

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

CASE NO. VIS (2024-25)-PL-569-508-723

DATED: 05/12/2024

## PROJECT TIE-UP REPORT OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	EMAAR AMARIS

### SITUATED AT

VILLAGE NANGLI UMARPUR, SECTOR-62, GURUGRAM, DISTT.  
BADSHAHPUR HARYANA

### DEVELOPER/ PROMOTER

PROMOTOR 1: M/S JUHI PROMOTERS PRIVATE LIMITED

PROMOTOR 2: M/S. GARLAND ESTATES PRIVATE LIMITED

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU Banks

### REPORT PREPARED FOR

BANK OF INDIA, MEHRAULI BRANCH, GURUGRAM, HARYANA

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

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

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

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**PART A**

**SNAPSHOT OF THE GROUP HOUSING PROJECT**





**PART B**

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

<b>Name &amp; Address of Branch</b>	Bank of India, Mehrauli Branch, Gurugram
<b>Name of Project</b>	Emaar Amaris Phase-3
<b>Work Order No. &amp; Date</b>	---

SR. NO.	CONTENTS	DESCRIPTION		
<b>1.</b>	<b>GENERAL DETAILS</b>			
i.	Report prepared for	Bank of India, Mehrauli Branch, Gurugram, Haryana		
ii.	Name of Developer/ Promoter	Promotor 1: M/s Juhi Promoters Private Limited Promotor 2: M/s. Garland Estates Private Limited		
iii.	Registered Address of the Developer as per Rear	---		
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	3 December 2024		
viii.	Date of Assessment	5 December 2024		
ix.	Date of Report	5 December 2024		
x.	Property Shown by	<b>Name</b>	<b>Relationship with Owner</b>	<b>Contact Number</b>
		Mr. Nawas	Employee	+91-8130954471
xi.	Purpose of the Report	For Project Tie-up for individual Flat Financing		
xii.	Scope of the Report	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.		
xiii.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work. h) Valuation techniques and principles.		
xiv.	Documents provided for perusal	<b>Documents Requested</b>	<b>Documents Provided</b>	<b>Documents Reference No.</b>
		Total 04 Documents requested.	Total 04 Documents provided.	Total 02 Documents provided.

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		Project Land Title Deeds		Project Land Title Deeds	----
		Grant of building approval plans		BR-III - Approval of building plans Letter from DTCP (HR Govt.)	Phase 3: Dated 14/09/2023
		RERA Registration certificate		Copy of RERA Registration Certificate	To be approved by Hrera
		Project NOCs issued from the concern authority		Project NOCs issued from the concern authority	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.3,73,40,00,000/-			
ii.	Total Expected Realizable/ Fetch Value	Rs.3,17,39,00,000/-			
iii.	Total Expected Distress/ Forced Sale Value	Rs.2,80,05,00,000/-			
iv.	Total No. of Dwelling Units	Phase 3: Residential: 522 DU EWS 22 DU (as per sanctioned map)			
v.	Carpet area of the project	Phase 3 - 7,68,177 sq. ft.			
vi.	Saleable Area of the Project	Phase 3 - 12,84,666 sq. ft.			
vii.	Inventory Cost as on "Date of Assessment"	Refer to the sheet attached on Page no. 24			
3.		ENCLOSURES			
i.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain			
ii.	Enclosure 2	Google Map			
iii.	Enclosure 3	Photographs of The property			
iv.	Enclosure 4	Copy of Guideline rate			
v.	Enclosure 5	Other relevant documents			
vi.	Enclosure 6	Consultant's Remarks			



**PART C**

**CHARACTERISTICS DESCRIPTION OF THE PROJECT**

**1. BRIEF DESCRIPTION OF THE PROJECT**

This project Tie-up report is prepared for the Group Housing Project named 'Emaar Amaris' consisting of Tower 4 towers number 1 & 2 consisting of G+ 33 & Tower No. 3 & 4 consisting of G+ 34 Floors. Project is being developed on total land area of 14.025 Acres (6.11 Acres for Phase 3) as per documents provided to us.

This Tie up report is merely assessing of basic sale price of individual units at different floors and the construction cost and the latest progress of the project.

We were provided Inventory and Area details of the project. FAR, Non-FAR area, Land Area, Inventory, NoC and related details/data have been drawn from RERA Web site and Client. Latest construction status of the project and latest prevailing market rates of similar properties is taken as per the site survey and market research done by us.

The project is being developed by M/s Emaar MGF Land Ltd. The Architect & consultant of this project is Morphogenesis and Aeon Integrated Building Design Consultant LLP respectively.

As per the sanctioned building plan & area statement, there are 522 DU in 'Emaar Amaris'. As per the inventory & brochure provided to us there are different type flats will be available in the tower. Details of the towers and type of units is as attached below:

**Phase-3**

Tower	Unit Type	Conf. of Flats	No. of Flats	Total Saleable Area (In Sq.ft.)
Tower 1	3 BHK	2471	2	4,942
	3 BHK	2784	2	5,567
	4 BHK	2738	2	5,476
	4 BHK	2748	63	1,73,141
	4 BHK	2772	29	80,402
	4 BHK	3051	29	88,491
Tower 2	3 BHK	2482	2	4,963
	3 BHK	2798	2	5,596
	4 BHK	2748	95	2,61,080
	4 BHK	3065	30	91,944
Tower 3	2 BHK	1833	4	7,334
	3 BHK	2128	129	2,74,511
Tower 4	2 BHK	1824	4	7,296
	3 BHK	2118	61	1,29,224
	3 BHK	2128	68	1,44,700
<b>Total</b>			<b>522</b>	<b>12,84,666</b>

*(Handwritten signature and stamp)*



As per Information available on HRERA Website, the developer of the project to obtained most of the preliminary statutory approvals from different government agencies to develop a group housing society comprising of all the basic & urban facilities & amenities.

As per the observation during site survey, no work has started.

The project is located in Sector-62 of Gurugram, Haryana which is a fast growing and developing area. Many new group housing projects are planned to develop nearby. Nearby Metro station is Sector 56/55 (Rapid Metro). All the basic and civic amenities are available in the nearby vicinity of the subject project. The access road to the subject property is Samrat road 25 mtr wide road.

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	Itself
ii.	Name of similar projects available nearby with distance from this property	Digi Homes Residential
iii.	Postal Address of the Project	Sector-62, Gurugram, Haryana 122413
iv.	Independent access/ approach to the property	Clear independent access is available
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°24'10.5"N 77°05'06.4"E
vi.	Description of adjoining property	Other residential projects and residential colony
vii.	Plot No. / Survey No.	None
viii.	Village/ Zone	Nangli Umarpur
ix.	Sub registrar	Gurugram
x.	District	Gurugram



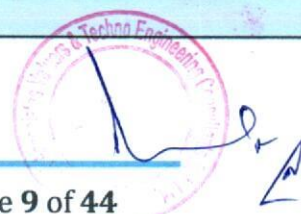
xi.	City Categorization	Metro City	Urban developing	
	Type of Area	Residential Area		
xii.	Classification of the area/Society	Upper Middle Class (Good)	Urban developing	
	Type of Area	Residential Area		
xiii.	Characteristics of the locality	Good	Within urban developing zone	
xiv.	Property location classification	Near to Highway	Near to Metro Station	
xv.	Property Facing	West Facing		
xvi.	<b>DETAILS OF THE ROADS ABUTTING THE PROPERTY</b>			
	a) Main Road Name & Width	Delhi – Alwar Road	Approx. 80 feet	
	b) Front Road Name & width	Samrath Road	Approx. 20 feet	
	c) Type of Approach Road	Bituminous Road		
	d) Distance from the Main Road	4 Km. from the property		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
xviii.	Is the property merged or colluded with any other property	No. But many land parcels of the same owner merged together to make a big land parcel.		
xix.	<b>BOUNDARIES SCHEDULE OF THE PROPERTY</b>			
a)	Are Boundaries matched	No, boundaries are not mentioned in the documents.		
b)	<b>Directions</b>	<b>As per Title Deed/TIR</b>	<b>Actual found at Site</b>	
	East	---	Vacant land	
	West	---	Vacant land	
	North	---	Vacant land	
	South	---	Entry and Road	
<b>3.</b>	<b>TOWN PLANNING/ ZONING PARAMETERS</b>			
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	Phase 3 – Construction has not commenced.		
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		
xii.	Status of Completion/ Occupational certificate	NA		
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 mostly vacant but few land parcels are currently being used for residential.		



xvi.	Comment of Demolition proceedings if any	NA
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
<b>4.</b>	<b>LEGAL ASPECTS OF THE PROPERTY</b>	
i.	Ownership documents provided	Sale deed --- ---
ii.	Names of the Developer/Promoter	Promoter 1: M/s Juhi Promoters Private Limited Promoter 2: M/s. Garland Estates Private Limited
iii.	Constitution of the Property	Free hold, complete transferable rights
iv.	Agreement of easement if any	Not required
v.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain
vi.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain
vii.	Heritage restrictions, if any	No
viii.	Comment on Transferability of the property ownership	Free hold, complete transferable rights
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No, Information available to us.
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.	<b>Building Plan sanction:</b>	
	a) Authority approving the plan	Director of Town and Country Planning, Haryana
	b) Any violation from the approved Building Plan	Cannot comment, since construction work is not started.
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	As per Rera Certificate, It is being used as residential.
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 information 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	Occupied by the developers.
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



<b>5.</b>	<b>SOCIO - CULTURAL ASPECTS OF THE PROPERTY</b>						
i.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.				Urban Developing Area		
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.				No		
<b>6.</b>	<b>FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES &amp; AMENITIES</b>						
i.	Drainage arrangements				(Proposed)		
ii.	Water Treatment Plant				(Proposed)		
iii.	Power Supply arrangements		Permanent	(Proposed)			
			Auxiliary	(Proposed)			
iv.	HVAC system				(Proposed)		
v.	Security provisions				(Proposed)		
vi.	Lift/ Elevators				(Proposed)		
vii.	Compound wall/ Main Gate				(Proposed)		
viii.	Whether gated society				(Proposed)		
ix.	Car parking facilities				(Proposed)		
x.	Internal development						
	Garden/ Park/ Land scaping	Water bodies	Internal roads	Pavements	Boundary Wall		
	(Proposed)	(Proposed)	(Proposed)	(Proposed)	Yes		
<b>7.</b>	<b>INFRASTRUCTURE AVAILABILITY</b>						
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply				Yes		
	b) Sewerage/ sanitation system				Underground		
	c) Storm water drainage				Yes		
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management				Yes		
	b) Electricity				Yes		
	c) Road and Public Transport connectivity				Yes		
	d) Availability of other public utilities nearby				Transport, Market, Hospital etc. available in close vicinity		
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~1 km	~2 km	~1 km	~5 km	~20 km	~7 km	~ 25 km
iv.	Availability of recreation facilities (parks, open spaces etc.)				Yes ample recreational facilities are available in the vicinity.		
<b>8.</b>	<b>MARKETABILITY ASPECTS OF THE PROPERTY:</b>						





i.	Location attribute of the subject property	Good	
ii.	Scarcity	Similar kind of properties are 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	Many other Group Housing Societies are coming up fast in this area and many are already in habited
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	(Proposed)	
ii.	Method of construction	(Proposed)	
iii.	Specifications		
	a) Class of construction	(Proposed)	
	b) Appearance/ Condition of structures	Internal - (Proposed)	
		External - (Proposed)	
	c) Roof	Floors/ Blocks	Type of Roof
		(Proposed)	(Proposed)
	d) Floor height	(Proposed)	
	e) Type of flooring	(Proposed)	
	f) Doors/ Windows	(Proposed)	
	g) Interior Finishing	(Proposed)	
	h) Exterior Finishing	(Proposed)	
	i) Interior decoration/ Special architectural or decorative feature	(Proposed)	
	j) Class of electrical fittings	(Proposed)	
k) Class of sanitary & water supply fittings	(Proposed)		
iv.	Maintenance issues	NA	
v.	Age of building/ Year of construction	---	---
vi.	Total life of the structure/ Remaining life expected	60 to 70 years	Construction work is not started.
vii.	Extent of deterioration in the structure	Not applicable	
viii.	Protection against natural disasters viz. earthquakes etc.	Not Applicable	
ix.	Visible damage in the building if any	NA	
x.	System of air conditioning	(Proposed)	
xi.	Provision of firefighting	(Proposed)	





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	NA
		<input type="checkbox"/> Not permitted alteration	NA
	c) Is this being regularized	NA	
<b>10.</b>	<b>ENVIRONMENTAL FACTORS:</b>		
i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	Construction work is not started.	
ii.	Provision of rainwater harvesting	Yes (Proposed)	
iii.	Use of solar heating and lighting systems, etc.	(Proposed)	
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 is present in atmosphere	
<b>11.</b>	<b>ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:</b>		
i.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements etc.	Modern structure(Proposed)	
<b>12.</b>	<b>PROJECT DETAILS:</b>		
a.	Name of the Developer	M/s Emaar MGF Land Ltd.	
b.	Name of the Project	Emaar Amaris Phase - 3	
c.	Total no. of Dwelling units	Phase 3: Residential: 522 DU EWS: 22 DU (as per sanctioned map)	
d.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.	
e.	Name of the Architect	Morphogenesis	
f.	Architect Market Reputation	No information available on past Projects executed.	
g.	Proposed completion date of the Project	Phase 3: 31-10-2029 as per RERA(In progress)	
h.	Progress of the Project	No progress.	
i.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input checked="" type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area	



**PART D**

**AREA DESCRIPTION OF THE PROPERTY**

1.	Licensed area of the complete project		Total licensed area of project – 14.025 acres For Phase 3 – 6.11 acres		
2.	Ground Coverage Area	Permitted	For Phase 3 – 19,364.97 sq. Mtr. (35% of land area)(For all phases)		
		Proposed	For Phase 3 – 4,979.47 sq. Mtr.		
3.	Covered Built-up Area Covered Built-up Area	UNDER FAR		PROPOSED AS PER APPROVED MAP (In m <sup>2</sup> )	ACHIEVED STATUS As per Site Visit/Map
		Total	Proposed	49,947.77 sq. mtr.	Construction work is not started.
			Permitted	1,06,135.723 sq. mtr.(for all Phases)	
		UNDER NON-FAR		PROPOSED AS PER APPROVED MAP	ACHIEVED STATUS
		Proposed NON-FAR area		41,912 sq. mtr./ 4,51,136 sq.ft.	Construction work is not started.
		Total Gross Built Up Area		91,859.69 sq. mtr. / 9,88,769 sq.ft.	
4.	Open/ Green Area	Permissible	No information available		
		Proposed	No information available		
5.	Density	Permitted	No information available		
		Proposed	No information available		
6.	Carpet Area		Phase-3 - 7,68,177 sq. ft.		
7.	Saleable Area		Phase-3 - 12,84,666 sq. ft.		

**Total Blocks/ Floors/ Flats**

Approved as per Building Plan / Area details		Actually provided			Current Status	
1.	Phase 3				Phase-3 Construction work is not started.	
	Tower	Unit Type	Conf. of Flats	No. of Flats		Total Saleable Area (In sq.ft.)
	Tower 1	3 BHK	2471	2		4,942
		3 BHK	2784	2		5,567
		4 BHK	2738	2		5,476
		4 BHK	2748	63		1,73,141
		4 BHK	2772	29		80,402
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	Total			522	12,84,666																																																																												
2.	Total no. of Flats/ Units			Phase 3: Residential: 522 DU EWS: 22 DU (as per sanctioned map)																																																																													
3.	Type of Flats			<table><tr><th>Tower</th><th>Unit Type</th><th>Conf. of Flats</th><th>No. of Flats</th><th>Total Saleable Area (In sq.ft.)</th></tr><tr><td rowspan="6">Tower 1</td><td>3 BHK</td><td>2471</td><td>2</td><td>4,942</td></tr><tr><td>3 BHK</td><td>2784</td><td>2</td><td>5,567</td></tr><tr><td>4 BHK</td><td>2738</td><td>2</td><td>5,476</td></tr><tr><td>4 BHK</td><td>2748</td><td>63</td><td>1,73,141</td></tr><tr><td>4 BHK</td><td>2772</td><td>29</td><td>80,402</td></tr><tr><td>4 BHK</td><td>3051</td><td>29</td><td>88,491</td></tr><tr><td rowspan="4">Tower 2</td><td>3 BHK</td><td>2482</td><td>2</td><td>4,963</td></tr><tr><td>3 BHK</td><td>2798</td><td>2</td><td>5,596</td></tr><tr><td>4 BHK</td><td>2748</td><td>95</td><td>2,61,080</td></tr><tr><td>4 BHK</td><td>3065</td><td>30</td><td>91,944</td></tr><tr><td rowspan="2">Tower 3</td><td>2 BHK</td><td>1833</td><td>4</td><td>7,334</td></tr><tr><td>3 BHK</td><td>2128</td><td>129</td><td>2,74,511</td></tr><tr><td rowspan="3">Tower 4</td><td>2 BHK</td><td>1824</td><td>4</td><td>7,296</td></tr><tr><td>3 BHK</td><td>2118</td><td>61</td><td>1,29,224</td></tr><tr><td>3 BHK</td><td>2128</td><td>68</td><td>1,44,700</td></tr><tr><td>Total</td><td></td><td></td><td>522</td><td>12,84,666</td></tr></table>				Tower	Unit Type	Conf. of Flats	No. of Flats	Total Saleable Area (In sq.ft.)	Tower 1	3 BHK	2471	2	4,942	3 BHK	2784	2	5,567	4 BHK	2738	2	5,476	4 BHK	2748	63	1,73,141	4 BHK	2772	29	80,402	4 BHK	3051	29	88,491	Tower 2	3 BHK	2482	2	4,963	3 BHK	2798	2	5,596	4 BHK	2748	95	2,61,080	4 BHK	3065	30	91,944	Tower 3	2 BHK	1833	4	7,334	3 BHK	2128	129	2,74,511	Tower 4	2 BHK	1824	4	7,296	3 BHK	2118	61	1,29,224	3 BHK	2128	68	1,44,700	Total			522	12,84,666
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Total			522	12,84,666																																																																													
4.	Land Area considered			Phase 3 – 6.11 acres																																																																													
5.	Area adopted on the basis of			Property documents only																																																																													
6.	Remarks & observations, if any			---																																																																													
7.	Constructed Area considered (As per IS 3861-1966)			Built-up Area		Phase 3 - 9,88,769 sq. ft.																																																																											
	Area adopted on the basis of			As per map																																																																													
	Remarks & observations, if any			---																																																																													

**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.

*(Signature)*  
Techno Engineering  
2024



**PART E**

**PROJECT APPROVAL DETAILS**

**PHASE 3**

S. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Form LC-V - Formal Grant of license for setting Group Housing Society from DTCP	---	Not provided
2.	Grant of environmental clearance	No. SEIAA/HR/520 Dated : 31/07/2017	Obtained
3.	BR-III - Approval of building plans Letter from DTCP (HR Govt.)	BR-III - Approval of building plans Letter from DTCP (HR Govt.) Dated: 14/09/2023	Obtained
4.	Pollution NOC from Haryana State Pollution Control Board	HSPCB/Consent/:329962323GUNOCTO36960 794 Dated: 06/06/2023	Obtained
5.	Structural Stability certificate	---	Not provided
6.	RERA Registration certificate No.	---	Not provided

***\*Note: The following details have been obtained and taken from documents provided by the client/bank.***





**PART F**

**PROCEDURE OF ASSESMENT**

1.	GENERAL INFORMATION			
i.	Important Dates	<b>Date of Inspection of the Property</b>	<b>Date of Assessment</b>	<b>Date of Report</b>
		3 December 2024	5 December 2024	5 December 2024
ii.	Client	Bank of India, Mehrauli Branch, Gurugram, Haryana		
iii.	Intended User	Bank of India, Mehrauli Branch, Gurugram, Haryana		
iv.	Intended Use	To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Project Tie-up for individual Flat Financing		
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, ascertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the property is identified	<input checked="" type="checkbox"/> Done from the nameplate displayed on the property <input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by the owner's representative <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Cross checked from the boundaries/ address of the property mentioned in the documents provided to us <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		

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



		Verification of authenticity of documents from originals or cross checking from any Govt. dept. have to be taken care by Legal expert/ Advocate.			
vii.	Land Physical Factors	Shape		Size	
		Irregular		Large	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Good	Near to Metro Station	NA
		Urban developing	Within urban developing zone	Near to Highway	
			Within developing Residential zone	Normal location within locality	
		Property Facing			
		South Facing			
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes	Underground (Proposed)	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	Good			
xii.	Any New Development in surrounding area	Some group housing projects are under construction in the vicinity			
xiii.	Any specific advantage/ drawback in the property	None			
xiv.	Property overall usability/ utility Factor	Restricted to a particular use i.e., Group housing (Residential) purpose only.			
xv.	Do property has any alternate use?	None. 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	No. But many land parcels of the same owner merged together to make a			



	colluded with any other property	big land parcel.	
		Comments: None	
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: Property Solution
			Contact No.: +91-9971108008
			Nature of reference: Property dealer
			Size of the Property: ~200 to 600 sq.mtr
			Location: Nearby subject property
			Rates/ Price informed: Rs.1,90,000/- per sq. yds. to 2,20,000/- per sq.yds.
			Any other details/ Discussion held: ---
		b.	Name: Shubham Prop.
			Contact No.: +91-8285854030
			Nature of reference: Nisha Parmar
			Size of the Property: 2000-2500 Sq. ft. (3BHK) (Built-Up Area)
			Location: Nearby
			Rates/ Price informed: Rs.19,000/- per sq. to Rs.20,000/- per sq. ft on super area. (For ready to move on property.)
			Any other details/ Discussion held: The Price of the flat in the subject society ranges from Rs.19,000/- per sq. to Rs.20,000/- per sq. ft on super area.
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 rate in the range of Rs.19,000/- per sq. to Rs.20,000/- for "Ready to move in Property". Since the subject project is yet to start and will take 3-4 years to come to hand over stage, therefore, we are of the view to adopt the range of Rs.16,000/- per sq. to Rs.17,000/- per sq.	



		ft on super area. for the subject project, inclusive all charges. The land rate in subject locality is around Rs.1,90,000/- per sq. yds. to 2,20,000/- per sq.yds., considering the location and size of the property we are of the view to adopt the rate of Rs.2,00,000/- per sq.yds.	
xxvi.	OTHER MARKET FACTORS		
	Current Market condition	Normal	
		Remarks: NA	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Remark:	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Moderate	Adequately available
		Remarks: Large land parcel	
		Adjustments (-/+): -30%	
xxvii.	Any other special consideration	Reason: Irregular Shape of land	
		Adjustments (-/+): -10%	
xxviii.	Any other aspect which has relevance on the value or marketability of the property	NA	
		Adjustments (-/+): 0%	
xxix.	Final adjusted & weighted Rates considered for the subject property	For Land - Rs.1,20,000/- per sq. yds. For Built-up unit - Rs.18,000/- to Rs.19,000/- per sq. ft. on Super area	
xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.	
xxxi.	Basis of computation & working		
	<p>a. In this Project Tie-up report, we have adopted Market rate of Land. However, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.</p> <p>b. Also, since this is a land allotted for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.</p> <p>c. Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.</p> <p>d. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.</p> <p>e. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar</p>		



- type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.
- f. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
  - g. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, price assessment metrics is prepared and necessary adjustments are made on the subject asset.
  - h. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
  - i. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
  - j. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
  - k. Area measurements considered Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
  - l. Area of the large land parcels of more than 2500 sq. mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
  - m. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
  - n. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
  - o. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
  - p. 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. <i>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.</i>
xxxii.	<b>ASSUMPTIONS</b> <ul style="list-style-type: none"> <li>a. <i>Documents/ Information/ Data provided by the client/ property owner or his representative both written &amp; verbally is true and correct without any fabrication and has been relied upon in good faith.</i></li> <li>b. <i>Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true &amp; factual.</i></li> <li>c. <i>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.</i></li> <li>d. <i>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.</i></li> <li>e. <i>Payment condition during transaction in the Project tie up report has been considered on all cash bases which includes both formal &amp; informal payment components as per market trend.</i></li> <li>f. <i>Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative &amp; Estimated Fair Prospective Market Value of the asset unless otherwise stated.</i></li> <li>g. <i>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.</i></li> </ul>
xxxiii.	<b>SPECIAL ASSUMPTIONS</b> None
xxxiv.	<b>LIMITATIONS</b> None



3.	COST ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Cost of Land
a.	Prevailing Rate range	Rs.4,00,00,000/- per acres. (For Agricultural Land)	Rs. 1,90,000/- to Rs. 2,20,000 per sq.yds
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.16,00,00,000/- per acres (4 times of agricultural land for group housing societies)	Rs. 1,20,000 per sq.yds(after discount)
d.	Total Land Area/ FAR Area considered (as per RERA registration certificate)	6.11 acres / 29,572 sq.yds	6.11 acres / 29,572 sq.yds
e.	Total Value of land (A)	5.43 acres x Rs.17,60,00,000/- per acres <b>Rs.97,76,00,000/-</b>	29,572 sq.yds x Rs. 1,20,000 per sq.yds <b>Rs.3,54,86,88,000/-</b>

4.	COST ASSESSMENT OF BUILDING CONSTRUCTION			
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE FOR PHASE I	
			FAR	NON-FAR
	Building Construction Value	Rate range	Rs. 1,700/- to 19,00/- 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	Total: 49,948 sq. mtr. (5,37,633 sq. ft.)	41,912 sq.mtr. / (4,51,136 sq. ft.)
		Pricing Calculation	5,37,633 sq. ft. X Rs. 1,800/- per sq. ft.	4,51,136 sq. ft. X Rs.1,500/- per sq. ft.
		Total Value	<b>Rs.8,99,05,999/-</b>	<b>Rs.6,28,67,870/-</b>
a.	Depreciation percentage (Assuming salvage value % per year)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor		NA	
c.	Structure Type/ Condition		RCC framed structure / Under Construction	
d.	Expected Building Construction Value for Phase I		Rs.15,27,73,868/-	

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.1,06,94,171/-
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.1,37,49,648/-





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.76,38,693/-
e.	<b>Expected Construction Value (C)</b>	---	<b>Rs.3,20,82,512/-</b>

6.	MARKET/ SALEABLE AMOUNT OF THE FLATS	
a.	Total No. of DU	Phase 3: Residential: 522 DU
b.	Total No. of EWS Units	EWS: 22 DU
c.	Total Proposed Saleable Area for flats	Phase 3 - 12,84,666 sq. ft.
d.	Launch Price = (approx.) (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	No information provided
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs 19,000/- to 20,000/- Per Sq. ft.
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs 18,000/- to 19,000/- Per Sq. ft. on super Built-up Area.
e.	Remarks	<ul style="list-style-type: none"> <li>The value of the Flats is varying from floor to floor and direction to direction as per information gathered from the public domain &amp; dealers of that area, and it is found that flat rates vary from Rs 18,000/- to 19,000/- Per Sq. ft. on super Built-up Area for the Project and the same seems to be reasonable in our view.</li> <li>Details of the inventory is as provided by the builder.</li> </ul> <p>Pricing assessment of the inventory is done based on the prospective number of flats which builder intends to create in this Project as provided by the builder.</p>





## INVENTORY ANALYSIS

Tower	Unit Type	Conf. of Flats	No. of Flats	Total Saleable Area (In sq.ft.)	Total Minimum Market Rate@Rs.18,000/- per sq. ft. on super built up area for individual flat(In CR.)	Total Maximum Market Rate@Rs.19,000/- per sq. ft. on super built up area for individual flat (in CR.)
Tower 1	3 BHK	2471	2	4,942	8.89	9.39
	3 BHK	2784	2	5,567	10.02	10.58
	4 BHK	2738	2	5,476	9.86	10.40
	4 BHK	2748	63	1,73,141	311.65	328.97
	4 BHK	2772	29	80,402	144.72	152.76
	4 BHK	3051	29	88,491	159.28	168.13
Tower 2	3 BHK	2482	2	4,963	8.93	9.43
	3 BHK	2798	2	5,596	10.07	10.63
	4 BHK	2748	95	2,61,080	469.94	496.05
	4 BHK	3065	30	91,944	165.50	174.69
Tower 3	2 BHK	1833	4	7,334	13.20	13.93
	3 BHK	2128	129	2,74,511	494.12	521.57
Tower 4	2 BHK	1824	4	7,296	13.13	13.86
	3 BHK	2118	61	1,29,224	232.60	245.53
	3 BHK	2128	68	1,44,700	260.46	274.93
<b>Total</b>			<b>522</b>	<b>12,84,666</b>	<b>2,312.40</b>	<b>2,440.87</b>





7. CONSOLIDATED COST ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs.97,76,00,000/-	Rs.3,54,86,88,000/-
b.	Structure Construction Value (B)	NA	Rs.15,27,73,868/-
c.	Additional Aesthetic Works Value (C)	NA	Rs.3,20,82,512/-
d.	Total Add (A+B+C)	Rs.97,76,00,000/- (land value only)	Rs.3,73,35,44,380/-
e.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
f.	Deductions charged if any	NA	NA
	Details/ Justification	NA	NA
g.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs.3,73,35,44,380/-
h.	Rounded Off	---	Rs.3,73,40,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Three hundred Seventy-Three Crore Forty Lakhs Only
j.	Expected Realizable Value	---	Rs.3,17,39,00,000/-
k.	Expected Distress Sale Value	---	Rs.2,80,05,00,000/-
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 marker Value definition.

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

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



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

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

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

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

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

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

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

p. **Enclosures with the Report:**

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



### IMPORTANT NOTES

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

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



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

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

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

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

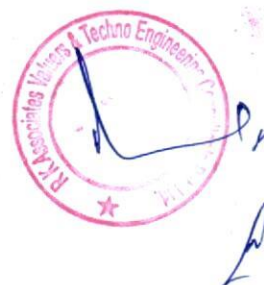
**Terms of Services & Consultant's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.**

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Shubham Joshi	Nischay Gautam	Anil Kumar
		






<b>Declaration</b>	<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 Estate Valuation by Banks and HFIs in India, 2009 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of our ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook as much as practically possible in the limited time available. Procedures and standards adopted in carrying out the assessment is mentioned in Part-F of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just &amp; 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 <b>Shubham Joshi</b> has visited the subject property on <b>3/12/2024</b> in the presence of the owner's representative with the permission of owner.</p> <p>f. Firm is an approved Valuer of the Bank.</p> <p>g. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.</p> <p>h. We have submitted the Valuation Report directly to the Bank.</p>
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**ENCLOSURE 1: PRICE TREND REFERENCES OF THE SIMILAR RELATED  
PROPERTIES AVAILABLE ON PUBLIC DOMAIN**

**Built-up Unit Reference**



**Emaar Amaris**  
2 BHK Flat for Sale in Sector 62, Gurgaon  
**₹ 3.25 Cr.**  
1650 Sq.Ft. Under Construction  
Saleable Area Possession Status  
Introducing a luxurious Flats for sale in Sector 62, Gurgaon [Read More](#)  
FREE HOLD REPUTED BUILDER LUXURY LIFESTYLE PRIME LOCAT

**M** Manoj Babu 4.9 ★ [Whatsapp](#) [Contact Agent](#)



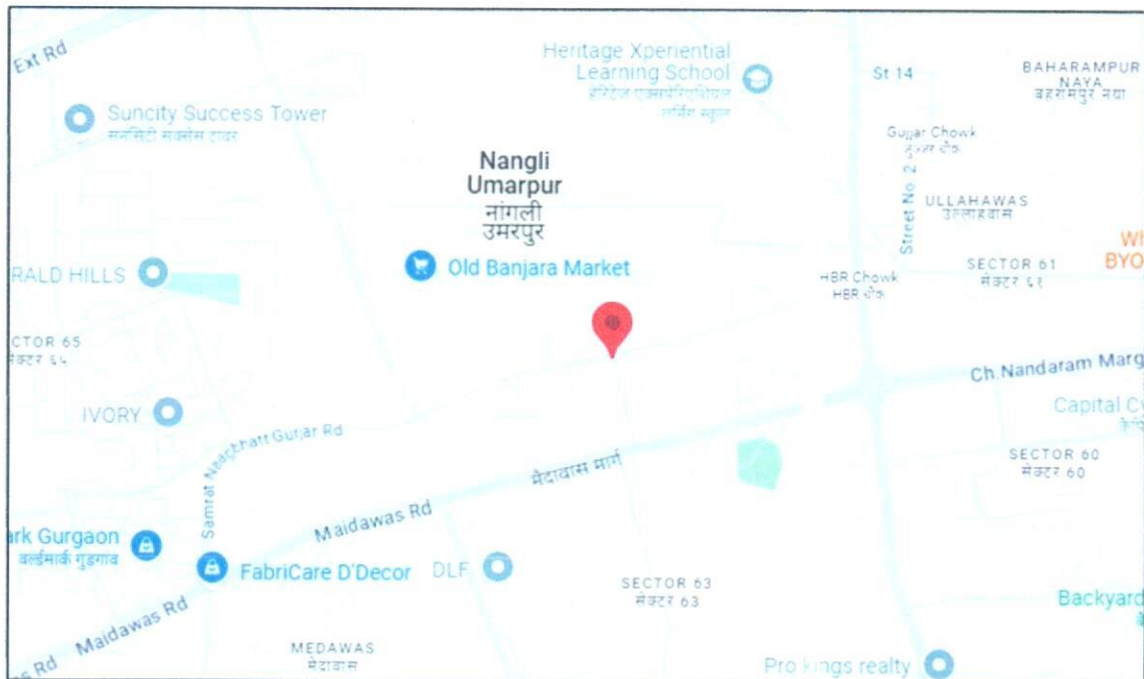
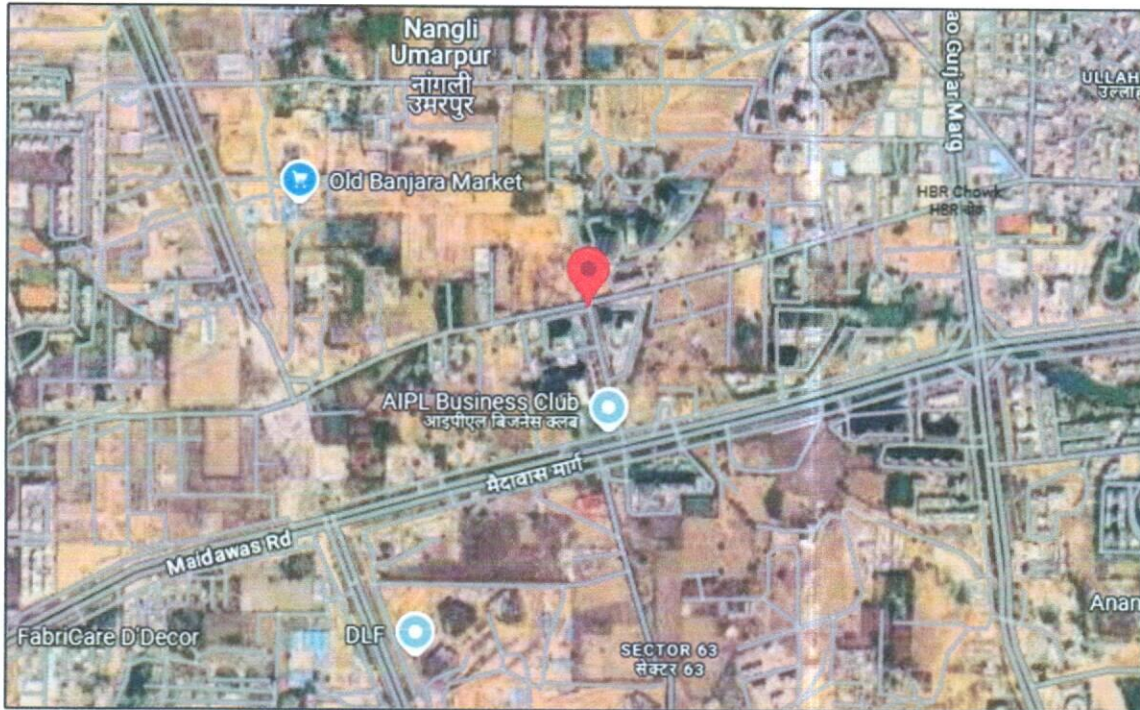
**Emaar Amaris**  
3 BHK Flat for Sale in Sector 62, Gurgaon  
**₹ 4.4 Cr.**  
2200 Sq.Ft. Under Construction  
Saleable Area Possession Status  
Introducing a luxurious and spacious Flats available for [Read More](#)  
PRIME LOCATION WIDE ROAD REPUTED BUILDER LUXURY LIFE ST

**M** Mahesh [Whatsapp](#) [Contact Agent](#)

*(Handwritten signature and stamp)*



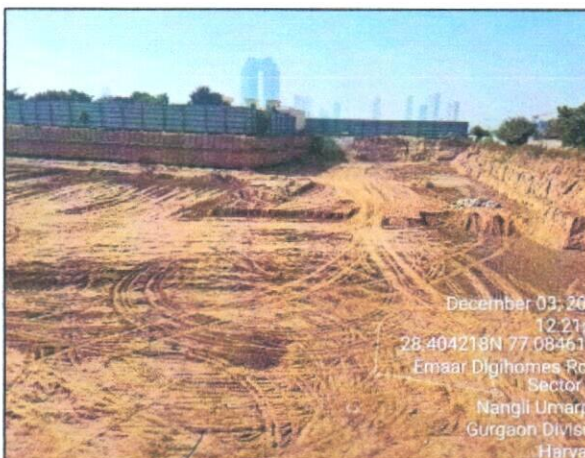
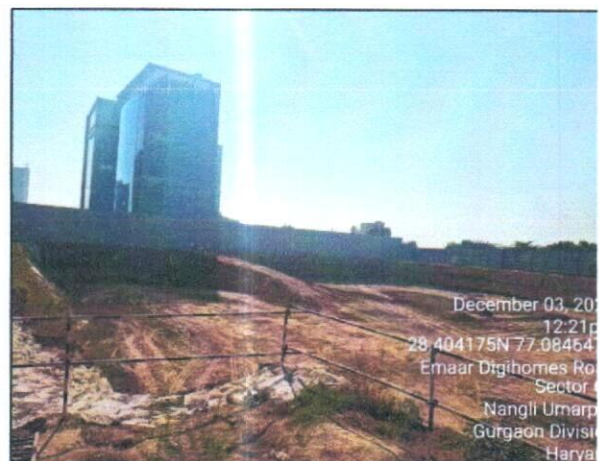
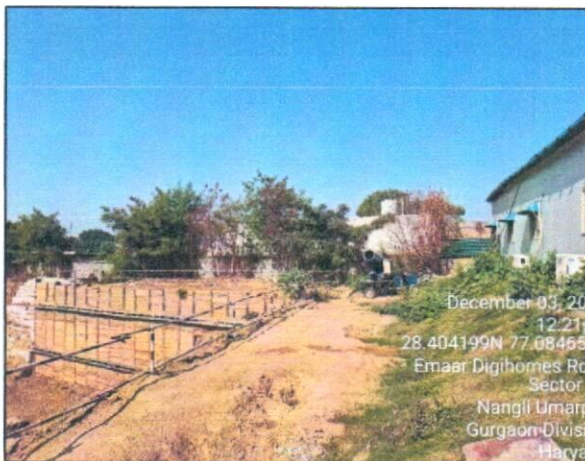
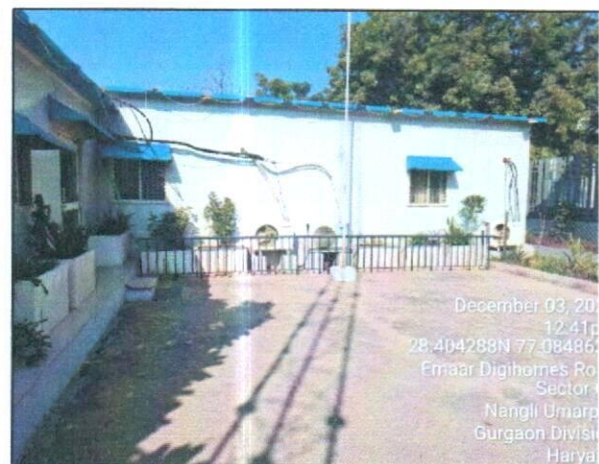
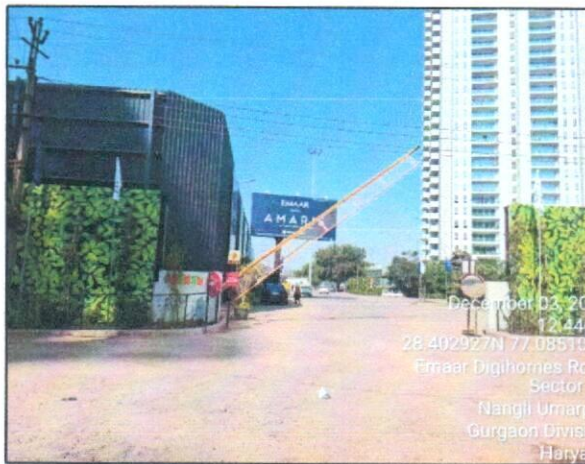
**ENCLOSURE 2: GOOGLE MAP LOCATION**



*(Handwritten signature and stamp)*



## ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY





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

## Updated Predictive Collector Rates for 2024

District-गुरुग्राम				Tehsil-बादशाहपुर							
हमसपुर	INSIDE RZONE Co-IV IND AREA	निवासीय	निवासीय	N	13000	वैग मज	14300	वैग मज	15000	वैग मज	15
		व्यवसायिक	व्यवसायिक	N	22000	वैग मज	24200	वैग मज		वैग मज	10
नमसी उमरपुर	Namshi Umarpur	कृषि	वाही	N	40000000	एकड़	48000000	एकड़		एकड़	15
		निवासीय	निवासीय	N	17000	वैग मज	18700	वैग मज		वैग मज	10
		व्यवसायिक	व्यवसायिक	N	28000	वैग मज	30800	वैग मज		वैग मज	10
नूरपुर झरसा	INSIDE RZONE Co-IV IND AREA	कृषि	वाही	N	27000000	एकड़	29700000	एकड़	30000000	एकड़	11
		निवासीय	निवासीय	N	10000	वैग मज	11000	वैग मज	11500	वैग मज	15
		व्यवसायिक	व्यवसायिक	N	15000	वैग मज	16500	वैग मज		वैग मज	10
	Noorpur Jharsa	कृषि	वाही	N	17000000	एकड़	20400000	एकड़		एकड़	20
		निवासीय	निवासीय	N	9500	वैग मज	10450	वैग मज	10500	वैग मज	10
		व्यवसायिक	व्यवसायिक	N	14000	वैग मज	15400	वैग मज		वैग मज	10
पनडा	INSIDE RZONE Co-IV IND AREA	कृषि	वाही	N	25000000	एकड़	30000000	एकड़		एकड़	20
		निवासीय	निवासीय	N	13000	वैग मज	14950	वैग मज		वैग मज	15
		व्यवसायिक	व्यवसायिक	N	23500	वैग मज	25850	वैग मज		वैग मज	10
	Palta	कृषि	वाही	N	15000000	एकड़	18000000	एकड़		एकड़	20
		निवासीय	निवासीय	N	12000	वैग मज	13200	वैग मज		वैग मज	10
		व्यवसायिक	व्यवसायिक	N	23500	वैग मज	25850	वैग मज		वैग मज	10
फाजिपुर झरसा	25 percent GGN SOHNA ROAD inside R Zone Fazipur Jharsa	कृषि	वाही	N	43750000	एकड़	48125000	एकड़	55500000	एकड़	26
		कृषि	वाही	N	30000000	एकड़	33000000	एकड़	38500000	एकड़	28
		कृषि	बजर	N	35000000	एकड़	38500000	एकड़		एकड़	10

File No. 10/2024/25-2024/12/2024/2024

Exemption for existing collector rate  
Green field, Disturbance rate Applied for Newcomer (Applicant Officer from Area R Zone)

Page 1 of 9

3/9

**Proposed Collector rate list of Sub Tehsil Badshahpur, District Gurugram for the year 2024-25**

Note :

- Any land for which change of land use (CLU) has been obtained the following rate will be applicable
  - Residential Plotted Colony - Three times of Agriculture Collector rate
  - Residential Group Housing - Four times of Agriculture Collector rate**
  - Commercial - Five time of Agriculture Collector rate
  - Ware House - Two Time of agriculture Collector Rates
  - Institutional Land - Three times of Agriculture Collector rate
- Land falling on SPR the value of land will be 10% more upto 2 Acre depth.
- Land falling on Gurugram Sohna Road and NH-48 the value of land will be 25% more upto 2 Acre depth.
- Land less then 1000 Sq. Yd. will be treated as residential for stamp duty collection.
- Plots which are two and three side open stamp duty will be 10% extra
- Land Falling on park facing stamp duty will be 10 % extra
- Land fallig on both P Plot and park facing stamp duty will be 10 % extra
- SCO-4 Times of agriculture rate

Naib Tehsildar,  
Sub Tehsil Badshahpur

SDO (C)  
Badshahpur

DRO  
Gurugram

Deputy Commissioner-cum-  
Registrar, Gurugram



**ENCLOSURE 5: OTHER RELEVANT DOCUMENTS**

**PROJECT REGISTRATION CERTIFICATE (ALL PHASE)**

BR-III  
(See Rule 44)  
DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA  
SCO-71-75, SECTOR-17-C, CHANDIGARH.  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcphry@gmail.com  
Website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

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Memo No. ZP-391/JD(RM)/2015/ 5260 Dated:- 11/4/15

To  
Juhi Promoters Pvt. Ltd and others.  
C/o Emaar MGF Land Ltd.  
ECE House, 28 K.G. Marg,  
New Delhi-110001

Subject:- Approval of building plans of Group Housing Colony measuring 14.025 acres (Licence No. 265 of 2007 dated 02.12.2007) in Sector-62 Gurgaon Manesar Urban Complex being developed by Juhi Promoters Pvt. Ltd and others in collaboration with Emaar MGF Land Ltd.

Reference your application dated 24.09.2014 for permission to erect the buildings in Group Housing Colony measuring 14.025 acres in Sector-62, Gurgaon Manesar Urban Complex, in accordance with the plans submitted with it.

Permission is hereby granted for the aforesaid construction subject to the provisions of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963, its rules and the zoning plan framed there under along with special reference to following conditions:-

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

Further that -

- a) The building shall be constructed as per the structure design submitted by you and as certified by your structure engineer that the same has been designed as per the provisions of NBC and relevant IS code for all seismic load, all dead and live loads wind pressure and structural safety from earthquake of the intensity expected under Zone-IV.
- b) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
- c) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
- d) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.

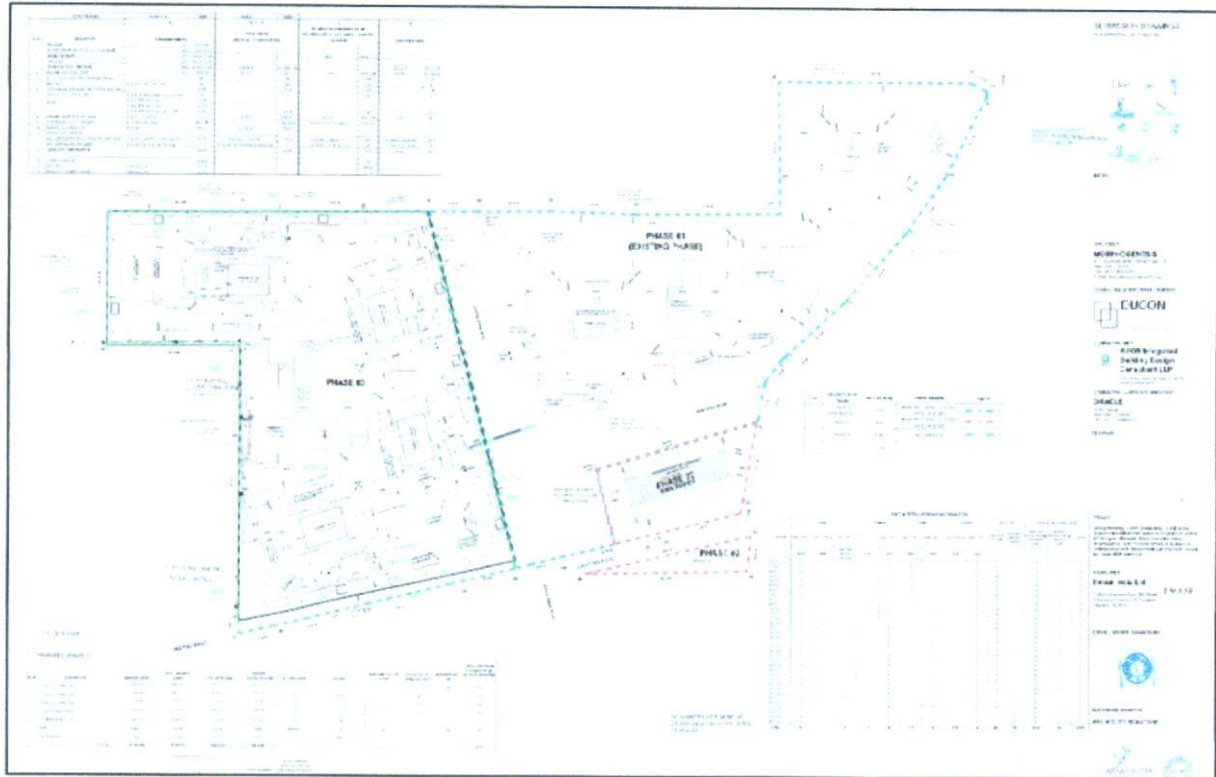
3. FIRE SAFETY:  
The colonizer firm and the Supervising Architect of the project shall be entirely responsible for making provisions of fire safety and fire fighting measures and shall abide by all fire safety bye laws.

Further, the colonizer firm shall also prepare and submit the plans in triplicate to






**SITE PLAN (ALL PHASE)**





## HEIGHT CLEARANCE (ALL PHASE)



**भारतीय विमानपत्तन प्राधिकरण**  
**AIRPORTS AUTHORITY OF INDIA**  
PALM/NORTH/3/122121/641924

**आय/रह/नर/अन/नो/2022/04/13-16**

**मालिक का नाम एवं पता**  
OWNERS Name & Address

Juli Promoters Pvt. Ltd. And Others  
306-308, 3rd Floor, Square One, C-2, District Centre Saket  
South Delhi Delhi 110017

**दिनांक/DATE:**  
03-01-2022

**वैधता/ Valid Up to:**  
02-01-2030

**ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (नो-ऑब्जेक्शन)**  
**No Objection Certificate for Height Clearance**

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन विभाग) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसम्बर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।  
1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2) इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।  
2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आई.टी. / NOC ID	PALM/NORTH/3/122121/641924
आवेदक का नाम / Applicant Name*	Rakesh Rana
स्थल का पता / Site Address*	Rect No 17 Kila No. 10, Rect No. 18 Kila No. 6, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21/1, 22/1, 23/1, 23/3, 24/1, 24/3, Rect No 19 Kila No. 15, Village Nangli Umarpur, Tehsil and Dist. Gurgaon, Nangli Umarpur, Gurgaon, Haryana
स्थल के निर्देशांक / Site Coordinates*	28 24 13.78N 77 04 56.00E, 28 24 13.82N 77 05 01.12E, 28 24 09.77N 77 05 01.24E, 28 24 11.58N 77 05 10.37E, 28 24 13.38N 77 05 10.72E, 28 24 17.68N 77 05 10.91E, 28 24 13.83N 77 05 11.11E, 28 24 17.87N 77 05 11.27E, 28 24 15.98N 77 05 13.60E, 28 24 16.55N 77 05 13.97E, 28 24 17.90N 77 05 14.61E
स्थल की ऊँचाई एएमएसएल मीटर में (औसत समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	237.53 M
अनुमत्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसत समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	386.13 M

\* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant\*

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है।  
3. This NOC is subject to the terms and conditions as given below:



क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमत्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की सत्यता का या तो उत्तरदायित्व वहन करता है, और या ही इनको प्रमाणित करता है। यदि किसी भी रूप पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कार्यान्वयन कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, दुर्घा आदि के कारण अवरोध का विवरण) के अधीन कार्यवाही की जाएगी।  
a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994\*.

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को बहुत हद तक मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुसूचक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विरोध के मामले में, नम्रित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।  
b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be





**POLLUTION NOC (ALL PHASE)**

 <b>HARYANA STATE POLLUTION CONTROL BOARD</b> Gurgaon North Vikas Sadan, 1st Floor, Near DC Court, Gurgaon Ph.0124-2332775 Email:- hspcbrogrn@gmail.com E-mail: hspcb@hry.nic.in			
No. HSPCB/Consent/: 329962323GUNOCTO36960794		Dated:06/06/2023	
To:			
M/s Emaar MGF Land Limited Village Nangli Umarpur, Sector-62			
Subject: Grant of consent to operate to M/s Emaar MGF Land Limited.			
Please refer to your application no. 36960794 received on dated 2023-05-16 in regional office Gurgaon North. With reference to your above application for consent to operate, M/s Emaar MGF Land Limited is here by granted consent as per following specification Terms and conditions.			
Consent Under	BOTH		
Period of consent	06/06/2023 to 30/09/2025		
Industry Type	Building and Construction projects having waste water generation more than 100 KLD in respective of their built-up area		
Category	RED		
Investment(In Lakh)	40414.0		
Total Land Area(Sq. meter)	56757.15		
Total Builtup Area(Sq. meter)	187514.3		
<b>Quantity of effluent</b>			
1. Trade	0.0 KL/Day		
2. Domestic	385.0 KL/Day		
Number of outlets	1.0		
<b>Mode of discharge</b>			
1. Domestic	STP		
2. Trade			
<b>Domestic Effluent Parameters</b>			
1. BOD	10 mg/l		
2. COD	50 mg/l		
3. TSS	20 mg/l		
4. O&G	10 mg/l		
5. pH	5.5-9.0		
<b>Trade Effluent Parameters</b>			
1. NA			
Number of stacks	1		
Height of stack			





**ENVIRONMENT CLEARANCE NOC (ALL PHASE)**

No. SEIAA/HR/2017/ 520

Dated: 31-07-2017

To

✓ M/S Emaar MGF Land Limited.  
 Emaar MGF Business park,  
 Mehrauli Gurgaon Road,  
 Sikandarpur Chowk, Sector- 28,  
 Gurgaon 122 002, Haryana.

**Subject: Environmental Clearance for Group Housing colony located at village NangliUmarpur, Sector -62, Gurgaon , Haryana.**

Dear Sir,

This letter is in reference to your application no. nil dated 03.11.2014 addressed to M.S. SEIAA, Haryana received on 04.11.2014 and subsequent letters dated 31.08.2015, 13.02.2017 and 13.04.2017 seeking prior Environmental Clearance for the above project under the EIA Notification, 2006. The proposal was transferred to MoEF & CC, GoI on 27.03.2015. No action was taken and the case was returned to SEIAA on 31.08.2015; after its constitution. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-I, Form1-A, Conceptual Plan, EIA/EMP on the basis of approved TOR and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MOEF, GoI vide their Notification 21.08.2015, in its meetings held on 07.02.2015, 15.02.2016, 10.11.2016, 14.12.2016, 30.03.2017 and 29.05.2017 awarded "Gold" grading to the project.

[2] It is inter-alia, noted that the project involves the Group Housing colony located at village Nangli Umarpur, Sector -62, Gurgaon , Haryana as under.

Sr. no	Particulars	Remarks
1.	Plot area	56757.15sqm
2.	Built up area	187514.31 sqm
3.	Nos. of Towers	6 Towers, 2 basement + GF + Maximum 28 Floors, convenient shopping, community center, club, service personals
4.	Height	100 Meter
5.	Green belt	30%
6.	Water requirement	Phase I 208 KLD + Phase II 111 KLD
7.	Fresh Water	Phase I 106.44 KLD + Phase II 47.5 KLD
8.	Waste Water	Phase I 138 KLD + Phase II 63 KLD
9.	STP Capacity	Phase I 170 KLD Phase II 80 KLD
10.	Power Requirement	5296 KW (Phase-I - 3369 KW & Phase-II- 1927 KW)
11.	Solid Waste	1373.2 kg/day (phase I- 941.33, phase-II - 431.862)
12.	Parking	1273 ECS (phase I- 748, phase-II -525)
13.	RWH	20 pits



**FIRE SAFETY NOC (ALL PHASE)**

**From** Director General  
 Fire Service, Haryana Panchkula

**To** M/s. Juhli Promoters Pvt Ltd and Others Care of Emaar MGF Land Limited  
 Sector 62, Gurugram

**Memo No.** FS/2022/226 dated : 20/10/2022

**Subject :** Fire Safety Certificate 15 mtrs. and Above from the fire safety point of view for Group A- Residential Building at meas. 14.025 acres in Sector 62, Gurugram of M/s Juhli Promoters Pvt. Ltd. & Others C/o Emaar MGF Land Limited. :

Reference your letter no. 051452223000120 dated 15/09/2022 on the subject cited above.

Tower Name	Floor Detail	Height	Ground Coverage
Tower- A	G to 32	107.20 Mtr.	1034.78 Sq. Mtr.
Tower- B	G to 32	107.20 Mtr.	708.11 Sq. Mtr.
Tower- C	G to 32	107.20 Mtr.	708.11 Sq. Mtr.
EWS/Convenient Shopping	G to 05	18.45 Mtr.	656.19 Sq. Mtr.
Community Building	G to 02	14.55 Mtr.	1111.54 Sq. Mtr.

Tower Name	Basement Level	Basement Area	Basement Remarks
Tower- A,B & C	Basement- 01	14425.164 Sq. Mt.	Tower- A,B & C
Tower- A,B & C	Basement- 02	14425.164 Sq. Mt.	Tower- A,B & C

- 1) The owner/occupier shall give a self-declaration certificate annually regarding fire safety system installed in his building premises is working in good condition and there is no addition/alteration in the building.
- 2) In case there is any addition/alteration in the building, the Fire Safety Certificate shall cease to exist and the owner shall apply for approval of revised Fire Fighting Scheme.
- 3) As per sub-section (1) and the competent authority may randomly check such building premises.
- 4) The owner/occupier shall keep duly trained Fire Staff in all three shifts.
- 5) The Fire Protection System tested during inspection shall be maintained properly & always should be in good working condition.
- 6) If any lapse is found in the fire protection system at the time of inspection or detected during outbreak of fire, action will be taken as per rules against you.
- 7) You are directed to apply for Fire Safety Certificate in future before 2 months of expiry of your Fire Safety Certificate.
- 8) The open set back area is not checked at our end as it shall be checked by concerned building authority department.
- 9) The owner/occupier shall strictly follow the other applicable rules, regulations, byelaws laid down regarding fire safety system. If you fail to comply with any of the above terms & conditions you will be liable to be punished as per Section 30(3) & 47 of Fire & Emergency Services Act 2022.
- 10) You have to perform quarterly Fire Drill in your building as per NRC with intimation to Fire Department and video/graphic evidence to be kept as a record which shall be produced at the time of next Renewal. Official Staff should be participated in the drill.
- 11) If the infringements of Byelaws remains un-noticed the Authority reserves the right to amend the Fire Safety Certificate as and when any such infringements comes to notice after giving an opportunity of being heard and the Authority shall stand indemnified against any claim on this account.
- 12) Fire safety Certificate granted subject to condition that there is no violation in sanctioned building plan by virtue of which fire fighting scheme was approved.
- 13) The owner or occupier of the building shall give a self-declaration certificate annually to the effect that the fire fighting system installed in his building is working in good condition and there is no addition/alteration in the building. The Fire Officer may randomly check such building. In case there is any addition/alteration beyond permissible limits under the Haryana Building Code - 2017, the fire safety certificate shall cease to exist and the owner shall apply for approval of revised Fire Fighting Scheme as per the provision of section 18.

The above Fire Safety Certificate is valid for only **Five** year from the date of issue of this letter. Applying renewal of the same well in time shall be the responsibility of owner/occupier.


**Remarks:- Application Updated**






## HAZARDOUS & OTHER WASTE NOC (ALL PHASE)

Application no. 38365508  
 Industry id: 1961 NO295011  
 Date: 26/06/2023



**Haryana State Pollution Control Board**  
 Gurgaon North Vikas Sadan, 1st Floor, Near DC Court, Gurgaon Ph.0124-  
 2332775 Email:- hspcbgrn@gmail.com



**No. :HWM/GUNO/2023/38365508** **DT: 26/06/2023**

To

M/s Emaar MGF Land Limited  
 Village Nangli Umarpur, Sector-62  
 Gurgaon north

**Sub: Grant of Authorization under Hazardous and Other Wastes(Management & Transboundary Movement) Rules, 2016**

- Reference of application:38365508 dated: 26/06/2023
- Shushir Lal of Emaar MGF Land Limited is hereby granted an authorization for generation, storage on the premises situated at Village Nangli Umarpur, Sector-62

**HARYANA STATE**  
 Details of Authorization

S.No.	Name of process and Category of Hazardous Waste as per the Schedules I, II and III of these rules	Authorized mode of disposal or recycling or utilisation or co-processing, etc.	Quantity
1	Industrial operations using mineral synthetic oil as lubricant in hydraulic systems or other applications, Used spent oil	Authorized recycler	1 KL/Annua m

- The authorization shall be valid for a period of 26/06/2023 to 30/09/2025
- The authorization is subject to the following general and specific conditions :-
  - The unit will submit the Annual Report under HWM Rules by 30th June and Environment Statement by 30th September every year. 2. Unit will apply for renewal of consent/Authorization at least 90 days before expiry date of the consent/Authorization. 3. The hazardous waste generated by the unit will be disposed off through authorized TSDF/recyclers / Refiners of hazardous waste. 4. Unit will comply all the applicable Law/Acts/CPCB directions under the HWM, Rules 2016 time to time, Unit will submit Annual Return under HWM, Rules timely. 5. Unit will maintain the record of storage and sold out the waste/spent oil of dg sets and same will submit in board on yearly basis. 6. That the authorization under HWM rules so granted shall become invalid in case of violation of any of the above / any law of the land. 7. Unit will generate online manifest regarding lifting of Hazardous Waste. 8) Unit is directed to comply with all the conditions invoked in authorization granted, failing which authorization granted will be suspended /revoked.



**HAZARDOUS & OTHER WASTE NOC (ALL PHASE)**

**Gurugram Metropolitan Development Authority**  
Plot No. 3, Sector 44, Gurugram, Haryana, Pin: 122003  
Web site gmda.gov.in

To  
Kul Bhushan C/o Group housing colony namely DigiHomes  
being developed by Emaar India Limited  
14.025 Acres Group Housing namely  
"Digi-Homes" being developed by EMAAR  
INDIA LIMITED, Sector 62, Gurugram  
(Licence No. 265 of 2007)



9876888338  
kul.bhushan@emaar.ae


Date - Sat, 10 Jun 2023

Subject:  
Water supply connection of 100 mm dia for residential  
Project "Group housing colony namely DigiHomes being  
developed by Emaar India limited" an area measuring  
56757.071 sqm, License No. 265 of 2007 in Sector No.  
Sector 62, Gurugram.

Reference: Your application WC-1681466345782 dated 14-Apr-2023 for the subject as above.

In this context, as per your application for water connection to above premises to connect your intake  
system of boosting /water works through 100 mm i/d pipe line to withdraw potable water as per  
approved service estimate at one point mentioned in approved plan is hereby sanctioned subject to the  
following conditions:-

1. The K Number allocated is '23050924', henceforth please use this number for any future correspondence.
2. The connection will be given only from GMDA existing water supply line subject to availability of water in pipe line. Further intake and boosting arrangement will be made by the colonizer at their own expenses.
3. The connection is hereby authorized for supply of bulk water supply in U/GT only. Further, arrangement for water supply to individual unit will be made by the colonizer at their own cost as per approved system.
4. The water bill will be raised by Executive Engineer-I, W/S Division, GMDA, Gurugram and the applicant / firm will be whole responsible for the full payment regularly within stipulated period.
5. Installation of self recording electronic water meter and its good performance will be the colonizers responsibility. Total Rs 2,00,000/- has been received in GMDA account on dated 03.06.2023 vide reference no GMDAWC844651685691042106 and Rs 2,00,000/- has been received in GMDA account on dated 03.06.2023 vide reference no GMDAWC737931685691284520 (Rs 2,00,000/- as water connection security + Rs 2,00,000/- as

  
**Abhinav Verma**  
Executive Engineer-I, W/S Division,  
Gurugram Metropolitan Development Authority



## ENCLOSURE 6: CONSULTANT'S REMARKS

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



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



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

