

CASE NO. VIS(2024-25)-PL536-481-673

DATED: 28/11/2024

# PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	THE GROVE

SITUATED AT

SECTOR-54, VILLAGE- WAZIRABAD, GURUGRAM,  
HARYANA

DEVELOPER/ PROMOTER  
M/S. DLF LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM, HARYANA

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Asset Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU  
Banks

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

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

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

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**PART A**

**SNAPSHOT OF THE GROUP HOUSING PROJECT**



**SITUATED AT  
SECTOR-54, VILLAGE- WAZIRABAD, GURUGRAM  
HARYANA**



**PART B**

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

<b>Name &amp; Address of Branch</b>	State Bank of India, HLST Branch, Gurugram Haryana
<b>Name of Project</b>	The Grove
<b>Work Order No. &amp; Date</b>	Via mail on 15 <sup>th</sup> Novemebr, 2024

SR. NO.	CONTENTS	DESCRIPTION		
<b>1.</b>	<b>GENERAL DETAILS</b>			
i.	Report prepared for	State Bank of India, HLST Branch, Gurugram, Haryana		
ii.	Name of Developer/ Promoter	M/s DLF Limited		
iii.	Registered Address of the Developer as per MCA website	Shopping Mall 3rd Floor Arjun Marg, Phase-I DLF City Gurgaon Haryana Hr 122002 In		
iv.	Type of the Property	Group Housing Society		
v.	Type of Report	Project Tie-up Report		
vi.	Report Type	Project Tie-up Report		
vii.	Date of Inspection of the Property	22 November 2024		
viii.	Date of Assessment	28 November 2024		
ix.	Date of Report	28 November 2024		
x.	Property Shown by	Name	Relationship with Owner	Contact Number
		Mr. Rajesh Dohiya	Employee	7838231782
xi.	Purpose of the Report	For Project Tie-up for individual Flat Financing		
xii.	Scope of the Report	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.		
xiii.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work. h) Valuation techniques and principles.		
xiv.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.

		Total 04 Documents requested.	Total 03 Documents provided.	03
		Sale Deed	Not Provided	---
		Copy of TIR	Not Provided	---
		Approved Map	NOC'S and Approvals	Dated : 07/01/2022
		NOC's & Approval	Forest Provided	Dated 30-07-2021
		Environment al NOC	Provided	Dated: 23/12/2021
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 checked="" 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

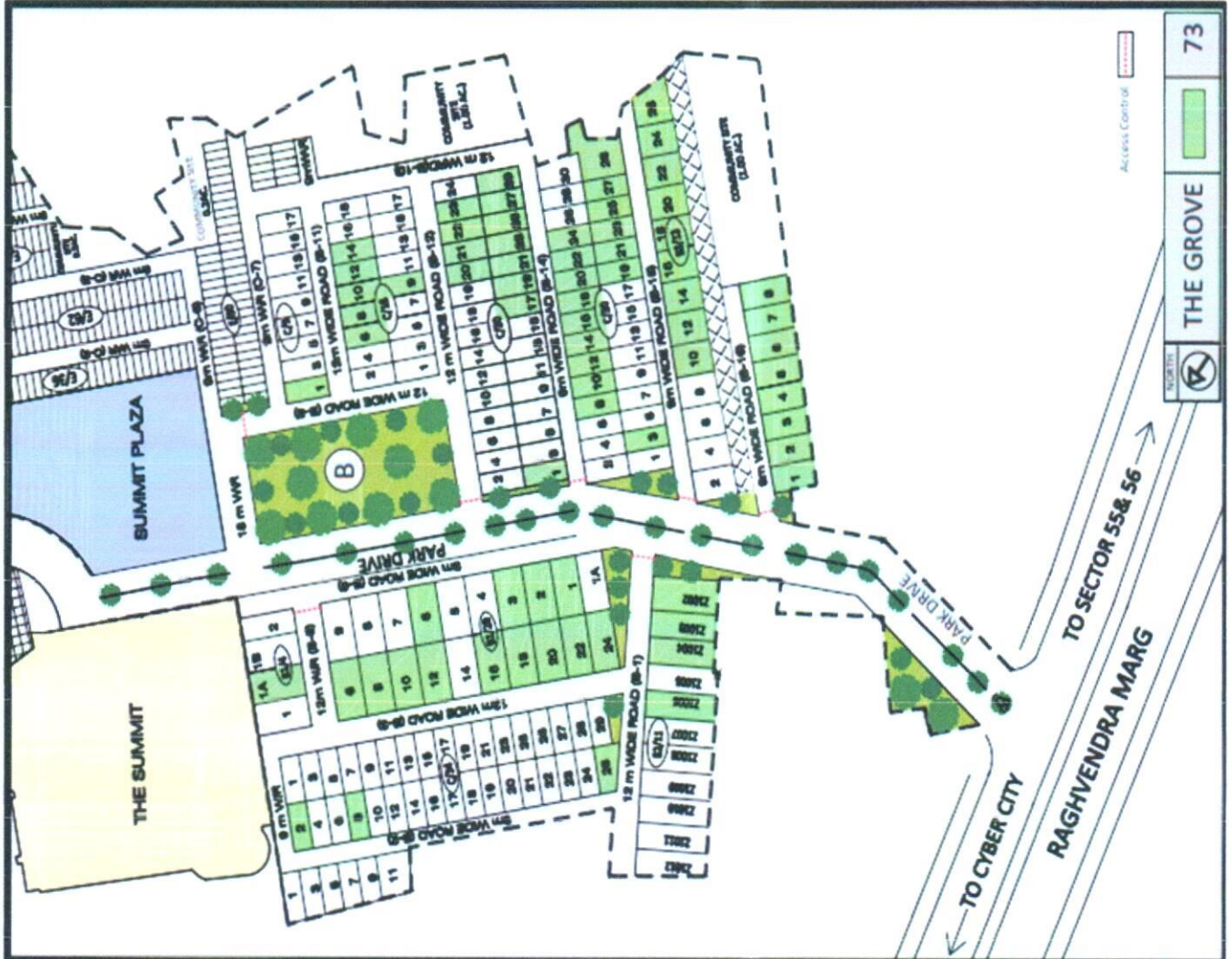
2.	SUMMARY	
i.	Total Prospective Fair Market Value	Rs. 534,45,00,000/-
ii.	Total Expected Realizable/ Fetch Value	Rs. 454,28,25,000/-
iii.	Total Expected Distress/ Forced Sale Value	Rs. 400,83,75,000/-
iv.	Total No. of Dwelling Units	292
v.	Built up area of the project	96030.55 sq.ft
vi.	Saleable Area of the Project	8,57,268 sq.ft.
vii.	Inventory Cost as on "Date of Assessment"	₹ 2,228,89,68,000/- to ₹ 2,400,35,04,000/-

3.	ENCLOSURES	
i.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 42
ii.	Enclosure 2	Google Map – Page No. 45
iii.	Enclosure 3	Photographs of The property – Pages. 46
iv.	Enclosure 4	Copy of Circle Rate – Pages 50
v.	Enclosure 5	Other Important documents taken for reference Page No. 51
vi.	Enclosure 6	Consultant's Remarks Page No. 58

**PART C**

**CHARACTERISTICS DESCRIPTION OF THE PROJECT**

**1. BRIEF DESCRIPTION OF THE PROJECT**



This project tie-up report is prepared for group housing project "The Grove" being developed at the aforesaid address having total land area admeasuring 5.3073 acres/ 21,477.847 m<sup>2</sup> as per the copy of RERA certificate & License provided to us by the bank.

This Tie Up report is primarily validation of individual units and current progress of the project. No new document was provided by the client and various data and information mentioned in the report was taken from the old valuation report provided by the client.

The License and all the NOCs for the subject land was given in the Name of M/s Santur Infrastructure Pvt. Ltd. for developing a group housing project. The subject project is being developed and promoted by M/s. DLF Limited.

The subject project comprised of 73 Plots, each Proposed to be developed in the configuration of G+4 floors with all the basic and modern amenities. The developer has already obtained the preliminary Approvals. The total No of units are 292 DU's.

The status of each Plot is described in the later part of the report as per the information and observation during the site survey. No new document was provided. All the information and data mentioned in this report have been taken from the documents provided previously to us for the valuation.

The subject project is in a good developed area of Sector-54, Gurugram. Subject Project can be reached through 80 ft. wide approach road and is located approx. 1 km from Rhagvendra Marg. There are other residential projects under development nearby and some projects are already occupied.



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	Near Tulip chowk		
ii.	Name of similar projects available nearby with distance from this property	Emaar-The Palm Spring, DLF Crest & Parsvnath Exotica-2		
iii.	Postal Address of the Project	Sector-54, Village- Wazirabad, Gurugram Haryana		
iv.	Independent access/ approach to the property	Clear independent access is available		
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report		
		Coordinates or URL: 28°26'39.2"N 77°06'14.4"E		
vi.	Description of adjoining property	Other residential projects		
vii.	Plot No. / Survey No.	Refer License and the schedule attached		
viii.	Village/ Zone	Gurugram		
ix.	Sub registrar	Gurugram		
x.	District	Gurugram		
xi.	City Categorization	Metro City	Urban	
	Type of Area	Residential Area		
xii.	Classification of the area/Society	Middle Class (Ordinary)	Urban developing	
	Type of Area	Within urban developing zone		
xiii.	Characteristics of the locality	Good	Within urban developed area	
xiv.	Property location classification	Normal location within locality	None	None
xv.	Property Facing	----		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Rhagvendra Marg	120 ft. wide road	
	b) Front Road Name & width	Internal Road	80 ft. wide road	
	c) Type of Approach Road	Bituminous Road		
	d) Distance from the Main Road	Approx. ~1 km from Southern Peripheral Road		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
xviii.	Is the property merged or colluded with any other property	No, it is an independent single bounded property.		
xix.	BOUNDARIES SCHEDULE OF THE PROPERTY			
a)	Are Boundaries matched	No, boundaries are not mentioned in the documents.		
b)	Directions	As per Title Deed/TIR	Actual found at Site	
	East	---	---	
	West	---	---	
	North	---	---	



	South	---	---
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3.	TOWN PLANNING/ ZONING PARAMETERS		
i.	Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP	
ii.	Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP	
iii.	Municipal limits	Municipal Corporation of Gurugram	
iv.	Developmental controls/ Authority	HSVP	
v.	Zoning regulations	Residential zone	
vi.	Master Plan provisions related to property in terms of Land use	Group Housing	
vii.	Any conversion of land use done	NA	
viii.	Current activity done in the property	Group Housing Society	
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning.	
x.	Any notification on change of zoning regulation	No	
xi.	Street Notification	Residential	
xii.	Status of Completion/ Occupational certificate	Under construction	
xiii.	Comment on unauthorized construction if any	Under construction.	
xiv.	Comment on Transferability of developmental rights	Freehold property (Completely Transferable)	
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential purpose.	
xvi.	Comment of Demolition proceedings if any	No information came to our knowledge.	
xvii.	Comment on Compounding/ Regularization proceedings	More information came to our knowledge.	
xviii.	Any information on encroachment	Currently under construction	
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	License	NA	NA
ii.	Names of the Developer/Promoter	M/s. DLF. Ltd.		
iii.	Constitution of the Property	Free hold, complete transferable rights		
iv.	Agreement of easement if any	Not required		
v.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain		
vi.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain		
vii.	Heritage restrictions, if any	No		
viii.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Developer	NA	

x.	Comment on whether the owners of the property have issued any guarantee ( <i>personal or corporate</i> ) as the case may be	No Information available to us. Bank to obtain details from the Developer	NA
xi.	<b>Building Plan sanction:</b>		
	a) Authority approving the plan	HSVP	
	b) Any violation from the approved Building Plan	Currently under construction.	
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property.	
xiii.	Whether the property SARFAESI complaint	Yes	
xiv.	Information regarding municipal taxes ( <i>property tax, water tax, electricity bill</i> )	Tax name	---
		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 information provided.	
xvii.	Property or Tax Id No.	No information 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 provided.	
xix.	Property presently occupied/ possessed by	The property is currently possessed by the company only.	
xx.	Title verification	Title verification to be done by competent advocate as the same is out of our scope of work.	
xxi.	Details of leases if any	NA.	

<b>5.</b>	<b>SOCIO - CULTURAL ASPECTS OF THE PROPERTY</b>		
i.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Medium Income Group	
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No	

<b>6.</b>	<b>FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES &amp; AMENITIES</b>		
i.	Drainage arrangements	Yes (proposed).	
ii.	Water Treatment Plant	Yes (proposed)	
iii.	Power Supply arrangements	Permanent	Yes (proposed)
		Auxiliary	Yes, D.G sets (proposed)

iv.	HVAC system	Yes, only on common mobility areas (Proposed)			
v.	Security provisions	Yes (proposed)			
vi.	Lift/ Elevators	Yes (proposed)			
vii.	Compound wall/ Main Gate	Yes (proposed)			
viii.	Whether gated society	Yes (proposed)			
ix.	Car parking facilities	Yes (proposed)			
x.	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes	Yes	Yes	Yes	Yes

7.	INFRASTRUCTURE AVAILABILITY						
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 available.			
	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
	400 meters.	1.6 km	5 km	2.6 Km.	17.1 km	2.6 km	19.2 km
iv.	Availability of recreation facilities (parks, open spaces etc.)			Yes ample recreational facilities are available in the vicinity..			

<b>8.</b>	<b>MARKETABILITY ASPECTS OF THE PROPERTY:</b>		
i.	Location attribute of the subject property	Good	
ii.	Scarcity	Similar kind of properties are easily available in this area.	
iii.	Market condition related to demand and supply of the kind of the subject property in the area	Demand of the subject property is in accordance with the current use/ activity perspective only which is currently carried out in the property.	
iv.	Any New Development in surrounding area	No	No new major development in surrounding area. However few group housing projects are under construction.
v.	Any negativity/ defect/ disadvantages in the property/ location	No	NA
vi.	Any other aspect which has relevance on the value or marketability of the property	The property is only 1 Km from Southern Peripheral Road.	



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 done using professional contractor workmanship based on architect plan	
iii.	Specifications		
	a) Class of construction	Class B construction (Good)	
	b) Appearance/ Condition of structures	Internal - Internal finishing is yet to be complete. External - Good	
	c) Roof	<b>Floors/ Blocks</b>	<b>Type of Roof</b>
		High rise towers	RCC
		Maximum Floors up to G+4 floors	RCC
	d) Floor height	~10 ft. (proposed)	
	e) Type of flooring	Vitrified Tiles	
	f) Doors/ Windows	Aluminum windows/both side laminated door (Proposed)	
	g) Interior Finishing	Under Construction	
	h) Exterior Finishing	Under Construction	
	i) Interior decoration/ Special architectural or decorative feature	Yes (Proposed)	
	j) Class of electrical fittings	Good (Proposed)	
	k) Class of sanitary & water supply fittings	Good (Proposed)	
iv.	Maintenance issues	No	
v.	Age of building/ Year of construction	Under Construction	--
vi.	Total life of the structure/ Remaining life expected	Approx. 70 years	Approx. 70 years (after completion)
vii.	Extent of deterioration in the structure	Under Construction	
viii.	Protection against natural disasters viz. earthquakes etc.	All the structures are asumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	Under Construction	
x.	System of air conditioning	As per requirement by individual flat owners on their own	
xi.	Provision of firefighting	Yes (proposed)	
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority.	
	a) Is Building as per approved Map	As per visual observation seems to be developed as per the approved map so far	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	c) Is this being regularized	No information provided	

10. ENVIRONMENTAL FACTORS:
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i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	No information available to us
ii.	Provision of rainwater harvesting	Yes (proposed)
iii.	Use of solar heating and lighting systems, etc.	No information available to us.
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere

<b>11.</b>	<b>ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:</b>	
i.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern structure

<b>12.</b>	<b>PROJECT DETAILS:</b>	
a.	Name of the Developer	M/s. DLF Ltd.
b.	Name of the Project	The Grove
c.	Total no. of Dwelling units	292 DU's
d.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.
e.	Name of the Architect	Arcop Associates Associates (P) Ltd.
f.	Architect Market Reputation	Established Architect with years long experience in market and have successfully delivered multiple Projects.
g.	Proposed completion date of the Project	31/12/2025 (as per the RERA certificate)
h.	Progress of the Project	Super Structure of the project is ready with finishing works under progress.
i.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input checked="" type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input checked="" type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,



## PART C


## AREA DESCRIPTION OF THE PROPERTY

1.	Area of the project as per RERA		5.3073 acres/21,477.9 m <sup>2</sup>		
2.	Area of the Project as per Scrutiny report		5.3036 acres /21,462.78 m <sup>2</sup>		
3.	Ground Coverage Area	Permitted	13,378.78 m <sup>2</sup>		
		Proposed	13,194.16 m <sup>2</sup>		
	Covered Built-up Area	UNDER FAR		PROPOSED AS PER APPROVED MAP (In sq.mtr.)	ACHIEVED STATUS As per OC
		TOTAL	Proposed	Refer Sheet attached	Under construction
			Adopted	53,403.64 m <sup>2</sup> /5,74,831.44 ft <sup>2</sup>	
			Permitted	-	
		UNDER NON-FAR		Proposed as per Approved Map	ACHIEVED AS PER OC
		Proposed NON-FAR area		Refer Sheet attached	Under construction
		Adopted for Calculation		42,626.91 m <sup>2</sup> /4,58,831.79 ft <sup>2</sup>	
Total Gross Built Up Area		96,030.55 m <sup>2</sup> /10,33,663.24 ft <sup>2</sup>			
4.	Open/ Green Area	Minimum Required	Not Applicable		
		Proposed	Not Applicable		
5.	Density	Permitted	Not Applicable		
		Proposed	Not Applicable		
6.	Carpet Area		---		
7.	Saleable Area		8,57,268 ft <sup>2</sup> .		

### Total Blocks/ Floors/ Flats

	Approved as per Building Plan	Actually provided	Current Status
1.	Every Plot have an individual Layout Plan with different areas but all the Plots are constructed in the same configuration of B+S+4 floors	Every Plot have an individual Layout Plan with different areas but all the Plots are constructed in the same configuration of "B+S+4 floors" and same is proposed to be Provided.	<ul style="list-style-type: none"> <li>B2-Under finishing stage</li> <li>B2-Under finishing stage</li> <li>B3-Under construction stage</li> <li>B6-Under construction stage</li> <li>B11-Under finishing stage</li> <li>B12- On Possession</li> <li>B14-Under finishing stage</li> <li>B15-Under finishing stage</li> <li>B16-Under finishing stage</li> <li>Z-1002= Construction work is in Progress</li> </ul>

2.	Total no. of Flats/ Units	Main Units	292 DU's		
		EWS	---		
3.	Type of Flats	Type of Flat	Tower	Carpet Area (Sq. ft.)	
		Please refer to the sheet attached above.	Please refer to the sheet attached above.	Please refer to the sheet attached above.	
		Covered Car Parking		At the stilt level of each Plot	
4.	Land Area considered	5.3073 acres/21,477.9 m <sup>2</sup> (As per RERA certificate)			
5.	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out			
6.	Remarks & observations, if any	NA			
7.	Constructed Area considered (As per IS 3861-1966)	Plinth Area	96,030.55 m <sup>2</sup> /10,33,663.24 ft <sup>2</sup>		
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out due to vastness of the property.			
	Remarks & observations, if any	NA			



# PROJECT TIE-UP REPORT

M/S THE GROVE

## PLOT DETAILS-DLF (THE GROVE), SECTOR-54, GURUGRAM

S. No.	Plot No.	Plot Size	Ground coverage	Pemissible FAR area	Provided FAR area	BUILT UP AREA	NON FAR AREA
		Sq. mtr.	Sq. mtr.	Sq. mtr.	Sq. mtr.	Sq. mtr.	Sq. mtr.
1	B2-25	241.88	157.89	350.73	638.49	1,150.85	512.36
2	B14-8	225.00	147.29	326.25	593.39	1,033.10	439.71
3	B2-2	225.00	147.66	326.25	593.65	1,035.47	441.82
4	B2-8	225.00	148.50	147.34	593.34	1,033.88	440.54
5	B3-6	420.00	249.30	504.00	1,002.85	1,762.46	759.61
6	B3-8	420.00	251.99	504.00	1,007.10	1,843.29	836.19
7	B3-10	420.00	251.99	504.00	1,007.10	1,843.29	836.19
8	B3-12	420.00	251.97	504.00	1,007.02	1,843.19	836.17
9	B3-16	420.00	251.99	504.00	1,006.89	1,842.70	835.81
10	B3-18	420.00	251.99	504.00	1,007.10	1,843.29	836.19
11	B3-20	420.00	251.99	504.00	1,007.10	1,843.29	836.19
12	B3-22	420.00	251.99	504.00	1,007.10	1,843.29	836.19
13	B3-24	420.00	251.64	504.00	1,005.70	1,851.07	845.37
14	B5-1A	420.00	252.00	504.00	1,006.94	1,842.73	835.79
15	B6-1	420.00	251.97	504.00	1,007.02	1,796.03	789.01
16	B6-2	420.00	251.99	504.00	1,007.10	1,843.29	836.19
17	B6-3	420.00	251.97	504.00	1,007.02	1,843.19	836.17
18	B6-6	420.00	252.00	504.00	1,006.94	1,842.73	835.79
19	B11-1	225.00	145.00	326.25	593.90	1,004.40	410.50
20	B11-6	225.00	147.29	326.25	593.39	1,073.90	480.51
21	B12-9	225.00	147.34	326.25	593.34	1,074.68	481.34
22	B14-1	225.00	147.66	326.25	593.65	1,076.27	482.62
23	B14-29	225.00	144.92	326.25	593.08	1,003.92	410.84
24	B15-3	225.00	147.34	326.25	593.34	1,074.68	481.34
25	B15-10	288.30	169.48	360.38	690.95	1,231.29	540.34
26	B15-12	288.30	169.48	360.38	690.67	1,231.77	541.10
27	B15-14	288.30	169.48	360.38	690.67	1,231.77	541.10
28	B15-16	288.30	169.48	360.38	690.67	1,231.77	541.10
29	B15-18	288.30	169.48	360.38	690.67	1,231.77	541.10
30	B15-19	225.00	147.29	326.25	593.39	1,073.90	480.51
31	B15-20	288.30	169.48	360.38	690.67	1,231.77	541.10
32	B15-22	288.30	169.48	360.38	690.67	1,231.77	541.10
33	B15-24	287.51	169.48	359.39	689.73	1,230.61	540.88
34	B15-26	358.92	196.09	430.70	860.47	1,687.17	826.70
35	B15-28	444.85	220.77	533.82	1,031.57	1,607.03	575.46
36	B16-1	286.59	168.20	358.24	683.46	1,241.35	557.89
37	B16-3	279.13	164.75	348.91	669.66	1,207.50	537.84
38	B16-4	283.27	166.81	354.09	677.90	1,219.58	541.68
39	B16-5	287.30	169.38	359.13	688.18	1,021.40	333.22
40	B16-6	291.45	171.94	364.31	698.42	1,248.49	550.07
41	B16-7	295.60	173.46	369.50	704.50	1,257.62	553.12
42	B16-8	299.75	177.11	374.69	719.10	1,278.98	559.88
43	Z-1002	539.19	321.98	539.19	1,293.41	2,357.47	1,064.06
44	Z-1003	420.63	251.95	504.76	1,006.80	1,839.50	832.70
45	Z-1004	422.38	251.95	506.86	1,008.84	1,839.50	830.66
46	B11-8	225.00	146.98	326.25	593.38	1,072.88	479.50
47	B11-10	225.00	146.98	326.25	593.38	1,072.88	479.50
48	B11-12	225.00	146.98	326.25	593.38	1,072.88	479.50
49	B11-14	225.00	146.73	326.25	593.63	1,033.94	440.31
50	B12-20	225.00	147.04	326.25	593.86	1,073.18	479.32
51	B12-21	225.00	146.98	326.25	593.38	1,072.88	479.50
52	B12-22	225.00	146.98	326.25	593.38	1,072.88	479.50
53	B12-23	225.00	147.04	326.25	593.86	1,073.18	479.32
54	B14-10	225.00	146.68	326.25	593.06	1,071.38	478.32
55	B14-12	225.00	146.68	326.25	593.28	1,071.38	478.10
56	B14-14	225.00	146.68	326.25	593.28	1,071.38	478.10
57	B14-16	225.00	146.68	326.25	593.28	1,071.38	478.10
58	B14-17	225.00	147.04	326.25	593.86	1,073.18	479.32
59	B14-18	225.00	146.68	326.25	593.28	1,071.38	478.10
60	B14-19	225.00	146.98	326.25	593.38	1,072.88	479.50
61	B14-20	225.00	146.68	326.25	593.28	1,071.38	478.10
62	B14-21	225.00	146.98	326.25	593.38	1,072.88	479.50
63	B14-22	225.00	146.68	326.25	593.28	1,071.38	478.10
64	B14-23	225.00	146.98	326.25	593.38	1,072.88	479.50
65	B14-24	225.00	146.73	326.25	593.63	1,033.94	440.31
66	B14-25	225.00	146.98	326.25	593.38	1,072.88	479.50
67	B14-27	225.00	146.98	326.25	593.38	1,072.88	479.50
68	B15-21	225.00	146.68	326.25	593.28	1,071.38	478.10
69	B15-23	225.00	146.68	326.25	593.28	1,071.38	478.10
70	B15-25	225.00	146.98	326.25	593.38	1,071.38	478.00
71	B15-27	225.00	146.98	326.25	593.38	1,072.88	479.50
72	B16-2	274.98	162.15	343.73	659.26	1,191.75	532.49
73	Z-1006	451.25	270.36	541.50	1,082.73	2,058.90	876.27
TOTAL		21,462.78	13,194.16	27,784.30	53,403.64	96,030.55	42,626.94



1	Total Plots Area		21,462.78	Sq. mtr.
2	Total Ground Coverage	Permissible	13,378.78	Sq. mtr.
		Proposed	13,194.16	Sq. mtr.
3	Total FAR	Permissible	27,784.30	Sq. mtr.
		Proposed	53,403.64	Sq. mtr.
4	Total NON FAR	Proposed	42,626.91	Sq. mtr.
5	Built up area	Proposed	96,030.55	Sq. mtr.

**Note:**

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



## PART D

## PROJECT APPROVAL DETAILS

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS
1.	Form LC-V (Town And Country Planning Department)	---	Not Provided
2.	Renewal of Form LC-V (Town And Country Planning Department)	---	Not Provided
3.	Building Plan Approval Letter from Architect (BRS – III)	Dated 07/01/2022	Provided
4.	Building Plan	Architect Plan for different Plots are Provided	Provided
5.	NOC for Height Clearance from Airport Authority of India	----	Not Applicable
6.	Consent to establish from HSPCB	----	Not Provided
7.	Environmental clearance NOC from SEIAA	Dated:23/12/2021	Provided
8.	Provisional Fire NOC	----	Not Applicable
9.	Final Fire NOC from Service Department	----	Not Applicable
10.	RERA Registration Certificate	RERA –GRG-PROJ-941-2021	Provided
11.	Structural Stability Certificate	---	Not Provided
12.	Occupation Certificate	---	Under Construction
13.	NOC from Forest Department	Dated: -25/10/2021	Approved



## PART E

## PROCEDURE OF ASSESMENT

1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		20 November 2022	28 November 2024	28 November 2024
ii.	Client	State bank of India, HLST Branch, Gurugram, Haryana		
iii.	Intended User	State bank of India, HLST Branch, Gurugram, Haryana		
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 checked="" type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Cross checked from the boundaries/ address of the property mentioned in the documents provided to us	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		

2.	ASSESSMENT FACTORS		
i.	Nature of the Report	Project Tie-up	
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature Real estate Classification	Category Residential Residential Asset Type Group Housing
iii.	Basis of Inventory assessment (for Project Tie up Purpose)	Primary Basis Secondary Basis	Market Price Assessment & Govt. Guideline Value Not Applicable
iv.	Present market state of the	Under Normal Marketable State	

	Asset assumed Total No. of Dwelling Units	Reason: Asset under free market transaction state			
v.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(in consonance to surrounding use, zoning and statutory norms)</i>	Considered for Assessment	
		Residential	Residential	Residential	
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents provided to us in good faith.  Verification of authenticity of documents from originals or cross checking from any Govt. dept. have to be taken care by Legal expert/ Advocate.			
vii.	Land Physical Factors	Shape		Size	
		Irregular		Large	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Good	On Wide Road	NA
		Urban developing	Within urban developed area	Not Applicable	
			Within good urban developed area	Not Applicable	
		Property Facing			
		----			
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
x.	Social structure of the area (in terms of population, social stratification, regional origin, age groups,	Urban Developing area			

	economic levels, location of slums/ squatter settlements nearby, etc.)						
xi.	Neighbourhood amenities	Good					
xii.	Any New Development in surrounding area	Some group housing projects are under construction in the vicinity and some are already constructed.					
xiii.	Any specific advantage/ drawback in the property	No.					
xiv.	Property overall usability/ utility Factor	Restricted to a particular use i.e., Group housing (Residential) purpose only.					
xv.	Do property has any alternate use?	None. The property can only be used for residential purpose.					
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly.					
xvii.	Is the property merged or colluded with any other property	No.  <b>Comments: NA</b>					
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 ( <i>in respect to Present market state or premise of the Asset as per point (iv) above</i> )	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:	Gandhi Properties Gurugram
		Contact No.:	09999186699	
		Nature of reference:	Property dealer	
		Size of the Property:	4, 3 BHK apartments	
		Location:	Nearby	
		Rates/ Price informed:	Rs.26,000/- to 28,000/- per sq.ft	
		Any other details/ Discussion held:	As per the Discussion with the concern person the rate for the flat range between 26,000/- to Rs.28,000/- per sq.ft. on super area	
		b	Name:	Vision Properties
		Contact No.:	09811559411	
		Nature of reference:	Property dealer	
		Size of the Property:	150 sq.yards	
		Location:	DLF the Grove	
		Rates/ Price informed:	Rs. 2,30,000/- per sq.yards to 2,34,000/- per sq.yards for residential Plots	
		Any other details/ Discussion held:	Large land parcels are less available in the nearby location and most of them are small plots available for sale.	
xxv.	Adopted Rates Justification	For the market rate of the Flats available in this project and as well as nearby project we have enquired from property dealers in that area and were able to find a Sale rate range of Rs.26,000/- to Rs.28,000/- per sq. ft on super area.  The prevailing rate range of the land parcels in the nearby location is from Rs. 2,30,000/- to Rs. 2,34,000/-. So we are of a view to adopt a rate of Rs.2,32,000/- per sq. yards on residential land for the purpose of valuation.		
xxvi.	OTHER MARKET FACTORS			
	Current Market condition	Normal		
		Remarks: NA		
		Adjustments (-/+): -40%		
	Comment on Property Salability Outlook	The subject property is of size 25,687.332 sq.yards and the reference rate is of smaller land parcel.		
		Adjustments (-/+): 0%		
	Comment on Demand & Supply in the Market	Demand Good	Supply Adequately available	
		Remarks:		
		Adjustments (-/+): 0%		
xxvii.	Any other special consideration	Reason: NA		
		Adjustments (-/+): 0%		
xxviii.	Any other aspect which has relevance on the	NA		

	value or marketability of the property	<b>Adjustments (-/+): 0%</b>
xxix.	<b>Final adjusted &amp; weighted Rates considered for the subject property</b>	<b>Rs.1,39,200/- per sq. yards on residential land for the purpose of valuation. Rs.26,000/- to Rs.28,000/- per sq. ft. on super area</b>
xxx.	<b>Considered Rates Justification</b>	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.
xxxi.	<b>Basis of computation &amp; working</b>	
	<p><b>a. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, 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.</b></p> <p><b>b. However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the CA certificate with UDIN No. 22090181ABYSGU6010 comprising the cost incurred till 14/02/2022 of the Project which amount to be Rs.233 crores.</b></p> <p><b>c. 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.</b></p> <p><b>d. 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.</b></p> <p><b>e. 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.</b></p> <p><b>f. 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.</b></p> <p><b>g. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.</b></p> <p><b>h. 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 &amp; 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.</b></p>	

- i. 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.
- j. 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.
- k. 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.
- l. 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.
- m. 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.
- n. 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.
- o. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- p. 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.
- q. 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.
- r. 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.
- s. 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.
- t. 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.
- u. Project tie up is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xxxii.

#### **ASSUMPTIONS**

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



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

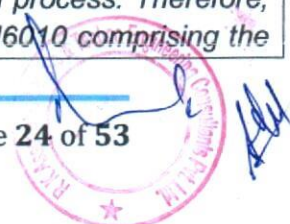
xxxiii.	<b>SPECIAL ASSUMPTIONS</b>
	None
xxxiv.	<b>LIMITATIONS</b>
	None

3.	COST ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Land Value as per Market
a.	Prevailing Rate range	Rs.44,000/- per sq.yds. (For Residential Plots)	Rs. 2,30,000/- to 2,34,000/- per sq.yards (For residential Plots)
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.44,000/- per sq.yds.	Rs. 1,39,200 per sq.yards
d.	Total Land Area/FAR Area considered (documents vs site survey whichever is less)	25,687.332 sq.yards .	25,687.4 sq.yds
e.	<b>Total Value of land (A)</b>	25687.4 sq.yds. X Rs.44,000/- per sq.yds.	25,687.332 sq.yards X Rs. 2,30,000/-
		<b>Rs.113,02,45,600/-</b>	<b>Rs. 3,57,56,30,400/-</b>

Note:

a. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, 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.

b. However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the CA certificate with UDIN No. 22090181ABYSGU6010 comprising the



cost incurred till 14/02/2022 of the Project which amount to be Rs.233 crores.

c. 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.

4. COST ASSESSMENT OF BUILDING CONSTRUCTION				
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR	NON-FAR
	Building Construction Value	Rate range	1,800/- per sq. ft.	Rs. 1,600/- per sq. ft.
		Rate adopted	1,800/- per sq. ft.	Rs. 1,600/- per sq. ft.
		Built-up Area	53,403.64 m <sup>2</sup> / 5,74,831.44 ft <sup>2</sup>	42,626.91 m <sup>2</sup> /4,58,831.79 ft <sup>2</sup>
		Pricing Calculation	Rs.1,800/- per Sq. ft. X 5,74,831.44 ft <sup>2</sup>	Rs. 1,600/- per sq. ft.. X 4,58,831.79 sq. ft.
		<b>Total Value</b>	<b>Rs. 103,46,96,593/-</b>	<b>Rs. 73,41,30,864/-</b>
a.	Depreciation percentage (Assuming salvage value % per year)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor		NA	
c.	Structure Type/ Condition		RCC framed structure (Proposed)/ Yet to be Constructed	
d.	Expected Building Construction Value (B)		<b>Rs. 176,88,27,457/-</b>	

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)	----	NA
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	Approx. 5% of building construction cost	Rs. 8,84,41,373/-
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. 15,91,94,471/-
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. 7% of building construction cost	Rs. 12,38,17,922 /-
e.	<b>Expected Construction Value (C)</b>	<b>NA</b>	<b>Rs. 214,02,81,223/-</b>

6. MARKET/ SALABLE AMOUNT OF THE FLATS	
a.	Total No. of DU 292 Units

b.	Total No. of EWS Units	Not applicable
c.	Total Proposed Salable Area for flats	Details of total saleable area is not provided by the company.
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.21,158/- per sq.ft. to Rs.25,675/- per sq.ft. on Saleable area
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.26,000 per sq.ft.. on Saleable area
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Market the rate for the flat in the subject locality is in between Rs.26,000/- to Rs.28,000/- per sq.ft. on Saleable area.
e.	Remarks	<ul style="list-style-type: none"> <li>The value of the Flats is varying from floor to floor and direction to direction as per information gathered from the public domain &amp; dealers of that area, and it is found that flat rates vary from Rs.26,000/- to Rs.28,000/- per sq. ft. for the Project and the same seems to be reasonable in our view.</li> <li>Details of the inventory is as provided by the builder.</li> <li>Pricing assessment of the inventory is done based on the prospective number of flats which builder intends to create in this Project as provided by the builder.</li> </ul>



**Inventory Analysis**

S. No.	Plot No.	Unit No.	Plot Area	Saleable Area in sq.ft	Minimum rate @. Rs. 26,000/- Per Sq.ft.	Maximum rate @. Rs. 28,000/- Per Sq.ft.
Phase I						
1	B-11/ 1	A	269.1	2378	₹ 6,18,28,000.00	₹ 6,65,84,000.00
		B		2378	₹ 6,18,28,000.00	₹ 6,65,84,000.00
		C		2378	₹ 6,18,28,000.00	₹ 6,65,84,000.00
		D		2378	₹ 6,18,28,000.00	₹ 6,65,84,000.00
2	B-11/ 10	A	269.1	2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		B		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		C		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		D		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
3	B-11/ 12	A	269.1	2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		B		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		C		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		D		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
4	B-11/ 6	A	269.1	2385	₹ 6,20,10,000.00	₹ 6,67,80,000.00
		B		2385	₹ 6,20,10,000.00	₹ 6,67,80,000.00
		C		2385	₹ 6,20,10,000.00	₹ 6,67,80,000.00
		D		2385	₹ 6,20,10,000.00	₹ 6,67,80,000.00
5	B-11/ 8	A	269.1	2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		B		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		C		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		D		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
6	B-12/ 20	A	269.1	2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		B		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		C		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		D		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
7	B-12/ 21	A	269.1	2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		B		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		C		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		D		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
8	B-12/ 22	A	269.1	2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		B		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		C		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		D		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00

9	B-14/ 10	A	269.1	2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		B		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		C		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		D		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
10	B-14/12	A	269.1	2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		B		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		C		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		D		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
11	B-14/16	A	269.1	2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		B		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		C		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		D		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
12	B-14/18	A	269.1	2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		B		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		C		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		D		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
13	B-14/20	A	269.1	2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		B		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		C		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		D		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
14	B-14/21	A	269.1	2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		B		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		C		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		D		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
15	B-14/22	A	269.1	2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		B		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		C		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		D		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
16	B-15/21	A	269.1	2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		B		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		C		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		D		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
17	B-15/23	A	269.1	2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		B		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		C		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		D		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
18	B-15/25	A	269.1	2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		B		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		C		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		D		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00

## PROJECT TIE-UP REPORT

M/S THE GROVE

19	B-15/3	A	269.1	2388	₹ 6,20,88,000.00	₹ 6,68,64,000.00
		B		2388	₹ 6,20,88,000.00	₹ 6,68,64,000.00
		C		2388	₹ 6,20,88,000.00	₹ 6,68,64,000.00
		D		2388	₹ 6,20,88,000.00	₹ 6,68,64,000.00
20	B-3/22	A	502.32	4074	₹ 10,59,24,000.00	₹ 11,40,72,000.00
		B		4074	₹ 10,59,24,000.00	₹ 11,40,72,000.00
		C		4074	₹ 10,59,24,000.00	₹ 11,40,72,000.00
		D		4074	₹ 10,59,24,000.00	₹ 11,40,72,000.00
21	B-3/24	A	502.32	4165	₹ 10,82,90,000.00	₹ 11,66,20,000.00
		B		4165	₹ 10,82,90,000.00	₹ 11,66,20,000.00
		C		4165	₹ 10,82,90,000.00	₹ 11,66,20,000.00
		D		4165	₹ 10,82,90,000.00	₹ 11,66,20,000.00
22	B-3/6	A	502.32	4215	₹ 10,95,90,000.00	₹ 11,80,20,000.00
		B		4215	₹ 10,95,90,000.00	₹ 11,80,20,000.00
		C		4215	₹ 10,95,90,000.00	₹ 11,80,20,000.00
		D		4215	₹ 10,95,90,000.00	₹ 11,80,20,000.00
23	B-6/1	A	502.32	3946	₹ 10,25,96,000.00	₹ 11,04,88,000.00
		B		3946	₹ 10,25,96,000.00	₹ 11,04,88,000.00
		C		3946	₹ 10,25,96,000.00	₹ 11,04,88,000.00
		D		3946	₹ 10,25,96,000.00	₹ 11,04,88,000.00
24	B-6/2	A	502.32	4074	₹ 10,59,24,000.00	₹ 11,40,72,000.00
		B		4074	₹ 10,59,24,000.00	₹ 11,40,72,000.00
		C		4074	₹ 10,59,24,000.00	₹ 11,40,72,000.00
		D		4074	₹ 10,59,24,000.00	₹ 11,40,72,000.00
25	B-6/3	A	502.32	4069	₹ 10,57,94,000.00	₹ 11,39,32,000.00
		B		4069	₹ 10,57,94,000.00	₹ 11,39,32,000.00
		C		4069	₹ 10,57,94,000.00	₹ 11,39,32,000.00
		D		4069	₹ 10,57,94,000.00	₹ 11,39,32,000.00
26	B-6/6	A	502.32	4060	₹ 10,55,60,000.00	₹ 11,36,80,000.00
		B		4060	₹ 10,55,60,000.00	₹ 11,36,80,000.00
		C		4060	₹ 10,55,60,000.00	₹ 11,36,80,000.00
		D		4060	₹ 10,55,60,000.00	₹ 11,36,80,000.00
27	B-1/ Z1003	A	503.06	3964	₹ 10,30,64,000.00	₹ 11,09,92,000.00
		B		3964	₹ 10,30,64,000.00	₹ 11,09,92,000.00
		C		3964	₹ 10,30,64,000.00	₹ 11,09,92,000.00
		D		3964	₹ 10,30,64,000.00	₹ 11,09,92,000.00
28	B-1/ Z1004	A	505.15	3964	₹ 10,30,64,000.00	₹ 11,09,92,000.00
		B		3964	₹ 10,30,64,000.00	₹ 11,09,92,000.00
		C		3964	₹ 10,30,64,000.00	₹ 11,09,92,000.00
		D		3964	₹ 10,30,64,000.00	₹ 11,09,92,000.00

29	B-1/ Z1002	A	644.87	5369	₹ 13,95,94,000.00	₹ 15,03,32,000.00
		B		5369	₹ 13,95,94,000.00	₹ 15,03,32,000.00
		C		5369	₹ 13,95,94,000.00	₹ 15,03,32,000.00
		D		5369	₹ 13,95,94,000.00	₹ 15,03,32,000.00
30	B-11/14	A	269.1	2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		B		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		C		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		D		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
31	B-12/9	A	269.1	2388	₹ 6,20,88,000.00	₹ 6,68,64,000.00
		B		2388	₹ 6,20,88,000.00	₹ 6,68,64,000.00
		C		2388	₹ 6,20,88,000.00	₹ 6,68,64,000.00
		D		2388	₹ 6,20,88,000.00	₹ 6,68,64,000.00
32	B-14/1	A	269.1	2378	₹ 6,18,28,000.00	₹ 6,65,84,000.00
		B		2378	₹ 6,18,28,000.00	₹ 6,65,84,000.00
		C		2378	₹ 6,18,28,000.00	₹ 6,65,84,000.00
		D		2378	₹ 6,18,28,000.00	₹ 6,65,84,000.00
33	B-14/77	A	269.1	2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		B		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		C		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		D		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
34	B-14/19	A	269.1	2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		B		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		C		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		D		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
35	B-14/27	A	269.1	2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		B		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		C		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		D		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
36	B-14/8	A	269.1	2277	₹ 5,92,02,000.00	₹ 6,37,56,000.00
		B		2277	₹ 5,92,02,000.00	₹ 6,37,56,000.00
		C		2277	₹ 5,92,02,000.00	₹ 6,37,56,000.00
		D		2277	₹ 5,92,02,000.00	₹ 6,37,56,000.00
37	B-15/19	A	269.1	2385	₹ 6,20,10,000.00	₹ 6,67,80,000.00
		B		2385	₹ 6,20,10,000.00	₹ 6,67,80,000.00
		C		2385	₹ 6,20,10,000.00	₹ 6,67,80,000.00
		D		2385	₹ 6,20,10,000.00	₹ 6,67,80,000.00
38	B-2/2	A	269.1	2270	₹ 5,90,20,000.00	₹ 6,35,60,000.00
		B		2270	₹ 5,90,20,000.00	₹ 6,35,60,000.00
		C		2270	₹ 5,90,20,000.00	₹ 6,35,60,000.00
		D		2270	₹ 5,90,20,000.00	₹ 6,35,60,000.00

39	B-3/12	A	502.32	4069	₹ 10,57,94,000.00	₹ 11,39,32,000.00
		B		4069	₹ 10,57,94,000.00	₹ 11,39,32,000.00
		C		4069	₹ 10,57,94,000.00	₹ 11,39,32,000.00
		D		4069	₹ 10,57,94,000.00	₹ 11,39,32,000.00
40	B-13/18	A	502.32	4074	₹ 10,59,24,000.00	₹ 11,40,72,000.00
		B		4074	₹ 10,59,24,000.00	₹ 11,40,72,000.00
		C		4074	₹ 10,59,24,000.00	₹ 11,40,72,000.00
		D		4074	₹ 10,59,24,000.00	₹ 11,40,72,000.00
41	B-3/ 20	A	502.32	4074	₹ 10,59,24,000.00	₹ 11,40,72,000.00
		B		4074	₹ 10,59,24,000.00	₹ 11,40,72,000.00
		C		4074	₹ 10,59,24,000.00	₹ 11,40,72,000.00
		D		4074	₹ 10,59,24,000.00	₹ 11,40,72,000.00
42	B-3 / 8	A	502.32	4074	₹ 10,59,24,000.00	₹ 11,40,72,000.00
		B		4074	₹ 10,59,24,000.00	₹ 11,40,72,000.00
		C		4074	₹ 10,59,24,000.00	₹ 11,40,72,000.00
		D		4074	₹ 10,59,24,000.00	₹ 11,40,72,000.00
43	B- 1/ Z1006	A	539.69	4031	₹ 10,48,06,000.00	₹ 11,28,68,000.00
		B		4031	₹ 10,48,06,000.00	₹ 11,28,68,000.00
		C		4031	₹ 10,48,06,000.00	₹ 11,28,68,000.00
		D		4031	₹ 10,48,06,000.00	₹ 11,28,68,000.00
44	B- 12/23	A	269.1	2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		B		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		C		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		D		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
45	B-14/14	A	269.1	2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		B		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		C		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		D		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
46	B-14/ 23	A	269.1	2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		B		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		C		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		D		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
47	B-14/ 24	A	269.1	2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		B		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		C		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		D		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
48	B- 14/25	A	269.1	2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		B		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		C		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		D		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00



49	B-14/29	A	269.1	2383	₹ 6,19,58,000.00	₹ 6,67,24,000.00
		B		2383	₹ 6,19,58,000.00	₹ 6,67,24,000.00
		C		2383	₹ 6,19,58,000.00	₹ 6,67,24,000.00
		D		2383	₹ 6,19,58,000.00	₹ 6,67,24,000.00
50	B-15/27	A	269.1	2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		B		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		C		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
		D		2380	₹ 6,18,80,000.00	₹ 6,66,40,000.00
51	B-2/8	A	269.1	2276	₹ 5,91,76,000.00	₹ 6,37,28,000.00
		B		2276	₹ 5,91,76,000.00	₹ 6,37,28,000.00
		C		2276	₹ 5,91,76,000.00	₹ 6,37,28,000.00
		D		2276	₹ 5,91,76,000.00	₹ 6,37,28,000.00
52	B-2/25	A	289.28	2650	₹ 6,89,00,000.00	₹ 7,42,00,000.00
		B		2650	₹ 6,89,00,000.00	₹ 7,42,00,000.00
		C		2650	₹ 6,89,00,000.00	₹ 7,42,00,000.00
		D		2650	₹ 6,89,00,000.00	₹ 7,42,00,000.00
53	B-16/2	A	328.87	2742	₹ 7,12,92,000.00	₹ 7,67,76,000.00
		B		2742	₹ 7,12,92,000.00	₹ 7,67,76,000.00
		C		2742	₹ 7,12,92,000.00	₹ 7,67,76,000.00
		D		2742	₹ 7,12,92,000.00	₹ 7,67,76,000.00
54	B-16/3	A	333.83	2756	₹ 7,16,56,000.00	₹ 7,71,68,000.00
		B		2756	₹ 7,16,56,000.00	₹ 7,71,68,000.00
		C		2756	₹ 7,16,56,000.00	₹ 7,71,68,000.00
		D		2756	₹ 7,16,56,000.00	₹ 7,71,68,000.00
55	B-16/4	A	338.72	2790	₹ 7,25,40,000.00	₹ 7,81,20,000.00
		B		2790	₹ 7,25,40,000.00	₹ 7,81,20,000.00
		C		2790	₹ 7,25,40,000.00	₹ 7,81,20,000.00
		D		2790	₹ 7,25,40,000.00	₹ 7,81,20,000.00
56	B-16/5	A	343.61	2816	₹ 7,32,16,000.00	₹ 7,88,48,000.00
		B		2816	₹ 7,32,16,000.00	₹ 7,88,48,000.00
		C		2816	₹ 7,32,16,000.00	₹ 7,88,48,000.00
		D		2816	₹ 7,32,16,000.00	₹ 7,88,48,000.00
57	B-15/24	A	343.85	2748	₹ 7,14,48,000.00	₹ 7,69,44,000.00
		B		2748	₹ 7,14,48,000.00	₹ 7,69,44,000.00
		C		2748	₹ 7,14,48,000.00	₹ 7,69,44,000.00
		D		2748	₹ 7,14,48,000.00	₹ 7,69,44,000.00
58	B-16/1	A	344.3	2950	₹ 7,67,00,000.00	₹ 8,26,00,000.00
		B		2950	₹ 7,67,00,000.00	₹ 8,26,00,000.00
		C		2950	₹ 7,67,00,000.00	₹ 8,26,00,000.00
		D		2950	₹ 7,67,00,000.00	₹ 8,26,00,000.00

*[Handwritten signature and stamp]*

59	B-15/10	A	344.8	2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
		B		2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
		C		2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
		D		2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
60	B-15/12	A	344.8	2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
		B		2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
		C		2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
		D		2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
61	B-15/14	A	344.8	2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
		B		2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
		C		2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
		D		2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
62	B-15/16	A	344.8	2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
		B		2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
		C		2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
		D		2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
63	B-15/18	A	344.8	2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
		B		2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
		C		2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
		D		2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
64	B-15/20	A	344.8	2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
		B		2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
		C		2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
		D		2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
65	B-15/22	A	344.8	2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
		B		2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
		C		2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
		D		2764	₹ 7,18,64,000.00	₹ 7,73,92,000.00
66	B-16/6	A	348.57	2825	₹ 7,34,50,000.00	₹ 7,91,00,000.00
		B		2825	₹ 7,34,50,000.00	₹ 7,91,00,000.00
		C		2825	₹ 7,34,50,000.00	₹ 7,91,00,000.00
		D		2825	₹ 7,34,50,000.00	₹ 7,91,00,000.00
67	B-16/7	A	353.53	2842	₹ 7,38,92,000.00	₹ 7,95,76,000.00
		B		2842	₹ 7,38,92,000.00	₹ 7,95,76,000.00
		C		2842	₹ 7,38,92,000.00	₹ 7,95,76,000.00
		D		2842	₹ 7,38,92,000.00	₹ 7,95,76,000.00
68	B-16/8	A	358.49	2951	₹ 7,67,26,000.00	₹ 8,26,28,000.00
		B		2951	₹ 7,67,26,000.00	₹ 8,26,28,000.00
		C		2951	₹ 7,67,26,000.00	₹ 8,26,28,000.00
		D		2951	₹ 7,67,26,000.00	₹ 8,26,28,000.00



## PROJECT TIE-UP REPORT

M/S THE GROVE

69	B-15/26	A	428.81	3385	₹ 8,80,10,000.00	₹ 9,47,80,000.00
		B		3385	₹ 8,80,10,000.00	₹ 9,47,80,000.00
		C		3385	₹ 8,80,10,000.00	₹ 9,47,80,000.00
		D		3385	₹ 8,80,10,000.00	₹ 9,47,80,000.00
70	B-3/10	A	502.32	4074	₹ 10,59,24,000.00	₹ 11,40,72,000.00
		B		4074	₹ 10,59,24,000.00	₹ 11,40,72,000.00
		C		4074	₹ 10,59,24,000.00	₹ 11,40,72,000.00
		D		4074	₹ 10,59,24,000.00	₹ 11,40,72,000.00
71	B-3/ 16	A	502.32	4069	₹ 10,57,94,000.00	₹ 11,39,32,000.00
		B		4069	₹ 10,57,94,000.00	₹ 11,39,32,000.00
		C		4069	₹ 10,57,94,000.00	₹ 11,39,32,000.00
		D		4069	₹ 10,57,94,000.00	₹ 11,39,32,000.00
72	B- 5/ 1A	A	502.32	4060	₹ 10,55,60,000.00	₹ 11,36,80,000.00
		B		4060	₹ 10,55,60,000.00	₹ 11,36,80,000.00
		C		4060	₹ 10,55,60,000.00	₹ 11,36,80,000.00
		D		4060	₹ 10,55,60,000.00	₹ 11,36,80,000.00
73	B-15/ 28	A	549.11	3701	₹ 9,62,26,000.00	₹ 10,36,28,000.00
		B		3701	₹ 9,62,26,000.00	₹ 10,36,28,000.00
		C		3701	₹ 9,62,26,000.00	₹ 10,36,28,000.00
		D		3701	₹ 9,62,26,000.00	₹ 10,36,28,000.00
Grand Total			25,687	8,57,268	₹ 22,28,89,68,000	₹ 24,00,35,04,000

*[Handwritten Signature]*

7. CONSOLIDATED COST ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs.113,01,55,840/-	Rs. 3,57,56,30,400/-
b.	Structure Construction Value (B)	NA	Rs. 214,02,81,223/-
c.	Additional Aesthetic Works Value (C)	NA	---
d.	<b>Total Add (A+B+C)</b>	<b>Rs.113,01,55,840/-</b>	<b>Rs. 534,44,57,857/-</b>
e.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	<b>Total Indicative &amp; Estimated Prospective Fair Market Value</b>	<b>---</b>	<b>Rs. 534,44,57,857/-</b>
h.	<b>Rounded Off</b>	<b>---</b>	<b>Rs. 534,45,00,000/-</b>

*[Handwritten Signature]*  
*[Circular Stamp]*

i.	<b>Indicative &amp; Estimated Prospective Fair Market Value in words</b>	---	Rupees Five Hundred Thirty Four Crore Forty Five Lakhs Only
j.	<b>Expected Realizable Value (@ ~15% less)</b>	---	<b>Rs. 454,28,25,000/-</b>
k.	<b>Expected Distress Sale Value (@ ~25% less)</b>	---	<b>Rs. 400,83,75,000/-</b>
l.	Percentage difference between Circle Rate and Market Value	More than 20%	
m.	<b>Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%</b>	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	<b>Concluding Comments/ Disclosures if any</b>		
	<p>a. The subject property is a Group Housing project.</p> <p>b. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>c. This Project tie up report has been conducted by R.K Associates Valuers &amp; Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>d. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, 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>e. Also, since this is a land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each 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>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.</p> <p>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.</p> <p>h. Reference of the property is also taken from the copies of the documents/ information which</p>		

interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.

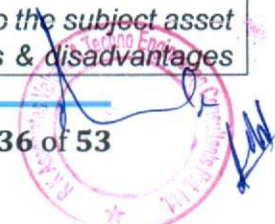
- i. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- j. The pricing assessment of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- k. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- l. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- m. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

## o. IMPORTANT KEY DEFINITIONS

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

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

**Fair Market Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages



and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Report.

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

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

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

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

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

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

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

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

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

	<p>asset.</p> <p>The <b>Price</b> is the amount paid for the procurement of the same asset.</p> <p>The <b>Value</b> 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.</p> <p>Therefore, in actual for the same asset/ property, cost, price &amp; value remain different since these terms have different usage &amp; meaning.</p>
p.	<p><b>Enclosures with the Report:</b></p> <ul style="list-style-type: none"> <li>• Enclosure I: Screenshot of the price trend references of the similar related properties available on public domain - Page No. 42</li> <li>• Enclosure II: Google Map Location Page No. 45</li> <li>• Enclosure III: Photographs of the property Page No. 46</li> <li>• Enclosure IV: Copy of Circle Guideline Rate Page No. 50</li> <li>• Enclosure V: Other Relevant Documents/Articles taken for reference Page No. 51</li> <li>• Enclosure VI: Consultant's Remarks Page No. 58</li> </ul>

### IMPORTANT NOTES

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

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

**COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format




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

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

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

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Shubham Joshi	Ashil Baby 	Col. Anil Kumar

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



Updated 3 months ago

Owner: Aayush

Residential Land / Plot in Sector 54, Gurgaon (Suncity)

Suncity Township [See on map](#)

PLOT AREA: 3222 sqft
 TRANSACTION: Resale
 FLOOR: FOLLOWED: 1

Property in a Gated Locality  
 This plot enjoys a strategic location within Sector...

₹9 Cr  
₹27,933 per sqft

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

---



No Image Available

Posted: Aug 31, '24

Owner: Sanjeev Jain

Residential Land / Plot in Sector 54, Gurgaon

PLOT AREA: 8010 sqft
 TRANSACTION: Resale
 FLOOR: FOLLOWED: 5

Property in a Gated Locality  
 The number of floors that can be constructed on...

₹22 Cr  
₹27,466 per sqft

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



17+ Photos  
Posted: Yesterday  
Crown Bronze Agent  
Agent: Preet Estate  
Operating Since: 2012  
5000+ Buyers Served

**4 BHK Flat for Sale in DLF The Grove, Phase 5 DLF, Gurgaon**

[DLF The Grove](#)

**₹ 8.20 Cr** <sup>①</sup>  
₹ 26,032 per sqft

**CARPET AREA:** 350 sqyrd  
**STATUS:** Ready to Move  
**FLOOR:** 4 out of 4

**Near by:** Mall, School, Main Road, Metro and hospital etc.

It's a brand new builder floor in dlf phase 5 near to golf course road ; its a 350 sqards plot ...

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



16+ Photos  
Posted: Nov 26, '24  
Certified Agent  
K Khushi Housing Solutions ...  
7000+ Buyers Served

**4 BHK Flat for Sale in DLF The Grove, Sector 54, Gurgaon**

[DLF The Grove](#)

**₹ 13 Cr** <sup>①</sup>  
₹ 28,889 per sqft

**SUPER AREA:** 500 sqyrd  
**UNDER CONSTRUCT:** Poss. by Dec '25  
**FLOOR:** 3 out of 4

**Fast Pacing Property**

Situated in the prime location of Sector 54, the 4 flat is currently available on sale. Locat ...

[Contact Agent](#)  
[Enquire Now](#)

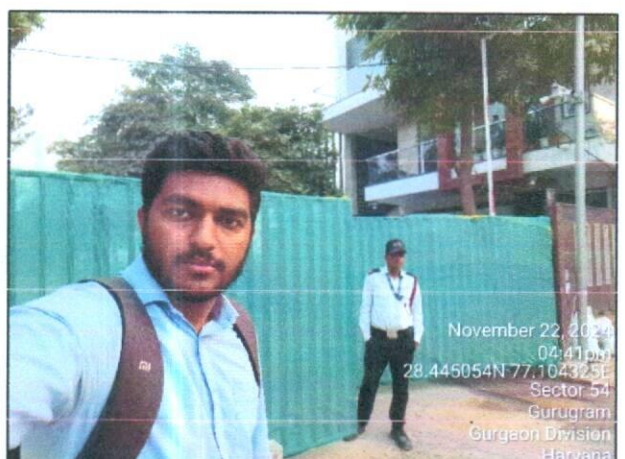
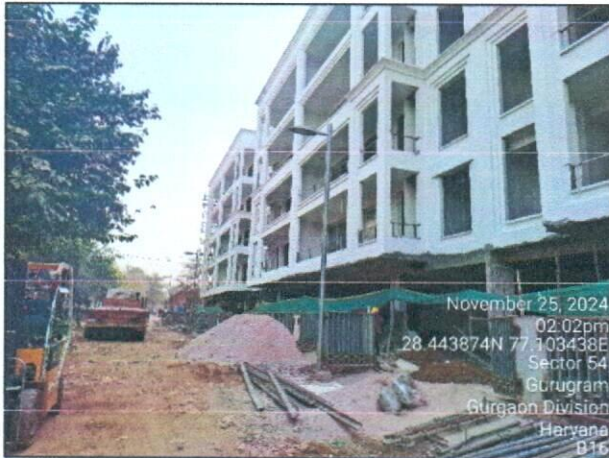
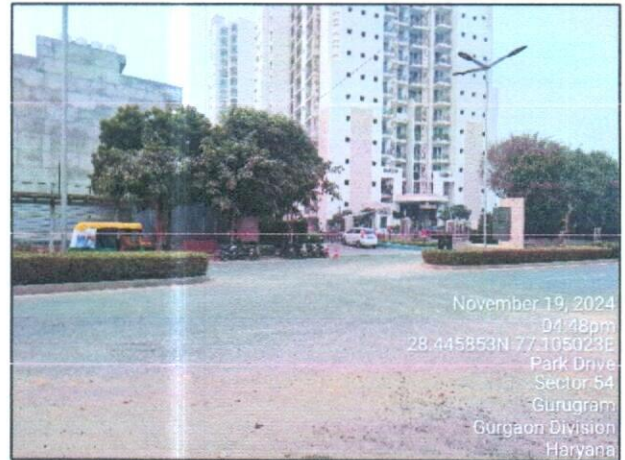
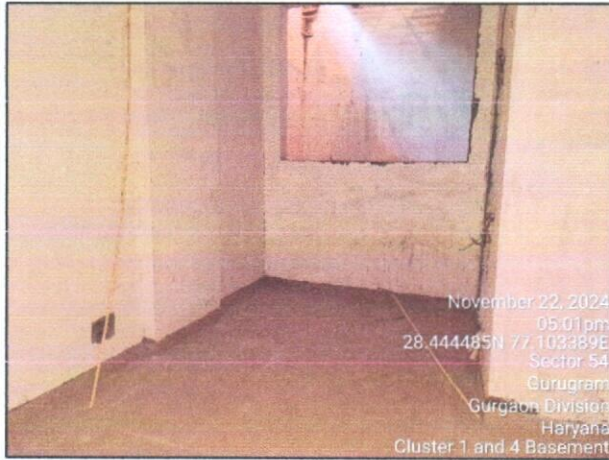
*(Circular stamp: R.K. Associates Valuers & Techno Engineers Pvt. Ltd. with a signature across it)*

## ENCLOSURE 2: GOOGLE MAP LOCATION



*(Handwritten signature and circular stamp of R.K. Associates)*


**ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY**





Techno Engineering Co.  
R&D RESEARCH CENTRE


## ENCLOSURE: 4- COPY OF CIRCLE RATE


Proposed Collector rate list of Tehsil Wazirabad Distric Gurugram for the year 2021 -2022									
Sr. No.	Huda Sectors	Rates for the year of 2019 to 2020 Second Half				Rates for the year of 2021 to 2022			
		Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. feet)	Commercial /Retail (Rs. Per Sq. feet)	Office /IT Space (Rs. Per Sq. feet )	Residential (Rs. Per Sq. Yards)	Commercial SCO/SCF (Rs. Per Sq. yard)	Commercial /Retail (Rs. Per Sq. feet)	Office /IT Space (Rs. Per Sq. feet )
1	Sec-27, 28, 42, 43,	50000	165000	10000	7000	50000	165000	10000	7000
2	Sec- 15, 31-32A	45000	165000	9000	6600	45000	165000	9000	6600
3	Sec-30	45000	150000	9000	6600	45000	150000	9000	6600
4	Sec-41	40000	140000	8900	6300	40000	140000	8900	6300
5	Sec-25	NA	88000	9000	6600	NA	88000	9000	6600
6	Sec-29	NA	220000	12000	8000	NA	220000	12000	8000
7	Sec-40	44000	165000	9000	6600	44000	165000	9000	6600
8	Sec-40,53,54	44000	165000	9000	6600	44000	165000	9000	6600
9	Sec-39,45,46,47,50,51,52,55,56,57	40000	165000	10000	6600	40000	165000	10000	6600
10	Housing Board Colonies (Without Roof Right)	3800	8800	NA	NA	3800	8800	NA	NA
11	Housing Board Colonies (Plot Independent )	Circle Rate of Particular Huda Sector will be applicable in which Sector Housing Board Falls				Circle Rate of Particular Huda Sector will be applicable in which Sector Housing Board Falls			

  
Sub Registrar  
Tehsil Wazirabad  
(Gurugram)

  
Sub Division Officer (C)  
Badshahpur, Gurugram

  
DRD  
Gurugram  
District Revenue Officer

  
Addl. Deputy Commissioner,  
Gurugram

  
Deputy Commissioner-cum-  
Registrar Gurugram



**ENCLOSURE 5: OTHER RELEVANT DOCUMENTS**

**DOCUMENT 1: SALE DEED OF COMPLETE PROJECT LAND /CA CERTIFICATE  
EXTRACTED FROM RERA/ SNAPSHOT OF COST OF PROJECT IN RERA**

304, 3<sup>rd</sup> Floor, RG Square Mall  
I.P. Ext. Patparganj Delhi-92  
Ph: 9810122028, 01142486944  
[Harsh@hdsassociates.com](mailto:Harsh@hdsassociates.com)

**H D SACHDEVA & ASSOCIATES**  
CHARTERED ACCOUNTANTS

**TO WHOM SO EVER IT MAY CONCERN**

Based on information provided & relevant records produced before us of M/s DLF Limited having PAN-AAACD3494N & Registered office at 3<sup>rd</sup> Floor, Shopping Mall, Arjun Marg, DLF City Phase-1, Gurugram, Haryana - 122001, we hereby confirm the estimated cost (excluding brokerage & marketing expenses) of the Proposed Independent Floors project "The Grove" at DLF5, Sector 54, Gurugram, Haryana by M/s DLF Limited & Others having plot area 21,477.9 sq. mtrs., as on date, are as under:

Estimated cost of Project as on date		
S. No.	Particulars	Rs. in Crs
1	Land Cost ( including cost incurred/Allocated for the Phase V projects	223
2	Approval Cost (including Enhanced EDC/IDC, IAC etc.)	20
3	Estimated cost of construction / Development cost (updated caret Area 46080.54 Sq mt @ Rs 83,619 per Sq mt), as estimated by the Management being technical matter.	386
4	Other cost (including marketing and Brokerage expenses)	68
	<b>Total Cost</b>	<b>697</b>

Said Certificate is being issued based on information & explanation provided & certified by the Management for the purpose of registration with RERA Authority.

**For H D SACHDEVA & ASSOCIATES**  
Chartered Accountants

**HARSH DEEP** Digitally signed by  
**SACHDEVA** HARSH DEEP  
SACHDEVA  
Date: 2022.02.14  
11:14:02 +05'30'

(Harsh Deep Sachdeva)  
Proprietor  
M. No. 090181  
UDIN: 22090181ABYSGU6010  
Dated: 14 February 2022



**DOCUMENT 2: PRICE LIST PROVIDED BY THE COMPANY**

Phase I

S.NO	Plot No.	Unit No	PLOT AREA	SALEABLE AREA	Gross Cost with GST	
			SQ.YDS.	SFT	Rs. Psf	Rs. Cr
1	B-11/1	A	269.10	2378	24,384	57,985,197
		B		2378	24,384	57,985,197
		C		2378	25,029	59,519,729
		D		2378	25,675	61,054,261
2	B-11/10	A	269.10	2380	21,158	50,354,850
		B		2380	21,158	50,354,850
		C		2380	21,803	51,890,673
		D		2380	22,448	53,426,496
3	B-11/12	A	269.10	2380	21,158	50,354,850
		B		2380	21,158	50,354,850
		C		2380	21,803	51,890,673
		D		2380	22,448	53,426,496
4	B-11/6	A	269.10	2385	21,158	50,460,638
		B		2385	21,803	51,999,687
		C		2385	22,448	53,538,735
		D		2385	21,158	50,354,850
5	B-11/8	A	269.10	2380	21,158	50,354,850
		B		2380	21,803	51,890,673
		C		2380	22,448	53,426,496
		D		2380	21,158	50,354,850
6	B-12/20	A	269.10	2380	21,158	50,354,850
		B		2380	21,803	51,890,673
		C		2380	22,448	53,426,496
		D		2380	21,158	50,354,850
7	B-12/21	A	269.10	2380	21,158	50,354,850
		B		2380	21,803	51,890,673
		C		2380	22,448	53,426,496
		D		2380	21,158	50,354,850
8	B-12/22	A	269.10	2380	21,158	50,354,850
		B		2380	21,803	51,890,673
		C		2380	22,448	53,426,496
		D		2380	21,158	50,354,850
9	B-14/10	A	269.10	2380	21,158	50,354,850
		B		2380	21,803	51,890,673
		C		2380	22,448	53,426,496
		D		2380	21,158	50,354,850

S.NO	Plot No.	Unit No	PLOT AREA	SALEABLE AREA	Gross Cost with GST	
			SQ.YDS.	SFT	Rs. Psf	Rs. Cr
20	B-3/22	A	502.32	4074	21,158	86,195,655
		B		4074	21,158	86,195,655
		C		4074	21,803	88,824,622
		D		4074	22,448	91,453,590
21	B-3/24	A	502.32	4165	22,448	93,496,368
		B		4165	22,448	93,496,368
		C		4165	23,093	96,184,058
		D		4165	23,739	98,871,748
22	B-3/6	A	502.32	4215	22,448	94,618,773
		B		4215	22,448	94,618,773
		C		4215	23,093	97,338,728
		D		4215	23,739	100,058,684
23	B-6/1	A	502.32	3946	23,093	91,126,601
		B		3946	23,093	91,126,601
		C		3946	23,739	93,672,969
		D		3946	24,384	96,219,338
24	B-6/2	A	502.32	4074	23,093	94,082,557
		B		4074	23,093	94,082,557
		C		4074	23,739	96,711,525
		D		4074	24,384	99,340,492
25	B-6/3	A	502.32	4069	25,029	101,844,313
		B		4069	25,029	101,844,313
		C		4069	25,675	104,470,054
		D		4069	26,320	107,095,795
26	B-6/6	A	502.32	4060	25,029	101,619,049
		B		4060	25,029	101,619,049
		C		4060	25,675	104,238,983
		D		4060	26,320	106,858,916
27	B-1/21003	A	503.06	3964	21,158	83,668,330
		B		3964	21,158	83,668,330
		C		3964	21,803	86,426,314
		D		3964	22,448	89,184,298
28	B-1/21004	A	505.15	3964	21,158	83,668,330
		B		3964	21,158	83,668,330
		C		3964	21,803	86,426,314
		D		3964	22,448	89,184,298
29	B-1/21002	A	644.87	5369	24,384	130,917,797
		B		5369	24,384	130,917,797
		C		5369	25,029	134,382,433
		D		5369	25,675	137,847,068
-	-	-	41,129	348,524	7,873,819,153	

S.NO	Plot No.	Unit No	PLOT AREA	SALEABLE AREA	Gross Cost with GST	
			SQ.YDS.	SFT	Rs. Psf	Rs. Cr
10	B-14/12	A	269.10	2380	21,158	50,354,850
		B		2380	21,158	50,354,850
		C		2380	21,803	51,890,673
		D		2380	22,448	53,426,496
11	B-14/16	A	269.10	2380	21,158	50,354,850
		B		2380	21,158	50,354,850
		C		2380	21,803	51,890,673
		D		2380	22,448	53,426,496
12	B-14/18	A	269.10	2380	21,158	50,354,850
		B		2380	21,158	50,354,850
		C		2380	21,803	51,890,673
		D		2380	22,448	53,426,496
13	B-14/20	A	269.10	2380	21,158	50,354,850
		B		2380	21,158	50,354,850
		C		2380	21,803	51,890,673
		D		2380	22,448	53,426,496
14	B-14/21	A	269.10	2380	21,158	50,354,850
		B		2380	21,158	50,354,850
		C		2380	21,803	51,890,673
		D		2380	22,448	53,426,496
15	B-14/22	A	269.10	2380	21,158	50,354,850
		B		2380	21,158	50,354,850
		C		2380	21,803	51,890,673
		D		2380	22,448	53,426,496
16	B-15/21	A	269.10	2380	21,158	50,354,850
		B		2380	21,158	50,354,850
		C		2380	21,803	51,890,673
		D		2380	22,448	53,426,496
17	B-15/23	A	269.10	2380	21,158	50,354,850
		B		2380	21,158	50,354,850
		C		2380	21,803	51,890,673
		D		2380	22,448	53,426,496
18	B-15/25	A	269.10	2380	21,158	50,354,850
		B		2380	21,158	50,354,850
		C		2380	21,803	51,890,673
		D		2380	22,448	53,426,496
19	B-15/3	A	269.10	2388	21,158	50,524,110
		B		2388	21,158	50,524,110
		C		2388	21,803	52,065,095
		D		2388	22,448	53,606,081

Phase II

S.NO	Plot No.	Unit No	PLOT AREA	SALEABLE AREA	Gross Cost with GST	
			SQ.YDS.	SFT	Rs. Psf	Rs. Cr
30	B-11/14	A	269.10	2380	22,448	53,103,750
		B		2380	22,448	53,103,750
		C		2380	23,093	54,763,242
		D		2380	23,739	56,422,734
31	B-12/9	A	269.10	2388	22,448	53,282,250
		B		2388	22,448	53,282,250
		C		2388	23,093	54,947,320
		D		2388	23,739	56,612,390
32	B-14/1	A	269.10	2378	25,799	61,349,613
		B		2378	25,799	61,349,613
		C		2378	26,444	63,007,711
		D		2378	27,089	64,665,809
33	B-14/17	A	269.10	2380	22,448	53,103,750
		B		2380	22,448	53,103,750
		C		2380	23,093	54,763,242
		D		2380	23,739	56,422,734
34	B-14/19	A	269.10	2380	22,448	53,103,750
		B		2380	22,448	53,103,750
		C		2380	23,093	54,763,242
		D		2380	23,739	56,422,734
35	B-14/27	A	269.10	2380	22,448	53,103,750
		B		2380	22,448	53,103,750
		C		2380	23,093	54,763,242
		D		2380	23,739	56,422,734
36	B-14/8	A	269.10	2277	22,448	50,505,563
		B		2277	22,448	50,505,563
		C		2277	23,093	52,165,235
		D		2277	23,739	53,824,907

# PROJECT TIE-UP REPORT

M/S THE GROVE

S.NO	Plot No.	Unit No	PLOT AREA	SALEABLE AREA	Gross Cost with GST	
			SQ.YDS.	SFT	Rs. Psf	Rs. Cr
40	B-3/18	A	502.32	4074	22,313	90,901,125
		B		4074	22,313	90,901,125
		C		4074	22,010	93,741,785
		D		4074	23,707	96,582,445
41	B-3/20	A	502.32	4074	22,313	90,901,125
		B		4074	22,313	90,901,125
		C		4074	22,010	93,741,785
		D		4074	23,707	96,582,445
42	B-3/8	A	502.32	4074	22,313	90,901,125
		B		4074	22,313	90,901,125
		C		4074	22,010	93,741,785
		D		4074	23,707	96,582,445
43	B-1/21006	A	539.69	4031	22,313	89,941,888
		B		4031	22,313	89,941,888
		C		4031	22,010	92,752,365
		D		4031	23,707	95,563,043
-	-	-	19,883	166,160	-	3,840,162,539

Phase - III

S.NO	Plot No.	Unit No	PLOT AREA	SALEABLE AREA	Gross Cost with GST	
			SQ.YDS.	SFT	Rs. Psf	Rs. Cr
44	B-12/23	A	269.10	2380	22,838	54,353,250
		B		2380	22,838	54,353,250
		C		2380	23,437	55,780,023
		D		2380	24,036	57,206,796
45	B-14/14	A	269.10	2380	22,838	54,353,250
		B		2380	22,838	54,353,250
		C		2380	24,036	57,206,796
		D		2380	23,437	55,780,023
46	B-14/23	A	269.10	2380	22,838	54,353,250
		B		2380	22,838	54,353,250
		C		2380	23,437	55,780,023
		D		2380	24,036	57,206,796
47	B-14/24	A	269.10	2380	22,838	54,353,250
		B		2380	22,838	54,353,250
		C		2380	23,437	55,780,023
		D		2380	24,036	57,206,796
48	B-14/25	A	269.10	2380	22,838	54,353,250
		B		2380	22,838	54,353,250
		C		2380	23,437	55,780,023
		D		2380	24,036	57,206,796

S.NO	Plot No.	Unit No	PLOT AREA	SALEABLE AREA	Gross Cost with GST	
			SQ.YDS.	SFT	Rs. Psf	Rs. Cr
49	B-14/29	A	269.10	2383	24,036	57,278,905
		B		2383	24,036	57,278,905
		C		2383	24,636	58,707,476
		D		2383	25,235	60,136,048
50	B-15/27	A	269.10	2380	22,838	54,353,250
		B		2380	22,838	54,353,250
		C		2380	23,437	55,780,023
		D		2380	24,036	57,206,796
51	B-2/8	A	269.10	2276	22,838	51,978,150
		B		2276	22,838	51,978,150
		C		2276	23,437	53,342,576
		D		2276	24,036	54,707,003
52	B-2/25	A	289.28	2650	24,036	63,696,642
		B		2650	24,036	63,696,642
		C		2650	24,636	65,265,276
		D		2650	25,235	66,873,909
53	B-16/2	A	328.87	2742	23,437	64,264,211
		B		2742	23,437	64,264,211
		C		2742	24,036	65,907,987
		D		2742	24,636	67,551,783
54	B-16/3	A	333.82	2756	23,437	64,592,329
		B		2756	23,437	64,592,329
		C		2756	24,036	66,244,505
		D		2756	24,636	67,896,687
55	B-16/4	A	338.72	2790	23,437	65,389,186
		B		2790	23,437	65,389,186
		C		2790	24,036	67,061,748
		D		2790	24,636	68,734,309
56	B-16/5	A	343.61	2816	23,437	65,998,543
		B		2816	23,437	65,998,543
		C		2816	24,036	67,686,696
		D		2816	24,636	69,374,844
57	B-15/24	A	343.85	2748	22,838	62,757,430
		B		2748	22,838	62,757,430
		C		2748	23,437	64,404,833
		D		2748	24,036	66,052,216
58	B-16/1	A	344.30	2950	24,036	72,676,062
		B		2950	24,036	72,676,062
		C		2950	25,235	74,444,541
		D		2950	25,835	76,213,020
59	B-15/10	A	344.80	2764	22,838	63,122,850
		B		2764	22,838	63,122,850
		C		2764	23,437	64,779,825
		D		2764	24,036	66,436,800



S.NO	Plot No.	Unit No	PLOT AREA	SALEABLE AREA	Gross Cost with GST	
			SQ.YDS.	SFT	Rs. Psf	Rs. Cr
60	B-15/12	A	344.80	2764	22,838	63,122,850
		B		2764	22,838	63,122,850
		C		2764	23,437	64,779,825
		D		2764	24,036	66,436,800
61	B-15/14	A	344.80	2764	22,838	63,122,850
		B		2764	22,838	63,122,850
		C		2764	23,437	64,779,825
		D		2764	24,036	66,436,800
62	B-15/16	A	344.80	2764	22,838	63,122,850
		B		2764	22,838	63,122,850
		C		2764	23,437	64,779,825
		D		2764	24,036	66,436,800
63	B-15/18	A	344.80	2764	22,838	63,122,850
		B		2764	22,838	63,122,850
		C		2764	23,437	64,779,825
		D		2764	24,036	66,436,800
64	B-15/20	A	344.80	2764	22,838	63,122,850
		B		2764	22,838	63,122,850
		C		2764	23,437	64,779,825
		D		2764	24,036	66,436,800
65	B-15/22	A	344.80	2764	22,838	63,122,850
		B		2764	22,838	63,122,850
		C		2764	23,437	64,779,825
		D		2764	24,036	66,436,800
66	B-16/6	A	345.57	2825	23,437	66,209,481
		B		2825	23,437	66,209,481
		C		2825	24,036	67,902,024
		D		2825	24,636	69,596,568
67	B-16/7	A	353.53	2842	23,437	66,607,910
		B		2842	23,437	66,607,910
		C		2842	24,036	68,311,644
		D		2842	24,636	70,015,379
68	B-16/8	A	358.49	2951	23,437	69,162,541
		B		2951	23,437	69,162,541
		C		2951	24,036	70,931,619
		D		2951	24,636	72,700,698
69	B-15/26	A	428.81	3385	22,838	77,304,938
		B		3385	22,838	77,304,938
		C		3385	23,437	79,334,192
		D		3385	24,036	81,363,447
70	B-3/10	A	502.32	4074	22,838	93,039,975
		B		4074	22,838	93,039,975
		C		4074	23,437	95,482,274
		D		4074	24,036	97,924,574

S.NO	Plot No.	Unit No	PLOT AREA	SALEABLE AREA	Gross Cost with GST	
			SQ.YDS.	SFT	Rs. Psf	Rs. Cr
71	B-3/16	A	502.32	4069	22,838	92,925,768
		B		4069	22,838	92,925,768
		C		4069	23,437	95,365,089
		D		4069	24,036	97,804,391
72	B-5/1A	A	502.32	4060	25,235	102,455,876
		B		4060	25,235	102,455,876
		C		4060	25,835	104,889,783
		D		4060	26,434	107,323,689
73	B-15/28	A	549.11	3701	22,838	84,521,588
		B		3701	22,838	84,521,588
		C		3701	23,437	86,740,279
		D		3701	24,036	88,958,971
-	-	-	41,737	342,584	-	8,109,386,430
-	-	-	102,750	857,268	-	19,823,368,122





**DOCUMENT 3: COPIES OF STATUTORY APPROVALS**

**CONSENT TO ESTABLISH FROM HSPCB**

 <b>HARYANA STATE POLLUTION CONTROL BOARD</b> 	
<b>HSPCB</b> Gurgaon North Vikas Sadan, 1st Floor, Near DC Court, Gurgaon Ph.0124-2332775 Email:- hspcbrogrn@gmail.com Website: www.hrcmms.nic.in E-Mail - hspcbho@gmail.com Telephone No.: 0122-2577870-73	
<hr/>	
<b>No. HSPCB/Consent/ : 329962321GUNOCTE18481049</b>	
<b>Dated: 23/12/2021</b>	
<b>To.</b>	
<b>M/s : Proposed Independent Floors The Grove at Block B Sector 54 DLF5 Gurugram</b> <b>Haryana by DLF Limited and others</b> <b>Block B Sector 54 DLF5 Gurugram</b> <b>GURGAON</b> <b>122002</b>	
<b>Sub. : Grant of consent to Establish to M/s Proposed Independent Floors</b> <b>The Grove at Block B Sector 54 DLF5 Gurugram Haryana by DLF Limited</b> <b>and others</b>	
<b>HARYANA STATE</b> Please refer to your application no. 18481049 received on dated 2021-12-02 in regional office Gurgaon North.	
With reference to your above application for consent to establish M/s Proposed Independent Floors The Grove at Block B Sector 54 DLF5 Gurugram Haryana by DLF Limited and others is here by granted consent as per following specification/Terms and conditions.	
<b>Consent Under</b>	<b>AIR/WATER</b>
<b>Period of consent</b>	<b>23/12/2021 - 23/11/2028</b>
<b>Industry Type</b>	<b>Building and Construction projects having waste water generation more than 100 KLD in respective of their built-up area</b>
<b>Category</b>	<b>RED</b>
<b>Investment(In Lakh)</b>	<b>33755.172</b>
<b>Total Land Area (Sq. meter)</b>	<b>10951.01</b>
<b>Total Builtup Area (Sq. meter)</b>	<b>51157.15</b>
<b>Quantity of effluent</b>	
<b>1. Trade</b>	<b>0.0 KL/Day</b>
<b>2. Domestic</b>	<b>80.0 KL/Day</b>
<b>Number of outlets</b>	<b>1.0</b>
<b>Mode of discharge</b>	
<b>1. Domestic</b>	<b>Reuse/Recycle</b>
<b>2. Trade</b>	<b>0</b>
<b>Permissible Domestic Effluent Parameters</b>	
<b>1. BOD</b>	<b>10 mg/l</b>

**DEVELOPMENT AGREEMENT**

8136


**Indian-Non Judicial Stamp  
Haryana Government**


Stamp No. 1409/0001

Certificate No. 004/2021-4071  
GRT No. 12035019

Stamp Duty Paid ₹ 307550  
Penalty ₹ 0

**Seller / First Party Detail**

Name: DLF Home Developers Limited  
H.No./Floor: 1st  
City/Village: Gurugram  
Phone: 91111102

Center/Ward: RPS  
District: Gurugram  
Land Mark: DLF Gateway Tower R Block DLF City Phase III  
State: Haryana

**Buyer / Second Party Detail**

Name: DLF Limited  
H.No./Floor: 3rd  
City/Village: Gurugram  
Phone: 91111102

Center/Ward: RPS  
District: Gurugram  
Land Mark: DLF Shopping Mall  
State: Haryana



Purpose: Development Agreement


**DEVELOPMENT AGREEMENT**

This Development Agreement (hereinafter referred to as the "Agreement") is executed at Gurugram on this 15<sup>th</sup> day of September, 2021;

**BY & BETWEEN**

**DLF Home Developers Limited** (PAN No. AACCD0037110), a company duly incorporated under the Companies Act, 1956, having its Registered Office at 1<sup>st</sup> Floor, DLF Gateway Tower, R Block, DLF City Phase III, Gurugram-122002 (hereinafter referred to as the "First Party"/ "Plot(s) Owner") acting through its Authorized Signatories Mr. Jayant Erickson and Mr. Krishan Kumar Sheera, authorized vide Resolution dated 28.10.2020 passed by its Board of Directors, of the One Part;

   
DLF Home Developers Limited

  
DLF Limited

**AND**



**DLF Limited** (PAN: AAACD3494N), a company duly incorporated under the Companies Act, 1956, having its registered office at DLF Shopping Mall, 3<sup>rd</sup> Floor, Arjun Marg, DLF City Phase-I, Gurugram-122002, Haryana (hereinafter referred to as the "Second Party") acting through its Authorized Signatories Mr. Devinder Singh and Ms. Anjana Bahl, authorized vide Resolution dated 11.01.2021 passed by its Board of Directors, of the Other Part.


The expressions of the terms First Party and Second Party shall, unless excluded by or repugnant to the context or meaning thereof, mean and include them, and their respective successors, legal heirs /representatives, executors, nominees and assignees etc.

The expressions First Party/Plot(s) Owner and Second Party shall hereinafter be individually referred to as the "Party" and collectively as the "Parties".

**WHEREAS**

- The First Party has represented that they are the sole and absolute owner of a residential plot bearing no. B-11/1, measuring 269.10 sq yards or 225 sq. mtrs. in residential plotted colony, namely, DLF5, Gurugram, Haryana (hereinafter referred to as the "Said Plot") free from all encumbrances. However, the Second Party reserves its rights for carrying out the due diligence in respect of the Said Plot.
- The Second Party is a reputed Real Estate Company and holds sufficient expertise in development of Colonies, Residential Group Housing Schemes, Residential Towers, Shopping Complexes etc. and has developed various projects all-over India.
- The Second Party is proposing to develop a Residential Project comprising of independent floors, located in/at DLF5 (hereinafter referred to as "The Project") and for development of the Project, the Second Party is desirous of acquiring more plot(s) falling within the vicinity of the proposed Project. The Second Party has approached the First Party with the proposal of development of Independent Floors on the Said Plot, for entering into a collaboration, wherein the Second Party may acquire/combine the Said Plot located in the proximity of the Project/Second Party's Land/other plot(s) for construction and proper development of the Project on the said Land/plot(s).
- The First Party, in good faith relying on the representations, confirmations, warranties given and covenants undertaken by the Second Party, has accepted the proposal of the Second Party and executed this Agreement, and the First Party Land Owner further

   
DLF Home Developers Limited

  
DLF Limited

**NOC FOREST**

प्रेषक,

उपभूक्त, गुरुग्राम।

सेवा में

M/s DLF Limited,  
DLF Gateway Tower,  
R Block, DLF City Phase-III,  
Gurugram-122002.

क्रमांक 61

/एनओसी

दिनांक 22/10/2021

विषय-

Clarification regarding applicability of Forest Laws on Non-Forest Land (i.e. NOC Forest) for land/Khasras (Total area 32.84 acres) falling within the project site of "The Grove" in DLF 5, Sector-54, Village Wazirabad, Gurugram, Haryana

उपरोक्त विषय के संबंध में।

विषयवर्ती मामले में उक्त के सम्बन्ध में तहसीलदार, वजीराबाद व उप वन सहायक, गुरुग्राम से रिपोर्ट प्राप्त की गई जो निम्न प्रकार है:-

तहसीलदार, वजीराबाद ने अपने कार्यालय के पत्र क्रमांक 1330/ओओसी दिनांक 14.09.2021 के द्वारा रिपोर्ट इस कार्यालय में प्रेषित की है जिसमें लिखा है कि फिज्ड स्ट्राफ़ से रिपोर्ट ली गई रिपोर्ट अनुसार मौजूद वजीराबाद तहसील वजीराबाद जिला गुरुग्राम के खसरा नं० 1965(2-7-0), 1966(3-13-0), 1967(0-18-0), 1968(1-19-0), 1969/1(2-0-17), 1970(0-14-0), 1935/1(9-1-1), 2065(0-6-0), 2066(2-3-0), 2070(1-10-0), 2071(3-0-0), 2072(0-12-0), 2073(1-6-0), 2069(0-15-0), 2079/1(1-5-0), 2081/1(0-4-8), 2063(2-3-0), 2064(8-1-0), 2079/2(1-6-0), 2080/1(0-4-8), 2080/2(0-4-8), 2075/2(0-9-4), 2076/2(0-10-7), 2077/2(0-5-5), 2075/3(0-14-0), 2074(0-15-0), 2075/1(0-8-8), 2076/1(0-9-9), 2077/3(0-9-5), 2077/1(0-5-0), 2064(3-6-0), 2069(0-15-0), 2076/3(0-14-4), किता 32 ताबारी रकबा 52 बिघा 9 बिघा 14 बिघा की मालिक बरूहे इन्फाल नं० 8740 की मालिक मेराज डीओएलएफ़ो म्यूनिडिपल लिड राफिम माल खड कलेर अर्जन डीएलएफ़, सीटी फेस-1, गुरुग्राम मालिक है। भारी गई रिपोर्ट वि-पूवार निम्न प्रकार है:-

1. उपरोक्त खसरा नं० दिनांक 07.05.1992 के नोटिफिकेशन अनुसार अरावली क्षेत्र में नहीं है।
2. उपरोक्त अरावली भूमि 07.05.1992 के नोटिफिकेशन से पूर्व व परवात भिसल हकियत/वकनदी तक कभी भी अरावली मुतनाजा की किस्म गैर-मुमकिन पहाड, गैर-मुमकिन सडा, गैर-मुमकिन दोहड, बजड या रुन्ड नहीं है।
3. उपरोक्त अरावली भूमि 07.05.1992 के नोटिफिकेशन से पूर्व व उसके परवात के खसरा नं० 1965, 1966, 1967, 1969/1, 1970, 1985, 2065, 2066, 2070, 2071, 2072, 2073, 2069, 2079/1, 2080/1, 2063, 2064, 2079/2, 2080/2, 2067, 2068 की किस्म गैर मुमकिन कालोनी दी है वा खसरा नं० 2075/2, 2076/2, 2077/2, 2075/3, 2074, 2075/1, 2076/1, 2077/1, 2077/3, 2076/3 की किस्म नाही है।
4. उपरोक्त अरावली भूमि अरावली मुतनाजा भिसल हकियत/वकनदी ता हात कभी भी सामलात देह/पवाकत देह/नगर पालिका/नगर नियम की मलकियत नहीं रही है।
5. उपरोक्त अरावली मुतनाजा का किसी भी माननीय न्यायालय में कोई केस राजस्व में दर्ज नहीं है।
6. उपरोक्त अरावली SEZ(Special Economical Zone) में नहीं है।
7. उपरोक्त खसरा नं० पर जमानदी के खाना कंकियत में धारा 4-6 व अवाई का इन्ड्राज नहीं है।

उप वन सहायक, गुरुग्राम ने अपने कार्यालय के पत्र क्रमांक 1945-47-जीओ दिनांक 29.09.2021 के द्वारा Corrigendum इस कार्यालय के प्रस्तुत किया है जिसमें लिखा है कि An online clarification (SRN: GOU-N70-YNMH) has been issued by this office on dated 30.07.2021 in favour of M/s DLF Home Developers Ltd. for 32.84 acre of land bearing Khasra No. 1965, 2079/1, 2080/1, 1966, 1967, 1968, 1970, 1969/1, 2065, 2066, 2070, 2071, 2072, 2073, 2069, 2067, 2068, 2063, 2064, 2079/2, 2080/2, 2075/2, 2076/2, 2077/2, 2075/3, 2076/3, 2077/3, 2074, 2075/1, 2076/1, 2077/1, 1985/1(73/181), 1985/1(73/181), 1985/1(35/181), at Village Wazirabad, Tehsil Wazirabad & District Gurugram. It has been wrongfully (clerical mistake) mentioned name of Organisation as DLF Home Developers Ltd. No amendments/rectification can be done online. Hence it may now be read as DLF Ltd. The rest of the


अतः तहसीलदार, वजीराबाद व उप वन सहायक, गुरुग्राम की रिपोर्ट अनुसार आपको Village Wazirabad, Sector-54, District Gurugram की उपलब्ध वर्गीकृत भूमि की Aravalli Clearance/Non Forest Land रिपोर्ट इस शर्त पर जारी की जाती है कि कि प्राथी कम्पनी को दी गई एनओसी में यदि किसी नम्बर पर हरियाणा सरकार के किसी भी विभाग द्वारा किसी प्रकार की भूमि अर्जन कार्यवाही धारा 4, 6 व अवाई आदि राजस्व रिकार्ड अनुसार पाया गया तो सम्बंधित नम्बरों की अरावली एनओसी स्वतः रद्द समझी जावेगी जिसके लिए प्राथी कम्पनी स्वयं जिम्मेदार होगी।

कृते उपभूक्त, गुरुग्राम।

22/10/21




**DOCUMENT 4: RERA CERTIFICATE**



**HARERA  
GURUGRAM**

FORM RERA/Sec-18(1)

**HARYANA REAL ESTATE  
REGULATORY AUTHORITY  
GURUGRAM**



**REGISTRATION NO. 11 of 2022**  
**RC/REP/HARERA/GGM/538/270/2022/13** **Date: 21.02.2022**  
**UNIQUE NO. GENERATED ONLINE** **RERA-GRG-PROJ-941-2021**

**REGISTRATION CERTIFICATE**  
**REAL ESTATE PROJECT**  
**THE GROVE**

The registration is made in accordance with the provisions of the Haryana Real Estate Regulation and Development Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017.

**PARTICULARS OF THE NEW PROJECT**

S.N.	Particular	Detail
1.	Name of the project	The Grove
2.	Location	13.4.5 Sector-54 Gurugram Haryana
3.	Total area of the project	5.8074 acres (Independent Floor) on 78 residential plots of 25.8874 sq.ft. (21.477 sq.m)
4.	Area of project for registration	5.8074 acres (Independent Floor) on 78 residential plots of 25.8874 sq.ft. (21.477 sq.m)
5.	Nature of the project	Residential Floor
6.	Total FAR of the project	55.54 sq.m
7.	Number of Floors	Fourteen (14) residential floors
8.	Number of Units	Maximum 292

**NAME OF THE PROMOTER**

S.N.	Particular	Detail
1.	Promoter 1/Promoter	M/S DIT Limited
2.	Promoter 2/Developer	M/S DIT Home Developers Ltd.

**PARTICULARS OF THE PROMOTER / DEVELOPER**

S.N.	Particular	Detail
1.	Name	M/S DIT Limited
2.	Registered Address	DIT Shopping Mall, 2nd Floor, Arjun Marg, 13.4 City Phase I Gurugram 122002, Haryana
3.	Corporate Office Address	DIT Shopping Mall, 2nd Floor, Arjun Marg, 13.4 City Phase I Gurugram 122002, Haryana
4.	Local Address	DIT Shopping Mall, 2nd Floor, Arjun Marg, 13.4 City Phase I Gurugram 122002, Haryana
5.	CIN	170101 JK1903/LCO02481
6.	PAN	AAAG11494N
7.	Status	Active
8.	Mobile No.	9711040212
9.	Landline No.	0124-4769000
10.	Email Id	Reg@ditindia.com
11.	Authorized Signatory	Mr. K.K. Sharma

**DETAILS OF THE BANK ACCOUNT**

S.N.	Type of bank account	Account No	Name and branch of the bank
1.	Master Account of the Project (100%)	115205000015	RBI Bank Limited, Ground Floor, Gopal Park, Bawana, Connaught Place, New Delhi-110001
2.	Separate RERA account of the project (75%)	115205000015	RBI Bank Limited, Ground Floor, Gopal Park, Bawana, Connaught Place, New Delhi-110001
3.	Free account of the promoter of the project (25%)	012705000044	RBI Bank Limited, Ground Floor, Gopal Park, Bawana, Connaught Place, New Delhi-110001

The registration certificate is based on the information supplied by the promoter and as per the provisions of the Haryana Real Estate Regulation and Development Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017.

**VALIDITY OF REGISTRATION**

The registration of this project shall be valid for the period commencing from 21st February 2022 and ending with 31st December 2025 (completion date as declared by the promoter in RERA) unless extended by the Authority in accordance with the Act and rules made thereunder of the Haryana Real Estate (Regulation and Development) Rules, 2017.

**REVOCATION OF REGISTRATION**

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

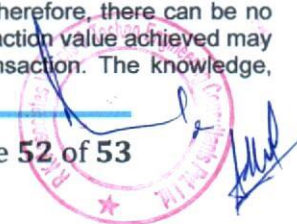
**DR. K.K. Khandelwal**  
Chairman  
Haryana Real Estate Regulatory Authority  
Gurugram

**DR. K.K. Khandelwal**  
Chairman  
Haryana Real Estate Regulatory Authority  
Gurugram

## ENCLOSURE 6: CONSULTANT'S REMARKS

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

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



negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our pricing analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.

32. This cost assessment is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
33. This report is prepared on the **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](mailto: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.

