

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

CASE NO. VIS (2024-25)-PL633-568-802

DATED: 02/01/2025

# PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	RESIDENTIAL PLOTTED COLONY
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	VILLA
NAME OF PROJECT	ELDECO AMAYA

SITUATED AT  
ELDECO AMAYA, VILLAGE-RATHDHANA, SECTOR-33, SONIPAT,  
HARYANA

▪ Corporate Valuers DEVELOPER/ PROMOTER  
▪ Business/ Enterprise/ M/S. ELDECO GREEN PARK INFRASTRUCTURE LTD.

▪ Lender's Independent Engineers (LIE)  
▪ Techno Economic Viability Consultants (TEV) REPORT PREPARED FOR  
STATE BANK OF INDIA, HLST BRANCH, GURUGRAM, HARYANA  
▪ Agency for Specialized Account Monitoring (ASM)

▪ Project Techno-Financial Advisors  
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.

▪ Chartered Engineers  
NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which  
▪ Industry/ Trade Rehabilitation Consultants report will be considered to be accepted & correct.

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

▪ Panel Valuer & Techno Economic Consultants for PSU  
Banks

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**PART A**

**SNAPSHOT OF THE GROUP HOUSING PROJECT**



**SITUATED AT**

**VILLAGE-RATHDHANA, SECTOR-33, SONIPAT, HARYANA**







## PROJECT TIE-UP REPORT

### ELDECO AMAYA

		RERA Registration certificate	RERA Registration Certificate	Dated- 25/09/2023 & 24/10/2024
		Required NOCs for Project	Required NOCs for Project	Refer Part-D
xv.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	NA

2.	SUMMARY		
i.	Total Prospective Fair Market Value	Rs. 80,70,00,000/- (For Villa Only)	
ii.	Total Expected Realizable/ Fetch Value	Rs. 68,59,50,000/-	
iii.	Total Expected Distress/ Forced Sale Value	Rs. 60,52,50,000/-	
iv.	Total No. of Plots	Residential – 253 Total (206 Plots & 47 Villas) Commercial – 1 Block	
v.	Carpet area of the project/Carpet	62,648 sq.ft. (47 villas)	
vi.	Saleable Area of the Project	Residential: - 24381.45 sqm	Plots - 19564.288 sqm. Villas - 4817.159 sqm. (Land) Built-up Area – 89,627 sq.ft.
		Commercial: - 1378.76 sqm	
vii.	Total Inventory Cost as on "Date of Assessment"	From Rs. 76.18 Cr. to Rs. 85.14 Cr. (For Villa Only)	

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 Circle Rate
v.	Enclosure 5	Other Important documents taken for reference
vi.	Enclosure 6	Consultant's Remarks
vii.	Enclosure 7	Survey Summary Sheet

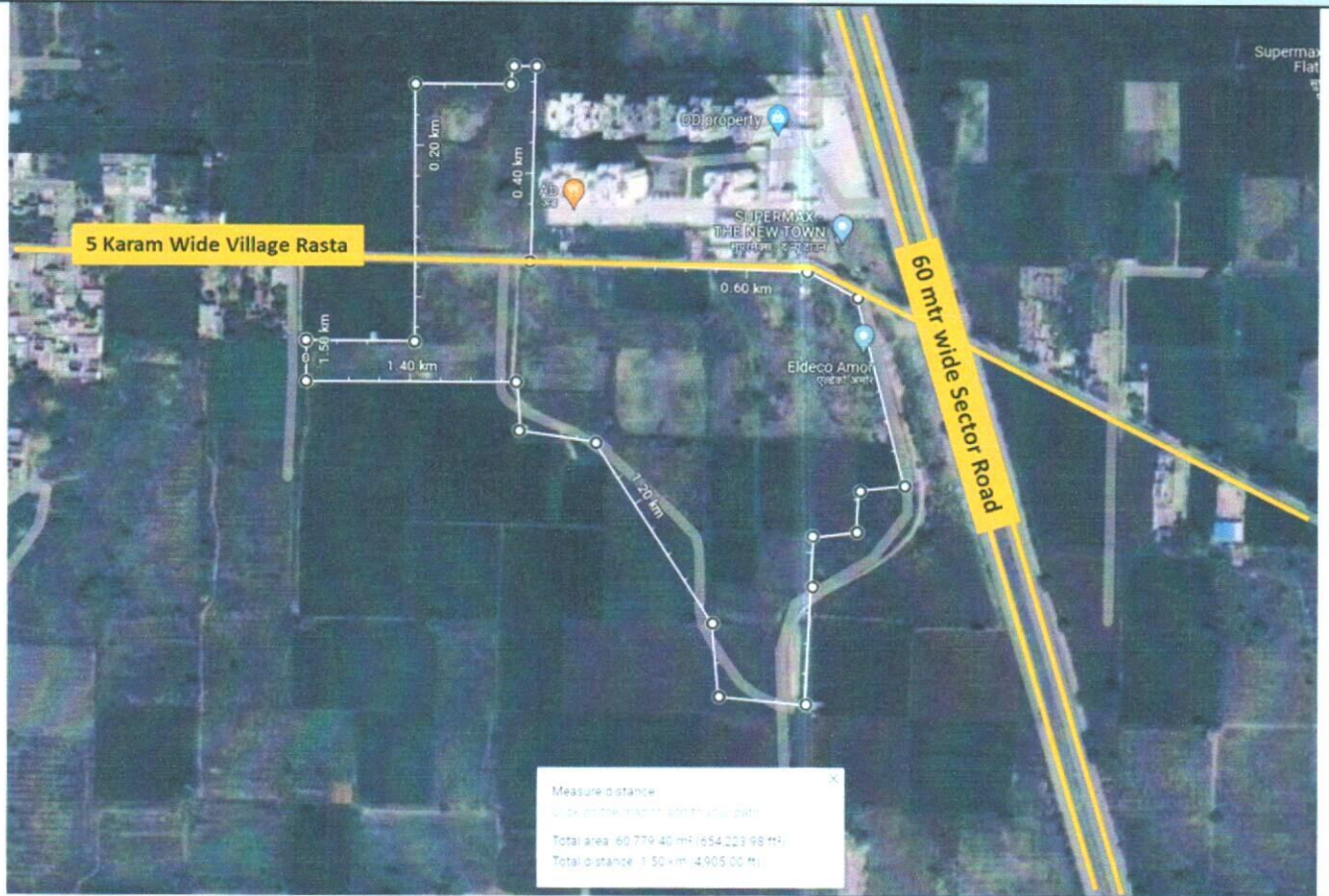
  




**PART C**

**CHARACTERISTICS DESCRIPTION OF THE PROJECT**

**1. BRIEF DESCRIPTION OF THE PROJECT**



This project tie-up report is prepared for the Residential Plotted Colony by the name of "Eldeco Amaya", which is being developed on total land area admeasuring of 14.20625 acres as per RERA Certificate provided.

This tie up report is primarily ascertaining the rates of villas. Almost all document were provided except sale deed and various data/information given in the report have been taken from documents provided to us.

The project is being developed by M/s. Eldeco Green Park Infrastructure Limited with all the basic amenities in the project. There are total of 253 residential plots (206 plots and 47 villas) & 1 commercial block are proposed, details of the which is as under :

Table - 1						
S. No.	Type	Plot Area		Plots	Total Area	
		Sqm	Sq. Yds.		Sqm	Sq. Yds.
1	A	148.500	177.606	2	297.0	355.2
2	B	118.523	141.757	5	592.6	708.8
3	B1	110.707	132.406	2	221.4	264.8
4	C	107.919	129.071	8	863.4	1032.6
5	D	115.448	138.075	6	692.7	828.5
6	E	96.000	114.816	17	1632.0	1951.9
7	F	89.997	107.637	14	1260.0	1506.9



## PROJECT TIE-UP REPORT

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8	G	78.247	93.583	8	626.0	748.7
9	H	106.089	126.883	2	212.2	253.8
10	I	94.950	113.560	11	1044.5	1249.2
11	J	89.418	106.944	2	178.8	213.9
12	K	93.750	112.125	15	1406.3	1681.9
13	L	101.818	121.774	10	1018.2	1217.7
14	M	135.636	162.220	7	949.5	1135.5
15	N	105.969	126.739	31	3285.0	3928.9
16	O	97.397	116.487	3	292.2	349.5
17	P	69.095	82.638	11	760.0	909.0
18	Q	83.798	100.222	7	586.6	701.6
19	R	67.912	81.223	22	1494.1	1786.9
20	S	61.571	73.639	1	61.6	73.6
21	T1	123.770	148.029	1	123.8	148.0
22	T10	137.260	164.163	1	137.260	164.2
23	T11	134.360	160.695	1	134.360	160.7
24	T12	116.860	139.765	1	116.860	139.8
25	T13	81.370	97.319	1	81.370	97.3
26	T14	102.770	122.913	1	102.770	122.9
27	T15	89.820	107.425	1	89.820	107.4
28	T16	64.400	77.022	1	64.400	77.0
29	T17	93.817	112.205	1	93.817	112.2
30	T18	115.080	137.636	1	115.080	137.6
31	T19	81.980	98.048	1	81.980	98.0
32	T1a	83.180	99.483	1	83.180	99.5
33	T1b	84.440	100.990	1	84.440	101.0
34	T2	85.680	102.473	1	85.680	102.5
35	T20	86.860	103.885	1	86.860	103.9
36	T3	88.070	105.332	1	88.070	105.3
37	T4	89.290	106.791	1	89.290	106.8
38	T5	88.960	106.396	1	88.960	106.4
39	T6	78.570	93.970	1	78.570	94.0
40	T7	78.880	94.340	1	78.880	94.3
41	T8	90.790	108.585	1	90.790	108.6
42	T9	94.240	112.711	1	94.240	112.7
Total Plots - A				206	19564.288	23398.9
S. No.	Type	Villa Plot Area		No. of Villas	Total Land Area of Villa	
		Sqm	Sq. Yds.		Sqm	Sq. Yds.
1	B1	110.71	132.406	6	664.243	794.435
2	C	107.92	129.071	12	1295.028	1548.853
3	E	96	114.816	6	576.000	688.896
4	F	90	107.637	7	629.981	753.457
5	H	106.09	126.883	4	424.358	507.532
6	I	94.95	113.560	4	379.800	454.241
7	N	105.97	126.739	8	847.750	1013.909
Total Villas - B				47	4,817.159	5,761.32
Grand Total - (A+ B)				253	24,381.447	29,160.24

During the site visit, it was observed that the land was demarcated with permanent boundary wall and work related to land development, levelling was in progress, Construction work of Villas is in progress.

The subject project is located in Sector-33, Sonipat, Haryana which is a fast growing and developing area. Many new group housing & Plotting projects are planned for development in near vicinity. Many prominent industries are in the locality. Delhi-Chandigarh highway is about 3 km from the subject



property. All the basic and civic amenities are available in the nearby vicinity of the subject project. The access road to the subject property is sector Road, with a width of 90 feet, which further connects it to 180ft. NH-334 B Meerut – Rohtak Expressway.

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 Plots 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 is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the assessment of the property shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

## 2. LOCATION CHARACTERISTICS OF THE PROPERTY

i.	Nearby Landmark	Supermax - The New Town	
ii.	Name of similar projects available nearby with distance from this property	Hero Homes, Jindal Global City, Express City, Ashoka Greens etc. all in 2km radius.	
iii.	Postal Address of the Project	Village-Rathdhana, Sector-33, Sonipat, Haryana	
iv.	Independent access/ approach to the property	Clear independent access is available	
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report	
		Coordinates or URL: 28°57'00.6"N 77°04'09.3"E	
vi.	Description of adjoining property	Other's vacant land	
vii.	Plot No. / Survey No.	---	
viii.	Village/ Zone	Village-Rathdhana, Sector-33	
ix.	Sub registrar	Sonipat	
x.	District	Sonipat, Haryana	
xi.	City Categorization	Tehsil	Urban developing
	Type of Area	Residential Area	
xii.	Classification of the area/Society	Middle Class (Ordinary)	Urban developing
	Type of Area	Within urban developing zone	
xiii.	Characteristics of the locality	Good	Within urban developing zone
xiv.	Property location classification	Good location within locality	Near to Highway 2 Side Open



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xv.	Property Facing	East Facing	
xvi.	<b>DETAILS OF THE ROADS ABUTTING THE PROPERTY</b>		
	a) Main Road Name & Width	NH-334B Meerut – Rohtak Expressway	Approx. 180 feet
	b) Front Road Name & width	Sector Road	Approx. 90 feet
	c) Type of Approach Road	Bituminous Road	
	d) Distance from the Main Road	Approx. ~550 mtr	
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes, Demarcated Property	
xviii.	Is the property merged or colluded with any other property	No	
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	---	Road
	West	---	Others land
	North	---	Others land
	South	---	Others land

<b>3.</b>	<b>TOWN PLANNING/ ZONING PARAMETERS</b>	
i.	Planning Area/ Zone	DTCP, Haryana, Chandigarh
ii.	Master Plan currently in force	Sonipat-Kundli Multi Functional Urban Complex 2031
iii.	Municipal limits	Sonipat Municipal Council
iv.	Developmental controls/ Authority	Sonipat Municipal Development Authority
v.	Zoning regulations	Residential zone
vi.	Master Plan provisions related to property in terms of Land use	Residential
vii.	Any conversion of land use done	NA
viii.	Current activity done in the property	Villa Construction work in progress.
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning.
x.	Any notification on change of zoning regulation	No
xi.	Street Notification	Residential
xii.	Status of Completion/ Occupational certificate	NA
xiii.	Comment on unauthorized construction if any	NA
xiv.	Comment on Transferability of developmental rights	As per regulation of DTCP
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential purpose and very few housing project are within the locality currently.
xvi.	Comment of Demolition proceedings if any	NA
xvii.	Comment on Compounding/ Regularization proceedings	No information available
xviii.	Any information on encroachment	None as per visual observation.
xix.	Is the area part of unauthorized area/ colony	No, as per master plan





## PROJECT TIE-UP REPORT

### ELDECO AMAYA

4. LEGAL ASPECTS OF THE PROPERTY				
i.	Ownership documents provided	License	RERA Certificate	Khasra Map
ii.	Names of the Developer/Promoter	M/s. Eldeco Green Park Infrastructure Limited		
iii.	Constitution of the Property	Cannot comment since no sale deed provided to us.		
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	Cannot comment since no relevant document provided to us.		
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us.		
x.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No Information available to us.		
xi.	Building Plan sanction:			
	a) Authority approving the plan	Director Town and Country Planning, Haryana		
	b) Any violation from the approved Building Plan	NA		
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property.		
xiii.	Whether the property SARFAESI complaint	Yes		
xiv.	Information regarding municipal taxes (property tax, water tax, electricity bill)	Tax name	NA	
		Receipt number	NA	
		Receipt in the name of	NA	
		Tax amount	NA	
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us.		
xvi.	Is property tax been paid for this property	No Relevant document provided		
xvii.	Property or Tax Id No.	Not provided		
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information provided		
xix.	Property presently occupied/ possessed by	Developer		
xx.	Title verification	Title verification to be done by competent advocate as the same is out of our scope of work.		
xxi.	Details of leases if any	NA.		
5. SOCIO - CULTURAL ASPECTS OF THE PROPERTY				
i.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels,	Urban Developing Area		





## PROJECT TIE-UP REPORT

### ELDECO AMAYA

	location of slums/squatter settlements nearby, etc.						
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		Under-Construction				
ii.	Water Treatment Plant		Yes, Proposed				
iii.	Power Supply arrangements	Permanent	Yes, Proposed				
		Auxiliary	No				
iv.	HVAC system		No				
v.	Security provisions		Yes Proposed				
vi.	Lift/ Elevators		NA				
vii.	Compound wall/ Main Gate		Yes				
viii.	Whether gated society		Yes				
ix.	Car parking facilities		Within the property				
x.	Internal development						
	Garden/ Park/ Land scraping	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		Yes				
	c) Storm water drainage		Yes				
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management		Yes, by the municipal corporation				
	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 (IGI)
	~1 km.	~2.6 km	~3 km	~3 km	~8 km	~26 km	~ 65 km
iv.	Availability of recreation facilities (parks, open spaces etc.)		It is a developing area and recreational facilities might be planned to be developed nearby.				
<b>8.</b>	<b>MARKETABILITY ASPECTS OF THE PROPERTY:</b>						
i.	Location attribute of the subject property		Normal				
ii.	Scarcity		Similar kind of properties are easily available in this area.				
iii.	Market condition related to demand and supply of the kind of the subject property in the area.		Good demand of such properties in the market.				



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### ELDECO AMAYA

iv.	Any New Development in surrounding area.	Yes, Residential plotting colonies are developed nearby.	
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	No	
<b>9.</b>	<b>ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:</b>		
i.	Type of construction & design	RCC, Under Construction (Only for Villas).	
ii.	Method of construction	RCC Framed Structure with Brickwall (Only for Villas).	
iii.	Specifications		
	a) Class of construction	Under construction	
	b) Appearance/ Condition of structures	Internal - Under construction. External - Under construction	
	c) Roof	<b>Floors/ Blocks</b>	<b>Type of Roof</b>
		Villa	G+1
		Plots	NA
	d) Floor height	3 mtr. Under Construction	
	e) Type of flooring	Under Construction	
	f) Doors/ Windows	Under Construction	
	g) Interior Finishing	Under Construction	
	h) Exterior Finishing	Under Construction	
	i) Interior decoration/ Special architectural or decorative feature	Under Construction	
	j) Class of electrical fittings	Under Construction	
	k) Class of sanitary & water supply fittings	Under Construction	
iv.	Maintenance issues	Under Construction	
v.	Age of building/ Year of construction	Under Construction	
vi.	Total life of the structure/ Remaining life expected	Under Construction	
vii.	Extent of deterioration in the structure	Under Construction	
viii.	Protection against natural disasters viz. earthquakes etc.	Under Construction	
ix.	Visible damage in the building if any	Under Construction	
x.	System of air conditioning	Under Construction	
xi.	Provision of firefighting	Under Construction	
xii.	Status of Building Plans/ Maps	Plotting Layout plans are approved by the concerned authority.	
	a) Is Building as per approved Map	Under Construction	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	Under Construction
		<input type="checkbox"/> Not permitted alteration	Under Construction



## PROJECT TIE-UP REPORT

### ELDECO AMAYA

	c) Is this being regularized	Under Construction	
10.	ENVIRONMENTAL FACTORS:		
i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	Under Construction	
ii.	Provision of rainwater harvesting	Under Construction	
iii.	Use of solar heating and lighting systems, etc.	Under Construction	
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere.	
11.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:		
i.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Under Construction	
12.	PROJECT DETAILS:		
a.	Name of the Developer	M/s. Eldeco Green Park Infrastructure Limited.	
b.	Name of the Project	Eldeco Amaya	
c.	Total no. of Dwelling units	Residential Units	Residential Plots – 206 nos. Villas – 47 nos.
		Commercial Units	1 Block
d.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.	
e.	Name of the Architect	Mr. Pranav Rathore	
f.	Architect Market Reputation	Not much known Architect. No information available on past Projects executed.	
g.	Proposed completion date of the Project	Villas - 16-05-2028 (As per RERA)	
h.	Progress of the Project	All services like sewage, storm water drainage, recharge pits, UGT, Drinking Water are complete and road work is in progress.	
i.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input checked="" 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 type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input checked="" type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area, <input checked="" type="checkbox"/> Villas	





**PART C**

**AREA DESCRIPTION OF THE PROPERTY**

1.	Licensed Area of the project			14.20625 Acre (As per Registration certificate)	
2.	Area of the Project as per Layout map			14.20625 Acre (As per Layout Map)	
3.	Ground Coverage Area	Permitted		34087.14 m <sup>2</sup> (61%) (Area under plots)	
		Proposed		24381.45 m <sup>2</sup> (42.40%) (Total Land Area)	Plots - 19564.288 sqm. Villas - 4817.159 sqm. (Land) Built-up Area – 89,627 sq.ft.
	Covered Built-up Area	UNDER FAR		PROPOSED (In m <sup>2</sup> )	ACHIEVED STATUS As per Site Visit/Map
		Total	Proposed	24381.45 m <sup>2</sup> (Land area)	Refer Table -2 below
			Permitted	34087.14 m <sup>2</sup> (Land area)	
		VILLA		Proposed (In m <sup>2</sup> )	ACHIEVED STATUS As per Site Visit/Map
		Permitted Ground Coverage area		4709.24 m <sup>2</sup> (Villas) (As per RERA certificate)	Refer Table -2 below
		Proposed Ground Coverage Area		4,817.16 m <sup>2</sup> (Villas) (As per layout plan)	
4.	Open/ Green Area	Proposed		4314.69 sq. mtr.	
		Permitted		4310.69 sq. mtr.	
5.	Density	Proposed		240-400 PPA	
		Permitted		240 PPA	
6.	Carpet Area			62,648 sq.ft. (Villas)	
7.	Built-up Area			89,627 sq.ft. (Villas)	

*\*Note: The following details have been obtained and taken from Sanctioned Drawing and Inventory Sheet Provided to us.*

Table - 2						
Type	Plot Area	Plot Nos.	Total Plot Area (in Sqm.)	Built-up Area (in sq.ft.)	Total of Carpet Area (in sq.ft.)	Achieved Status
B1	110.71	6	664.24	12,026	8,326	GF super structure with RCC Slab Done.
C	107.92	12	1,295.03	23,706	16,703	Plot No. 1, 195 to 198 – G.F. super structure with RCC Slab Done. Plot No. 2-8 –FF super structure with RCC Slab Done with brickwork in progress.
E	96	6	576.00	11,909	8,725	Plinth level done ground floor column casting in progress.
F	90	7	629.98	11,424	7,840	Footing work completed.
H	106.09	4	424.36	7,781	5,449	Footing work completed.
I	94.95	4	379.80	6,930	4,766	Footing work completed.
N	105.97	8	847.75	15,851	10,840	Footing work completed.
<b>Total</b>		<b>47</b>	<b>4,817.16</b>	<b>89,627</b>	<b>62,648</b>	

MA  
 Consultants Pvt. Ltd. \* RK Associates Valuers & Engineers



## PROJECT TIE-UP REPORT

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Total Blocks/ Floors/ Plots			
1.	Approved as per Layout Plan	Actually, provided for (As per Scope of Work)	Current Status
	Please refer to the sheet attached above	Refer Table 2 at Page no. 13	Refer Table 2 at Page no. 13
2.	Total no. of Plots/ Units	Total No. of Plots= 253 units residential (206 plots & 47 villas) & 1 Commercial Block	
3.	Type of Plots	Please refer to the sheet attached at Pg. no. 05	
4.	Total Land Area considered	14.20625 Acres (As per sanction plan)	
5.	Area adopted on the basis of	Property documents & site survey both	
6.	Remarks & observations, if any	No	
7.	Constructed Area considered (As per IS 3861-1966)	Built-up Area	89,627 sq.ft.
	Area adopted on the basis of	Layout Plan & Inventory Sheet	
	Remarks & observations, if any	The area is considered as per the layout plan and Inventory sheet provided to us.	

**Note:**

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





**PART D**

**PROJECT APPROVAL DETAILS**

S. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Zoning Plan	DRG. No. DGTCP 9376 Dated: - 07/07/2023	Received
2.	RERA Certificate	Registration No. HRERA-PKL-SNP-496-2023 Dated: 25/09/2023 Registration No. HRERA-PKL-SNP-629-2024 Dated: 23/10/2024	Received
3.	Layout Plan	License No. 109 of 2023 Dated: 17/05/2023 valid till 16/05/2028	Received
4.	Environment Clearance	From State Environment Impact Assessment Authority, Panchkula Haryana Dated: 30/11/2022	Received
5.	Electricity Connection	Memo No. Ch-22/SE/Mon/Elect. Plan/265/SNP/2023-24 Dated: 03/07/2023	Received
6.	License for setting-up of affordable plotted colony	Memo No. LC-4876/JE(SK)/2022/35101 Dated 23/11/2022	Received
7.	Consent to Establish Air/Water	No. HSPCB/Consent/ 329962324SONCTE59225546 dated 26-02- 20224	Received

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





**PART E**

**PROCEDURE OF ASSESMENT**

<b>1.</b>	<b>GENERAL INFORMATION</b>			
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		1 January 2025	2 January 2025	2 January 2025
ii.	Client	State Bank of India, HLST Branch, Gurugram, Haryana		
iii.	Intended User	State Bank of India, HLST Branch, Gurugram, Haryana		
iv.	Intended Use	Opinion on general assessment of Project cost and Market Price of Plots inventory for Project Tie-up.		
v.	Purpose of Report	For Project Tie-up for Individual Villa Financing		
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, ascertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the property is identified	<input checked="" type="checkbox"/> Done from the name plate displayed on the property <input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by the owner's representative <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Cross checked from the boundaries/ address of the property mentioned in the documents provided to us <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		
<b>2.</b>	<b>ASSESSMENT FACTORS</b>			
i.	Nature of the Report	Project Tie-up		
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		Real estate	Residential	Villa & Plots
		Classification	Residential Plotted Colony	
iii.	Basis of Inventory assessment (for Project Tie up Purpose)	Primary Basis	Market Price Assessment & Govt. Guideline Value	
		Secondary Basis	Not Applicable	
iv.	Present market state of the Asset assumed Total No. of Dwelling Units	Under Normal Marketable State		
		Reason: Asset under free market transaction state		
v.	Property Use factor	Current/ Existing Use	Highest & Best Use (In consonance to surrounding use, zoning and statutory norms)	Considered for Assessment
		Residential	Residential	Residential
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of		



## PROJECT TIE-UP REPORT

### ELDECO AMAYA

		the Services. In terms of the legality, we have only gone by the documents provided to us in good faith.			
		Verification of authenticity of documents from originals or cross checking from any Govt. dept. have to be taken care by Legal expert/ Advocate.			
vii.	Land Physical Factors	Shape		Size	
		Irregular		Large	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Scale-B City	Good	On Wide Road	G+1 (Proposed)
		Urban developing	Within urban developing zone	Near to Highway	
			Within urban developing zone	Good location within locality	
		Property Facing			
		North Facing			
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes (Proposed)	Yes (Proposed)	Yes (Proposed)	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
x.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Urban Developing area			
xi.	Neighbourhood amenities	Good			
xii.	Any New Development in surrounding area	Other residential projects are in progress			
xiii.	Any specific advantage/ drawback in the property	Near To Delhi-Chandigarh expressway			
xiv.	Property overall usability/ utility Factor	Restricted to a particular use i.e., Residential purpose only.			

nsultants Pvt. Ltd. \* R.K. Associates

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## PROJECT TIE-UP REPORT

### ELDECO AMAYA

xv.	Do property has any alternate use?	None. The property can only be used for residential purpose.															
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly.															
xvii.	Is the property merged or colluded with any other property	No <b>Comments:</b> NA															
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)	<p align="center"><b>Market Value</b></p> <p>Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.</p>															
xxi.	Hypothetical Sale transaction method assumed for the inventory cost analysis	<p align="center"><b>Market Value</b></p> <p>Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.</p>															
xxii.	Approach & Method Used for inventory cost analysis	<b>PROJECT INVENTORY</b>															
		<b>Approach for assessment</b>	<b>Method of assessment</b>														
		<b>Market Approach</b>	<b>Market Comparable Sales Method</b>														
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)															
xxiv.	<b>Market Comparable</b>																
	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.	<table border="1"> <tr> <td>Name:</td><td>M/s. Praveen Kumar</td></tr> <tr> <td>Contact No.:</td><td>+91 9896924117</td></tr> <tr> <td>Nature of reference:</td><td>Property dealer</td></tr> <tr> <td>Size of the Property:</td><td>108 sq. yds. (1632 sq.ft. built-up area- G+1)</td></tr> <tr> <td>Location:</td><td>Sector-33</td></tr> <tr> <td>Rates/ Price informed:</td><td>Rs. 72,000/- per sq. yds. (Plots) Rs. 8,000/- to Rs. 8,500/- per sq.ft. on built-up area (Villas)</td></tr> <tr> <td>Any other details/ Discussion held:</td><td>As per discussion made with the above-mentioned property dealer in the locality, it was informed that, villa having land area of 108 sq.yds. with 1632 built-up area is available for sale in Eldeco Amaya at Rs. 1,45,00,000/-. Which translate to built-up rate of Rs. 9,000/- per sq.ft.</td></tr> </table>	Name:	M/s. Praveen Kumar	Contact No.:	+91 9896924117	Nature of reference:	Property dealer	Size of the Property:	108 sq. yds. (1632 sq.ft. built-up area- G+1)	Location:	Sector-33	Rates/ Price informed:	Rs. 72,000/- per sq. yds. (Plots) Rs. 8,000/- to Rs. 8,500/- per sq.ft. on built-up area (Villas)	Any other details/ Discussion held:	As per discussion made with the above-mentioned property dealer in the locality, it was informed that, villa having land area of 108 sq.yds. with 1632 built-up area is available for sale in Eldeco Amaya at Rs. 1,45,00,000/-. Which translate to built-up rate of Rs. 9,000/- per sq.ft.
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Rates/ Price informed:	Rs. 72,000/- per sq. yds. (Plots) Rs. 8,000/- to Rs. 8,500/- per sq.ft. on built-up area (Villas)																
Any other details/ Discussion held:	As per discussion made with the above-mentioned property dealer in the locality, it was informed that, villa having land area of 108 sq.yds. with 1632 built-up area is available for sale in Eldeco Amaya at Rs. 1,45,00,000/-. Which translate to built-up rate of Rs. 9,000/- per sq.ft.																



## PROJECT TIE-UP REPORT

### ELDECO AMAYA

		b.	Name:	M/s Bansal Realty
			Contact No.:	+91 99968 86149
			Nature of reference:	Property dealer
			Size of the Property:	125 sq.yds. Land only
			Location:	Eldeco Amaya
			Rates/ Price informed:	Rs. 75,000/- per sq. yds.
			Any other details/ Discussion held:	As per discussion made with the above-mentioned property dealer in the locality, it was informed that, plot having size of 125 sq.yds is available for sale in Eldeco Amaya at Rs. 93,75,000/-. Which translate to land rate of Rs. 75,000/- per sq.yd.
xxv.	Adopted Rates Justification	For the market rate of the Plots available in this project and as well as nearby project we have enquired from property dealers in that area and were able to find a Sale rate range of <b>Rs. 70,000 /- to Rs.80,000/- per sq. yds.</b> for the residential land and built-up rate of <b>Rs. 9,000/- per sq.ft.</b> (refer annexures)		
xxvi.	<b>OTHER MARKET FACTORS</b>			
	Current Market condition	Normal		
		<b>Remarks: NA</b>		
		<b>Adjustments (-/+): 0%</b>		
	Comment on Property Salability Outlook	Easily sellable		
		<b>Adjustments (-/+): 0%</b>		
	Comment on Demand & Supply in the Market	<b>Demand</b>	<b>Supply</b>	
		Good	Adequately available	
		<b>Remarks: ---</b>		
		<b>Adjustments (-/+): 0%</b>		
xxvii.	Any other special consideration	<b>Reason: NA</b>		
		<b>Adjustments (-/+): 0%</b>		
xxviii.	Any other aspect which has relevance on the value or marketability of the property	NA		
		<b>Adjustments (-/+): 0%</b>		
xxix.	Final adjusted & weighted Rates considered for the subject property	<b>Rs. 70,000 /- to Rs.80,000/- per sq. yds. (Land rate)</b> <b>Rs. 8,500/- to Rs. 9,500/- per sq.ft. on built-up area (Villa)</b>		
xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of Plots appears to be reasonable in our opinion.		
xxxi.	<b>Basis of computation &amp; working</b>			
	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.			
	b. Also, since this is a land allotted for group housing Project on which the developer has started selling the Plots which includes the proportionate land portion also in each Plot 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.
- 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.
  - 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.
  - 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 type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.
  - f. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
  - g. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, price assessment metrics is prepared and necessary adjustments are made on the subject asset.
  - h. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
  - i. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
  - j. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
  - k. Area measurements considered Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
  - l. Area of the large land parcels of more than 2500 sq. mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
  - m. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
  - n. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
  - o. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.



	<p>p. The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity &amp; strength.</p> <p>q. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Report.</p> <p>r. Project tie-up report is prepared based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.</p> <p>s. Project tie up is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.</p>
xxxii.	<b>ASSUMPTIONS</b> <p>a. 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.</p> <p>b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true &amp; factual.</p> <p>c. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.</p> <p>d. It-is assumed that the concerned Lender/ Financial Institution has asked for the Project Tie up report of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Project Tie up report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.</p> <p>e. Payment condition during transaction in the Project tie up report has been considered on all cash bases which includes both formal &amp; informal payment components as per market trend.</p> <p>f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative &amp; Estimated Fair Prospective Market Value of the asset unless otherwise stated.</p> <p>g. This Project tie up report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.</p>
xxxiii.	<b>SPECIAL ASSUMPTIONS</b> None
xxxiv.	<b>LIMITATIONS</b> None





## PROJECT TIE-UP REPORT

### ELDECO AMAYA

3.	COST ASSESSMENT OF INVENTORY FOR VILLA ONLY		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Built-up Value as per Market
a.	Prevailing Rate range	Rs. 18,400/- per sq.yds. (For Villa Land Only)	Rs 8,500/- to 9,500/- Per Sq.ft. of built-up area.
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs. 18,400/- per sq.yds	Rs 9,000/- Per Sq.ft. of built-up area.
d.	Total Land Area/FAR Area considered (documents vs site survey whichever is less)	5,761.32 sq. yds. (Villa Land only)	Land area - 5,761.32 sq. yds. Built-up Area – 89,627 sq.ft. (For Villa Only)
e.	<b>Total Value of land (A)</b>	5,761.32 sq. yds. X Rs. 18,400/- per sq. yds. <b>Rs. 10,60,08,338 /-</b>	89,627 sq.ft. X Rs. 9,000/- per sq. yds. <b>Rs. 80,66,40,930 /- (For Villa Only)</b>

4.	COST ASSESSMENT OF BUILDING CONSTRUCTION		
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE
			FAR Area      NON-FAR Area
	Building Construction Value	Rate range	---
		Rate adopted	---
		Super Area	---
		Pricing Calculation	---
		<b>Total Value</b>	---
a.	Depreciation percentage (Assuming salvage value % per year)		---
b.	Age Factor		---
c.	Structure Type/ Condition		---
d.	Construction Replacement Value (B)		---

5.	COST ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements (Add lump sum cost)	---	---
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	---	---
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	---	---
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.)	---	---
e.	<b>Expected Construction Value (C)</b>	---	---





## PROJECT TIE-UP REPORT

### ELDECO AMAYA

6. MARKET/ SALABLE AMOUNT OF THE PLOTS			
a.	Total No. of DU	Residential- 253 Plots (206 Plots & 47 Villas)	
		Commercial – 1 Block	
b.	Total Salable Area for Plots (As per sanction plan)	29,160.24 sq. yds.	Residential Plot – 23,398.9 sq.yds
			Residential Villa – 5,761.32 sq.yds
c.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Residential Plot - Rs. 75,000/- to Rs. 80,000/- per sq. yds.	
		Residential Villa – Rs. 8,500/- to Rs. 9,500/- per sq.ft. on built-up area.	
	Builder's Selling Rate (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Residential Villa – Rs. 8,500/- to Rs. 9,500/- per sq.ft. on built-up area.	
		Residential Plot - Rs. 80,000/- to Rs. 85,000/- per sq. yds.	
	Market Rate in secondary sale (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Residential Villa – Rs. 8,500/- to Rs. 9,500/- per sq.ft. on built-up area.	
d.	Remarks	<ul style="list-style-type: none"> <li>The value of the Land is varying from place to place 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 70,000/- to 80,000/- Per Sq. yds. (Land Rate). For the Project and the same seems to be reasonable in our view.</li> <li>Details of the inventory is as per approved layout plan shared.</li> <li>Commercial units are not considered in the above valuation as, they shall be sold on built-up unit basis and the same details are not shared with us.</li> </ul>	

*Handwritten signature*





**INVENTORY ANALYSIS:**

Table - 3								
Type	Plot Area	Plot Nos.	Total Plot Area (in Sqm.)	Built-up Area (in sq.ft.)	Total of Carpet Area (in sq.ft.)	Market Rates of Villa Rs. 8,500/- per sq.ft. of built-up area	Market Rates of Villa Rs. 9,000/- per sq.ft. of built-up area	Market Rates of Villa Rs. 9,500/- per sq.ft. of built-up area
B1	110.71	6	664.24	12,026	8,326	10,22,16,750	10,82,29,500	11,42,42,250
C	107.92	12	1,295.03	23,706	16,703	20,15,02,020	21,33,55,080	22,52,08,140
E	96	6	576.00	11,909	8,725	10,12,28,880	10,71,83,520	11,31,38,160
F	90	7	629.98	11,424	7,840	9,70,99,835	10,28,11,590	10,85,23,345
H	106.09	4	424.36	7,781	5,449	6,61,39,180	7,00,29,720	7,39,20,260
I	94.95	4	379.80	6,930	4,766	5,89,03,640	6,23,68,560	6,58,33,480
N	105.97	8	847.75	15,851	10,840	13,47,37,240	14,26,62,960	15,05,88,680
<b>Total</b>		<b>47</b>	<b>4,817.16</b>	<b>89,627</b>	<b>62,648</b>	<b>76,18,27,545</b>	<b>80,66,40,930</b>	<b>85,14,54,315</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. 10,60,08,338 /-	---
b.	Built-Up Unit Value (B)	NA	Rs. 80,66,40,930/-
c.	Additional Aesthetic Works Value (C)	NA	---
d.	<b>Total Add (A+B+C)</b>	<b>Rs. 10,60,08,338 /-</b>	<b>Rs. 80,66,40,930/-</b>
e.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	<b>Total Indicative &amp; Estimated Prospective Fair Market Value</b>	---	<b>Rs. 80,66,40,930/-</b>
h.	<b>Rounded Off</b>	---	<b>Rs. 80,70,00,000/- (For Villa Only)</b>
i.	Indicative & Estimated Prospective Fair Market Value in words	---	<b>Rupees Eighty Crore Seventy Lakhs only</b>
j.	<b>Expected Realizable Value (@ ~15% less)</b>	---	<b>Rs. 68,59,50,000/-</b>
k.	<b>Expected Distress Sale Value (@ ~25% less)</b>	---	<b>Rs. 60,52,50,000/-</b>
l.	Percentage difference between Circle Rate and Market Value	More than 20%	



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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
- 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.**





## PROJECT TIE-UP REPORT

### ELDECO AMAYA

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Manmohan Dubey	Manmohan Dubey	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>Manmohan Dubey</b> has visited the subject property on <b>1/1/2025</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>
--------------------	--







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

99acres

Buy - 3BHK, 4BHK, 4BHK, 4BHK, 4BHK

₹1.77 Cr ₹1.77 Cr 4Bedrooms 4Baths  
Estimated ₹1.77 Cr

STATUS: **RESERVED** Registered Property No. 177/2024/2024-25 104 sq.ft. 4BHK, 4BHK, 4BHK, 4BHK

Overview Society Dealer Details Articles

Videos (1) Property (5) Society (5)

**ELDECO AMAYA INC.**  
OF YOUR DREAM HOMES

3 people viewed this property this week  
WELCOME TO A TUSCAN INSPIRED LIVING

Plot area 2100 sq.ft. 104 sq.ft.

₹1.77 Cr  
₹8,428 per sq.ft.

2 floors

Park/Garden

By 2026

3 Bedrooms, 4 Bathrooms, 2 Balconies

Eldeco Amaya  
Sector 23 Sonapat, Sonapat

North

99acres

Buy - 3BHK, 4BHK, 4BHK, 4BHK, 4BHK

₹1.61 Cr ₹1.61 Cr 3Bedrooms 3Baths  
Estimated ₹1.61 Cr

STATUS: **RESERVED** Registered Property No. 161/2024/2024-25 104 sq.ft. 3BHK, 3BHK, 3BHK, 3BHK

Overview Society Dealer Details Articles

Videos (1) Property (3) Society (5)

**ELDECO AMAYA INC.**  
OF YOUR DREAM HOMES

Plot area 1945 sq.ft. 104 sq.ft.

₹1.61 Cr  
₹8,277 per sq.ft.

2 floors

Park/Garden

By 2026

2 Bedrooms, 3 Bathrooms, 2 Balconies with Study Room

Eldeco Amaya  
Sector 23 Sonapat, Sonapat

North-West

99acres

Buy - 3BHK, 4BHK, 4BHK, 4BHK, 4BHK

₹1.49 Cr ₹1.49 Cr 3Bedrooms 3Baths  
Estimated ₹1.49 Cr

STATUS: **RESERVED** Registered Property No. 149/2024/2024-25 104 sq.ft. 3BHK, 3BHK, 3BHK, 3BHK

Overview Society Dealer Details Articles

Videos (1) Property (5) Society (5)

**ELDECO AMAYA INC.**  
OF YOUR DREAM HOMES

Plot area 1750 sq.ft. 104 sq.ft.

₹1.49 Cr  
₹8,612 per sq.ft.

2 floors

Club

By 2026

2 Bedrooms, 3 Bathrooms, 2 Balconies with Study Room

Eldeco Amaya  
Sector 23 Sonapat, Sonapat

North-West






## PROJECT TIE-UP REPORT ELDECO AMAYA

₹95.0 Lac ₹81896/sqft EMI - ₹43k | [How much loan can I get?](#)

Plot For Sale in Eldeco Amaya, [Sector 33, Sonipat](#) [View on map](#)



[Gated Colony](#) [3 Floors allowed](#)

Project <b>Eldeco Amaya</b>	Plot Area 116 sqyrd	Dimensions(L X B) 7.3 X 15.89
Any Construction Done No	Boundary Wall Yes	Transaction Type New Property

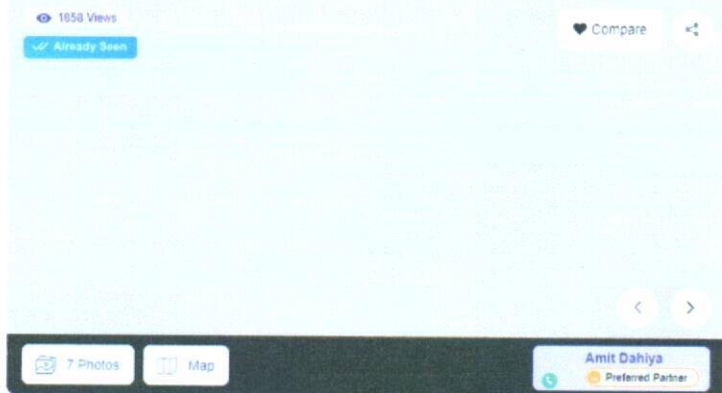
[1 Photos](#)

[Property in a Gated Locality](#)

Home [Property in Sonipat](#) [Plot in Sonipat](#) [Plot in Sector 33](#) 125 Sq Yd Plot in Sector 33 Sonipat

1858 Views [Compare](#)

[Already Seen](#)



[7 Photos](#) [Map](#) [Amit Dahiya](#)  
[Preferred Partner](#)

New Eldeco Amaya Sector 33 Sonipat  
**125 Sq.Yd. Plot in Sector 33 Sonipat**  
Listing ID #5731557  
**₹ 93.75 L**  
125 Sq Yd. (Plot Area)

[Whatsapp](#) [Request for Call](#)

[Found Something Wrong with this Listing? Report Here.](#)

[Save Extra with 3 offers](#)


[Prime Member](#)  
Benefits worth ₹75000 in just ₹4999  
Enjoy benefits worth ₹75,000 on new property, home loan, interiors, valuation report & more [Get Offer](#)

[More Offers](#)

Home [Property in Sonipat](#) [Plot in Sonipat](#) [Plot in Sector 33](#) 250 Sq Yd. Plot in Sector 33 Sonipat

1488 Views [Compare](#)

[Already Seen](#)



[12 Photos](#) [Map](#) [Satbir Singh](#)

Eldeco Amaya  
**250 Sq.Yd. Plot in Sector 33 Sonipat**  
Listing ID #5685558  
**₹ 1.8 Cr.**  
250 Sq Yd. (Plot Area)  
Golf Course

[Whatsapp](#) [Request for Call](#)

[Found Something Wrong with this Listing? Report Here.](#)

[Save Extra with 3 offers](#)

[Prime Member](#)  
Benefits worth ₹75000 in just ₹4999  
Enjoy benefits worth ₹75,000 on new property, home loan, interiors, valuation report & more [Get Offer](#)

[More Offers](#)

**Valuation Report**  
₹4999 **₹1499**

- Estimated Market Value
- Rental Value
- Govt. Value

Get a comprehensive **Valuation Report** of any property  
[View Sample Report](#)

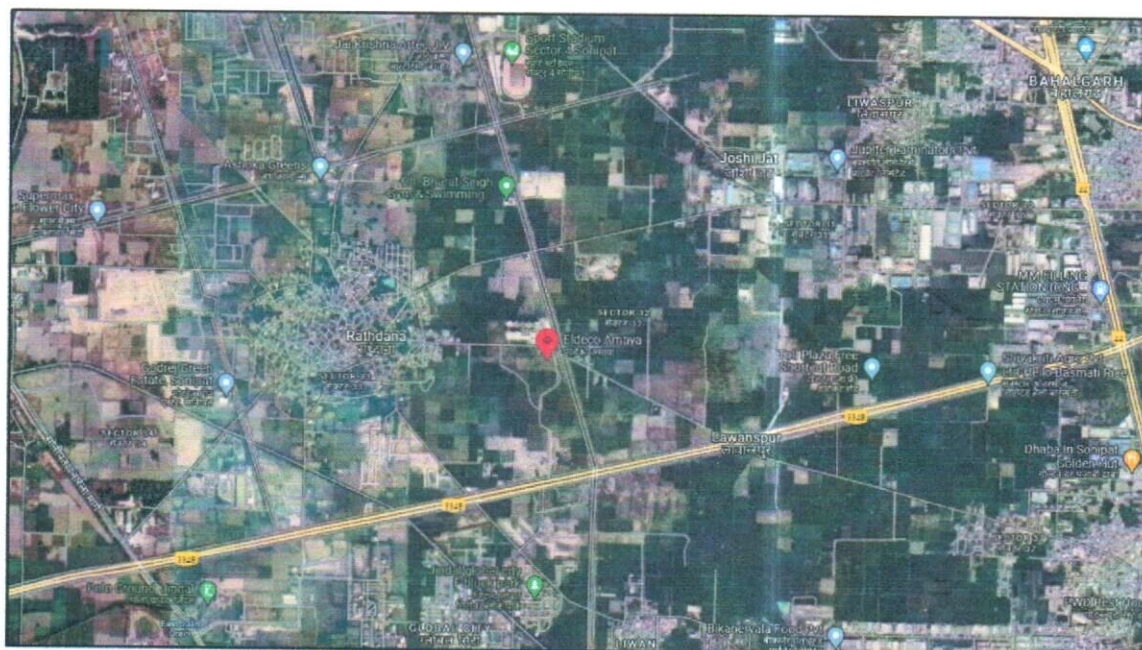




## PROJECT TIE-UP REPORT

### ELDECO AMAYA

## ENCLOSURE 2: GOOGLE MAP LOCATION





## PROJECT TIE-UP REPORT

### ELDECO AMAYA

## ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY



*Handwritten signature*





## PROJECT TIE-UP REPORT

### ELDECO AMAYA





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


Predictive Collector Rates for 2024									
District: सोनीपत					Tehsil: सोनीपत				
Location of Property		Nature of Property			Old Collector Rates		Predictive Rates		
Village	Segment	Property Type	Property Sub Type	Normal /Prime	Rate in(2023)	Unit	Rate(Rs) in 2024)	Unit	% increase / decrease Freeze
Predictive Collector Rates for 2024									
District: सोनीपत					Tehsil: सोनीपत				
174-सोनीपत शहर	045- सैक्टर-26 मैपको जयकृष्णा आर्टेक जेवी 400 वर्ग गज से अधिक के प्लाट	निवासीय	निवासीय	N	14000	वर्ग गज	15400	वर्ग गज	10 NO
	046- सैक्टर-27 मैपको जयकृष्णा आर्टेक जेवी 400 वर्ग गज तक के प्लाट	निवासीय	निवासीय	N	16000	वर्ग गज	17600	वर्ग गज	10 NO
	047- सैक्टर-27 मैपको जयकृष्णा आर्टेक जेवी 400 वर्ग गज से अधिक के प्लाट	निवासीय	निवासीय	N	14000	वर्ग गज	15400	वर्ग गज	10 NO
	048- सैक्टर 16-20-26 A-33-34-35 सोनीपत 400 वर्ग गज तक के प्लाट	निवासीय	निवासीय	N	16000	वर्ग गज	18400	वर्ग गज	15 NO
	049- सैक्टर 16-20-26 A-33-34-35 सोनीपत 400 वर्ग गज से अधिक के प्लाट	निवासीय	निवासीय	N	14000	वर्ग गज	16800	वर्ग गज	20 NO
	050-सैक्टर 23 सोनीपत 400 वर्ग	निवासीय	निवासीय	N	19000	वर्ग गज	20900	वर्ग गज	10 NO



**ENCLOSURE 5: OTHER RELEVANT DOCUMENTS**

**RERA Registration Certificate**

pilot - + 1 of 4




**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**PANCHKULA**

**CERTIFICATE FOR REGISTRATION OF PROJECT**

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable Residential Plotted Colony (under DDJAY, 2016) namely "Eldeco Amaya" over an area measuring 14.206 acres situated in the revenue estate of Village Rathdhana, Sector-33, Sonapat vide

**Registration No. HRERA-PKL-SNP-496-2023      Dated: 25.09.2023**

2. Promoter of the project is Eldeco Green Park Infrastructure Limited, having its registered office at 201-212, Splendor Forum, IInd Floor Jasola District Centre New Delhi 110025. Promoter is a Public Company (Limited by shares) registered with Registrar of Companies, National Capital Territory of Delhi with CIN: U45201DL2006PLC145950 having PAN No AACCG5447J.







## PROJECT TIE-UP REPORT ELDECO AMAYA



### HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



#### CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered 46 Villas namely "Eldeco Amaya Villa" measuring 4709.24 sq. mtrs forming part of an Affordable Residential Plotted Colony measuring 14.206 acres already registered vide HRERA-PKL-SNP-496-2023 dated 25.09.2023 situated in the revenue estate of Village Rathdhana, Sector-33, Sonapat vide

Registration No. HRERA-PKL-SNP-629-2024

Dated: 23.10.2024

2. Promoter of the project is Eldeco Green Park Infrastructure Limited, having its registered office at 201-212, Splendor Forum, IInd Floor, Jasola, District Centre, New Delhi 110025. Promoter is a Public Company (Limited by shares) registered with Registrar of Companies, National Capital Territory of Delhi with CIN: U45201DL2006PLC145950 having PAN No AACCG5447J.

*[Signature]*

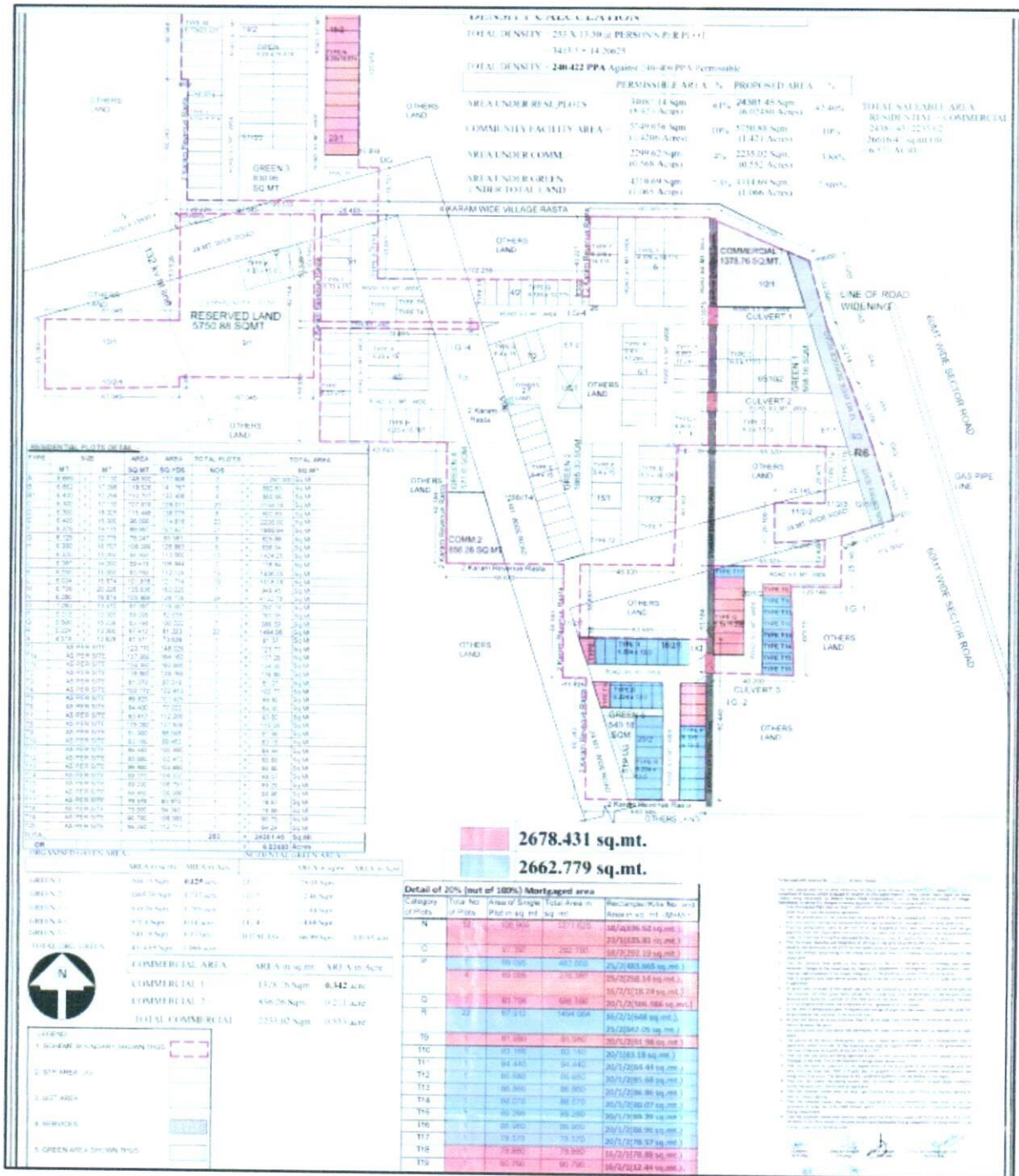




# PROJECT TIE-UP REPORT

## ELDECO AMAYA

### Approved Layout Plan





**License to set-up Colony**

**Directorate of Town & Country Planning, Haryana**

Nagar YejanaBhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh. Phone: 0172-2549349  
Web site: tcpharyana.gov.in - e-mail: tcpharyana73@gmail.com

Regd.

**LC-III**  
(See Rule 10)

To

Eldeco Green Park Infrastructure Ltd.  
201-212, Second Floor, Splendor Forum,  
Jasola District Centre, New Delhi-110025.

Memo No. LC-4876/JE(SK)/2022/ 35101 Dated. 23-11-2022

**Subject :- Letter of Intent- Request for grant of licence for setting up of Affordable Plotted Colony (DDJAY-2016) over an area measuring 14.20625 in the revenue estate of village Rathdhana, Sector-33, Sonipat.**

Please refer your application dated 26.07.2022 on the subject cited above.

2. Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975, and Rules framed there under for development of Affordable Plotted Colony (DDJAY-2016) over an area measuring 14.20625 in the revenue estate of village Rathdhana, Sector-33, Sonipat has been considered and it is proposed to grant license for setting up of aforesaid plotted colony. You are, therefore, called upon to fulfill the following requirements/ pre-requisites laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rule, 1976 within a period of 60 days from the date of issue of this letter, failing which request for grant of license shall be refused:-

3. To deposit an amount of Rs. 1,08,16,735/- on account of balance licence fee and Rs. 216.72 Lacs on account of 25% of total EDC in favour of the Director General, Town & Country Planning, Haryana through online mode.  
(Note: The above demanded fee & charges are subject to audit and reconciliation of accounts).
4. To deposit an amount of Rs. 69,39,739/- on account of conversion charges in favour of the Director General, Town & Country Planning, Haryana through online mode.
5. To submit BG amounting Rs. 162.54 lac against the balance amount of External Development Charges amounting Rs. 650.16 lac\*.

\*It is made clear that rate of EDC have been calculated on the basis of EDC Indexation Mechanism Policy dated 11.02.2016, which stands approved by cabinet. If there will be any change and delay in the amendment in the Act/Rules w.r.t. the said rates, then differential amount from the original calculation will required to be deposited as per demand.

or

To mortgage 10% area against submission of above said BG and in case, said option is opted, then the area to be mortgaged may be indicated on the layout plan to be issued alongwith the license alongwith the revenue details thereof. The mortgage deed in this regard shall be executed as per the directions of the Department.

6. To furnish bank guarantee amounting Rs. 75.17 Lacs against 25% of the total cost of Internal Development Works amounting Rs. 300.69\*\* lacs

or

To mortgage 10% area against submission of above said BG and in case, said option is opted, then the area to be mortgaged may be indicated on the layout plan to be issued

  
Director General  
Town & Country Planning  
Haryana, Chandigarh





## PROJECT TIE-UP REPORT ELDECO AMAYA

### Approval of Electricity Connection



#### **UTTAR HARYANA BILIYITRAN NIGAM LIMITED**

(A Government of Haryana Undertaking)  
Registered Office, Plot No. IP-36/1, Sector-14, Panchkula-134113, Haryana  
Office of SE/Monitoring, UHBVN, Panchkula  
Ph. No. 0172-2024170 E-mail- [semonitoring@uhbvn.org.in](mailto:semonitoring@uhbvn.org.in) & [uhbvn@uhbvn.org.in](mailto:uhbvn@uhbvn.org.in)

To

Chief Engineer /OP,  
UHBVN, Rohtak

Memo No. - Ch-72/SE/Mon/Elect. Plan/265/SNP/2023-24  
Dated - 03.07.2023

**Subject: -** Approval of electrification plan for Affordable residential plotted colony developed by M/s. Eldeco Green Park Infrastructure Ltd. in the revenue estate village Rathdhana at Sector-33, Sonapat, License no. 109 of 2023 dated 17.05.2023 with DTCP Scheme no. LC-4876 over an area measuring 14.20625 acres under operation Sub-Division Model Town UHBVN, Sonapat.

This is with reference to your office memo No. Ch-2/C-652/DRG/SNP dated 21.06.2023 vide which the proposal of approval of electrification plan for Affordable residential plotted colony developed by M/s. Eldeco Green Park Infrastructure Ltd. in the revenue estate village Rathdhana at Sector-33, Sonapat, License no. 109 of 2023 dated 17.05.2023 with DTCP Scheme no. LC-4876 over an area measuring 14.20625 acres under operation Sub-Division Model Town UHBVN, Sonapat was sent to this office for approval.

In this context, it is intimated that the proposal for electrification plan of M/s. Eldeco Green Park Infrastructure Ltd. in the revenue estate village Rathdhana at Sector-33, Sonapat, License no. 109 of 2023 dated 17.05.2023 with DTCP Scheme no. LC-4876 over an area measuring 14.20625 acres against is hereby approved for ultimate load of 1401.50 KW/ 1557.22 KVA, under option-II (multipoint connection with reference meter) of single point regulations which will be fed 11 KV supply pressure through New 11 KV Independent Feeder with HT XLPE 185 mm<sup>2</sup> fed from 33/11 KV 12.5 MVA power transformer at new 33 KV Sub-station Jagdishpur, subject to commissioning of new 11 KV Sub-station Jagdishpur and fulfilment of the following terms and conditions:-





**Environment Clearance**

*o/c. Receiving*

**ELDECO**

Date: 30.11.2022

To:  
The Member, Secretary,  
State Environment Impact Assessment Authority,  
Block No. 255/58, Paryatan Bhawan,  
1<sup>st</sup> Floor, Sector-2, Panchsila, Gurgaon

Sub: Application for Environment Clearance for Proposed "Residential Plotted Colony"  
(Under DDJA-2016) over an area measuring 14.20625 Acres in the revenue estate of  
Village-Rathdhana, Sector-33, Sonapat being developed by M/s Eldeco Green Park  
Infrastructure Limited.

Dear Sir,

In regards to the above mentioned subject, we are applying for the Environment Clearance for  
Proposed "Residential Plotted Colony" (Under DDJA-2016) in the revenue estate of  
Village-Rathdhana, Sector-33, Sonapat being developed by M/s Eldeco Green Park  
Infrastructure Limited.

So, accordingly, we are applying Environment Clearance application along with the following  
required documents

1. Form I, Form I A, Conceptual Plan
2. Necessary Annexure


Therefore, we are requested you to kindly process our application for issuance of Environment  
Clearance for our above mentioned project at the earliest.

Thanking you,  
For Eldeco Green Park Infrastructure Limited

*Amit Kumar*  
Amit Kumar  
(Authorized Signatory)

**ELDECO GREEN PARK INFRASTRUCTURE LIMITED**  
(Formerly known as Green Park Infrastructure Limited)

Regd. Office : 201/212, 2nd Floor, Splendor Forum, Jyoti's Cyber Centre, New Delhi-110025. Ctno: 011-40855100, 40855101, 40855102  
Tel: 011-40855000, 40855100, 40855101, 40855102 Fax: 011-40855111 E-mail: contact@eldecoproperties.com Website: www.eldecoinfra.com



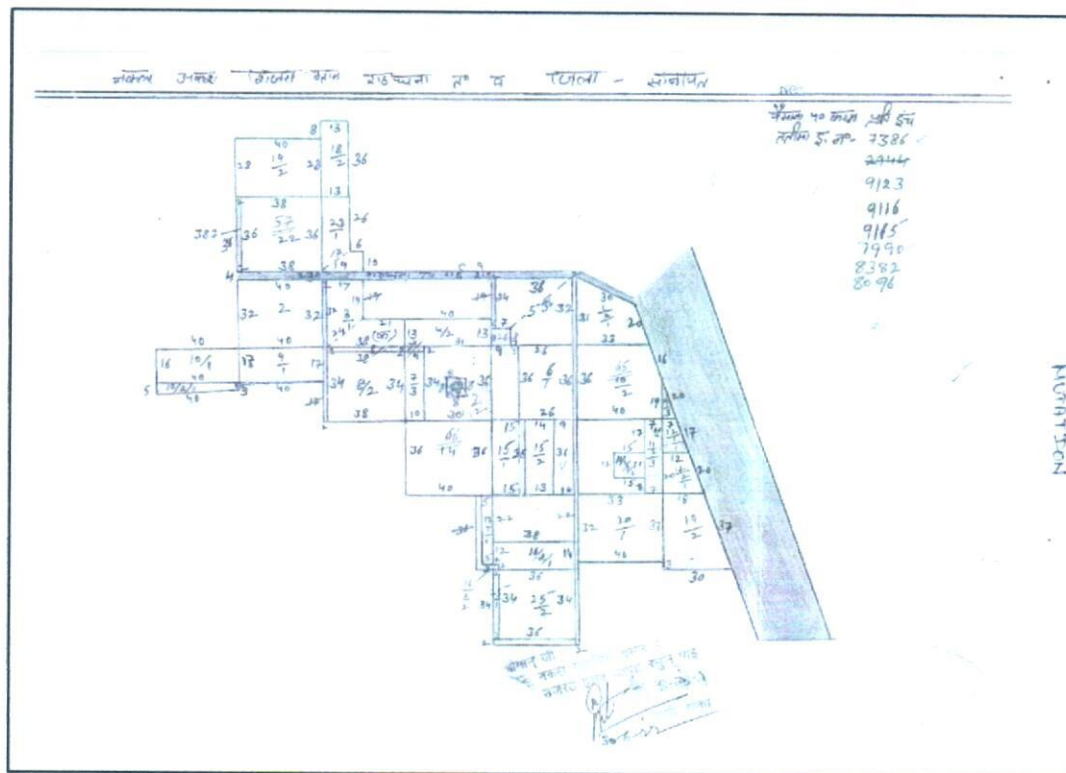




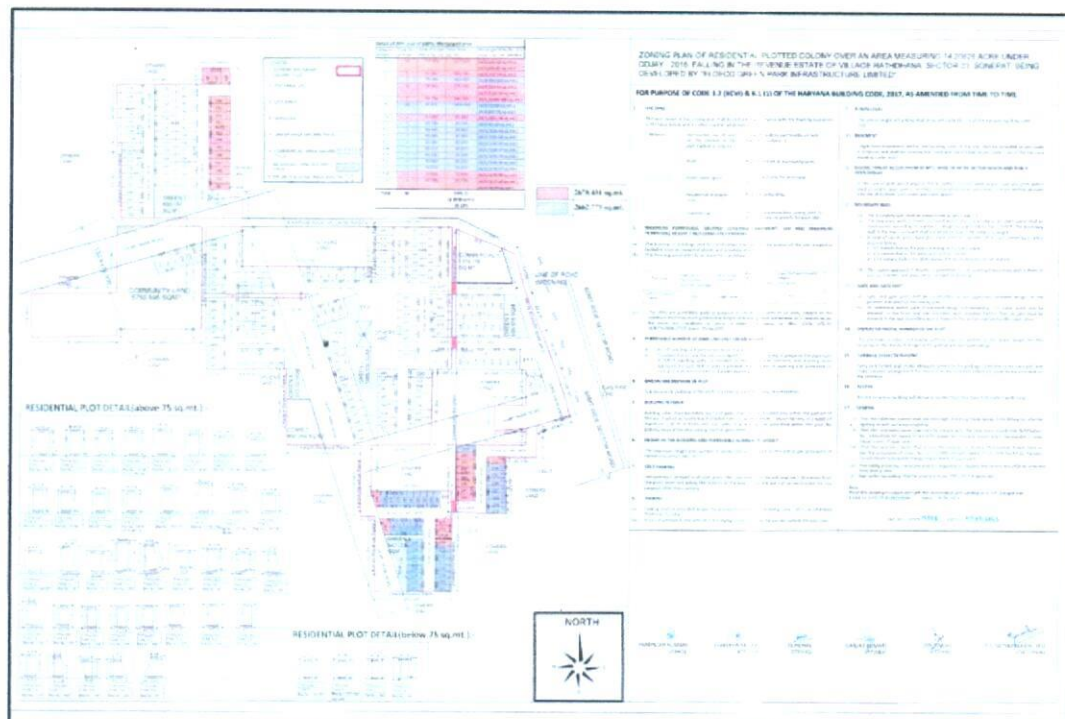
# PROJECT TIE-UP REPORT

## ELDECO AMAYA

### Khasra Map



### Zoning Plan





## PROJECT TIE-UP REPORT

### ELDECO AMAYA

### TCP License

**Directorate of Town & Country Planning, Haryana**  
Nagar Yojana Bhavan, Plot No. 3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349  
Web site: tcp.haryana.gov.in - e-mail: tcp.haryana7@gmail.com

FORM LC - V  
(See Rule 12)

License No. 109 of 2023

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Eldeco Green Park Infrastructure Ltd., 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, New Delhi- 110025 for setting up of Affordable Residential Plotted Colony (under DDJAY Policy -2016) over an area measuring 14.20625 acres in the revenue estate of Village Rathdhana, Sector 33, Sonapat.

1. The particulars of the land, wherein the aforesaid Affordable Residential Plotted Colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
  - i) That you shall pay the infrastructure Development charges amounting to Rs.1,74,26,414/- @ Rs.281.25/- per sq m for the plotted area and Rs.562,50/- for the commercial component in two equal installments. First installment will be due within 60 days of grant of licence and second installment within 6 months of grant of licence failing which 18% per annum interest will be liable for the delayed period.
  - ii) That the Affordable Residential Plotted Colony will be laid out in confirmation to the approved layout plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
  - iii) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.
  - iv) That area coming under the sector roads and restricted belt/green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred to the Govt. within 30 days of approval of zoning plan.
  - v) That you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - vi) That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975 within a period of 30 days from approval of zoning plan.

  
Director General  
Town & Country Planning  
Haryana, Chandigarh









**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 e.g. Investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, and 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.

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## PROJECT TIE-UP REPORT

### ELDECO AMAYA

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 up to 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 owner's name, etc., it is only for illustration purpose and may not necessarily 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 considerably 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 Plot/ 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,



## PROJECT TIE-UP REPORT

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	our pricing analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
32.	This cost assessment is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
33.	This report is prepared on the <b>V-L10 (Project Tie Up format) _V_10.2_2022</b> Tie up format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
34.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
35.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
36.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
37.	<b>Defect Liability Period is 15 DAYS.</b> We request the concerned authorized reader of this report to check the contents, data information, and calculations in the report within this period and intimate us in writing at <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client up to 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 up to 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 at least 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.

*MO*

*[Signature]*

*[Circular Stamp: R.K. Associates Pvt. Ltd. Valuation Center of Excellence]*



## ENCLOSURE 7: MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

### Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client in so far as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.





17. A valuer shall not indulge in "mandate snatching or offering" convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### **Confidentiality**

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

### **Information Management**

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

### **Gifts and hospitality.**

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.  
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

### **Remuneration and Costs.**

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.





**Occupation, employability and restrictions.**

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

**Miscellaneous**

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

Signature of the Valuer: \_\_\_\_\_

Name of the Valuer: R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.

Address of the Valuer: D-39, Sector-2, Noida-201301

Date: 2/1/2025

Place: Noida