

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

CASE NO. VIS (2024-25)-PL557-498-706

DATED: 04/12/2024

PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	M3M SOULITUDE

SITUATED AT

VILLAGE-HAYATPUR, SECTOR-89, GURUGRAM MANESAR URBAN COMPLEX,
GURUGRAM, HARYANA

DEVELOPER/ PROMOTER

M/S ADHIKAANSH REALTORS PVT. LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST-1 BRANCH, GURUGRAM

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Services
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

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

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

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

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PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT
VILLAGE-HAYATPUR, SECTOR-89, GURUGRAM MANESAR URBAN COMPLEX,
GURUGRAM, HARYANA



PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	State Bank of India, HLST Branch, Gurugram
Name of Project	M3M Soulitude
Work Order No. & Date	Via email dated: 20/11/2024

SR. NO.	CONTENTS	DESCRIPTION						
1.	GENERAL DETAILS							
i.	Report prepared for	State Bank of India, HLST Branch, Gurugram						
ii.	Name of Developer/ Promoter	M/s Adhikaansh Realtors Pvt. Ltd. & M/s Aawam Residency Pvt. Ltd.						
iii.	Registered Address of the Developer	Regd. Office: Unit No. SB/C/2L/office/017A, M3M Urbana Sector-67, Gurugram Manesar Urban Complex, Gurugram HR 122102 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	30 November 2024						
viii.	Date of Assessment	4 December 2024						
ix.	Date of Report	4 December 2024						
x.	Property Shown by	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Dheeraj Kumar</td><td>Employee</td><td>+91-9540570242</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Dheeraj Kumar	Employee	+91-9540570242
Name	Relationship with Owner	Contact Number						
Mr. Dheeraj Kumar	Employee	+91-9540570242						
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.
		Property Title document		Form LC-V - Formal Grant of license for setting Group Housing Society from DTCP	Dated: 03/07/2021
		Approved Map		Approved Map of the whole land area is provided	Dated: 03/07/2021
		Copy of TIR		None	---
		RERA Registration		RERA-GRG-PROJ-939-2021	Dated:25/10/2021
		Project Approval & NOCs		Project Approval & NOCs	Refer to Page 15
xv.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed		
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property		
		<input checked="" type="checkbox"/>	Identified by the Owner's representative		
		<input type="checkbox"/>	Enquired from local residents/ public		
		<input type="checkbox"/>	Identification of the property could not be done properly		
		<input type="checkbox"/>	Survey was not done		

2. SUMMARY

i.	Total Prospective Fair Market Value	Rs. 5,78,00,00,000/-
ii.	Total Expected Realizable/ Fetch Value	Rs. 4,91,30,00,000/-
iii.	Total Expected Distress/ Forced Sale Value	Rs. 4,33,50,00,000/-
iv.	Total No. of Dwelling Units	Residential Units – 864
v.	Carpet area of the project	~6,53,347 sq.ft.
vi.	Saleable Area of the Project	~11,94,496 sq.ft.
vii.	Inventory Cost as on "Date of Assessment"	Refer to page no. 24

3. ENCLOSURES

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



PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. BRIEF DESCRIPTION OF THE PROJECT

This Project Tie Up Report is prepared for the Residential Group Housing project in the name of "M3M Solitude" being developed at the aforesaid address on land area of 6.74 acres/ 27,292.28 sq.mtr. as per the RERA Certificate provided to us by the bank.

The License granted in the name of M/s Adhikaansh Realtors Pvt. Ltd. & M/s Aawam Residency Pvt. Ltd. for a total land parcel of 52.275 acres/2,11,549.397 sq.mtr. as per the copy of license provided to us. Out of the total area, land area of 6.74 acres/ 27,292.28 sq.mtr. is for the separate Project named as M3M Solitude. As per the RERA certificate the M/s Aawam Residency Pvt. Ltd. and M/s Adhikaansh Realtors Pvt. Ltd are the promoters of the Project.

The subject Project Consist of 216 Residential Block/Plots in total with each being developed in the configuration of B+G(Stilt)+4 floors having total of 864 Residential units in the whole project. Out of 216 blocks/plots construction of nearly of 196 blocks is completed and only finishing work of 20 blocks/plots of 'H' (Harmony) is remaining as per the survey done and as informed by the representative of the project.

Details of blocks with Block size:

M3M Solitude-Area Details as per Sanctioned building plans																
Sr. No.	Plot Type		No. of Plots	Plot Size (sq.mtr)	GROUND COVERAGE				FAR / FSI				NON FAR			
					Permissible		Provided		Permissible		Provided		Stilt (sq.mtr)	Basement (sq.mtr)	Staircase (sq.mtr.)	Total (sq.mtr)
					(sq.mtr)	%age	(sq.mtr)	%age	(sq.mtr)	%age	(sq.mtr)	%age				
1	A	Right Side	55	130.050	85.833	66.0%	85.532	65.77%	343.332	264.0%	310.054	238.4%	85.532	108.800	32.072	226.404
2	A	Right Side Corner	26	130.050	85.833	66.0%	85.643	65.85%	343.332	264.0%	310.500	238.8%	85.643	108.800	32.072	226.515
3	A	Left Side	57	130.050	85.833	66.0%	85.532	65.77%	343.332	264.0%	310.054	238.4%	85.532	108.800	32.072	226.404
4	A	Left Side Corner	26	130.050	85.833	66.0%	85.643	65.85%	343.332	264.0%	310.500	238.8%	85.643	108.800	32.072	226.515
5	A3	Right Side	10	118.830	78.428	66.0%	77.935	65.59%	313.711	264.0%	279.668	235.4%	77.935	97.580	32.072	207.587
6	A3	Right Side Corner	2	118.830	78.428	66.0%	77.992	65.63%	313.711	264.0%	279.896	235.5%	77.992	97.580	32.072	207.644
7	A3	Left Side	10	118.830	78.428	66.0%	77.935	65.59%	313.711	264.0%	279.668	235.4%	77.935	97.580	32.072	207.587
8	A3	Left Side Corner	2	118.830	78.428	66.0%	77.992	65.63%	313.711	264.0%	279.896	235.5%	77.992	97.580	32.072	207.644
9	B	Right Side	8	100.800	66.528	66.0%	66.114	65.59%	266.112	264.0%	233.904	232.0%	66.114	82.800	30.552	179.466
10	B	Right Side Corner	2	100.800	66.528	66.0%	66.110	65.58%	266.112	264.0%	233.886	232.0%	66.110	82.800	30.552	179.462
11	B	Left Side	8	100.800	66.528	66.0%	66.114	65.59%	266.112	264.0%	233.904	232.0%	66.114	82.800	30.552	179.466
12	B	Left Side Corner	2	100.800	66.528	66.0%	66.110	65.58%	266.112	264.0%	233.886	232.0%	66.110	82.800	30.552	179.462
13	D	Right Side	2	137.020	90.433	66.0%	89.977	65.67%	361.733	264.0%	327.836	239.3%	89.977	115.770	32.072	237.819
14	D	Right Side Corner	2	137.020	90.433	66.0%	90.074	65.74%	361.733	264.0%	328.224	239.5%	90.074	115.770	32.072	237.916
15	D	Left Side	2	137.020	90.433	66.0%	89.977	65.67%	361.733	264.0%	327.836	239.3%	89.977	115.770	32.072	237.819
16	D	Left Side Corner	2	137.020	90.433	66.0%	90.074	65.74%	361.733	264.0%	328.224	239.5%	90.074	115.770	32.072	237.916
Total			216													

DETAILS - M3M SOULITUDE, SECTOR-89, GURUGRAM										
S.no	Type of Plot	Total No. of Plots	Total No. of Flats	Plot Size	Permissible Ground coverage (65%)	Proposed Ground coverage	Permissible FAR Area (2.64)	Proposed FAR Area	Built up Area	Non FAR Area
				Sq.mtr	Sq.mtr	Sq.mtr	Sq.mtr	Sq.mtr	Sq.mtr	Sq.mtr
1	A	164	656	130.05	84.5325	85.643	343.332	310.500	537.016	226.516
2	A3	24	96	118.83	78.4278	77.935	313.711	279.668	487.255	207.587
3	B	20	80	100.8	66.528	66.11	266.112	233.886	413.348	179.462
5	D	8	32	137.02	90.4332	89.977	361.733	327.836	565.655	237.819
Total			864							

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

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

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

2. LOCATION CHARACTERISTICS OF THE PROPERTY

i.	Nearby Landmark	Bamdoli Village
ii.	Name of similar projects available nearby with distance from this property	Smart World Gems: 600 Meter Lotus Greens: 1.4 Km
iii.	Postal Address of the Project	Village-Hayatpur, Sector-89, Gurugram Manesar Urban Complex, Gurugram, Haryana
iv.	Independent access/ approach to the property	Clear independent access is available
v.		Enclosed with the Report

PROJECT TIE-UP REPORT

M3M SOULITUDE

	Google Map Location of the Property with a neighborhood layout map	Coordinates or URL: 28°25'14.5"N 76°56'44.1"E		
vi.	Description of adjoining property	Other residential projects and residential colony		
vii.	Plot No. / Survey No.	---		
viii.	Village/ Zone	Hayatpur		
ix.	Sub registrar	Manesar		
x.	District	Gurugram		
xi.	City Categorization	Metro City	Urban developing	
	Type of Area	Residential Area		
xii.	Classification of the area/Society	Middle Class (Ordinary)	Urban developing	
	Type of Area	Within urban developing zone		
xiii.	Characteristics of the locality	Average	Within urban developing zone	
xiv.	Property location classification	On Wide Road	Near to Highway	Normal location within locality
xv.	Property Facing	East Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Pataudi Road	Approx. 150 ft	
	b) Front Road Name & width	Sector 89 Road	Approx. 80 ft	
	c) Type of Approach Road	Bituminous Road		
	d) Distance from the Main Road	350 meters		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
xviii.	Is the property merged or colluded with any other property	No		
xix.	BOUNDARIES SCHEDULE OF THE PROPERTY			
a)	Are Boundaries matched	No, boundaries are not mentioned in the documents.		
b)	Directions	As per Title Deed/TIR	Actual found at Site	
	North	---	Signature Global	
	South	---	M3M Soultitude Phase-2	
	East	---	Bamdoli Village	
	West	---	Other's Vacant Land	
3.	TOWN PLANNING/ ZONING PARAMETERS			
i.	Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP -2031		
ii.	Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP -2031		
iii.	Municipal limits	Municipal Corporation of Gurugram		
iv.	Developmental controls/ Authority	Haryana Urban Development Authority (HUDA)		
v.	Zoning regulations	Residential		
vi.	Master Plan provisions related to property in terms of Land use	Group Housing		
vii.	Any conversion of land use done	NA		
viii.	Current activity done in the property	Group Housing Society		
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning.		
x.	Any notification on change of zoning regulation	No information found in public domain		
xi.	Street Notification	Residential		



PROJECT TIE-UP REPORT

M3M SOULITUDE

xii.	Status of Completion/ Occupational certificate	2024, as per verbal communication with employee of builder		
xiii.	Comment on unauthorized construction if any	No		
xiv.	Comment on Transferability of developmental rights	Free hold, complete transferable rights		
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are used for other residential projects and few land are lying vacant.		
xvi.	Comment of Demolition proceedings if any	No information available		
xvii.	Comment on Compounding/ Regularization proceedings	No information available		
xviii.	Any information on encroachment	No (As per general information available).		
xix.	Is the area part of unauthorized area/ colony	No		
4.	LEGAL ASPECTS OF THE PROPERTY			
i.	Ownership documents provided	Licenses to setup group housing project from DTCP Haryana		Dated: 03/07/2021
ii.	Names of the Developer/Promoter	M/s Adhikaansh Realtors Pvt. Ltd. & M/s Aawam Residency Pvt. Ltd.		
iii.	Constitution of the Property	Free hold, complete transferable rights		
iv.	Agreement of easement if any	Not required		
v.	Notice of acquisition if any and area under acquisition	No, as per general information available in the public domain		
vi.	Notification of road widening if any and area under acquisition	No, as per general information available in the public domain		
vii.	Heritage restrictions, if any	No		
viii.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No, Information available to us.		
x.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No, Information available to us.		
xi.	Building Plan sanction:			
	a) Authority approving the plan	Haryana Urban Development Authority (HUDA)		
	b) Any violation from the approved Building Plan	Approved Floor plan not provided		
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property		
xiii.	Whether the property SARFAESI complaint	Yes		
xiv.	Information regarding municipal taxes (property tax, water tax, electricity bill)	Tax name	No documents provided	
		Receipt number	No documents provided	
		Receipt in the name of	No documents provided	
		Tax amount	No documents provided	
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	No documents provided		



xvi.	Is property tax been paid for this property	No documents provided
xvii.	Property or Tax Id No.	---
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information provided
xix.	Property presently occupied/ possessed by	Developer/ Individual Owner
xx.	Title verification	Title verification to be done by competent advocate as the same is out of our scope of work.
xxi.	Details of leases if any	Not applicable

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

6.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES				
i.	Drainage arrangements		Yes		
ii.	Water Treatment Plant		No information available		
iii.	Power Supply arrangements	Permanent	Yes		
		Auxiliary	Yes, D.G sets (Proposed)		
iv.	HVAC system		No		
v.	Security provisions		Yes		
vi.	Lift/ Elevators		Yes		
vii.	Compound wall/ Main Gate		Yes		
viii.	Whether gated society		Yes		
ix.	Car parking facilities		Yes, stilt covered parking		
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
	b) Sewerage/ sanitation system	Underground, STP (proposed)

	c) Storm water drainage	Yes
ii.	Description of other Physical Infrastructure facilities in terms of:	
	a) Solid waste management	Yes
	b) Electricity	Yes
	c) Road and Public Transport connectivity	Yes
	d) Availability of other public utilities nearby	Transport, Market, Hospital etc. available in close vicinity

iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~400 mtr	~800 mtr	~1 km	~2 km	~16 km	~5 km	~32 km
iv.	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby.			

8. MARKETABILITY ASPECTS OF THE PROPERTY:

i.	Location attribute of the subject property	Normal
ii.	Scarcity	Similar kind of properties are available in this area.
iii.	Market condition related to demand and supply of the kind of the subject property in the area	Good demand of such properties in the market.
iv.	Any New Development in surrounding area	Yes, Construction of many other group housing societies is in progress.
v.	Any negativity/ defect/ disadvantages in the property/ location	No
vi.	Any other aspect which has relevance on the value or marketability of the property	None

9. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:

i.	Type of construction & design	RCC framed column & beam structure with RCC slab	
ii.	Method of construction	Using professional contractor workmanship based on architect plan	
iii.	Specifications		
	a) Class of construction	Class C construction (Simple/ Average)	
	b) Appearance/ Condition of structures	Internal - Good	
		External - Good	
	c) Roof	Floors/ Blocks	Type of Roof
		B+G+4	RCC (proposed)
	d) Floor height	Approx. 10 feet	
	e) Type of flooring	Vitrified Tiles, Ceramic Tiles	
	f) Doors/ Windows	Wooden frame with glass panel windows, Aluminum flushed doors & windows	
g) Interior Finishing	Neatly plastered and putty coated walls		

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M3M SOULITUDE

	h) Exterior Finishing	Simple plastered walls	
	i) Interior decoration/ Special architectural or decorative feature	Simple plain looking structure	
	j) Class of electrical fittings	Internal/ Normal quality fittings	
	k) Class of sanitary & water supply fittings	Internal/ Normal quality fittings	
iv.	Maintenance issues	No maintenance issues were found as per the surveyor	
v.	Age of building/ Year of construction	3 years	2021
vi.	Total life of the structure/ Remaining life expected	70 years	67 years
vii.	Extent of deterioration in the structure	Newly constructed structure	
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	No	
x.	System of air conditioning	No, owner may install on its own	
xi.	Provision of firefighting	Yes	
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority.	
	a) Is Building as per approved Map	Yes	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	
		<input type="checkbox"/> Not permitted alteration	
	c) Is this being regularized	No information provided	

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

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

12.	PROJECT DETAILS:		
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PROJECT TIE-UP REPORT

M3M SOULITUDE

a.	Name of the Developer	M/s. Aawam Residency Pvt. Ltd. & M/s Adhikaansh Realtors Pvt. Ltd.
b.	Name of the Project	M3M Soulitude
c.	Total no. of Dwelling units	Residential Units – 864
d.	Market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.
e.	Name of the Architect	Gian P. Mathur
f.	Architect Market Reputation	Established Architect with years long experience in market and have successfully delivered multiple Projects.
g.	Proposed completion date of the Project	30/09/2024
h.	Progress of the Project	Project is almost completed, with finishing work remaining in some of Harmony wing.
i.	Other Salient Features of the Project	<input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Parks, <input checked="" type="checkbox"/> Kids Play Area

PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed area of the complete project		6.74 acres/ 27,292.28 sq.mtr.		
2.	Ground Coverage Area	Proposed	17,957.91 sq.mtr.		
		Permissible	17,799.62 sq.mtr.		
3.	Covered Built-up Area	UNDER FAR		REQUIRED AS PER APPROVED MAP	ACHIEVED STATUS
		Proposed	Residential	69,916.53 sq.mt.	
			Commercial	-	
			Total	69,916.53 sq.mt. (7,52,581.51 ft. ²)	
		Permitted		72,051.62 m ² (7,75,563.63 sq.ft.)	Currently construction and finishing work in almost all the plots is completed. Only in few plots finishing work is remaining for the flats.
		UNDER NON-FAR		PROPOSED AS PER APPROVED MAP	ACHIEVED STATUS
		Proposed		47,622.50 m ² (5,12,608.63 ft. ²)	
Total Gross Built Up Area		1,19,674.12 sq.mt. (FAR + NON-FAR)			
4.	Open/ Green Area	Minimum Required	-		
		Proposed	-		



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5.	Density	Permitted	240-440 PPA (For the whole approved zoning plan)
		Proposed	254.12 PPA (For the whole approved zoning plan)
6.	Carpet Area		~6,53,346 sq.ft.
7.	Saleable Area		~11,94,496 sq.ft.

+

Total Blocks/ Floors/ Flats

Approved as per Building Plan		Actually provided			Current Status
1.	Approved floor plan not provided	Row Labels	Sum of Saleable Area (in Sq.ft.)	Count of Unit Type	Almost Completed with finishing work remaining in some units
		2BHK	88240	80	
		3BHK	1106256	784	
		(blank)	1194496		
		Grand Total	2388992	864	
2.	Total no. of Flats/ Units	Residential Units – 864			
3.	Type of Flats	Row Labels	Count of Sales Unit Numer		
		2BHK	80		
		1103	80		
		3BHK	784		
		1300	96		
		1423	656		
		1499	32		
		Grand Total	864		
4.	Number of Car Parking available for main units	Required	-		
		Proposed	-		
5.	Land Area considered	6.74 acres/ 27,292.28 sq.mtr.			
6.	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out due to the size of the property			

7.	Remarks & observations, if any	None	
8.	Constructed Area considered (As per IS 3861-1966)	Built-up Area	1,12,556.94 per sq.mt.
	Area adopted on the basis of	Approved Map of the architect	
	Remarks & observations, if any	None	

Note:

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



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PART D

PROJECT APPROVAL DETAILS

S.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Form LC-V – Formal Grant of License for setting up group housing from DTCP (Hr. Govt.)	Dated: 03/07/2021	Obtained
2.	RERA Registration Certificate	RERA-GRG-PROJ-940-2021 Dated: 25/10/2021	Obtained
3.	LC-III - Letter of Intent for grant of license from DTCP (Hr. Govt.)	License No. 32 Dated: 03/07/2021	Obtained
4.	BR-III – Approval of Building Plan from DTCP (HR Govt.)	Under Self Certification Policy, (Haryana Govt.)	Obtained
5.	NOC from Pollution control Board	Application Number: 17714639 Dated: 08/11/2021	Obtained
6.	Environmental clearance NOC from SEIAA	File No. SEIAA/HR/2021/385 Dated: 02/11/2021	Obtained
7.	NOC of Forest, Gurugram (Haryana)	Dated: 24/03/2021	Obtained
8.	NOC for land not under Aravalli Hills	Dated: 13/04/2021	Obtained
9.	Assurance of Storm water connection	Memo No. GMDA/Drainage/2021/563 Dated: 03/08/2021	Obtained
10.	Assurance of Drinking water supply	Memo No. 139 Dated: 10/03/2021	Obtained



PART E

PROCEDURE OF ASSESMENT

1.	GENERAL INFORMATION			
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		30 November 2024	3 December 2024	3 December 2024
ii.	Client	State Bank of India, HLST Branch, Gurugram		
iii.	Intended User	State Bank of India, HLST Branch, Gurugram		
iv.	Intended Use	To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Project Tie-up for individual Flat Financing		
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, ascertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the property is identified	<input checked="" type="checkbox"/> Done from the nameplate displayed on the property <input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by the owner's representative <input checked="" type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Cross checked from the boundaries/ address of the property mentioned in the documents provided to us <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		

2.	ASSESSMENT FACTORS			
i.	Nature of the Report	Project Tie-up		
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		Group Housing Project	Residential	Group Housing Society
		Classification	Residential Group Housing	
iii.	Basis of Inventory assessment (for Project Tie up Purpose)	Primary Basis	Market Price Assessment & Govt. Guideline Value	
		Secondary Basis	Not Applicable	
iv.	Present market state of the Asset assumed Total No. of Dwelling Units	Under Normal Marketable State		
		Reason: Asset under free market transaction state		
v.	Property Use factor	Current/ Existing Use	Highest & Best Use (in consonance to surrounding use, zoning and statutory norms)	Considered for Assessment
		Residential	Residential	Residential
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from		

		any Govt. dept. have to be taken care by Legal expert/ Advocate.			
vii.	Land Physical Factors	Shape		Size	
		Irregular		Large	
viii.	Property Location Category Factor	City Categorization	Locality Characteristic s	Property location characteristics	Floor Level
		Metro City	Good	On Wide Road	NA
		Urban developing	Within urban developing zone	Near to Highway	
			Within developing Residential zone	Average location within locality	
		Property Facing			
		East Facing			
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
x.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Medium Income Group			
xi.	Neighbourhood amenities	Average			
xii.	Any New Development in surrounding area	Some group housing projects are under construction in the vicinity			
xiii.	Any specific advantage/ drawback in the property	None			
xiv.	Property overall usability/ utility Factor	Restricted to a particular use i.e., Group housing 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	No			
		Comments: None			

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PROJECT TIE-UP REPORT

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	property			
xviii.	Is independent access available to the property	Clear independent access is available		
xix.	Is property clearly possessable upon sale	Yes		
xx.	Best Sale procedure to realize maximum Value for inventory sale (in respect to Present market state or premise of the Asset as per point (iv) above)	Market Value		
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxi.	Hypothetical Sale transaction method assumed for the inventory cost analysis	Market Value		
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxii.	Approach & Method Used for inventory cost analysis	PROJECT INVENTORY		
		Approach for assessment	Method of assessment	
		Market Approach	Market Comparable Sales Method	
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)		
xxiv.	Market Comparable			
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	a.	Name:	M/s. Nascant Realty Services
			Contact No.:	+91-9899904084
			Nature of reference:	Property dealer
			Size of the Property:	~Built-up Area 1100 sq.ft
			Location:	Nearby subject property
			Rates/ Price informed:	Rs. 10k/- per sq. ft –Rs. 11k/- per sq. ft
			Any other details/ Discussion held:	---
		b.	Name:	M/s. Gurugram Property
			Contact No.:	+91-7096180961
			Nature of reference:	Property dealer
			Size of the Property:	200 sq.yd.(Gajj)
			Location:	Similar area
			Rates/ Price informed:	Rs.1,60,000/- per sq.yd (Gajj) - Rs. 1,80,000/- per sq.yd (Gajj)
Any other details/ Discussion held:				
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.9,500 /- to Rs.10,500/- per sq. ft. on super built-up area for the project inclusive all charges. Rates for the land area of small developed plot, are/ in the range Rs. 1,60,000/- sq.yd. – Rs. 1,80,000/- sq.yd.		
xxvi.	OTHER MARKET FACTORS			
	Current Market condition	Normal	Remarks: NA	



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

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



- q. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Report.
- r. Project tie-up report is prepared based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- s. Project tie up is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xxxii. **ASSUMPTIONS**

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

xxxiii. **SPECIAL ASSUMPTIONS**

None

xxxiv. **LIMITATIONS**

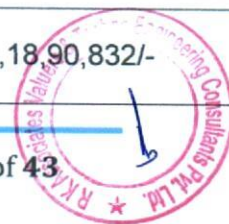
None



3.	COST ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Cost of Land
a.	Prevailing Rate range	Rs.2,16,00,000/- per acres. (For Agriculture Land)	Rs. 1,30,000/- to Rs. 1,50,000 per sq.yds
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.8,64,00,000/- per acres. (Rs.2,16,00,000/- per acres x 4 for Residential Land)	Rs. 1,02,000/- per sq.yds
d.	Total Land Area/ FAR Area considered (documents vs site survey whichever is less)	6.74 acres/ 27,275.81 sq.mtr/ 32,621.6 sq.yds	6.74 acres/ 27,275.81 sq.mtr/ 32,621.6 sq.yds
e.	Total Value of land (A)	6.74 acres x Rs. 8,64,00,000/- per acres	32,621.6 sq.yds x Rs. 1,02,000/- per sq.yds
		Rs. 58,26,87,645/-	Rs. 3,32,94,08,891/-

4.	COST ASSESSMENT OF BUILDING CONSTRUCTION			
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR	NON-FAR
	Building Construction Value	Rate range	Rs. 1,600/- to 2,000/- per sq. ft.	Rs. 1,400/- to 1,600/- per sq. ft.
		Rate adopted	Rs.1,800/- per sq. ft.	Rs.1,500/- per sq. ft.
		Built-up Area	6,98,947.82 sq.ft.	5,12,603.87 sq.ft.
		Pricing Calculation	6,98,947.82 sq.ft. x Rs. 1,800/- per sq. ft.	5,12,603.87 sq.ft. X Rs.1,500/- per sq. ft.
		Total Value	Rs. 1,25,81,06,074/-	Rs. 76,89,05,806/-
a.	Depreciation percentage (Assuming salvage value % per year)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor		Newly built	
c.	Structure Type/ Condition		RCC framed structure / Good	
d.	Construction Depreciated Replacement Value (B)		-	
e.	Cost of Construction as per Guideline Rate		12,11,552 sq. ft. X Rs. 1,500/- per sq. ft.	
			Rs. 1,81,73,27,534/-	

5.	COST ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements (Add lump sum cost)	----	----
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	Approx. 7% of building construction cost	Rs. 14,18,90,832/-



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. 18,24,31,069/-
d.	Add extra for internal & external development and other facilities (Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach Road, Play Area, etc.)	Approx. 5% of building construction cost	Rs. 10,13,50,594/-
e.	Expected Construction Value (C)	---	Rs. 42,56,72,495/-

6.	MARKET/ SALEABLE AMOUNT OF THE FLATS	
a.	Total No. of DU	864 DU
b.	Total No. of EWS Units	-
c.	Total Proposed Saleable Area for flats	11,94,496 sq.ft.
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	3.5 BHK= 6,450/- BSP 2.5 BHK= 6,550/- BSP
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	--
	Market Rate in secondary sale (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Rs. 8000/- per sq.ft to Rs. 9000/- per sq.ft.
e.	Remarks	<p>The value of the Flats is varying from floor to floor and direction to direction as per information gathered from the public domain & dealers of that area, and it is found that flat rates vary from Rs.9,500/- per sq. ft. to Rs.10,500/- per sq. ft. on Super area for the Project inclusive all the charges and the same seems to be reasonable in our view.</p> <ul style="list-style-type: none"> Details of the inventory is as provided by the builder. <p>Pricing assessment of the inventory is done based on the prospective number of flats which builder intends to create in this Project as provided by the builder.</p>

INVENTORY ANALYSIS

Plot type	Block	No. of plots	Saleable area per DU (In Sq Mt)	Saleable area per DU (In Sqft)	Units in each plot	Total Saleable area (in sq. ft.)	@Rs.9,500/- per sq. ft. on super built up area (In Cr.)	@Rs.10,500/- per sq. ft. on super built up area (in Cr.)
A	Harmony	38	132	1423	152	216,296	205.48	227.11
	Melody	16	132	1423	64	91,072	86.52	95.63
	Symphony	110	132	1423	440	626,120	594.81	657.43
A3	Harmony	24	121	1300	96	124,800	118.56	131.04
B	Euphony	10	102	1103	40	44,120	41.91	46.33
	Harmony	10	102	1103	40	44,120	41.91	46.33
D	Harmony	8	139	1499	32	47,968	45.57	50.37
Total					864	1,194,496	1,134.77	1,254.22

7.	CONSOLIDATED COST ASSESSMENT OF THE ASSET		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs. 58,26,87,645/-	Rs. 3,32,94,08,891/-
b.	Structure Construction Value (B)	Rs.1,81,73,27,534/-	Rs. 2,02,70,11,880/-
c.	Additional Aesthetic Works Value (C)	---	Rs. 42,56,72,495/-
d.	Total Add (A+B+C)	Rs. 2,40,00,15,179/-	Rs. 5,78,20,93,265/-
e.	Additional Premium if any	---	---
	Details/ Justification	---	---
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs. 5,78,20,93,265/-
h.	Rounded Off	---	Rs. 5,78,00,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Five Hundred Seventy Eight Crore only/-
j.	Expected Realizable Value	---	Rs. 4,91,30,00,000/-
k.	Expected Distress Sale Value	---	Rs. 4,33,50,00,000/-
l.	Percentage difference between Circle Rate and Market Value	---	
m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	Concluding Comments/ Disclosures if any		
	a. The subject property is a Group Housing project.		
	b. We are independent of client/ company and do not have any direct/ indirect interest in the property.		
	c. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		
	d. Since this is a Licensed land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.		
	e. In this Project Tie-up report, we have adopted Market Valuation of Land in this report since this is		

only a tie up report. Therefore, the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.

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

o. IMPORTANT KEY DEFINITIONS

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

Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may



not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.

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

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

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

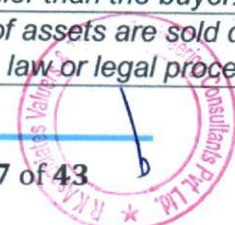
Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

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

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

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

Liquidation Value is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process,



clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.

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

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

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

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

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

p. **Enclosures with the Report:**

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



IMPORTANT NOTES

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

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




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

IF REPORT IS USED FOR BANK/ FIs

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

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

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Anuj Sharma & Yash Bhatnagar	Anuj Sharma	Anil Kumar
		 

Declaration	<p>a. The information provided by us is true and correct to the best of our knowledge and belief.</p> <p>b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks.</p> <p>c. Firm have read the Handbook on Policy, Standards and Procedures for Real West Valuation by Banks and HFIs in India, 2009 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of our ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook as much as practically possible in the limited time available. Procedures and standards adopted in carrying out the assessment is mentioned in Part-F of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair <i>assessment</i> as per the purpose.</p> <p>d. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>e. Our authorized surveyor Anuj Sharma has visited the subject property on 30/11/2024 in the presence of the owner's representative with the permission of owner.</p> <p>f. Firm is an approved Valuer of the Bank.</p> <p>g. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.</p> <p>h. We have submitted the Valuation Report directly to the Bank.</p>
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ENCLOSURE 1: PRICE TREND REFERENCES OF THE SIMILAR RELATED PROPERTIES AVAILABLE ON PUBLIC DOMAIN

References of Built-up Unit

99acres Buy ▾ Gurgaon X

M3M Soulitude ❤️
 Under Construction
 Completion in Sep. 2025

Why you should consider M3M Soulitude?

- My Space is a unique offering that will be a reflection of your style, choices, and creativity. Space for home office, library, bar/lounge etc.
- Theme Based Garden along with Tree Shadowed Walkways
- Stronger connectivity to Dwarka Expressway and NH8

₹ 1.44 - 1.85 Cr + Charges

2, 3 BHK Independent Floor

2 BHK Independent Floor	3 BHK Independent Floor
Carpet Area: 1105 sq.ft.	Carpet Area: 1423 sq.ft.
₹ 1.44 Cr + Charges	₹ 1.85 Cr + Charges

[Download Brochure](#)

HOUSING.COM Buy in Gurgaon ▾ Sector 89 X

M3M Soulitude BY M3M INDIA PVT. LTD.
 3.4 ★ Write a Review

₹1.33 Cr - 1.71 Cr | ₹12 K/sq.ft
 LMI starts at ₹65.83 K

[Contact Sellers](#)

2.5, 3.5 BHK Apartments Configurations

Jul. 2023 Possession Starts

₹12 K/sq.ft Avg. Price

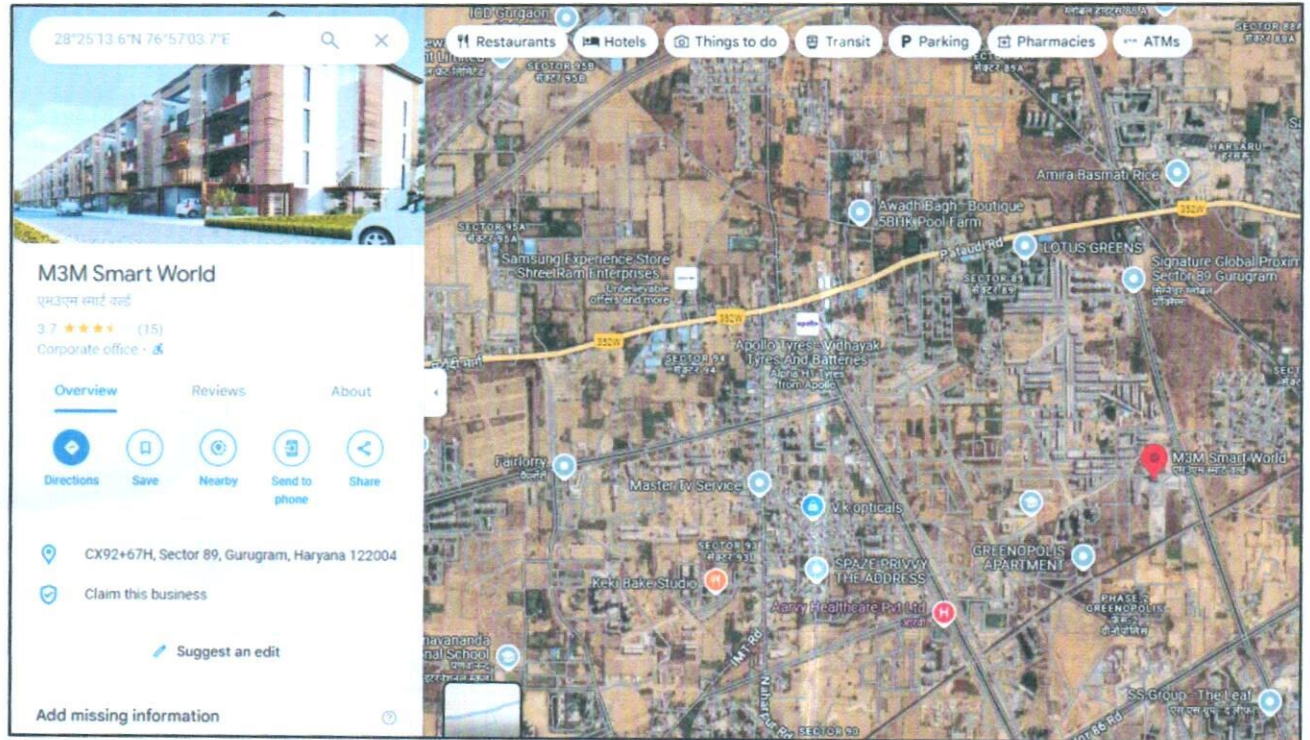
1105 - 1423 sq.ft. (Builtup Area) Sizes

[Overview](#) [Home](#) [Around This Project](#) [More About Project](#) [About Project](#) [Floor Plan](#) [Tour This Project](#) [Amenities](#)

Location: Sector 89, New Gurgaon, Gurgaon

Great choice! Most liked project in Gurgaon

ENCLOSURE 2: GOOGLE MAP LOCATION



ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY



PROJECT TIE-UP REPORT

M3M SOULITUDE



ENCLOSURE: 4- COPY OF CIRCLE RATE

Cost of Construction Rate:-

RATE List of Tehsil Gurugram Proposed Rates for the Year 2024 (w.e.f)				
Sr. No.	Cost of Construction	Rates for the Year of 2021-2022	Proposed Rates for the Year of 2023	Proposed Rates for the Year of 2024
		(Rs. Per Sq. Feet)	(Rs. Per Sq. Feet)	(Rs. Per Sq. Feet)
1	Constructed Area in Licensed Colonies & Huda Sector	1300	1500	1500
2	Constructed Area in Rest of Tehsil Gurugram	700	900	900
3	Constructed Area in Industrial Area/Land	800	1000	1000

हयातपुर	Agriculture	कृषि	चाही	N	18000000	एकड़	19800000	एकड़		एकड़	10
		कृषि	गैर-मुमकिन	N	18000000	एकड़	19800000	एकड़		एकड़	10
	Hayatpur	निवासीय	निवासीय	N	15000	वैग मज	17250	वैग मज		वैग मज	15

Friday, November 29, 2024 12:59:25 PM

Page 5 of 7

Disclaimer: Existing collector rates have been taken from WebHubs data feeded by Revenue Department officials from time to time.

Updated Predictive Collector Rates for 2024



District: गुरुग्राम


Tehsil: हरसर

Major Road 10 Percent	व्यवसायिक	व्यवसायिक	N	15500	वैग मज	17050	वैग मज	वैग मज	10
	कृषि	चाही	N	18000000	एकड़	21600000	एकड़	एकड़	20
	कृषि	चाही	N	22000000	एकड़	24200000	एकड़	एकड़	10
	कृषि	चाही	P	22000000	एकड़	24200000	एकड़	एकड़	10
R Zone Commercial									

FORM LC-V

[illegible]

PROJECT REGISTRATION CERTIFICATE



CONDITIONS OF REGISTRATION

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

(i) The Promoter shall submit the approved environment clearance, amended / corrected license and annual report for the financial year 2020-21 within three months time from the grant of registration.

(ii) The promoter shall enter into an agreement for sale with the allottees as prescribed in the Haryana Real Estate (Regulation and Development) Rules, 2017 and amended as per requirements and approved by authority.

(iii) The promoter shall offer to execute a registered conveyance deed of the apartment plot or building, as the case may be, in favour of the allottee along with the undivided proportionate title in the common areas in the possession of allottee or competent authority as the case may be, as provided under section 17 of the Act.

(iv) The promoter shall convey/allow usage of common areas as per Rule 2(115) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

(v) The promoter shall deposit hundred percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (b) of clause (i) of sub-section 2 of section 4 till the submission of approved environment clearance.

(vi) The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and applicable in the State.

(vii) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

(viii) The promoter shall comply with all other terms and conditions as mentioned in the attached form and as conveyed by the Authority from time to time.

VALIDITY OF REGISTRATION

The registration of this project shall be valid for the period commencing from 25th October, 2021 and ending with 05th September 2025 (completion date as declared by the promoter in RERA) unless extended by the Authority in accordance with the Act and rules made thereunder subject to compliance of provisions of rule 5(1) 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.

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

REGISTRATION NO 69 of 2021
RC/REP/HARERA/GGM/501/233/2021/69 Date: 25.10.2021
UNIQUE NO. GENERATED ONLINE RERA GRG PROJ-940-2021

REGISTRATION CERTIFICATE
REAL ESTATE PROJECT
M3M SOULITUDE


This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project name project location as mentioned above.

PARTICULARS OF THE NEW PROJECT			
S.N.	Particular	Detail	
1.	Name of the project location	M3M Soultitude Sector 29, Gurugram, Haryana	
2.	Location	Plot No. 10, Sector 29, Gurugram	
3.	Total built-up area of the project	12,27,500 Sq. Ft.	
4.	Area of project for registration	12,27,500 Sq. Ft.	
5.	Nature of the project	Residential	
6.	Form of the project	Apartment	
7.	Number of floors	Ground Floor + 10 Floors	
8.	Number of units	100	
NAME OF THE PROMOTER			
S.N.	Particular	Detail	
1.	Promoter / Joint Promoter	M3M Soultitude Pvt. Ltd.	
2.	Developer	M3M Soultitude Pvt. Ltd.	
PARTICULARS OF THE PROMOTER / DEVELOPER			
S.N.	Particular	Detail	
1.	Name	M3M Soultitude Pvt. Ltd.	
2.	Registered address	Plot No. 10, Sector 29, Gurugram	
3.	Corporate Office Address	Plot No. 10, Sector 29, Gurugram	
4.	Local Address	Plot No. 10, Sector 29, Gurugram	
5.	City	Gurugram	
6.	State	Haryana	
7.	Pin Code	122001	
8.	Landline No.	012-233-XXXX	
9.	Mobile No.	98765XXXX	
10.	E-mail id	info@m3msoultitude.com	
11.	Authorized Signatory	Mr. Manoj	
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 (RERA)	123456789012	SBI, Connaught Place, New Delhi
2.	Separate account of the project (RERA)	987654321098	SBI, Connaught Place, New Delhi
3.	Escrow account of the promoter (RERA)	012345678901	SBI, Connaught Place, New Delhi

This registration certificate is issued on the condition that the promoter shall comply with the conditions and terms and declaration by the promoter as mentioned in the registration certificate.

DR. KRISHNA KUMAR KHANDELWAL (R)
Chairman, Haryana Real Estate Regulatory Authority, Gurugram

ENVIRONMENT CLEARANCE

ENVIRONMENTAL CLEARANCE	 <p>Government of India Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority(SEIAA), Haryana)</p>																	
	<p>To,</p> <p>The Signatory M/S ADHIKAANSH REALTORS PRIVATE LIMITED C-13, Sushant Lok, Phase 1, Gurugram, Haryana - 122002</p>																	
PARIVESH (Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)	<p>Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding</p> <p>Sir/Madam,</p> <p>This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/HR/MIS/61677/2021 dated 14 Jul 2021. The particulars of the environmental clearance granted to the project are as below.</p>																	
	<table border="0"> <tr> <td>1. EC Identification No.</td> <td>EC21B039HR160329</td> </tr> <tr> <td>2. File No.</td> <td>SEIAA/HR/2021/385. Terms of References were approv</td> </tr> <tr> <td>3. Project Type</td> <td>New</td> </tr> <tr> <td>4. Category</td> <td>B1</td> </tr> <tr> <td>5. Project/Activity including Schedule No.</td> <td>8(b) Townships and Area Development projects.</td> </tr> <tr> <td>6. Name of Project</td> <td>PROPOSED AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY POLICY ON LAND MEASURING 57.50625 ACRES IN THE REVENUE ESTATE OF VILLAGE- HAYATPUR, SECTOR-89, GURUGRAM, HARYANA</td> </tr> <tr> <td>7. Name of Company/Organization</td> <td>M/S ADHIKAANSH REALTORS PRIVATE LIMITED</td> </tr> <tr> <td>8. Location of Project</td> <td>Haryana</td> </tr> <tr> <td>9. TOR Date</td> <td>08 Jul 2021</td> </tr> </table> <p>The project details along with terms and conditions are appended herewith from page no 2 onwards.</p> <p>Date: 02/11/2021</p> <p>(e-signed) S. Narayanan, IFS Member Secretary SEIAA - (Haryana)</p> <p><i>Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.</i></p> <p><i>This is a computer generated cover page.</i></p>	1. EC Identification No.	EC21B039HR160329	2. File No.	SEIAA/HR/2021/385. Terms of References were approv	3. Project Type	New	4. Category	B1	5. Project/Activity including Schedule No.	8(b) Townships and Area Development projects.	6. Name of Project	PROPOSED AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY POLICY ON LAND MEASURING 57.50625 ACRES IN THE REVENUE ESTATE OF VILLAGE- HAYATPUR, SECTOR-89, GURUGRAM, HARYANA	7. Name of Company/Organization	M/S ADHIKAANSH REALTORS PRIVATE LIMITED	8. Location of Project	Haryana	9. TOR Date
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EC Identification No. - EC21B039HR160329 File No. - SEIAA/HR/2021/385. Terms of References were approv Date of Issue EC - 02/11/2021



ARAVALI NOC

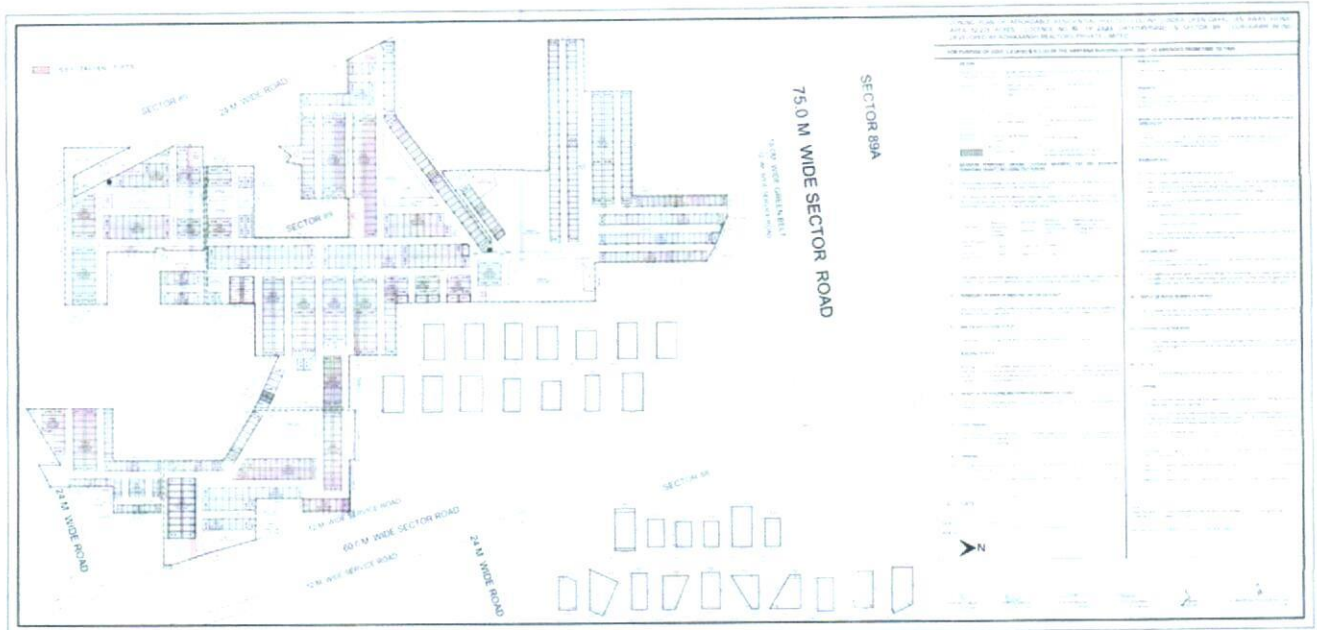
प्रेषक:	उपायुक्त, गुरुग्राम।	6. उपरोक्त मूतनाजा 142 में है या नहीं इसका जवाबन्दी की खाता दौकिया में इ-दाज दर्ज नहीं है। रिपोर्ट प्रेषित की है।
सोता मे	Sh. Satya Pal Singh, Authorised Signatory M/s Adhikaansh Realtors Pvt. Ltd., Unit No. SB/C/2L/Office/017A, M3M Urbana, Sector-67, Gurugram.	वन मण्डल अधिकारी गुरुग्राम ने अपने कार्यालय के पत्र क्रमांक 3112 जीए डियाक 24.03.2021 के द्वारा खबरत कराया है कि उनके कार्यालय द्वारा ऑनलाईन दिनांक 24.03.2021 (M/s Adhikaansh Realtors Pvt. Ltd. and others) को मान हवातपुर की फोरेस्ट कंसेर्वेशन ऑनलाईन जारी की है जिसकी प्रया प्रष्टि इस कार्यालय में प्रेषित की है जिसने सिखा है कि Applicant Satya Pal Singh, M/s Adhikaansh Realtors Pvt. Ltd. and others, Land Measuring 57.5042 (Acres) having Rectangle No/Killa No. 6/147k-7m, 5/11k-7m, 6/12/1k-10m, 6/2/10k-12m, 7/8k-0m, 12/8k-0m, 13/8k-0m, 14/16k-7m, 14/2/1k-13m, 15/11k-14m, 15/2/1k-13m, 16/8k-0m, 17/8k-0m, 18/17k-0m, 19/16k-0m, 20/16k-0m, 21/2/1k-2m, 24/8k-0m, 25/14k-0m, 25/24k-0m, 17/3/2k-9m, 4/12k-17m, 4/2/3k-2m, 5/12k-12m, 5/2/5k-8m, 6/12k-11m, 6/2/5k-9m, 7/8k-0m, 8/7k-14m, 11/2/6k-18m, 12/8k-0m, 13/8k-0m, 14/8k-0m, 15/14k-16m, 15/2/3k-4m, 16/14k-8m, 16/2/3k-12m, 17/12k-2m, 18/8k-0m, 19/8k-0m, 23/11k-16m, 24/12k-2m, 25/11k-0m, 25/2/2k-0m, 25/3/5k-0m, 18/11k-0m, 13/2/0k-18m, 17/8k-0m, 18/7k-12m, 19/8k-0m, 20/8k-0m, 21/14k-0m, 21/2/4k-0m, 22/16k-0m, 23/7k-12m, 24/16k-0m, 28/3/12k-13m, 4/8k-0m, 5/15k-4m, 6/2/13k-0m, 6/2/23k-17m, 7/7k-11m, 11/2/3k-7m, 14/8k-0m, 17/2/4k-0m, 18/17k-11m, 18/2/3k-3m, 20/8k-0m, 21/7k-7m, 22/6k-19m, 23/13k-19m, 24/1/1k-12m, 29/3/2k-18m, 4/8k-0m, 5/14k-0m, 5/2/12k-0m, 5/2/2k-0m, 6/1/14k-14m, 7/3/7k-7m, 8/17k-6m, 13/10k-9m, 13/3/4k-17m, 14/17k-19m, 16/1/2k-0m, 16/2/2k-2m, 17/8k-0m, 18/15k-6m, 25/2/4k-15m, 60/1/16k-2m, 2/11k-6m, 10/2/0k-1m Land located at village Hayatpur, District Gurugram made a proposal to use this land for Setting up of Township. It is made clear that:-
विषय:	Report of the Tehsildar through office of DC that the land for affordable residential plotted colony under DDJAY policy dated 08.02.2016 at Village-Hayatpur, Sector-89, Gurugram by M/s Adhikaansh Realtors Pvt. Ltd. And others does not fall under MoEF (Aravalli) Notification S.O. 319 (E) dated 7 th May 1992.	<p>वन मण्डल अधिकारी गुरुग्राम ने अपने कार्यालय के पत्र क्रमांक 3112 जीए डियाक 24.03.2021 के द्वारा खबरत कराया है कि उनके कार्यालय द्वारा ऑनलाईन दिनांक 24.03.2021 (M/s Adhikaansh Realtors Pvt. Ltd. and others) को मान हवातपुर की फोरेस्ट कंसेर्वेशन ऑनलाईन जारी की है जिसकी प्रया प्रष्टि इस कार्यालय में प्रेषित की है जिसने सिखा है कि Applicant Satya Pal Singh, M/s Adhikaansh Realtors Pvt. Ltd. and others, Land Measuring 57.5042 (Acres) having Rectangle No/Killa No. 6/147k-7m, 5/11k-7m, 6/12/1k-10m, 6/2/10k-12m, 7/8k-0m, 12/8k-0m, 13/8k-0m, 14/16k-7m, 14/2/1k-13m, 15/11k-14m, 15/2/1k-13m, 16/8k-0m, 17/8k-0m, 18/17k-0m, 19/16k-0m, 20/16k-0m, 21/2/1k-2m, 24/8k-0m, 25/14k-0m, 25/24k-0m, 17/3/2k-9m, 4/12k-17m, 4/2/3k-2m, 5/12k-12m, 5/2/5k-8m, 6/12k-11m, 6/2/5k-9m, 7/8k-0m, 8/7k-14m, 11/2/6k-18m, 12/8k-0m, 13/8k-0m, 14/8k-0m, 15/14k-16m, 15/2/3k-4m, 16/14k-8m, 16/2/3k-12m, 17/12k-2m, 18/8k-0m, 19/8k-0m, 23/11k-16m, 24/12k-2m, 25/11k-0m, 25/2/2k-0m, 25/3/5k-0m, 18/11k-0m, 13/2/0k-18m, 17/8k-0m, 18/7k-12m, 19/8k-0m, 20/8k-0m, 21/14k-0m, 21/2/4k-0m, 22/16k-0m, 23/7k-12m, 24/16k-0m, 28/3/12k-13m, 4/8k-0m, 5/15k-4m, 6/2/13k-0m, 6/2/23k-17m, 7/7k-11m, 11/2/3k-7m, 14/8k-0m, 17/2/4k-0m, 18/17k-11m, 18/2/3k-3m, 20/8k-0m, 21/7k-7m, 22/6k-19m, 23/13k-19m, 24/1/1k-12m, 29/3/2k-18m, 4/8k-0m, 5/14k-0m, 5/2/12k-0m, 5/2/2k-0m, 6/1/14k-14m, 7/3/7k-7m, 8/17k-6m, 13/10k-9m, 13/3/4k-17m, 14/17k-19m, 16/1/2k-0m, 16/2/2k-2m, 17/8k-0m, 18/15k-6m, 25/2/4k-15m, 60/1/16k-2m, 2/11k-6m, 10/2/0k-1m Land located at village Hayatpur, District Gurugram made a proposal to use this land for Setting up of Township. It is made clear that:-</p> <p>A) As per records available above said land is not part of notified Reserved Forest, protected Forest under Indian Forest Act, 1927 or any area closed under section 4 of Punjab Land Preservation Act 1900.</p> <p>B) It is clarified that by the Notification No. S.O. B/P.A. 2/1900/5, 4/2013 dated 04-01-13 all Revenue Estate of Gurgaon is notified u/s 4 of PLPA 1900 and S.O. B/P.A. 2/1900/5, 3/2012 u/s 3 of PLPA 1900. The area is however not recorded as Forest in the Government record but felling of any tree is strictly prohibited without the permission of Divisional Forest Officer, Gurgaon.</p> <p>C) If approach is required from Protected forest by the user agency, the clearance/regularization under Forest Conservation Act 1980 will be required. Without prior clearance from Forest Department, the use of Forest land for approach road is strictly prohibited. M/s Adhikaansh Realtors Pvt. Ltd. And others whose land is located at Village/City Hayatpur, District Gurgaon must obtain clearance as applicable under Forest Conservation Act, 1980.</p> <p>D) As per the records available with the Forest Department Gurgaon the area does not fall in areas where plantations were raised by the Forest Department under Aravali project.</p> <p>E) All other statutory clearances mandated under the Environment protection Act, 1986, as per the notification of Ministry of Environment and Forest, Government of India dated 07-05-1992 or any other Act/Order shall be obtained as applicable by the project proponents from the concerned authorities.</p> <p>F) The project proponent will not violate and Judicial Order/Direction issued by the Hon'ble Supreme Court/High Courts.</p>

G)	It is clarified that the Hon'ble Supreme Court has issued various judgments dated 07-05-2002, 29-10-2002, 16-12-2002, 18-03-2004, 14-05-2008 etc. pertaining to Aravali region in Haryana, which should be complied with.
H)	It shall be the responsibility of user agency/applicant to get necessary clearances/permissions under various Acts and Rules applicable if any, from the respective authorities/department.
I)	This certificate is not applicable in case of Environment Department notification dated 10.03.2016 for Screening Plant, and notification dated 11.05.2016 for Stone Crusher. Investor/Applicant has to take clearance from Environment Department in case of Screening Plant and Stone Crusher.
It is subject to the following conditions:	
1. Clarification Is Hereby Issued Subject To The conditions Mentioned above.	
अतः नायब तहसीलदार, वजीराबाद व वन मण्डल अधिकारी, गुरुग्राम की रिपोर्ट अनुसार उपरोक्त वर्णित किला नं. की Aravali/Non Forest Land रिपोर्ट जारी की जाती है।	
कृते: उपायुक्त, गुरुग्राम।	

PROJECT TIE-UP REPORT

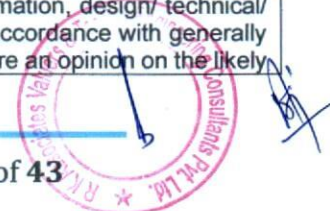
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APPROVED PLAN FOR THE WHOLE PROJECT



ENCLOSURE 6: CONSULTANT'S REMARKS

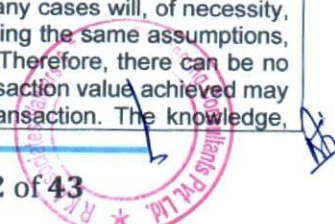
1.	This Tie up report is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided 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



PROJECT TIE-UP REPORT

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	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 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.

