limited has planned to develop a modern residential group housing project in the name of 'Jewel Signature'.

As per the approved map provided to us by the Bank, developer has planned to develop 224 dwelling units along with 29 EWS units in 03 high rise towers having different flats areas, details of the same has been provided in the table below,

S.no.	Block	Floors	Total No. of DU in each block
1	A	S+8	72
2	B	B+S+8	88
3	C	2B+S+8	64
<b>TOTAL</b>			<b>224</b>

Type of Flat	Super Area (in sq.ft.)
1 BHK	900
2 BHK	1575
2 BHK	1600
2 BHK	1725
3BHK	1900
3BHK	1900
3BHK	2125
3BHK	2125
3BHK	2225
3BHK	2251
3BHK	2251
3BHK	2301
3BHK	2351
3BHK	2351
3BHK	2401
3BHK	2421

Developer has obtained preliminary necessary statutory approvals (Fire NOC, building construction permit and RERA registration certificate) from different government agencies for the development of group housing society comprising of three Blocks along with EWS. This is an ordinary housing society to be developed with all the basic & urban facilities and amenities.



At present, the project is under construction & raft work is under progress. The expected date of completion of the project is 15/11/2028 as per the RERA certificate and the project completion date can be extended as mentioned in the clause.

The Project is situated in a developing area at Mouza Tarla Nagal, Dehradun and can be reached by Nagal road which is approx. 24 mtr. wide. All the basic civic amenities are available within close vicinity.



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 in the Project. Wherever the term 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

*[Handwritten signature and red circular stamp of R.K. Associates]*

to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

## 2. s LOCATION CHARACTERISTICS OF THE PROPERTY

i.	Nearby Landmark	Near Orchid Park		
ii.	Name of similar projects available nearby with distance from this property	Pacific Golf Estate		
iii.	Postal Address of the Project	Jewel Signature, Mauza Tarla Nagal, Paragana Parwadoon, Dehradun, Uttarakhand		
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: 30°22'41.4"N 78°05'35.3"E		
vi.	Description of adjoining property	Other residential projects and residential colony		
vii.	Plot No. / Survey No.	---		
viii.	Village/ Zone	Mouza – Tarla Nagal		
ix.	Sub registrar	Pargana Parwadoon		
x.	District	Dehradun		
xi.	City Categorization	Scale-B 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	Average	Within urban developing zone	
xiv.	Property location classification	On Wide Road	Road Facing	None
xv.	Property Facing	West Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Nagal road	~24 mtr.	
	b) Front Road Name & width	Nagal road	~24 mtr.	
	c) Type of Approach Road	Cement Concrete Road		
	d) Distance from the Main Road	On main road		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
xviii.	Is the property merged or colluded with any other property	No		
xix.	BOUNDARIES SCHEDULE OF THE PROPERTY			
a)	Are Boundaries matched	Yes from the available documents		
b)	Directions	As per Title Deed/TIR	Actual found at Site	
	East	12 mtr wide road	12 mtr wide road	
	West	Partly 24 mtr wide road & others property	Partly 24 mtr wide road & others property	
	North	Land of others	Land of others	
	South	Partly 12 mtr wide road& land of others	Partly 12 mtr wide road& land of others	

## 3. TOWN PLANNING/ ZONING PARAMETERS

i.	Planning Area/ Zone	Dehradun Master Plan - 2041
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ii.	Master Plan currently in force	Dehradun Master Plan - 2041
iii.	Municipal limits	MDDA
iv.	Developmental controls/ Authority	MDDA
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	The project is under construction
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning.
x.	Any notification on change of zoning regulation	No as per general information available
xi.	Street Notification	Residential
xii.	Status of Completion/ Occupational certificate	Not Applicable at this point of project stage as the project is under construction.
xiii.	Comment on unauthorized construction if any	Not Applicable at this point of project stage as the project is under construction.
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 or lying vacant.
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
<b>4.</b>	<b>LEGAL ASPECTS OF THE PROPERTY</b>	
i.	Ownership documents provided	Copy of TIR
ii.	Names of the Developer/Promoter	M/s. Avenue Commercial Private Limited
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
vi.	Notification of road widening if any and area under acquisition	No
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
x.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No
xi.	<b>Building Plan sanction:</b>	
	a) Authority approving the plan	MDDA
	b) Any violation from the approved Building Plan	NA, since project is under construction



xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property	
xiii.	Whether the property SARFAESI complaint	Yes	
xiv.	Information regarding municipal taxes ( <i>property tax, water tax, electricity bill</i> )	Tax name	No information provided
		Receipt number	No information provided
		Receipt in the name of	No information provided
		Tax amount	No information provided
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	No information provided	
xvi.	Is property tax been paid for this property	No document provided	
xvii.	Property or Tax Id No.	---	
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No	
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 scaping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes/ Proposed	Yes	Yes/ Proposed	Yes/ Proposed	Yes/ Proposed

7.	INFRASTRUCTURE AVAILABILITY						
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply						Yes
	b) Sewerage/ sanitation system						Yes
	c) Storm water drainage						Yes
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management						Yes
	b) Electricity						Yes
	c) Road and Public Transport connectivity						Yes
	d) Availability of other public utilities nearby						Transport, Market, Hospital etc. available in close vicinity
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~2.5 km	~1.8 km	~2.5 km	~1 km	~10 km	---	~34 km
iv.	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are not available nearby			
8.	MARKETABILITY ASPECTS OF THE PROPERTY:						
i.	Location attribute of the subject property			Good			
ii.	Scarcity			Similar kind of properties are available in this area			
iii.	Market condition related to demand and supply of the kind of the subject property in the area			Demand of the subject property is in accordance with the current use/ activity perspective only which is currently carried out in the property.			
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 - Normal, Proposed External - Normal, 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 (Proposed)				
	f) Doors/ Windows		UPVC Glazed Shutters with Toughened (Proposed)				
	g) Interior Finishing		Normal (Proposed)				



	h) Exterior Finishing	Normal (Proposed)	
	i) Interior decoration/ Special architectural or decorative feature	Normal (Proposed)	
	j) Class of electrical fittings	Internal (Proposed)	
	k) Class of sanitary & water supply fittings	Normal quality fittings (Proposed)	
iv.	Maintenance issues	NA, since construction work is under progress	
v.	Age of building/ Year of construction	NA, since construction work is under progress	
vi.	Total life of the structure/ Remaining life expected	NA, since construction work is under progress	
vii.	Extent of deterioration in the structure	NA, since construction work is under progress	
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	No	
xi.	Provision of firefighting	Yes (Proposed)	
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority.	
	a) Is Building as per approved Map	NA, since construction work is under progress	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	Not applicable as building construction has not yet started.
		<input type="checkbox"/> Not permitted alteration	Not applicable as building construction has not yet started.
	c) Is this being regularized	No information provided	
<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 (Proposed)	
ii.	Provision of rainwater harvesting	No	
iii.	Use of solar heating and lighting systems, etc.	No	
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Negligible pollution	
<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.	Plain looking simple structure (Proposed)	
<b>12.</b>	<b>PROJECT DETAILS:</b>		
a.	Name of the Developer	M/s. Avenue Commercial Private Limited	
b.	Name of the Project	Jewel Signature	



## PROJECT TIE-UP REPORT

M/S. AVENUE COMMERCIAL PRIVATE LIMITED

c.	Total no. of Dwelling units	Residential - 224 DU EWS – 29 DU
d.	Developer market reputation	Mid scale builder with successful track record of Project deliveries.
e.	Name of the Architect	Mr. Rajeev Roshan Agarwal
f.	Architect Market Reputation	---
g.	Proposed completion date of the Project	As per HRERA extended till 15/11/2028
h.	Progress of the Project	Under Construction, raft work is under progress
i.	Other Salient Features of the Project	<input type="checkbox"/> Medium end modern apartment, <input checked="" type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input type="checkbox"/> Club, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input type="checkbox"/> Gymnasium, <input type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input type="checkbox"/> Kids Play Area,



**PART C**

**AREA DESCRIPTION OF THE PROPERTY**

1.	Licensed area of the complete project		9,554.00 sq.mtr/ 11,426.48 sq. yds		
2.	Ground Coverage Area	Permitted	3,343.32 m <sup>2</sup>		
		Proposed	3,343.90 m <sup>2</sup>		
3.	Covered Built-up Area	<b>UNDER FAR</b>		<b>REQUIRED AS PER APPROVED MAP</b>	<b>ACHIEVED STATUS</b>
		<b>TOTAL</b>	<b>Proposed</b>	23,011.31 sq. mt.	Under Construction, raft work is under progress
			<b>Permitted</b>	23,025.14 sq. mt.	
		<b>UNDER NON-FAR</b>		<b>PROPOSED AS PER APPROVED MAP</b>	<b>ACHIEVED STATUS</b>
		<b>Non-FAR area</b>		13,247.34 sq. mt.	Under Construction, raft work is under progress
		<b>Total Gross Built Up Area</b>		36,258.65 sq. mt.	
4.	Open/ Green Area	Minimum Required	1,297.28 sq. mtr.		
		Proposed	955.40 sq. mt.		
5.	Density	Permitted	---		
		Proposed	---		
6.	Carpet Area		---		
7.	Saleable Area		4,54,600 sq. ft.		

**Total Blocks/ Floors/ Flats**

1.	Approved as per Building Plan				Actually provided	Current Status
	S.no.	Block	Floors	Total No. of DU in each Block	Under Construction, raft work is under progress	Under Construction, raft work is under progress
	1	A	S+8	72		
	2	B	B+S+8	88		
	3	C	2B+S+8	64		
	TOTAL			224		
2.	Total no. of Flats/ Units				Residential - 224 DU EWS – 29 DU	
3.	Type of Flats				Type of Flat	Super Area (sq.ft.)
					1 BHK	900
					2 BHK	1575
					2 BHK	1600
					2 BHK	1725
					3BHK	1900
					3BHK	1900
					3BHK	2125
					3BHK	2125
					3BHK	2225
					3BHK	2251
					3BHK	2251
					3BHK	2301
					3BHK	2351



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			3BHK	2351	
			3BHK	2401	
			3BHK	2421	
4.	Number of Car Parking available for main units	Required	242 ECS		
		Proposed	373 ECS		
5.	Land Area considered	9,554.00 sq.mtr/ 11,426.48 sq. yds			
6.	Area adopted on the basis of	Property documents & site survey both			
7.	Remarks & observations, if any	None			
8.	Constructed Area considered (As per IS 3861-1966)	Built-up Area	36,258.65 sq. mt. (FAR + NON FAR)		
	Area adopted on the basis of	Approved Map.			
	Remarks & observations, if any	None			

**Note:**

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

*[Handwritten Signature]*



**PART D**

**PROJECT APPROVAL DETAILS**

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS
1.	Site Plan	SANCTION MAP NO. (C-0140/15-16) SITE SANCTION MAP NO. (R/0178/23-24)	Obtained
2.	Fire NOC	Doc. No. D-PE66-2024 Dated 19/03/2024	Obtained
3.	Building Construction Permit	Application No. MDDA/NE/AA/0129/23-24 Dated: - 06/12/2023	Obtained
4.	Copy of RERA Certificates	Regd. No. UKREP05240000557 Dated 08.05.2024	Obtained

*Signature*



**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>
		21 August 2024	26 August 2024	26 August 2024
ii.	Client	State Bank of India, HLST Branch, Dehradun		
iii.	Intended User	State Bank of India, HLST Branch, Dehradun		
iv.	Intended Use	To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Project Tie-up for individual Flat Financing		
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, ascertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the property is identified	<input checked="" type="checkbox"/> Done from the nameplate displayed on the property <input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by the owner's representative <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Cross checked from the boundaries/ address of the property mentioned in the documents provided to us <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		

2.		ASSESSMENT FACTORS		
i.	Nature of the Report	Project Tie-up		
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		Group Housing Project	Residential	Group Housing Society
		Classification	Residential Group Housing	
iii.	Basis of Inventory assessment (for Project Tie up Purpose)	Primary Basis	Market Price Assessment & Govt. Guideline Value	
		Secondary Basis	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 (in consonance to surrounding use, zoning and statutory norms)	Considered for Assessment
		Residential	Residential	Residential
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking		

		from any Govt. dept. have to be taken care by Legal expert/ Advocate.			
vii.	Land Physical Factors	Shape		Size	
		Irregular		Large	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Scale-B 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			
		West 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	Average			
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	Demarcated with temporary boundary			
xvii.	Is the property merged or colluded with any other property	No			
		Comments: ---			
xviii.	Is independent access available to the property	Clear independent access is available			
xix.	Is property clearly possessable upon sale	Yes			



xx.	Best Sale procedure to realize maximum Value for inventory sale (in respect to Present market state or premise of the Asset as per point (iv) above)	Market Value			
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
xxi.	Hypothetical Sale transaction method assumed for the inventory cost analysis	Market Value			
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
xxii.	Approach & Method Used for inventory cost analysis	PROJECT INVENTORY			
		Approach for assessment	Method of assessment		
		Market Approach	Market Comparable Sales Method		
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)			
xxiv.	Market Comparable				
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	a.	Name:	M/s. Realtech Construction	
			Contact No.:	+91-9627836181	
			Nature of reference:	Property dealer	
			Size of the Property:	2 BHK & 3 BHK	
			Location:	Subject locality	
			Rates/ Price informed:	2BHK & 3BHK flats Rs.7,500/- to Rs.8,500/- 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:	M/s. Property Advisor
				Contact No.:	+91-7818088061
				Nature of reference:	Property Consultant
				Size of the Property:	~300 to 500 sq.yds
				Location:	Subject Vicinity
				Rates/ Price informed:	Rs. 50,000/- to Rs. 60,000/- per sq.yds
				Any other details/ Discussion held:	Rates of land in subject locality is available within above mentioned range
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.7,500/- to Rs.8,500/- 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.50,000/- per sq.yds. to Rs.60,000/- per sq.yds. Considering the location and size of the property we are in view to adopt the rate of Rs.55,000/- per sq.yds.			
xxvi.	OTHER MARKET FACTORS				
	Current Market condition	Normal			
		Remarks: NA			

*Levy*



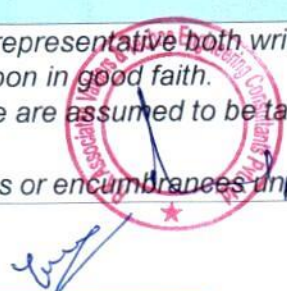
local people/prop  
as may be availab  
g market survey in  
nation and analysis  
pon.

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

xxxii.

## ASSUMPTIONS

- a. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- c. The assets and interests therein have been valued free and clear of any liens or encumbrances unless



stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.

- d. It is assumed that the concerned Lender/ Financial Institution has asked for the Project Tie up report of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Project Tie up report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- e. Payment condition during transaction in the Project tie up report has been considered on all cash bases which includes both formal & informal payment components as per market trend.
- f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
- g. This Project tie up report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

xxxiii.

**SPECIAL ASSUMPTIONS**

None

xxxiv.

**LIMITATIONS**

None

*Signature*



3.	COST ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Value of Land
a.	Prevailing Rate range	Rs.15,000/- per sq.mtr.	Rs.50,000/- per Sq. Yds. to Rs.60,000/- per sq. yds.
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.15,000/- per sq.mtr.	Rs.38,500/- per sq. yds.
d.	Total Land Area/ FAR Area considered (documents vs site survey whichever is less)	9,554 sq.mtr/ 11,426.48 sq. yds.	9,554 sq.mtr/ 11,426.48 sq. yds.
e.	Total Value of land (A)	9,554 sq.mtr x Rs.15,000/- per sq.mtr.	11,426.48 sq. yds. X 38,500/- per sq. yds.
		<b>Rs. 14,33,10,000/-</b>	<b>Rs.43,99,19,397/-</b>

4.	COST ASSESSMENT OF BUILDING CONSTRUCTION		
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE
			FAR      NON-FAR
	Building Construction Value	Rate range	Rs.1,600/- to Rs.2,000/- per sq. ft.      Rs.1,400/- to Rs.1,600/- per sq. ft.
		Rate adopted	Rs.1,800/- per sq. ft.      Rs.1,500/- per sq. ft.
		Built-up Area	23,011.31 sq. mtr. (2,47,691.44 sq. ft.)      13,247.34 sq. mtr. (1,42,593.04 sq. ft.)
		Pricing Calculation	Rs.1,800/- per Sq. ft. x 2,47,691.44 sq. ft.      Rs.1,500/- per sq. ft. x 1,42,593.04 sq. ft.
		Total Value	<b>Rs. 44,58,44,591/-</b> <b>Rs. 21,38,89,565/-</b>
a.	Depreciation percentage (Assuming salvage value % per year)	NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor	NA	
c.	Structure Type/ Condition	RCC framed structure (Proposed)/ Under Construction	
d.	Construction Depreciated Replacement Value (B)	<b>Rs.65,97,34,156/-</b>	
e.	Cost of Construction as per Guideline Rate	36,258.65 sq.mtr. X Rs. 12,000/- per sq.mtr.	
		<b>Rs. 43,51,03,800/-</b>	

*Large*



5. COST ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS			
	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements (Add lump sum cost)	----	---
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	Approx. 7% of building construction cost	Rs.4,61,81,391/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	Approx. 9% of building construction cost	Rs.5,93,76,074/-
d.	Add extra for internal & external development and other facilities (Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach Road, Play Area, etc.)	Approx. 5% of building construction cost	Rs.3,29,86,708/-
e.	<b>Expected Construction Value (C)</b>	----	<b>Rs.13,85,44,173/-</b>

6. MARKET/ SALEABLE AMOUNT OF THE FLATS		
a.	Total No. of DU	224
b.	Total No. of EWS Units	29
c.	Total Proposed Saleable Area for flats	4,54,600 sq. ft.
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	--
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.8,500/- per sq. ft. on super area
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.7,500/- per sq. ft. to Rs.8,500/- 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.7,500/- per sq. ft. to Rs.8,500/- per sq. ft. on saleable 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

Block	Configuration	Saleable area per DU (In sq.mt)	Saleable area per DU (In sq.ft)	Units in one block	Total Saleable area (in sq.ft)	@Rs.7,500/- per sq. ft. on saleable up area (In Cr.)	@Rs.8,500/- per sq. ft. on saleable built up area (In Cr.)
A	2 BHK	148.65	1600	16	25,600	19.20	21.76
	3 BHK	218.42	2351	16	37,616	28.21	31.97
	3 BHK	197.42	2125	24	51,000	38.25	43.35
	3 BHK	224.92	2421	16	38,736	29.05	32.93
B	3 BHK	197.42	2125	16	34,000	25.50	28.90
	1 BHK	83.61	900	8	7,200	5.40	6.12
	3 BHK	218.42	2351	16	37,616	28.21	31.97
	3 BHK	176.52	1900	16	30,400	22.80	25.84
	3 BHK	176.52	1900	16	30,400	22.80	25.84
	3 BHK	206.71	2225	16	35,600	26.70	30.26
C	2 BHK	146.32	1575	24	37,800	28.35	32.13
	2 BHK	160.26	1725	8	13,800	10.35	11.73
	3 BHK	213.77	2301	8	18,408	13.81	15.65
	3 BHK	223.06	2401	16	38,416	28.81	32.65
	3 BHK	209.12	2251	1	2,251	1.69	1.91
	3 BHK	209.12	2251	7	15,757	11.82	13.39
<b>Total</b>				<b>224</b>	<b>4,54,600</b>	<b>340.95</b>	<b>386.41</b>


7. CONSOLIDATED COST ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs. 14,33,10,000/-	Rs.43,99,19,397/-
b.	Structure Construction Value (B)	Rs. 43,51,03,800/-	Rs.65,97,34,156/-
c.	Additional Aesthetic Works Value (C)	---	Rs.13,85,44,173/-
d.	Total Add (A+B+C)	Rs. 57,84,13,800/-	Rs.123,81,97,726/-
e.	Additional Premium if any	---	---
	Details/ Justification	---	---
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs.123,81,97,726/-
h.	Rounded Off	---	Rs.124,00,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees One Hundred and Twenty-Four Crore Only
j.	Expected Realizable Value	---	Rs.105,40,00,000/-
k.	Expected Distress Sale Value	---	Rs.93,00,00,000/-
l.	Percentage difference between Circle Rate and Market Value	---	
m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	Concluding Comments/ Disclosures if any		
	a. The subject property is a Group Housing project.		
	b. We are independent of client/ company and do not have any direct/ indirect interest in the property.		
	c. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		
	d. 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 **Deepak Joshi** has visited the subject property on **21/8/2024** 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.



### IMPORTANT NOTES

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

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



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

### IF REPORT IS USED FOR BANK/ FIs

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

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

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Deepak Joshi	Yash Bhatnagar	Anil Kumar
		



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

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

Property in Dehradun - Rajpur Road - Rajpur Road - 4 BHK Flats - Mussoorie Road - Posted on Aug 20, 2024 - Ready to move

**₹3.5 Cr** @ ₹7,608 per sq.ft. **4BHK 3Baths**  
 Estimated EMR ₹2,79,548  
 Flat/Apartment For Sale  
 in Arcadia Hillocks, Mussoorie Road, Dehradun - Uttarakhand

REGISTRATION No. UNR/101/70000275 Website: http://rkaveta.org.in/8080/rkaveta/

Overview Society Owner Details Price Trends Society Reviews Explore Locality

Property (7) Society (32)

**₹3.5 Crore**  
 @ ₹7,608 per sq.ft. (All inclusive)

Carpet area: 4600 sq.ft. (127.90 sq.m.)

Price: ₹3.5 Crore @ ₹7,608 per sq.ft. (All inclusive)

Floor Number: 7 of 7 Floors

Overlooking: Pool, Club, Park/Garden, Main Road

Property Age: 1 to 5 Year Old - New Construction Status

Properties you can trust: Properties in Arcadia Hillocks are RERA approved. Now, buy with confidence!

Why should you consider this property?

Top Floor, Fitness Center/ Gym, Club/ Community Center, Swimming Pool Available, East Facing, Pet Friendly, Full Power Backup, 24x7 Water, Visitor Parking Available, Close to School, Air Conditioned, On-Call Maintenance Staff, Close to Hospital, Close to Market

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

Property in Dehradun - Rajpur Road - Rajpur Road - 3 BHK Flats - Rajpur Road - Posted on May 11, 2024 - Ready to move

**₹2 Cr** @ ₹11,019 per sq.ft. **3BHK 3Baths**  
 Estimated EMR ₹1,50,791  
 Flat/Apartment For Sale  
 in Earthcon Rajpur Greens, Rajpur Road, Dehradun - Uttarakhand

REGISTRATION No. UNR/101/70000086 Website: http://rkaveta.org.in/8080/rkaveta/

Overview Society Owner Details Price Trends Society Reviews Explore Locality

Property (9) Society (13)

**₹2 Crore**  
 @ ₹11,019 per sq.ft. (Negotiable)

Super Built up area 1815 sq.ft. (168.63 sq.m.)

Price: ₹2 Crore @ ₹11,019 per sq.ft. (Negotiable)

Floor Number: 4 of 7 Floors

Overlooking: Main Road, Park/Garden

Property Age: 1 to 5 Year Old - New Construction Status

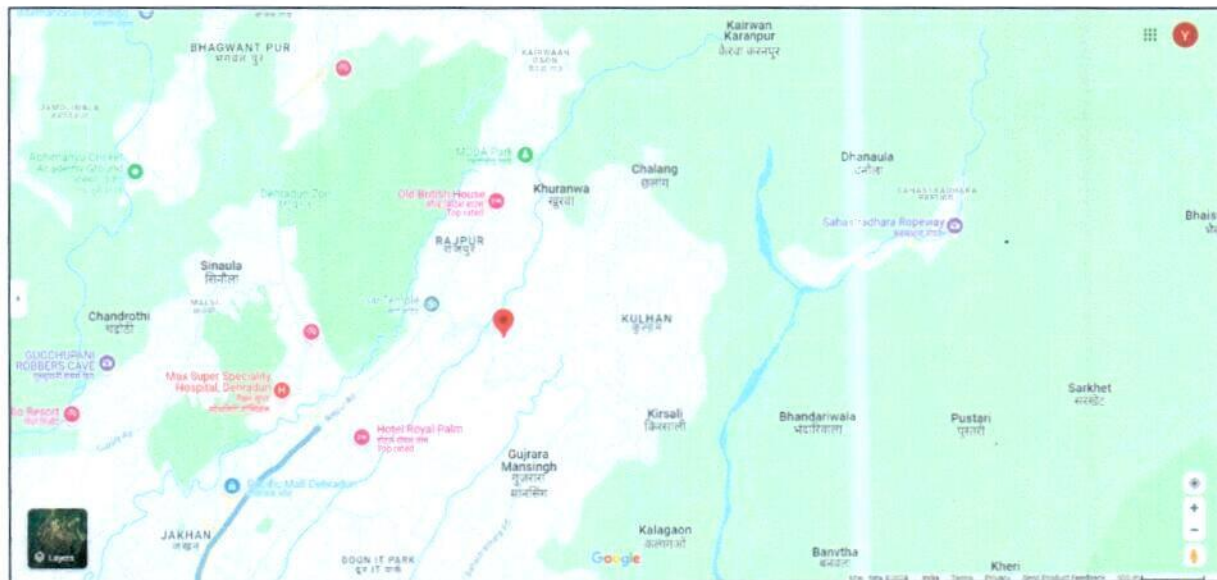
Properties you can trust: Properties in Earthcon Rajpur Greens are RERA approved. Now, buy with confidence!

Why should you consider this property?

Close to School, Close to Hospital, Close to Market, Great Society, Full Power Backup, 24x7 Water, Overlooking Park/Garden, Overlooking Main Road, Feng Shui/Vastu Compliant, Modular Kitchen, Fitness Center/ Gym, Club/ Community Center, Swimming Pool Available



**ENCLOSURE 2: GOOGLE MAP LOCATION**



*[Handwritten signature]*

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

**ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY**



*[Handwritten signature]*



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

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**निबंधन उप जिला देहरादून**  
**नगरीय क्षेत्र-द्वितीय**  
**(नगरनिगम में सम्मिलित पूर्व का विशिष्ट क्षेत्र)**

क्रमांक	प्रमुख मार्ग/मोहल्लों/राजस्व घाटों की श्रेणी	वार्ड संख्या/नाम	प्रमुख मार्ग/मोहल्लों/राजस्व घाटों का नाम	प्रमुख मार्ग से 350 मीटर की दूरी के बाद स्थित भूमि की सामान्य दर	बहुमंजरीय आवासीय भवन में स्थित	वर्षाभिक भवन की दर (भुवर एरिया दर 80 प्रति वर्गमीटर)	रैर वर्षाभिक भवन की दर (80 प्रति वर्गमीटर)	रैर वर्षाभिक भवन की दर (80 प्रति वर्गमीटर)			
1	2	3	4	5	6	7	8	9	10	11	12

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9			मोहल्ला वाली	800/8000	15000	29000	62000	56000	12000	10000
10	67		मोहल्ला वाली	800/8000	15000	29000	62000	56000	12000	10000
11	68		मोहल्ला वाली	800/8000	15000	29000	62000	56000	12000	10000
12	—		मोहल्ला वाली	800/8000	15000	29000	62000	56000	12000	10000
13	—		मोहल्ला वाली	800/8000	15000	29000	62000	56000	12000	10000
14	98		मोहल्ला वाली	800/8000	15000	29000	62000	56000	12000	10000
15	66		मोहल्ला वाली	800/8000	15000	29000	62000	56000	12000	10000
16	67		मोहल्ला वाली	800/8000	15000	29000	62000	56000	12000	10000
17	62		मोहल्ला वाली	800/8000	15000	29000	62000	56000	12000	10000
18	1		मोहल्ला वाली	800/8000	15000	29000	62000	56000	12000	10000
19	63		मोहल्ला वाली	800/8000	15000	29000	62000	56000	12000	10000
20	—		मोहल्ला वाली	800/8000	15000	29000	62000	56000	12000	10000
21	90		मोहल्ला वाली	800/8000	15000	29000	62000	56000	12000	10000
22	01		मोहल्ला वाली	800/8000	15000	29000	62000	56000	12000	10000
23	59		मोहल्ला वाली	800/8000	15000	29000	62000	56000	12000	10000
4	D	1	मोहल्ला वाली	400/4000	15000	29000	62000	56000	12000	10000
5	E	1	मोहल्ला वाली	600/6000	13000	27000	59000	53000	12000	10000
		2	मोहल्ला वाली	600/6000	13000	27000	59000	53000	12000	10000
		3	मोहल्ला वाली	600/6000	13000	27000	59000	53000	12000	10000
		4	मोहल्ला वाली	600/6000	13000	27000	59000	53000	12000	10000
		5	मोहल्ला वाली	600/6000	13000	27000	59000	53000	12000	10000
		6	मोहल्ला वाली	600/6000	13000	27000	59000	53000	12000	10000
		7	मोहल्ला वाली	600/6000	13000	27000	59000	53000	12000	10000
		8	मोहल्ला वाली	600/6000	13000	27000	59000	53000	12000	10000
		9	मोहल्ला वाली	600/6000	13000	27000	59000	53000	12000	10000
		10	मोहल्ला वाली	600/6000	13000	27000	59000	53000	12000	10000
		11	मोहल्ला वाली	600/6000	13000	27000	59000	53000	12000	10000
		12	मोहल्ला वाली	600/6000	13000	27000	59000	53000	12000	10000
		13	मोहल्ला वाली	600/6000	13000	27000	59000	53000	12000	10000
		14	मोहल्ला वाली	600/6000	13000	27000	59000	53000	12000	10000
		15	मोहल्ला वाली	600/6000	13000	27000	59000	53000	12000	10000
		16	मोहल्ला वाली	600/6000	13000	27000	59000	53000	12000	10000

✍

(कुछ कुमार मिश्रा)  
अपर जिलाधिकारी (वित्त एवं राजस्व)  
देहरादून



**ENCLOSURE 5: OTHER RELEVANT DOCUMENTS**

**DOCUMENT 1: TIR**

Office : Chamber No. 18  
 Civil Court Compound  
 Dehradun Uttarakhand  
 Mob No. 9412940050  
 E-Mail : advmaheshpant358@gmail.com  
 Camp Office: 125-A Garhi Cantt, Dehradun  
 Date:- 01.07.2024

The AGM  
 State Bank of India  
 HLST  
 Dehradun

1	A	Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India HLST Dehradun
	B	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	
	C	Name of the Borrower.	M/S Avenue Commercial Private Limited  Builder/Applicant/ Company is not availing any financial assistance from the Bank only project is going to be approved
2	A	Type of Loan	Residential Property
	B	Type of property	M/S Avenue Commercial Private Limited
3	A	Name of the unit/concern/ company/ person offering the property/(ies) as security.	Builder/Applicant/ Company is not availing any financial assistance from the Bank only project is going to be approved
	B	Constitution of the unit/concern/ Person /body/authority offering the property for creation of charge.	Company
	C	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Builder/Applicant/ Company is not availing any financial assistance from the Bank only project is going to be approved
4	A	Value of Loan (Rs. in crores)	As mention below
5		Complete or full description of the immovable property (ies) offered as security including the Survey No.	ALL THAT open plot of land bearing Khasra No. 5 Cha (8) area

MAHESH CHANDRA PANT  
 Advocate

1

		Mtrs, total land area measuring 9554 sq. meters, along with constructions thereupon having covered area measuring 95 Sq. Mtrs situated in Mauza Tarlanagal, Pargana Parwadun, District Dehradun
B	Door/House no. ( in case of house property)	
C	Extent/ area including plinth/ built up area in case of house property	Total area 9554 sq. meters
D	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	<p><b>Mauza : Tarlanagal, Pargana Parwadun, District Dehradun bounded and butted as under:</b></p> <p>North - Land of others</p> <p>South - Partly 12 mtr wide common road and Partly land of seller being sold today to Smt Sheela Gupta</p> <p>East - 12 Mtr wide common road West - Partly 24 Mts vide Road and Partly land of others</p>
A	Particulars of the documents scrutinized- serially and chronologically.	<ol style="list-style-type: none"> <li>1. Sale Deed dated 06.05.2022 registered at serial no. 2927.</li> <li>2. Sale Deed dated 13.05.2020 registered at serial no. 933.</li> <li>3. Sale Deed dated 13.05.2020 registered at serial no. 932.</li> <li>4. Power of attorney dated 01.08.2019 registered at serial no. 871.</li> <li>5. Sale Deed dated 15.11.2019 registered at serial no. 4405.</li> <li>6. Extension Registered Agreement Deed dated 16.08.2019 registered at serial no. 3287.</li> <li>7. Registered Agreement to Sell dated 26.07.2019 registered at serial no. 3063.</li> <li>8. Sale Deed dated 15.11.2019 registered at serial no. 4404.</li> <li>9. Registered Agreement to Sell dated 26.07.2019 registered at</li> </ol>

*MAHESH CHANDRA PANT*  
**MAHESH CHANDRA PANT**



**DOCUMENT 2: RERA CERTIFICATE**

**UTTARAKHAND REAL ESTATE REGULATORY AUTHORITY**  
**FORM 'C'**  
**[See rule 5(1)]**  
**REGISTRATION CERTIFICATE OF PROJECT**

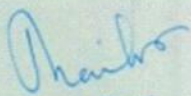
1. This registration is granted under section 5 of the act to the following project under project registration number **UKREP05240000557**  
Company firm / society / company / competent authority **Avenue Commercial Private Limited** having its registered office / principal place of business at **ITBP Road, Near Hotel Sunpark Inn, GMS Road, Dehradun, Uttarakhand** Project Name **JEWEL SIGNATURE** and Address **khavra No. 5 cha, 6, 7, 8, 9, 10, 11 & 13, 14, 16, 17, 18, 19Ka, 19Kha, 20 Ka, 20 Kha, 21, 22, 23, 24, 26, 27Ka, 27Kha, 28Kha & 29, Mauza- Tarta Nagal, Paragana Parwadoon, Dehradun, Uttarakhand**

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

- (i) The promoter shall enter into an agreement for sale with the allottees as prescribed by the appropriate Government.
- (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17.
- (iii) The promoter shall deposit seventy per cent. of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4.
- (iv) The registration shall be valid for a period of 04 years 06 months commencing from 08-05-2024 and ending with 15-11-2028 unless renewed by the Real Estate Regulatory Authority in accordance with the Act and the rules made thereunder.
- (v) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder.
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

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

Date: 08-05-2024  
Place: Dehradun

  
(Amitabh Maitra)  
Member  
Uttarakhand Real Estate  
Regulatory Authority



**DOCUMENT 3: FIRE NOC**

**कार्यालय मुख्य अग्निशमन अधिकारी, जनपद देहरादून।**  
ईमेल-cfoddn.ukfs@gmail.com

पत्रांक: न-3/सीएफओ(गुप्त हाउसिंग भवन)-D-PE-66-2024 दिनांक: मार्च 19, 2024  
सेवा में:

**सचिव**  
**मसूरी देहरादून विकास प्राधिकरण**  
**जनपद-देहरादून।**

**विषय**  
आपके पत्र संख्या-MDDA/NE/AA/0129/23-24 व मानचित्र संख्या-MAP/MDDA/NE/AA/0139/23-24 दिनांक 16.10.2023 के अन्तर्गत REVISION IN SANCTION ADD/PROPOSED GROUP HOUSING BUILDING PLAN FOR M/S AVENUE COMMERCIAL PVT. LTD. THROUGHITS DIRECTOR/AUTHORIZED SIGNATORY MR. SUMIT GUPTA S/O MR. GANESH GUPTA, SITUATED AT LAND BEARING KHASRA NO-5CHA, 6, 7, 8, 9, 10, 11 & 13, 14, 16, 17, 18, 19 KA, 19 KHA, 20 KA, 20 KHA, 21, 22, 23, 24, 26, 27 KA, 27 KHA, 28 KHA & 29, MAUZA-TARLA NAGAL, PARGANA-PARWADOON, जनपद देहरादून में कुल प्लॉट क्षेत्रफल 9554 वर्गमीटर में गुप्त हाउसिंग भवन के मानचित्र स्वीकृत करने हेतु अनारबित/अर्पित के प्रेषण बाबत।

**महोदय,**  
कृपया आप अपने पत्र संख्या-MDDA/NE/AA/0129/23-24 व मानचित्र संख्या-MAP/MDDA/NE/AA/0139/23-24 दिनांक 16.10.2023 एवं आवेदक द्वारा अग्निशमन एवं आपात सेवा उद्धारखण्ड की वेबसाइट पर आवेदित यूनिफ नम्बर 64316823 दिनांक 09.03.2024 का सम्बन्ध ग्रहण करने का कष्ट करें जो कि REVISION IN SANCTION ADD/PROPOSED GROUP HOUSING BUILDING PLAN FOR M/S AVENUE COMMERCIAL PVT. LTD. THROUGHITS DIRECTOR/AUTHORIZED SIGNATORY MR. SUMIT GUPTA S/O MR. GANESH GUPTA, SITUATED AT LAND BEARING KHASRA NO-5CHA, 6, 7, 8, 9, 10, 11 & 13, 14, 16, 17, 18, 19 KA, 19 KHA, 20 KA, 20 KHA, 21, 22, 23, 24, 26, 27 KA, 27 KHA, 28 KHA & 29, MAUZA-TARLA NAGAL, PARGANA-PARWADOON, जनपद देहरादून में कुल प्लॉट क्षेत्रफल 9554 वर्गमीटर में गुप्त हाउसिंग भवन के निर्माण सम्बन्धी मानचित्र सलरन करते हुए आपात/अनारबित प्रमाण पत्र निर्गत किये जाने के सम्बन्ध में आख्या उपलब्ध कराये जाने की अपेक्षा की गई है।

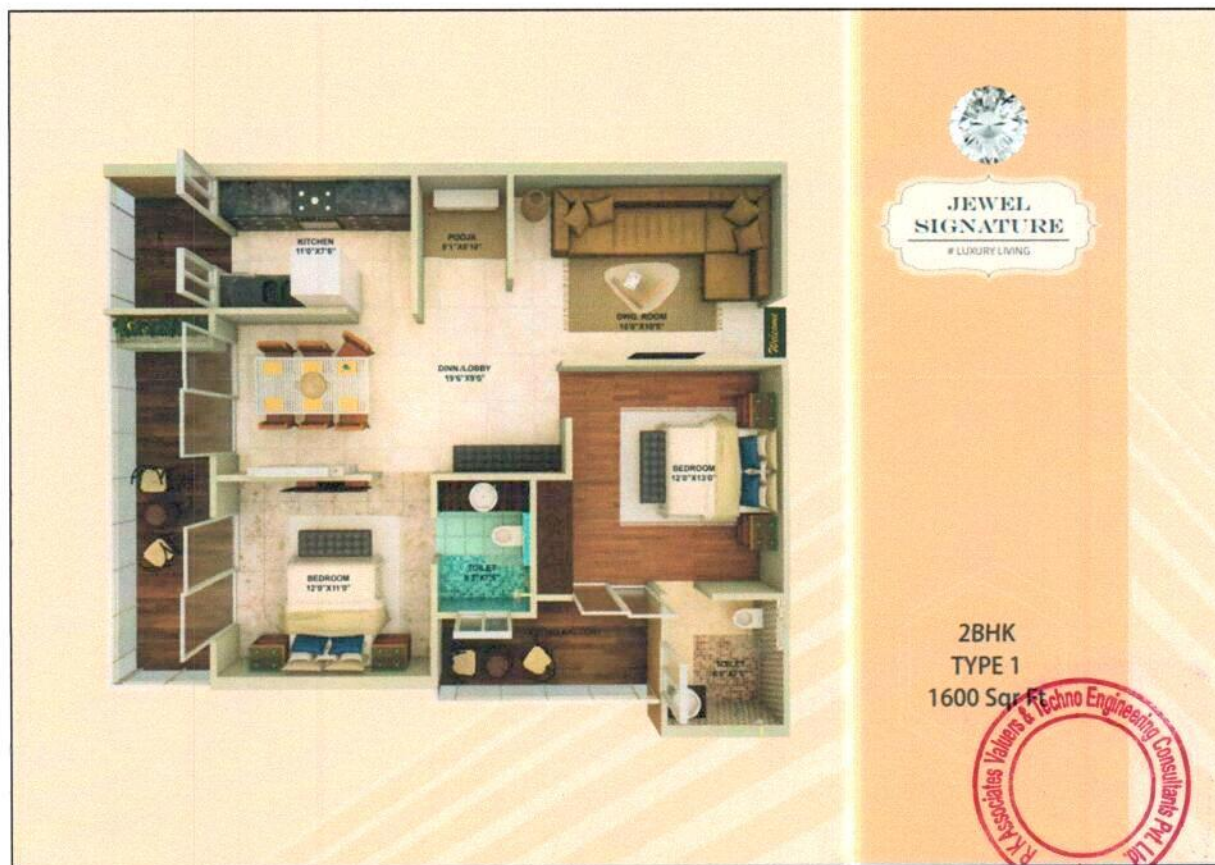
उपरोक्ता सम्बन्ध में अवगत कराना है कि प्रस्तावित स्थल का अग्निशमन अधिकारी देहरादून द्वारा निरीक्षण कराया गया। अग्निशमन अधिकारी देहरादून की निरीक्षण की निरीक्षण आख्या दिनांक मार्च 12, 2024 के अनुसार प्रस्तावित स्थल में गुप्त हाउसिंग भवन ब्लॉक-ए (बेसमेंट एवं अग्रेतर आठ तल), ब्लॉक-बी (लॉअर बेसमेंट, बेसमेंट एवं अग्रेतर आठ तल) तथा ब्लॉक-सी (लॉअर बेसमेंट, बेसमेंट एवं अग्रेतर आठ तल) में प्रस्तावित है। जिसका कुल प्लॉट एरिया-9554 वर्गमीटर है व कवर्ड एरिया-36,258.65 वर्गमीटर है। जिस तक पर्याप्त पहुँच मार्ग उपलब्ध है। जिस पर अग्निशमन विभाग के भारी जहन अस्सामी से आवागमन कर सकते हैं। प्रस्तावित स्थल अग्नि सुरक्षा के दृष्टिगत सुरक्षित पाया गया। प्रस्तावित स्थल के ऊपर से कोई दिव्यत साईन नहीं गुजर रही है। आवेदक को निर्देशित किया गया कि प्रस्तावित स्थल पर गुप्त हाउसिंग भवन के निर्माण के समय/निर्माणोपरान्त निम्नांकित अग्निशमन सुरक्षा एवं जीव रक्षा व्यवस्था की जानी आवश्यक होगी।

- भवन निर्माण राष्ट्रीय भवन निर्माण संहिता-2006 (संशोधित-2016) पार्ट-3 एवं पार्ट 4 में निहित मानकों तथा उत्तराखण्ड भवन निर्माण उपविधि (यक्षा संशोधित) में निहित मानकों के अनुसार कराया जाना अनिवार्य होगा।
- मानकों के अनुसार सैट बैक अग्र भाग-8.50 मीटर, पृष्ठ-08 मीटर, पार्श्व (1)-08 मीटर, पार्श्व (2)-08 मीटर आन्तरिक लोने की न्यूनतम चौड़ाई-1.50 मीटर, कॉरिडोर की न्यूनतम चौड़ाई-1.50 मीटर तथा बेसमेंट हेतु रैम्प की न्यूनतम चौड़ाई वन-टू के लिए 4.5 मीटर व टू-टू की स्थिति में 7.2 मीटर एवं रैम्प की ढाल 1:10 छोड़ा जाना आवश्यक होगा।
- प्रस्तावित भवन में नेशनल बिल्डिंग कोड ऑफ इण्डिया 2016 पार्ट-4 फायर एण्ड सेफ्टी के पृष्ठ संख्या-32 के Table 5 Travel Distance (Based on Occupancy and Construction Type) Clauses 4.4.2.1 and 4.4.2.2 में दिये गये प्राविधानों का अनिवार्य रूप से पालन करना आवश्यक होगा।
- प्रस्तावित भवन में नेशनल बिल्डिंग कोड ऑफ इण्डिया 2016 पार्ट-4 फायर एण्ड सेफ्टी 4.4.2.5 के पृष्ठ संख्या-37 के Table 6 Pressurization of Staircases and Lift Lobbies में दिये गये प्राविधानों का अनिवार्य रूप से पालन करना आवश्यक होगा। भवन में मानकों के अनुसार फायर चैक डोर सिस्टम (Fire Check Door System) का प्राविधान किया जाए।
- प्रस्तावित भवन में नेशनल बिल्डिंग कोड ऑफ इण्डिया पार्ट-4 के पृष्ठ संख्या-68 के C-1.14 (Illumination of Means of Exit) में दिये गये प्राविधानों का अनिवार्य रूप से पालन करना आवश्यक होगा।
- प्रस्तावित भवन में नेशनल बिल्डिंग कोड ऑफ इण्डिया पार्ट-4 के पृष्ठ संख्या-69 के C-1.16 (Transformers shall conform to the following) में दिये गये प्राविधानों का अनिवार्य रूप से पालन करना आवश्यक होगा।
- प्रस्तावित भवन में नेशनल बिल्डिंग कोड ऑफ इण्डिया पार्ट-4 पृष्ठ संख्या-29 के 4.10 Pressurization of Staircases (Protected Escape Routes) में दिये गये प्राविधानों का अनिवार्य रूप से पालन करना आवश्यक होगा।
- प्रस्तावित भवन में नेशनल बिल्डिंग कोड ऑफ इण्डिया पार्ट-3 के पृष्ठ संख्या-66 के C-1.6, (बेसमेंट) में दिये गये प्राविधानों का अनिवार्य रूप से पालन करना आवश्यक होगा।

-क्रमशः 02-



**DOCUMENT 4: Floor Plan**



## 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

M/S. AVENUE COMMERCIAL PRIVATE LIMITED

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,

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

