

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

CASE NO. VIS(2024-25)-PL413-363-488

DATED: 10/10/2024

PROJECT TIE-UP REPORT OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	AMBIENCE CREACIONS

SITUATED AT

AMBIENCE CREACIONS JWALA MILL ROAD, SECTOR-22, TEHSIL GURGAON, DISTRICT
GURUGRAM

DEVELOPER/ PROMOTER

M/S. AMBIENCE CREACIONS

REPORT PREPARED FOR

STATE BANK OF INDIA, SBI CAMPUS 2, PLOT NO. 79, SECTOR 18
GURGAON 122016

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineer (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 for reference.

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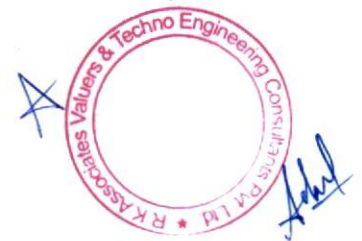
PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT

AMBIENCE CREACIONS, JWALA MILL ROAD, SECTOR-22, TEHSIL GURGAON, DISTRICT GURUGRAM



PROJECT TIE-UP REPORT

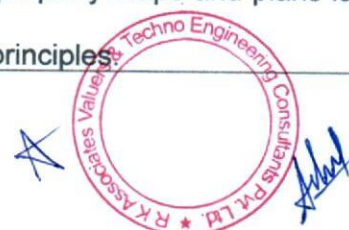
M/S AMBIENCE CREACIONS

PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	State Bank of India, SBI Campus 2, Plot No. 79, Sector 18 Gurgaon 122016
Name of Project	Ambience Creacions
Work Order No. & Date	via email dated 04/10/2024

SR. NO.	CONTENTS	DESCRIPTION						
1.	GENERAL DETAILS							
i.	Report prepared for	State Bank of India, SBI Campus 2, Plot No. 79, Sector 18 Gurgaon 122016						
ii.	Name of Developer/ Promoter	M/s. Ambience Projects and Infrastructure Pvt. Ltd.						
iii.	Registered Address of the Developer as per MCA website	L-4, Green Park Extn. New Delhi-110016						
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	4 October 2024						
viii.	Date of Assessment	10 October 2024						
ix.	Date of Report	10 October 2024						
x.	Property Shown by	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Ankit</td><td>Employee</td><td>8130398299</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Ankit	Employee	8130398299
Name	Relationship with Owner	Contact Number						
Mr. Ankit	Employee	8130398299						
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						

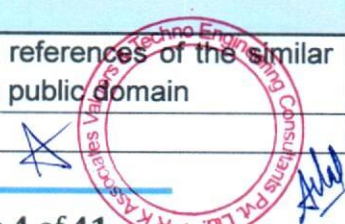


PROJECT TIE-UP REPORT

M/S AMBIENCE CREACIONS

xiv.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total 06 Documents requested.	Total 03 Documents provided.	---
		Property Title document	LC-III - Letter of intent for grant of license from DTCP (HR Govt.)	License Number 48 of 2012
		Sale Deed	Not provided	---
		Copy of TIR	Not provided	---
		Property Tax Receipt	Not provided	---
		Approved Building Plan	Approved Building Plan	Dated 22/06/2016
		RERA Registration certificate	RERA Registration certificate	RERA-GRG-402-2019
xv.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	NA

2.	SUMMARY	
i.	Total Prospective Fair Market Value	Rs.888,36,00,000/-
ii.	Total Expected Realizable/ Fetch Value	Rs. 7,55,10,60,000/-
iii.	Total Expected Distress/ Forced Sale Value	Rs. 6,66,27,00,000/-
iv.	Total No. of Dwelling Units	1012 as per approved plan
v.	Carpet area of the project	9,38,456 sq.ft as per Inventory Details provided to us
vi.	Saleable Area of the Project	26,48,925 sq.ft as per Inventory Details provided to us
vii.	Inventory Cost as on "Date of Assessment"	Refer to page no. 20
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



PROJECT TIE-UP REPORT

M/S AMBIENCE CREATIONS

iii.	Enclosure 3	Photographs of The property
iv.	Enclosure 4	Copy of Guideline rates
v.	Enclosure 5	Other relevant documents
vi.	Enclosure 6	Consultant's Remarks
vii.	Enclosure 7	Survey Summary Sheet



PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

1.

BRIEF DESCRIPTION OF THE PROJECT

This project tie-up report has been prepared for the group housing project, "Ambience Creacions," located at the aforementioned address. The total land area measures 14.819 acres (59,970.27 sq. meters), with a net land area of 14.506 acres (58,705.63 sq. meters), as per the approved map provided to us.

All information for this report has been obtained from the Haryana Real Estate Regulatory Authority website. According to the latest RERA registration certificate (Registration Number: RERA-GRG-402-2019), M/s Ambience Projects and Infrastructure Pvt. Ltd. is the developer of the property. Based on a site visit conducted by our Engineer on October 4, 2024, the project has been completed. However, we have not been provided with any documents to verify that the property is owned by Ambience Creacions. According to the approved plan, the project comprises 20 towers, 19 Independent villas comprising 1,012 dwelling units (including 19 independent villas), of which 153 units are designated for the EWS (Economically Weaker Section) category.

Sl.No.	Type of Flat	No. of Flat (As per Inventory Details)
1	2 BHK	185
2	3 BHK	568
3	3 BHK Penthouse	12
4	4 BHK	155
5	4 BHK Penthouse	16
6	5 BHK Penthouse	10
Grand Total		946

The subject property is located in Sector 22, Gurgaon, Haryana. It is a well-developed area known for its residential and commercial spaces. It features a mix of apartments, houses, and office complexes, making it a vibrant neighborhood. The sector is well-connected by roads and public transport, facilitating easy access to nearby areas. Amenities in Sector 22 include shopping centers, schools, and parks, catering to the needs of residents. The presence of various restaurants and cafes adds to its appeal as a social hub. Additionally, it's located near key landmarks and business districts, making it a convenient choice for professionals and families alike.

S. No.	Tower	No. of DU	EWS Unit	Saleable Units	Status
1	Tower 1 to 20 & 19 Independent Villa (named as Tower 21-39)	1012	153	859	Ready to occupy





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

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

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

2. LOCATION CHARACTERISTICS OF THE PROPERTY		
i.	Nearby Landmark	Uday park Sector 22



PROJECT TIE-UP REPORT

M/S AMBIENCE CREACIONS

ii.	Name of similar projects available nearby with distance from this property	Royal Residence.			
iii.	Postal Address of the Project	Ambience Creacions Jwala Mill Road, Sector-22, Tehsil Gurgaon, District Gurugram			
iv.	Independent access/ approach to the property	Clear independent access is available			
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report			
		Coordinates or URL: 28°30'16.1"N 77°04'02.5"E			
vi.	Description of adjoining property	---			
vii.	Plot No. / Survey No.	---			
viii.	Village/ Zone	Mullahera			
ix.	Sub registrar	Gurugram			
x.	District	Gurugram, Haryana			
xi.	City Categorization	Scale B	Urban developed		
	Type of Area	It is a mixed used area, commercial & residential.			
xii.	Classification of the area/Society	Upper Middle Class (Good)	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	On Wide Road	
xv.	Property Facing	East Facing			
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY				
	a) Main Road Name & Width	Old Delhi Gurgaon Road	60ft wide road		
	b) Front Road Name & width	---	---		
	c) Type of Approach Road	Bituminous Road			
	d) Distance from the Main Road	On the Main road			
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes, demarcated with permanent Boundary wall			
xviii.	Is the property merged or colluded with any other property	No.			
xix.	BOUNDARIES SCHEDULE OF THE PROPERTY				
	a)	Are Boundaries matched	No, since no concerned documents provided.		
	b)	Directions	As per Title Deed/TIR	Actual found at Site	
		East	---	Road	
		West	---	Other residential projects	
		North	---	Road	
		South	---	Other residential projects	
3. TOWN PLANNING/ ZONING PARAMETERS					
i.	Planning Area/ Zone	Residential			
ii.	Master Plan currently in force	Gurgaon Master Plan 2031 Choose an item.			



PROJECT TIE-UP REPORT

M/S AMBIENCE CREATIONS

iii.	Municipal limits	Gurgaon Municipal Corporation		
iv.	Developmental controls/ Authority	DTCP, Haryana		
v.	Zoning regulations	Residential		
vi.	Master Plan provisions related to property in terms of Land use	Mixed use (Residential cum commercial)		
vii.	Any conversion of land use done	NA		
viii.	Current activity done in the property	Group Housing Society.		
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning.		
x.	Any notification on change of zoning regulation	No, as per general information available on public domain		
xi.	Street Notification	Residential		
xii.	Status of Completion/ Occupational certificate	Completion/ Occupational certificate has not been provided to us.		
xiii.	Comment on unauthorized construction if any	None		
xiv.	Comment on Transferability of developmental rights	Can't comment since relevant document not provided to us		
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for Residential & Commercial purposes		
xvi.	Comment of Demolition proceedings if any	None		
xvii.	Comment on Compounding/ Regularization proceedings	No Compounding Map provided to us.		
xviii.	Any information on encroachment	No encroachment observed during site visit.		
xix.	Is the area part of unauthorized area/ colony	No (As per general information available)		
4. LEGAL ASPECTS OF THE PROPERTY				
i.	Ownership documents provided	RERA Registration Certificate	Approved Map	---
ii.	Names of the Developer/Promoter	M/s Ambience Projects and Infrastructure Pvt. Ltd.		
iii.	Constitution of the Property	Can't Comment Since no ownership Documents provided to us		
iv.	Agreement of easement if any	Not required		
v.	Notice of acquisition if any and area under acquisition	No, as per general information available in the public domain		
vi.	Notification of road widening if any and area under acquisition	No, as per general information available in the public domain		
vii.	Heritage restrictions, if any	No		
viii.	Comment on Transferability of the property ownership	Can't comment since relevant document on Transferability of developmental rights not provided to us.		
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No, Information available to us. Bank to obtain details from the Developer	NA	
x.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No, Information available to us. Bank to obtain details from the Developer	NA	

PROJECT TIE-UP REPORT

M/S AMBIENCE CREACIONS

xi.	Building Plan sanction:				
	a) Authority approving the plan		DTCP Haryana.		
	b) Any violation from the approved Building Plan		No, as per the visual observation.		
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated		No not an agricultural property		
xiii.	Whether the property SARFAESI complaint		Yes		
xiv.	Information regarding municipal taxes (property tax, water tax, electricity bill)		Tax name		---
Receipt number			---		
Receipt in the name of			---		
Tax amount			---		
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes		Not known to us		
xvi.	Is property tax been paid for this property		No relevant document shared to us.		
xvii.	Property or Tax Id No.		Not provided		
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged		No information available.		
xix.	Property presently occupied/ possessed by		The property is currently possessed by the subject promoter/company.		
xx.	Title verification		Title verification to be done by competent advocate as the same is out of our scope of work.		
xxi.	Details of leases if any		Not applicable		
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		
ii.	Water Treatment Plant		No		
iii.	Power Supply arrangements	Permanent	Yes		
		Auxiliary	Yes, D.G sets		
iv.	HVAC system		No		
v.	Security provisions		Yes (Private security Guard)		
vi.	Lift/ Elevators		Yes		
vii.	Compound wall/ Main Gate		Yes		
viii.	Whether gated society		Yes		
ix.	Car parking facilities		Yes		
x.	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes, proposed	Yes	Yes	Yes	Yes
7.	INFRASTRUCTURE AVAILABILITY				

PROJECT TIE-UP REPORT

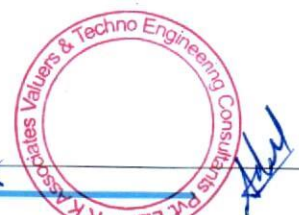
M/S AMBIENCE CREATIONS

i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply			Yes from municipal connection			
	b) Sewerage/ sanitation system			Underground			
	c) Storm water drainage			Yes			
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management			Yes			
	b) Electricity			Yes			
	c) Road and Public Transport connectivity			Yes			
	d) Availability of other public utilities nearby			Transport, Market, Hospital etc. available in close vicinity			
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	500 mtr	2 Km	650 m	--	--	3.3 Km	---
iv.	Availability of recreation facilities (parks, open spaces etc.)			Yes ample recreational facilities are available in the vicinity..			
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 for such properties is average due to its location factors.			
iv.	Any New Development in surrounding area			Yes	Few other residential projects are in progress.		
v.	Any negativity/ defect/ disadvantages in the property/ location			No			
vi.	Any other aspect which has relevance on the value or marketability of the property			None			
9.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:						
i.	Type of construction & design			RCC framed pillar beam column structure on RCC slab.			
ii.	Method of construction			Construction is being done by professional contractor workmanship based on architect plan.			
iii.	Specifications						
	a) Class of construction			Class A construction (Very Good)			
	b) Appearance/ Condition of structures			Internal - Good External - Good			
	c) Roof			Floors/ Blocks		Type of Roof	
				Refer to brief description		RCC	
	d) Floor height			~12 ft			
	e) Type of flooring			Vitrified tiles			
	f) Doors/ Windows			UPVC Windows/ Doors			
	g) Interior Finishing			Neatly plastered and putty coated walls			
	h) Exterior Finishing			Neatly plastered and putty coated walls			

PROJECT TIE-UP REPORT

M/S AMBIENCE CREACIONES

	i) Interior decoration/ Special architectural or decorative feature	Simple plain looking structure.	
	j) Class of electrical fittings	Internal	
	k) Class of sanitary & water supply fittings	Internal	
iv.	Maintenance issues	No maintenance issue, structure is maintained properly	
v.	Age of building/ Year of construction	1	2023
vi.	Total life of the structure/ Remaining life expected	Approx. 65 years	Approx. 64 years
vii.	Extent of deterioration in the structure	No	
viii.	Protection against natural disasters viz. earthquakes etc.	All the proposed structures are asumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	No	
x.	System of air conditioning	Split A/C	
xi.	Provision of firefighting	Yes	
xii.	Status of Building Plans/ Maps	Yes, appears to be as per building plans as per the visual observation by our Engineer.	
	a) Is Building as per approved Map	Not applicable as building structure is not completed yet.	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations <input type="checkbox"/> Not permitted alteration	NA NA
	c) Is this being regularized	No information provided	
10.	ENVIRONMENTAL FACTORS:		
i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	Normal building construction materials are used.	
ii.	Provision of rainwater harvesting	Yes	
iii.	Use of solar heating and lighting systems, etc.	No.	
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere	
11.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:		
i.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern structure	



PROJECT TIE-UP REPORT

M/S AMBIENCE CREACIONS

12.	PROJECT DETAILS:	
a.	Name of the Developer	M/s Ambience Projects and Infrastructure Pvt. Ltd.
b.	Name of the Project	Ambience Creacions
c.	Total no. of Dwelling units	1012 As per Approved plan
d.	Developer market reputation	Mid scale builder with successful track record of Project deliveries.
e.	Name of the Architect	Gurpreet Singh
f.	Architect Market Reputation	Mid scale Archiect with successful track record of Project deliveries.
g.	Proposed completion date of the Project	Project Completed as per site visit done on October 4, 2024
h.	Progress of the Project	Project Completed as per site visit done on October 4, 2024
i.	Other Salient Features of the Project	<input checked="" type="checkbox"/> High end modern apartment, <input checked="" type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housings, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input type="checkbox"/> Play Area, <input type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,

PART C		AREA DESCRIPTION OF THE PROPERTY		
1.	Licensed area of the complete project		14.819 Acres/ 59,970.2702 sq.mtr	
2.	Ground Coverage Area	Permitted	20,546.97 (35%)/ 2,21,165.53 sq.ft	
		Proposed	12,817.42 (21.83%)/ 1,37,965.46 sq.ft	
3.	Built-up Area	UNDER FAR	REQUIRED AS PER APPROVED MAP	ACHIEVED STATUS
		Proposed	1,02,729.995 sq.mtr / 11,05,775 sq.ft	Project completed
		Permitted	1,02,734.852 sq.mtr / 11,05,827 sq.ft	
		UNDER NON-FAR	PROPOSED AS PER APPROVED MAP	ACHIEVED STATUS
		Proposed NON-FAR area	1,24,672.36 sq.mtr /13,41,960.Sq.ft	Project Completed
		Total Gross Built Up Area	2,27,402 sq.mtr/ 24,47,736 sq.ft	
4.	Open/ Green Area	Minimum Required	8,805 sq.mtr/ 94,785.18 sq.ft	
5.		Proposed	15,127 sq.mtr / 1,62,829 sq.ft	
6.	Density	Permitted	---	
		Proposed	4,713 Nos	
7.	Carpet Area		9,38,456 sq.ft as per Inventory Details provided to us	
8.	Super Area		26,48,925 sq.ft as per Inventory Details provided to us	
Total Blocks/ Floors/ Flats				

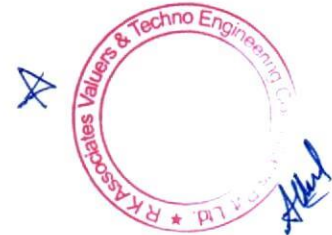
PROJECT TIE-UP REPORT

M/S AMBIENCE CREACIONES

	Approved as per Building Plan	Actually provided		Current Status
1.	Tower 1 to 20 Independent villa 19 nos. (named as Tower 21-39)	Tower 1 to 20 Independent villa 19 nos. (named as Tower 21-39)		Project Completed as per site visit done on October 4, 2024
2.	Total no. of Flats/ Units	1012 DU As per the approved plan		
3.	Type of Flats	2 BHK, 3 BHK, 4 BHK & 5 BHK		
4.	Number of Car Parking available for main units	Required	2,224	
		Proposed	2,325	
5.	Land Area considered	14.819 acres/ 59,970.27 sq.mtrs		
6.	Area adopted on the basis of	Approved Map and Land License provided by DCTP Dept. Haryana		
7.	Remarks & observations, if any	None		
8.	Constructed Area considered (As per IS 3861-1966)	Built-up Area	2,27,402 sq.mtr / 24,47,736 Sq.ft.	
9.	Area adopted on the basis of	As per documents provided		
	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

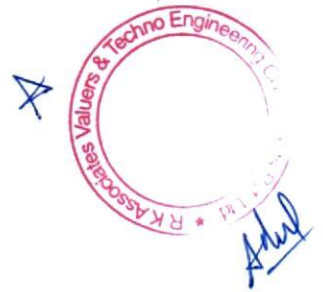


PROJECT TIE-UP REPORT M/S AMBIENCE CREATIONS

PART D

PROJECT APPROVAL DETAILS

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS
1.	Approved Building Plan	DRG NO.124-2012 Approved on 22/06/2016	Obtained
2.	Land License	LICENSE NO. 48 OF 2012	Obtained
3.	RERA Registration Certificate	RERA-GRG-402-2019	Obtained



PROJECT TIE-UP REPORT

M/S AMBIENCE CREACIONS

PART E

PROCEDURE OF ASSESMENT

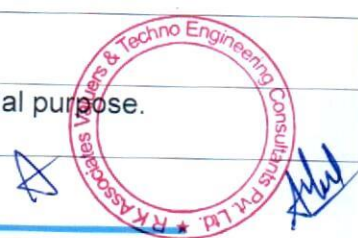
1. GENERAL INFORMATION				
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		4 October 2024	10 October 2024	10 October 2024
ii.	Client	State Bank of India, SBI Campus 2, Plot No. 79, Sector 18 Gurgaon 122016		
iii.	Intended User	State Bank of India, SBI Campus 2, Plot No. 79, Sector 18 Gurgaon 122016		
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 name plate displayed on the property <input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by the owner's representative <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Cross checked from the boundaries/ address of the property mentioned in the documents provided to us <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		
2. ASSESSMENT FACTORS				
i.	Nature of the Report	Project Tie-up		
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		Group Housing Project	Residential	Group Housing Society
		Classification	Residential Group Housing	
iii.	Basis of Inventory assessment (for Project Tie up Purpose)	Primary Basis	Market Price Assessment & Govt. Guideline Value	
		Secondary Basis	Not Applicable	
iv.	Present market state of the Asset assumed Total No. of Dwelling Units	Under Normal Marketable State Reason: Asset under free market transaction state		
v.	Property Use factor	Current/ Existing Use	Highest & Best Use (in consonance to surrounding use, zoning and statutory norms)	Considered for Assessment
		Residential	Residential	Residential

Valuers & Techno Engineers
 R.K. Associates PVT. LTD.
 Consultants
 [Signature]

PROJECT TIE-UP REPORT

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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	Good	Road Facing	Refer to the attached sheet
		Urban developed	Within good urban developed area	On Wide Road	
			Within developing Residential zone	Sunlight facing	
		Property Facing			
		East Facing			
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes, proposed	Underground	Yes, proposed	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
x.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Medium Income Group			
xi.	Neighbourhood amenities	Good			
xii.	Any New Development in surrounding area	No			
xiii.	Any specific advantage/ drawback in the property	None			
xiv.	Property overall usability/ utility Factor	Good			
xv.	Do property has any alternate use?	No, the property can only be used for residential purpose.			



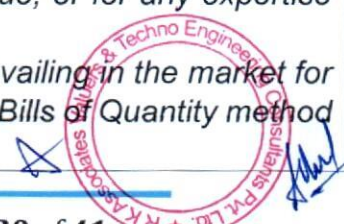
PROJECT TIE-UP REPORT

M/S AMBIENCE CREACIONS

xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly					
xvii.	Is the property merged or colluded with any other property	No Comments: ---					
xviii.	Is independent access available to the property	Clear independent access is available					
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 <table><tr><th>Approach for assessment</th><th>Method of assessment</th></tr><tr><td>Market Approach</td><td>Market Comparable Sales Method</td></tr></table>		Approach for assessment	Method of assessment	Market Approach	Market Comparable Sales Method
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:	Baweja Properties				
		Contact No.:	09811822344				
		Nature of reference:	Property dealer				
		Size of the Property:	2 BHK, 3BHK & 4 BHK				
		Location:	Nearby vicinity				
		Rates/ Price informed:	Around Rs.17,800/- to Rs.21,000/- per sq.ft. on super built up area				
		Any other details/ Discussion held:	None				
	b	Name:	Chanana Real Estate				
		Contact No.:	09811418129				
		Nature of reference:	Property Consultant				
		Size of the Property:	2 BHK, 3BHK & 4 BHK				
		Location:	Nearby vicinity				
		Rates/ Price informed:	Around Rs.18,000/- to Rs.20,000/- per sq.ft. on super built up area				
		Any other details/ Discussion held:	None				
xxv.	Adopted Rates Justification	As per the Discussion with the property dealers of the nearby locality, the prevailing rate range of 2, 3 and 4 BHK Flats are in range of Rs. 17,800/- to Rs. 21,000/- per sq.ft on super area in the subject location.					

		So, we are in a view to adopt Rs.19400/- per sq ft on super area for residential built-up units for the purpose of valuation.	
xxvi.	OTHER MARKET FACTORS		
	Current Market condition	Normal	
		Remarks: NA	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Easily sellable	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Good	Abundantly available
		Remarks: Good demand of such properties in the market	
		Adjustments (-/+): 0%	
xxvii.	Any other special consideration	Reason: Click here to enter text.	
		Adjustments (-/+): 0%	
xxviii.	Any other aspect which has relevance on the value or marketability of the property	NA	
		Adjustments (-/+): 0%	
xxix.	Final adjusted & weighted Rates considered for the subject property	For Land - Rs. 3,800 per sq.ft on FSI Rs.19,400/- per sq ft. on super built up area for residential flat	
xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.	
xxxi.	Basis of computation & working		
	<p>a. In this Project Tie-up report, we have adopted Market rate of Land. However, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.</p> <p>b. Also, since this is a land allotted for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.</p> <p>c. Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.</p> <p>d. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.</p> <p>e. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer</p>		

- and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.
- f. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
 - g. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, price assessment metrics is prepared and necessary adjustments are made on the subject asset.
 - h. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
 - i. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
 - j. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
 - k. Area measurements considered Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
 - l. Area of the large land parcels of more than 2500 sq. mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
 - m. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
 - n. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
 - o. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.



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



PROJECT TIE-UP REPORT

M/S AMBIENCE CREATIONS

3. COST ASSESSMENT OF LAND				
Sr. No.	Particulars		Govt. Circle/ Guideline Value	Cost of Land
a.	Prevailing Rate range		Rs.48,000 per sq.yards	Rs.3,500/- to Rs. 4,100/- per sq.ft on FSI
b.	Deduction on Market Rate		---	---
c.	Rate adopted considering all characteristics of the property		Rs.48,000 per sq.yards	Rs. 3,800 per sq.ft
d.	Net Plot Area (documents vs site survey whichever is less)		70,211.34 sq.yards	58,705.62 sq.mtr / 6,31,901.42 sq.ft
e.	Total Value of land (A)		Rs.48,000 per sq.yards X 70,211.34 sq.yards	Rs. 3,800 per sq.ft X 11,05,775 sq.ft (FAR Area)
			Rs. 337,01,44,320/-	Rs 420,19,45,000/-
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.1,200/- to Rs.1,600/- per sq. ft.
		Rate adopted	Rs.1,800/- per sq. ft.	Rs.1,400/- per sq. ft.
		Built-up Area	13,41,960 sq.ft	2,36,187 sq.ft
	Pricing Calculation	Rs.1,800/-per sq.ft X 11,05,775sq.ft	Rs.1,400/- per sq.ft X 13,41,960sq.ft	
	Total Value	Rs. 1,99,03,95,708/-	Rs. 1,87,87,45,127/-	
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 / Good	
d.	Construction Depreciated Replacement Value (B)		Rs. 3,86,91,40,835/-	
e.	Cost of Construction as per Guideline Rate		---	---
			---	---
5. COST ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS				
	Particulars		Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements (Add lump sum cost)		----	----
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)		Approx. 7% of building construction cost	Rs. 27,08,39,858/-
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 34,82,22,675/-

PROJECT TIE-UP REPORT

M/S AMBIENCE CREACIONES

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. 19,34,57,042/-
e.	Expected Construction Value (C)	---	Rs. 468,16,60,410/-

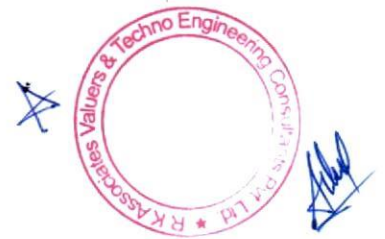
6.	MARKET/ SALABLE AMOUNT OF THE FLATS	
a.	Total No. of DU	946 DU (Saleable as per Inventory Details provided to us)
b.	Total No. of EWS Units	153
c.	Total Proposed Saleable Area for flats	26,48,925 sq.ft as per Inventory Details provided to us
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	---
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs. 19,500/- per Sq.ft
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.19,400/- per sq ft on super area
e.	Remarks	<ul style="list-style-type: none"> The value of the Flats is varying from floor to floor and direction to direction as per information gathered from the public domain & dealers of that area, and it is found that flat rates vary from Rs.18,500/- per sq. ft. to Rs.19,500/- per sq. ft. on Super area for the Project inclusive all the charges and the same seems to be reasonable in our view. Details of the inventory is as provided by the builder. Pricing assessment of the inventory is done based on the prospective number of flats which builder intends to create in this Project as provided by the builder.



PROJECT TIE-UP REPORT M/S AMBIENCE CREATIONS

INVENTORY ANALYSIS

SL. No.	Type	Sum of Super Area (Sqft.)	Sum of Carpet Area (Sqft)	Min. Market Rates @ Rs. 18,500/- per sq. ft. saleable area	Max. Market Rates @ Rs. 19,500/- per sq. ft. on saleable area
1	2 BHK	2,64,158	1,20,893	4,88,69,30,103	5,15,10,88,487
2	3 BHK	15,50,640	5,40,356	28,68,68,50,405	30,23,74,90,968
3	3 BHK Penthouse	37,354	11,106	69,10,59,748	72,84,14,329
4	4 BHK	6,16,208	2,09,570	11,39,98,48,673	12,01,60,56,710
5	4 BHK Penthouse	1,01,946	35,017	1,88,60,10,620	1,98,79,57,140
6	5 BHK Penthouse	78,616	21,512	1,45,44,09,986	1,53,30,26,742
Grand Total		26,48,924	9,38,455	Rs.4,900,51,09,535/-	Rs.5,165,40,34,376/-



PROJECT TIE-UP REPORT

M/S AMBIENCE CREATIONS

7. CONSOLIDATED COST ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs. 3,37,01,44,320/-	Rs. 4,20,19,45,000/-
b.	Structure Construction Value (B)	---	Rs 4,68,16,60,410/-
c.	Additional Aesthetic Works Value (C)	---	---
d.	Total Add (A+B+C)	---	Rs. 8,88,36,05,410/-
e.	Additional Premium if any	---	---
	Details/ Justification	---	---
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	Total Indicative & Estimated Prospective Fair Market Value	Rs. 3,37,01,44,320/-	Rs. 888,36,05,410/-
h.	Rounded Off	---	Rs. 888,36,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Eight Hundred Eighty-Eight Crore Thirty Six Lakhs Only
j.	Expected Realizable Value (@ ~15% less)	---	Rs. 7,55,10,60,000/-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 6,66,27,00,000/-
l.	Percentage difference between Circle Rate and Market Value	More than 20%	
m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	Concluding Comments/ Disclosures if any		
	a. The subject property is a Group Housing project.		
	b. We are independent of client/ company and do not have any direct/ indirect interest in the property.		
	c. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		
	d. Since this is a Licensed land for group housing Project on which the developer has started selling		

the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.

- e. In this Project Tie-up report, we have adopted Market Valuation of Land in this report since this is only a tie up report. Therefore, the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.
- f. This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.
- g. This Project Tie-up is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.
- h. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.
- i. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- j. The pricing assessment of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- k. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- l. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- m. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

o. IMPORTANT KEY DEFINITIONS

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

PROJECT TIE-UP REPORT

M/S AMBIENCE CREATIONS

transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Report.

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

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

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

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

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

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

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

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

than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.

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

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

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

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

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

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

p. **Enclosures with the Report:**

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



IMPORTANT NOTES

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

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



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

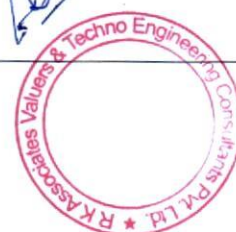
IF REPORT IS USED FOR BANK/ FIs

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

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

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Mohit Yadav	Ashil Baby	Abhinav Chaturvedi
		



PROJECT TIE-UP REPORT

M/S AMBIENCE CREACIONS

Declaration	<p>a. The information provided by us is true and correct to the best of our knowledge and belief.</p> <p>b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks.</p> <p>c. Firm have read the Handbook on Policy, Standards and Procedures for Real West Valuation by Banks and HFIs in India, 2009 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of our ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook as much as practically possible in the limited time available. Procedures and standards adopted in carrying out the assessment is mentioned in Part-F of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair <i>assessment</i> as per the purpose.</p> <p>d. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>e. Our authorized surveyor Mohit Yadav has visited the subject property on 4/10/2024 in the presence of the owner's representative with the permission of owner.</p> <p>f. Firm is an approved Valuer of the Bank.</p> <p>g. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.</p> <p>h. We have submitted the Valuation Report directly to the Bank.</p>
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**ENCLOSURE 1: PRICE TREND REFERENCES OF THE SIMILAR RELATED
PROPERTIES AVAILABLE ON PUBLIC DOMAIN**

Built-up Unit References




Ambience Creacions
3 BHK Flat in Sector 22, Gurgaon · ✓ RERA

₹5.15 - 8.88 Cr **2,781-4,800 sqft** (258 - 446 sqm) **3 BHK**
₹18,509 /sqft Super Built-up Area Ready To Move

Experience a new style of living with Ambience Creacions. The project offers an exclusive range of 3 BHK flats in Sector 22,...

Dealer · Yesterday
Khushi Housing Solu...

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



Ambience Creacions RESALE
2 BHK Flat in Sector 22, Gurgaon · ✓ RERA


₹2.47 Cr **1,380 sqft** (128 sqm) **2 BHK** (2 Baths)
₹17,898 /sqft Super Built-up Area Ready To Move

Highlights : North Facing Gated Society +2

1. Ambience creacions is situated in the prime location, sector 2,...

6d ago
AYUNI direct R...

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



✓ **POPULAR PROJECT**

3 BHK Flat for Sale in Ambience Creacions, Sector 22, Gurgaon

Ambience Creacions

CARPET AREA
1060 sqft

STATUS
Ready to Move

FLOOR
12 out of 18

₹3.95 Cr ^①
₹21,257 per sqft

Owner: Tushar Vashisth
★ **Premium Member**

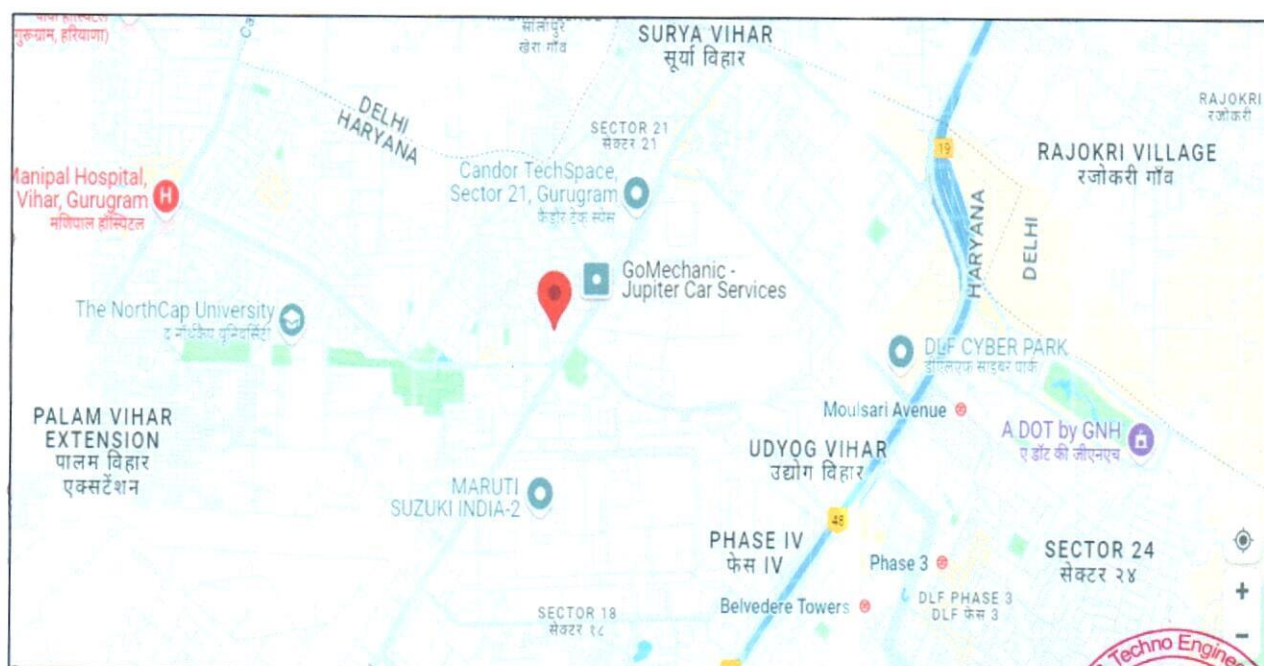
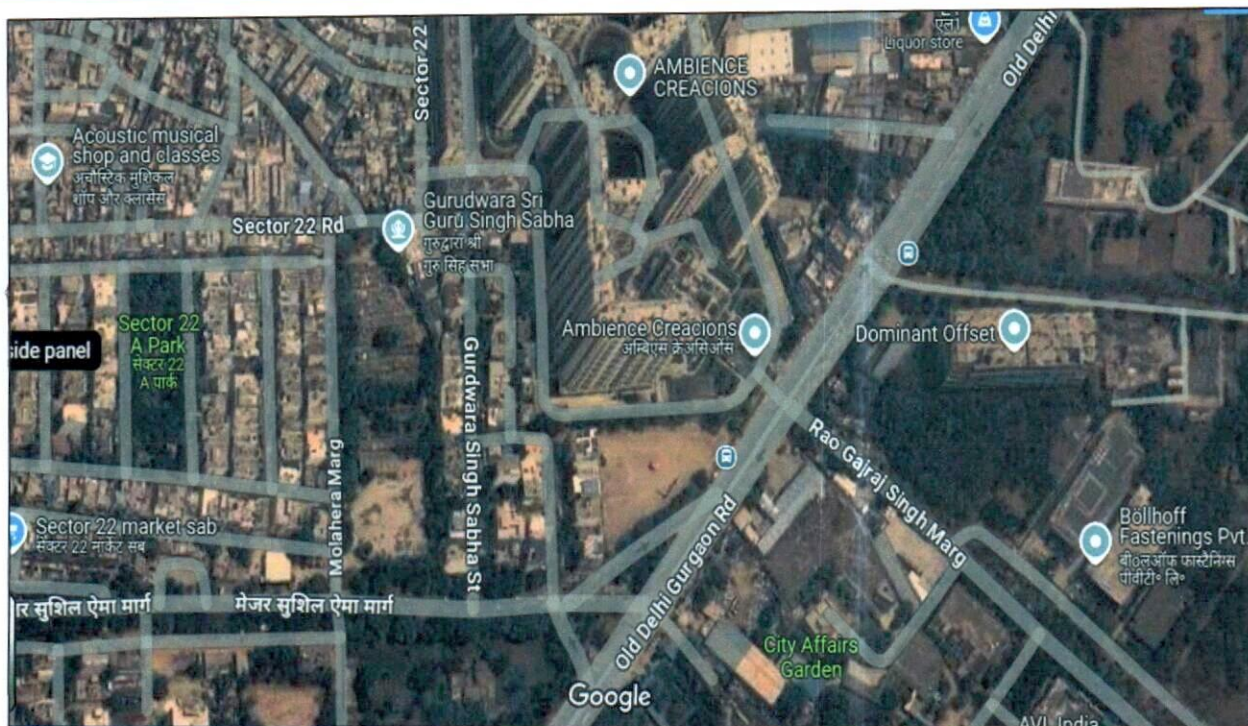
East Facing Property

A 3 BHK flat is available for sale in Sector 22, Gurgaon. Located in Ambience Creacions, this flat is equipped with premium facilities. This flat for resale is equipped with all required facilities. This ready to move flat in Sector 22 can be availed at a reasonable price of INR 3.95 Cr. The apartment is sold in unfurnished state. [Read less](#)

[Contact Owner](#)
[Get Phone No.](#)



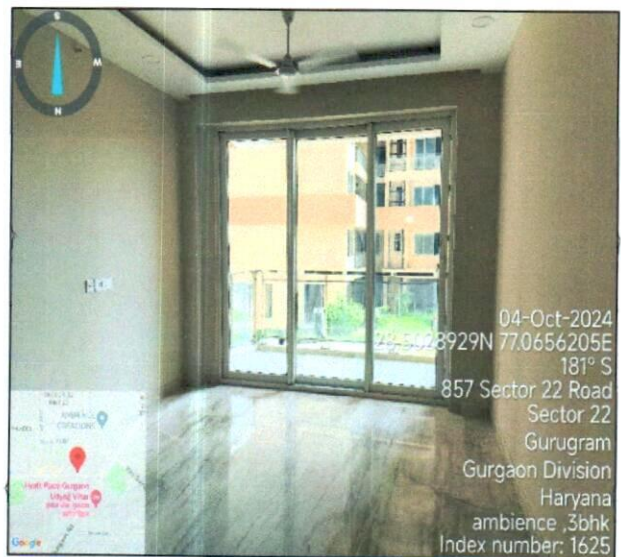
ENCLOSURE 2: GOOGLE MAP LOCATION



PROJECT TIE-UP REPORT

M/S AMBIENCE CREATIONS

ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY





PROJECT TIE-UP REPORT


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ENCLOSURE: 4- COPY OF CIRCLE RATE


Rate list of Tehsil Gurugram Proposed Rates for the year 2023 w.e.f.													
		Rates for the Year of 2021-2022				Proposed Rates for the Year of 2022				Proposed Rates for the Year of 2023			
Sr. No.	Huda Sectors	Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. Yards)	Commercial/Retail (Rs. Per Sq. Feet)	Office/IT Space Rs. Per Sq. Feet)	Residential (Rs. Per Sq. Yards)	Commercial/ Sco/Scf (Rs. Per Sq. Yards)	Commercial/Retail (Rs. Per Sq. Feet)	Office/IT Space Rs. Per Sq. Feet)	Residential (Rs. Per Sq. Yards)	Commercial/ Sco/Scf (Rs. Per Sq. Yards)	Commercial/Retail (Rs. Per Sq. Feet)	Office/IT Space Rs. Per Sq. Feet)
1	Sec- 42, 43	50000	165000	10000	7000	55000	165000	10000	7000	66000	198000	12000	8400
2	Sec-14, 15, 16, 17, 40	45000	150000	9000	6600	50000	150000	9000	6600	65000	181500	11000	8000
3	Sec- 38,	40000	140000	8900	6300	45000	140000	8900	6300	54000	168000	11000	7500
4	Sec-21,22, 22A, 23, 23A,	35000	140300	8600	6100	40000	140300	8600	6100	41000	168500	10500	7300
5	Sector 1, 2, 3, 3A, 4, 5, 6, 7, 12, 12A, 13	35000	135000	9000	6600	40000	135000	9000	6600	48000	162500	11000	7900
6	Sec-18, 19, 20,	NA	110000	9000	6600	NA	110000	9000	6600	NA	132000	11000	7900
7	Sec-25	NA	88000	9000	6600	NA	88000	9000	6600	NA	106000	11000	7900
8	Sector 104, 105, 106, 109, 110, 110A, 111, 112, 113, 114, 115	30000	100000	4500	3000	36000	100000	4500	3000	44000	120000	5400	3600

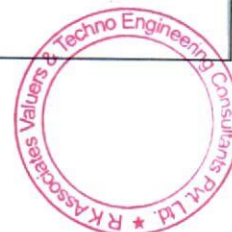

 Joint Sub Registrar
Gurugram


 Sub Registrar
Gurugram


 SDO (C)
Gurugram


 DDO
Gurugram


 Deputy Commissioner-cum-
Registrar, Gurugram



PROJECT TIE-UP REPORT M/S AMBIENCE CREACIONS

ENCLOSURE 5: OTHER RELEVANT DOCUMENTS

REGISTRATION CERTIFICATE

HARYANA REAL ESTATE REGULATORY AUTHORITY,
HUDA COMPLEX, SECTOR- 6, PANCHKULA-134109

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

REGISTRATION CERTIFICATE OF PROJECT
(Regd. No. 318 of 2017 dated 17.10.2017)

Ambience Projects & Infrastructure Pvt. Ltd.
L-4, Green Park Extension,
New Delhi

Memo No. HRERA-1032/2017/1456

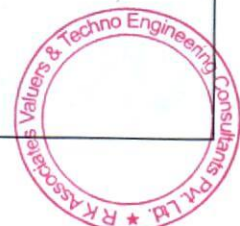
Dated 17.10.2017

Subject: Registration of Real Estate Project namely "Ambience Creacions" Area 14.819 Acres Group Housing Colony situated in Village Mullahera, Sector 22, Tehsil and District Gurugram, Haryana by Ambience Projects & Infrastructure Pvt. Ltd. under RERA Act, 2016 and HRERA Rules, 2017

Ref: Your application dated 09.10.2017 and 14.10.2017

Your request for registration of Area 14.819 Acres Group Housing Colony situated in Village Mullahera, Sector 22, Tehsil and District Gurugram, Haryana with regard to License No. 48 of 2012 dated 12.05.2012 issued by the Director, Town and Country Planning Department, Haryana, has been examined vis-a-vis the provisions of the Real Estate (Regulation and Development) Act, 2016 and HRERA Rules, 2017 and accordingly a registration certificate is herewith issued with following terms and conditions:-

- (i) The Promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (ii) The Promoter shall deposit seventy percent of the amount to be realized from the allottees by the Promoter in a separate account to be maintained in a schedule bank to meet exclusively the cost of land and construction purpose as per provision of Section 4 (2) (i) (D);
- (iii) The registration shall be valid for a period commencing from 17.10.2017 to 31.03.2022;
- (iv) The Promoter shall offer to execute and register a conveyance deed in favour of the allottees or the association of the allottees, as the case may be, of the apartment, plot or building as the case may be, or on the common areas as per provision of section 17 of the Act;
- (v) The Promoter shall take all the pending approvals from various competent authorities on time;
- (vi) The Promoter shall pay all outstanding payment i.e. land cost, construction cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other

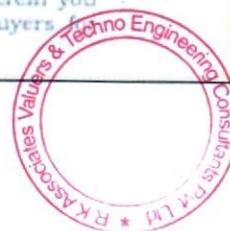


PROJECT TIE-UP REPORT M/S AMBIENCE CREACIONES

Land License Certificate

FORM LC-V
(See Rule-12)
Haryana Government
Town and Country Planning Department
Licence No. 48 of 2012

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Ambience Projects & Infrastructure Pvt. Ltd., L-4, Green Park Extension, New Delhi-110016, for setting up of a Group Housing Colony on the land measuring 14.819 acres falling in the revenue estate village Mullahera, Sector-22, Gurgaon-Manesar Urban Complex.
2. The particulars of land wherein the aforesaid Group Housing Colony is to be set up are given in the schedule annexed here to and duly signed by the Director General, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - a) That the Group Housing Colony is laid out to conform to the approved layout plan and the development works are executed according to the designs and specifications shown in the approved plan.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 made there under are duly complied with.
 - c) That the cost of 24/18 mtrs wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any, along with 24/18 mtrs. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning, Haryana.
 - d) That the portion of sector/master plan road, service/internal circulation road which shall form part of the licenced area if any shall be transferred free of cost to the Govt. in accordance with the provisions of section 3 (3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - e) That you shall derive permanent approach from the Internal Service Road only.
 - f) That you shall not give any advertisement for sale of Flats/floor area in group housing colony before the approval of layout plan/building plans.
 - g) That you shall obtain approval/NOC from the Competent Authority to fulfill the requirements of notification no. S.O. 1533 (E) dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
 - h) That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
 - i) That you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DTCP till the services are made available from external infrastructure to be laid by HUDA.
 - j) That you shall use only CFL fittings for internal lighting as well as in campus lighting.
 - k) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - l) That you shall provide the Solar Water Heating System as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
 - m) That in compliance of Rule-27 of Rules 1976 & Section-5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number & full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the buyers meeting the cost of internal development works in the colony.



PROJECT TIE-UP REPORT

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To be read with Licence No. 118 of 2012/11/2012

1. Detail of land owned by Ambience Projects and Infrastructure Pvt. Ltd., Village- Mullahera, District-Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u>
			K—M
Mullahera	11	2	8—0
		3	8—0
		4	8—0
		5	3—1
		6/1	0—3
		6/2	0—1
		7	7—16
		8	8—0
		9	8—0
		12	8—0
		13	8—0
		14	8—0
		15	2—0
		16	4—12
		17	8—0
		18/1	0—8
		18/2	7—12
		19/1	0—8
		23	8—0
		24	8—0
		25/1	4—10
		Total	118—11 or 14.819 acres

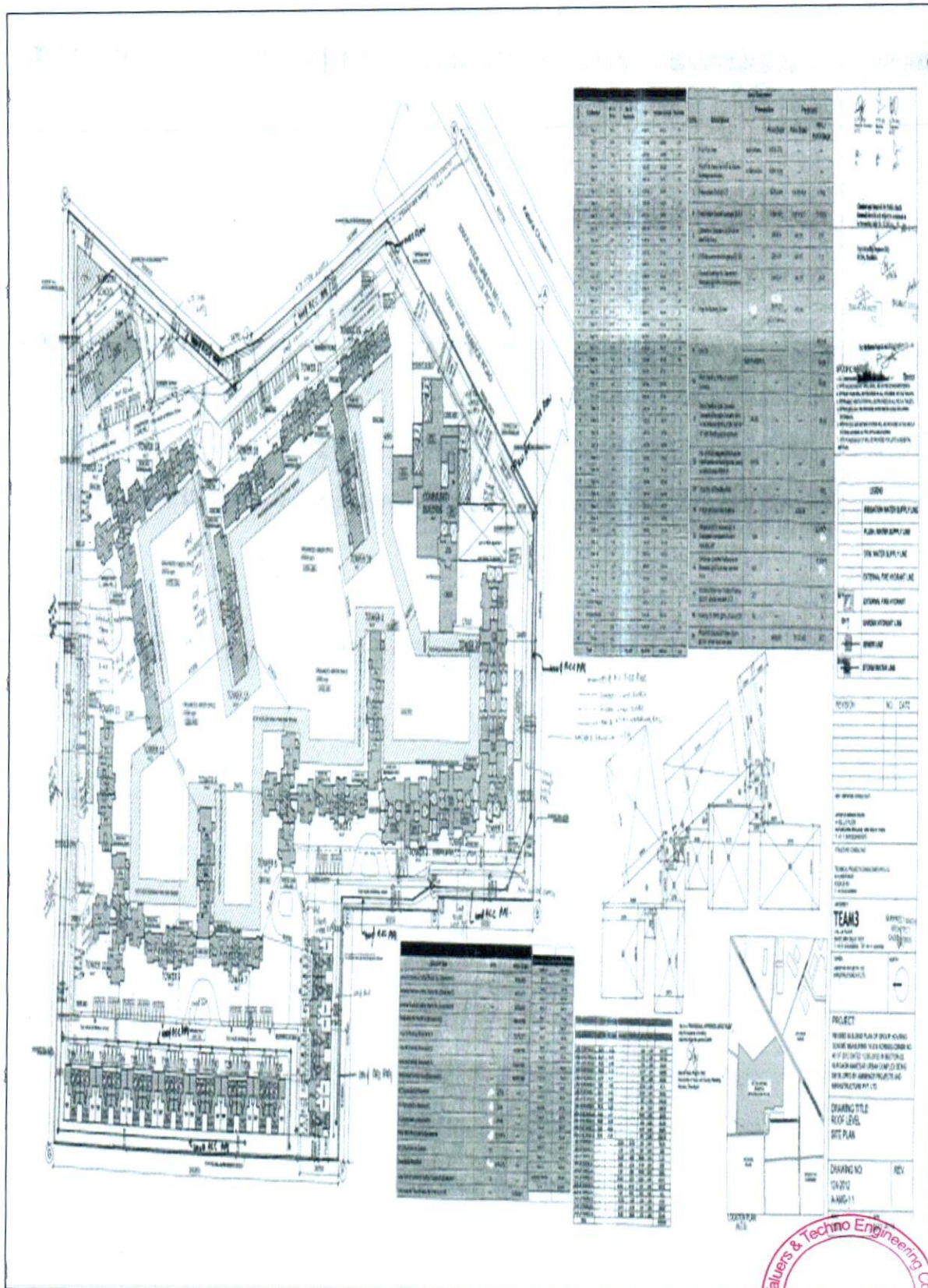
Director General
 Town and Country Planning,
 Haryana, Chandigarh
 C-41, 26-7-2012



PROJECT TIE-UP REPORT

M/S AMBIENCE CREATIONS

APPROVED 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

PROJECT TIE-UP REPORT

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nature. It is mere an opinion on the likely estimated price based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.

17. Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
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.

PROJECT TIE-UP REPORT

M/S AMBIENCE CREACIONS

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