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CIN : U74140DL2014PTC272484

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

CASE NO. VIS (2024-25)-PL647-579-816 **DATED: 09/01/2025**

PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	RESIDENTIAL PLOTTED COLONY
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	RESIDENTIAL PLOTTING
NAME OF PROJECT	SPITI HERITAGE HOMES

SITUATED AT
SPITI HERITAGE HOMES, SECTOR-1, PATAUDI, DISTRICT-GURUGRAM, HARYANA

DEVELOPER/ PROMOTER
M/S. TULA REALTOR, PRIVATE LIMITED AND OTHERS

REPORT PREPARED FOR
STATE BANK OF INDIA, HLST BRANCH, AO-II, NEW DELHI

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

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

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

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

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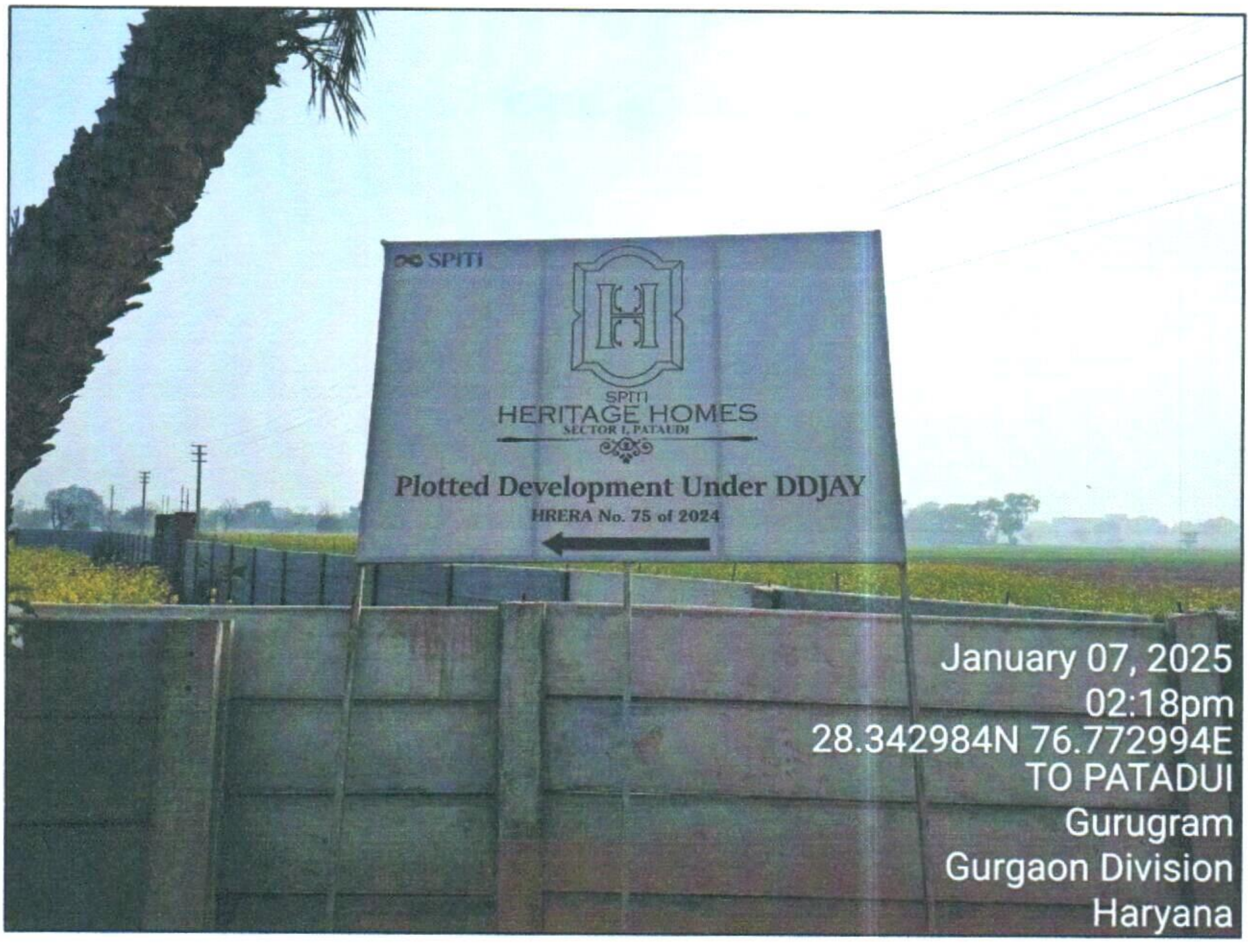
E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

PART A	SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT

SPITI HERITAGE HOMES, SECTOR-1, PATAUDI, DISTRICT-GURUGRAM, HARYANA

R K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

PART B — SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	State Bank of India, HLST Branch, AO-II, New Delhi
Name of Project	Spiti Heritage Homes
Work Order No. & Date	Via e-mail dated 02-01-2025

SR. NO.	CONTENTS	DESCRIPTION
1.	**GENERAL DETAILS**	
i.	Report prepared for	State Bank of India, HLST Branch, AO-II, New Delhi
ii.	Name of Developer/ Promoter	M/s. Tula Realtors Private Limited Shri Suraj Bhan S/o Shri Dharampal and Others (As per RERA Certificate)
iii.	Registered Address of the Developer as per MCA website	Regd. Office: G-14, Ground Floor, Jangpura Extension, New Delhi- 110014
iv.	Type of the Property	Residential Plotted Colony
v.	Type of Report	Project Tie-up Report
vi.	Report Type	Project Tie-up Report
vii.	Date of Inspection of the Property	7 January 2025
viii.	Date of Assessment	9 January 2025
ix.	Date of Report	9 January 2025
x.	Property Shown by	**Name**: Mr. Satya Veer; **Relationship with Owner**: Security Guard; **Contact Number**: +91 81075 77966
xi.	Purpose of the Report	Project Tie-up Report
xii.	Scope of the Report	Opinion on general assessment of Project cost and Market Price of Plots inventory for Project Tie-up.
xiii.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. department is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work. h) Valuation techniques and principles.
xiv.	Documents provided for perusal	**Documents Requested**: Total Documents requested.; **Documents Provided**: Total Documents provided.; **Documents Reference No.**: Total Documents provided.

		Project Land Title Deeds	---	Multiple Sale Deeds
		RERA Registration certificate	RERA Registration Certificate	Dated- 08/07/2024
		Required NOCs for Project	Required NOCs for Project	Refer Part-D

xv.	Identification of the property	☐	Cross checked from boundaries of the property or address mentioned in the Zoning Plan
		✓	Done from the name plate displayed on the property
		✓	Identified by the Owner's representative
		☐	Enquired from local residents/ public
		☐	Identification of the property could not be done properly
		☐	Survey was not done NA

2.	SUMMARY	
i.	Total Prospective Fair Market Value	**Rs. 139,00,00,000/-**
ii.	Total Expected Realizable/ Fetch Value	**Rs. 118,15,00,000/-**
iii.	Total Expected Distress/ Forced Sale Value	**Rs. 104,25,00,000/-**
iv.	Total No. of Plots	Residential -377 Plots Commercial - 01 Block
v.	Carpet area of the project/Carpet	Not Applicable
vi.	Saleable Area of the Project	Residential: - 42,503.604 sqm
vii.	Total Inventory Cost as on "Date of Assessment'	***From Rs. 177.92 Cr. to Rs. 203.34 Cr. (for residential 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

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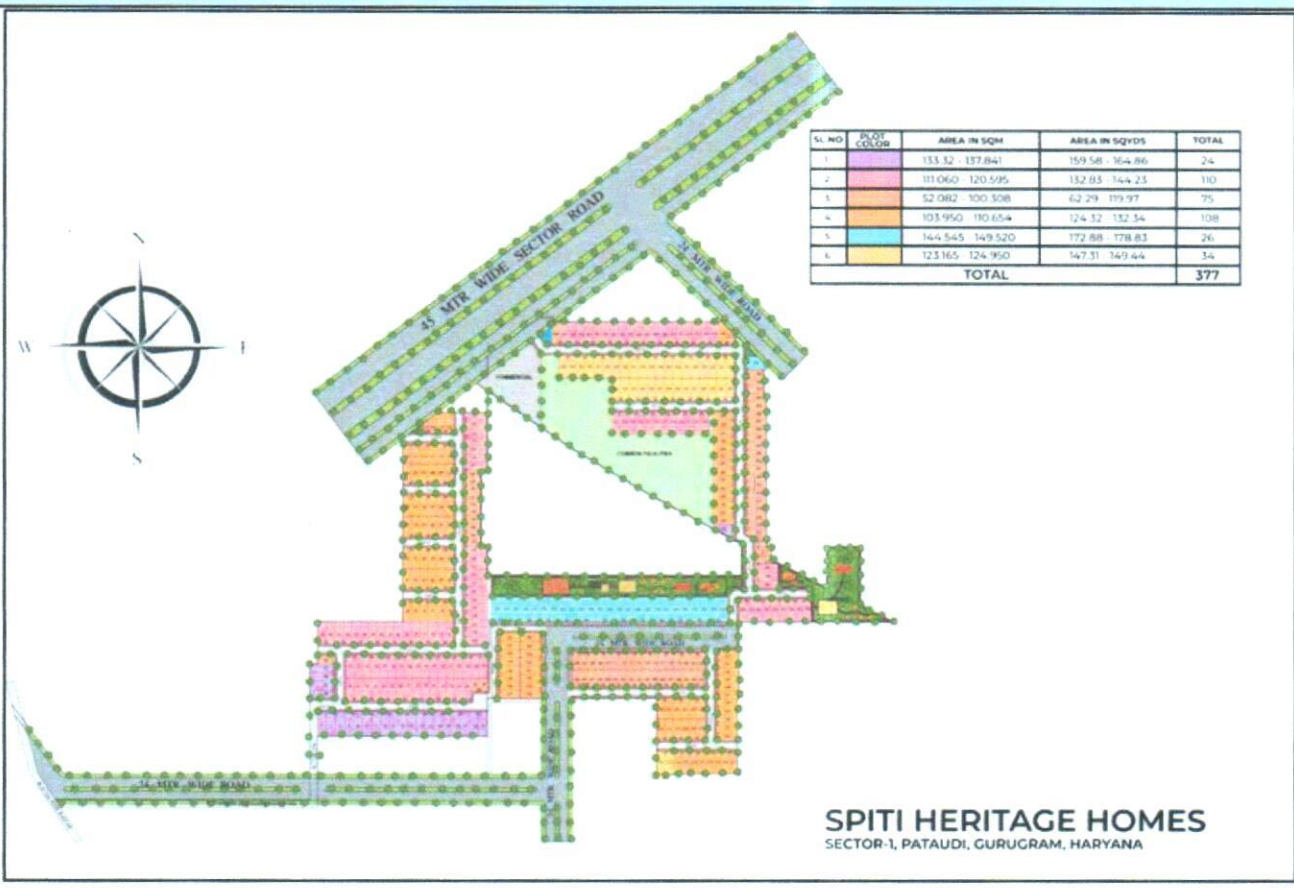
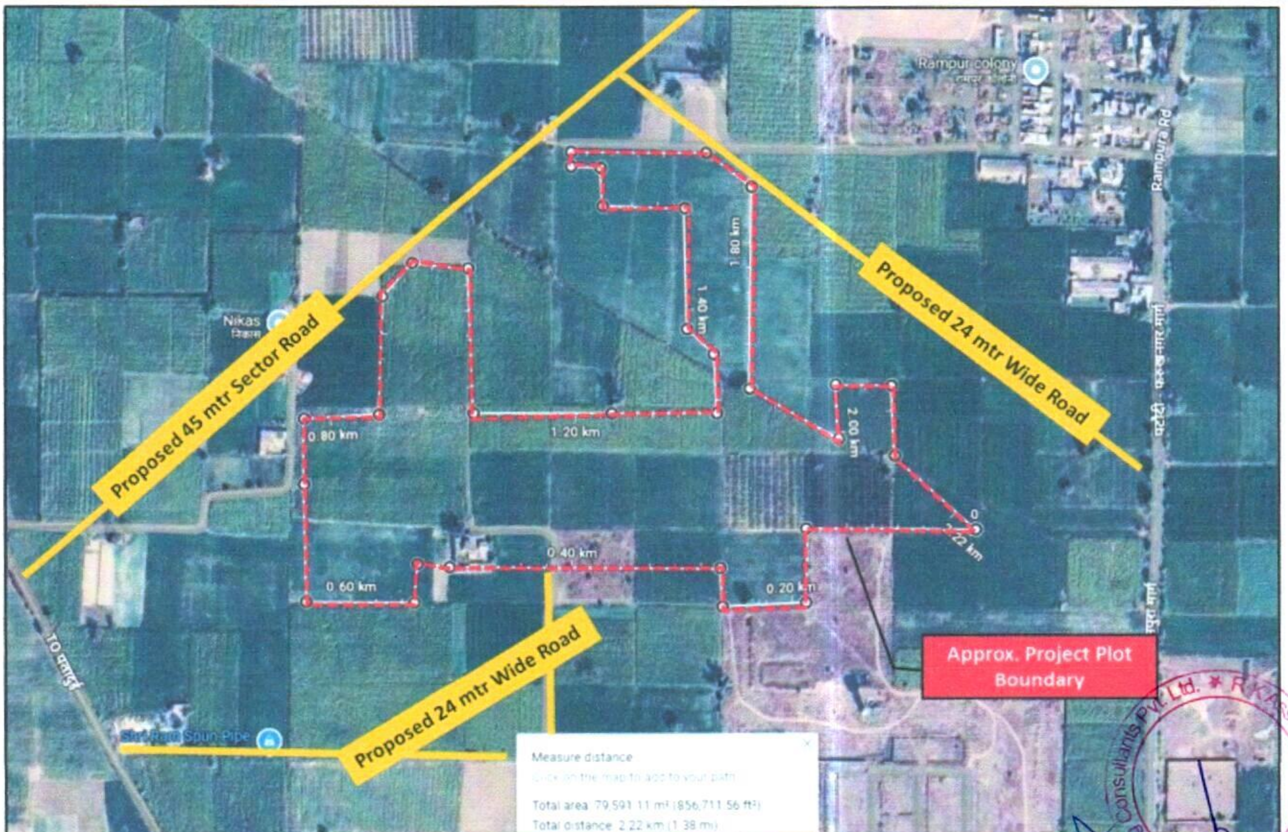
PART C — CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. BRIEF DESCRIPTION OF THE PROJECT



SL. NO	PLOT COLOR	AREA IN SQM	AREA IN SQYDS	TOTAL
1		133.32 - 137.841	159.58 - 164.86	24
2		111.060 - 120.595	132.83 - 144.23	110
3		52.082 - 100.308	62.29 - 119.97	75
4		103.950 - 110.654	124.32 - 132.34	108
5		144.545 - 149.520	172.88 - 178.83	26
6		123.165 - 124.950	147.31 - 149.44	34
TOTAL				377



This project tie-up report is prepared for the Residential Plotted Colony by the name of "**Spiti Heritage Homes**", which is being developed on total land area admeasuring of 19.17 acres as per copy documents provided.

This tie up report is primarily ascertaining of rates of individual plots and value of the whole project. Almost all document were provided and various data/information given in the report have been taken from documents provided to us.

The project is being developed by M/s. Tula Realtor Pvt. Ltd. (Developer), M/s Dagar Hospitality and Infrastructure Pvt. Ltd., Mr. Harsh Yadav, Saroj Yadav, Suraj Yadav (Promotors) with all the basic amenities in the project. There are total of 377 residential plots & 1 commercial block are proposed, details of the which is as under:

S. No.	Type	Plot Area		Plots	Total Area	
		Sqm	Sq. Yds.		Sqm	Sq. Yds.
1	1 TO 19	133.964	160.221	19	2545.316	3044.198
2	20-34 37-53 357-375	117.453	140.474	51	5990.103	7164.163
3	35-36	65.900	78.816	2	131.600	157.394
4	54-57	135.100	161.580	4	540.400	646.318
5	58	88.777	106.177	1	88.777	106.177
6	59-68	119.595	143.036	10	1195.950	1430.356
7	69-74	119.149	142.502	6	714.894	855.013
8	75-104	110.138	131.725	30	3304.140	3951.751
9	105-116 119-120	105.599	126.296	14	1478.386	1768.150
10	117	52.100	62.312	1	52.100	62.312
11	118	85.640	102.425	1	85.640	102.425
12	121-127 138-149	117.270	140.255	19	2228.130	2664.843
13	128-137	78.274	93.616	10	782.740	936.157
14	150-165	109.333	130.762	16	1749.328	2092.196
15	166-199	84.648	101.239	34	2878.032	3442.126
16	200-231	105.105	125.706	12	1261.260	1508.467
17	212-213	123.037	147.152	2	246.074	294.305
18	214-221	111.427	133.267	8	891.416	1066.134
19	222	110.654	132.342	1	110.654	132.342
20	223-226	108.998	130.362	4	435.992	521.446
21	227-232	107.777	128.901	6	646.662	773.408
22	233-257	149.400	178.682	25	3735.000	4467.060
23	258-266	114.300	136.703	9	1028.700	1230.325
24	267-269	118.820	142.109	3	356.460	426.326
25	270	96.470	115.378	1	96.470	115.378
26	271	96.065	114.894	1	96.065	114.894
27	272	64.189	76.770	1	64.189	76.770
28	273	99.630	119.157	1	99.630	119.157
29	274-289 296-309	107.100	128.092	30	3213.000	3842.748
30	290	103.450	123.726	1	103.450	123.726
31	291-293	103.400	123.666	3	310.200	370.999
32	310-321	106.013	126.792	12	1272.156	1521.499
33	294	147.700	176.649	1	147.700	176.649
34	295	138.000	165.048	1	138.000	165.048
35	322 & 349	123.165	147.305	28	3448.620	4124.550
36	350-355	124.950	149.440	6	749.700	896.641
37	356	107.480	128.546	1	107.480	128.546
38	376	110.860	132.589	1	110.860	132.589

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39	377	68.330	81.723	1	68.330	81.723
			Total	**377**	**42,503.604**	**50,834.310**

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.

The subject project is located in Sector-01, Pataudi, Gurugram, Haryana which is a growing and developing area. Many warehouses are located in the region. Since it is newly sector, all the basic and civic amenities are proposed in the nearby vicinity of the subject project. The access road is 15 ft wide Pataudi-Rampura Road which further connects to 25 ft Pataudi-Gurugram road.

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

This is a Project Tie-up report. Scope of work is opinion on general assessment of Project cost and Market Price of 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	Signature Global Millennia 3, Pataudi	
ii.	Name of similar projects available nearby with distance from this property	Plotted development of Pataudi Sector-1	
iii.	Postal Address of the Project	Spiti Heritage Homes, Sector-1, Pataudi, District-Gurugram, Haryana	
iv.	Independent access/ approach to the property	Clear independent access is available	
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report	
		Coordinates or URL: 28°20'43.8"N 76°46'36.8"E	
vi.	Description of adjoining property	Other's vacant land	
vii.	Plot No. / Survey No.	Many surveys number please refer to sale deed	
viii.	Village/ Zone	Village- Rampur, Sector-01	
ix.	Sub registrar	Tehsil-Pataudi	
x.	District	Gurugram, Haryana	
xi.	City Categorization	Tehsil	Semi Urban
	Type of Area	Residential Area	

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xii.	Classification of the area/Society	Middle Class (Ordinary)		Semi Urban
	Type of Area	Within developing Residential zone		
xiii.	Characteristics of the locality	Ordinary		Within developing Residential zone
xiv.	Property location classification	Normal location within locality	Near to Highway	Property towards end of the locality
xv.	Property Facing	North Facing		
xvi.	**DETAILS OF THE ROADS ABUTTING THE PROPERTY**			
	a) Main Road Name & Width	Pataudi-Gurugram		Approx. 25 feet
	b) Front Road Name & width	Pataudi-Rampura		Approx. 15 feet
	c) Type of Approach Road	Bituminous Road		
	d) Distance from the Main Road	Approx. ~1.5 km		
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.	**BOUNDARIES SCHEDULE OF THE PROPERTY**			
a)	Are Boundaries matched	No, boundaries are not mentioned in the documents.		

b)	**Directions**	**As per Title Deed/TIR**	**Actual found at Site**
	East	---	Others land
	West	---	Others land
	North	---	Road
	South	---	Others land

3.	**TOWN PLANNING/ ZONING PARAMETERS**	
i.	Planning Area/ Zone	DTCP, Haryana, Chandigarh
ii.	Master Plan currently in force	Pataudi-Haily Mandi: 2031
iii.	Municipal limits	Municipal Committee Pataudi Jatauli Mandi
iv.	Developmental controls/ Authority	Municipal Committee Pataudi Jatauli Mandi
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	From Agricultural to Residential, Received license to develop colony
viii.	Current activity done in the property	Residential plotting being done
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning.
x.	Any notification on change of zoning regulation	No such information found on public domain
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 proposed for residential purpose. Currently lying vacant.

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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		
4.	**LEGAL ASPECTS OF THE PROPERTY**			
i.	Ownership documents provided	Sale deed	RERA Certificate	---
ii.	Names of the Developer/Promoter	M/S. Tula Realtor Pvt. Ltd.		
iii.	Constitution of the Property	Free hold, complete transferable rights		
iv.	Agreement of easement if any	Not required		
v.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain		
vi.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain		
vii.	Heritage restrictions if any	No		
viii.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
ix.	Comment on existing mortgages/ charges/ encumbrances on the property if any	No Information available to us.		
x.	Comment on whether the owners of the property have issued any guarantee *(personal or corporate)* as the case may be	No Information available to us.		
xi.	**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.		

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5.	**SOCIO - CULTURAL ASPECTS OF THE PROPERTY**		
i.	Descriptive account of the location of the property in terms of social structure of the area in terms of population social stratification regional origin age groups economic levels location of slums/squatter settlements nearby etc.		Semi urban area
ii.	Whether property belongs to social infrastructure like hospital school old age homes etc.		No
6.	**FUNCTIONAL AND UTILITARIAN SERVICES FACILITIES & AMENITIES**		
i.	Drainage arrangements		Under-Construction
ii.	Water Treatment Plant		No
iii.	Power Supply arrangements	Permanent	Yes Proposed
		Auxiliary	No
iv.	HVAC system		NA
v.	Security provisions		Yes Proposed
vi.	Lift/ Elevators		NA
vii.	Compound wall/ Main Gate		Yes
viii.	Whether gated society		Yes
ix.	Car parking facilities		No
x.	Internal development		

Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
Proposed	No	Proposed	Proposed	Yes

7.	**INFRASTRUCTURE AVAILABILITY**	
i.	Description of Water Infrastructure availability in terms of:	
	a) Water Supply	Yes, (Proposed)
	b) Sewerage/ sanitation system	Yes, (Proposed)
	c) Storm water drainage	Yes, (Proposed)
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)
~2 km.	~2 km	~2 km	~2 km	~2.5 km	~40 km	~ 48 km

iv.	Availability of recreation facilities (parks open spaces etc.)	This is a semi urban area. No recreational facility is available nearby..
8.	**MARKETABILITY ASPECTS OF THE PROPERTY:**	
i.	Location attribute of the subject property	Normal

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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.	
iv.	Any New Development in surrounding area.	Yes, residential plotting colonies are proposed 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	
9.	**ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:**		
i.	Type of construction & design	NA Since residential plotting colony	
ii.	Method of construction	NA Since residential plotting colony	
iii.	Specifications		
	a) Class of construction	NA Since residential plotting colony	
	b) Appearance/ Condition of structures	Internal -. NA	
		External - NA	
	c) Roof	**Floors/ Blocks**	**Type of Roof**
		NA	NA
		NA	NA
	d) Floor height	NA Since residential plotting colony	
	e) Type of flooring	NA Since residential plotting colony	
	f) Doors/ Windows	NA Since residential plotting colony	
	g) Interior Finishing	NA Since residential plotting colony	
	h) Exterior Finishing	NA Since residential plotting colony	
	i) Interior decoration/ Special architectural or decorative feature	NA Since residential plotting colony	
	j) Class of electrical fittings	NA Since residential plotting colony	
	k) Class of sanitary & water supply fittings	NA Since residential plotting colony	
iv.	Maintenance issues	NA Since residential plotting colony	
v.	Age of building/ Year of construction	NA Since residential plotting colony	
vi.	Total life of the structure/ Remaining life expected	NA Since residential plotting colony	
vii.	Extent of deterioration in the structure	NA Since residential plotting colony	
viii.	Protection against natural disasters viz. earthquakes etc.	NA Since residential plotting colony	
ix.	Visible damage in the building if any	NA Since residential plotting colony	
x.	System of air conditioning	NA Since residential plotting colony	
xi.	Provision of firefighting	NA Since residential plotting colony	
xii.	Status of Building Plans/ Maps	Plotting Layout plans are approved by the concerned authority.	
	a) Is Building as per approved Map	NA Since residential plotting colony	

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	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	☐ Permissible Alterations	NA Vacant Land
		☐ Not permitted alteration	NA Vacant Land
	c) Is this being regularized	NA	
10.	**ENVIRONMENTAL FACTORS:**		
i.	Use of environment friendly building materials like fly ash brick other green building techniques if any	NA Since residential plotting colony	
ii.	Provision of rainwater harvesting	NA Since residential plotting colony	
iii.	Use of solar heating and lighting systems etc.	NA Since residential plotting colony	
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.	NA .	
12.	**PROJECT DETAILS:**		
a.	Name of the Developer	M/s. Tula Realtor Pvt. Ltd.	
b.	Name of the Project	Spiti Heritage Homes	
c.	Total no. of Dwelling units	Total number of Plots= 377 Plot residential & 1 Block Commercial	
d.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.	
e.	Name of the Architect	Ms. Daulat & Puneet Architects LLP	
f.	Architect Market Reputation	Not much known Architect. No information available on past Projects executed.	
g.	Proposed completion date of the Project	30-06-2029 (As per RERA)	
h.	Progress of the Project	Development/plotting work is in-progress.	
i.	Other Salient Features of the Project	☐ High end modern apartment ☐ Ordinary Apartments ☒ Affordable housing ☐ Club ☐ Swimming Pool ☐ Play Area ☒ Walking Trails ☐ Gymnasium ☐ Convenient Shopping ☒ Parks ☒ Multiple Parks ☒ Kids Play Area	

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PART C AREA DESCRIPTION OF THE PROPERTY

<table>
<tr><td>1.</td><td colspan="3">Licensed Area of the project</td><td colspan="2">19.175 Acre (As per Registration certificate)</td></tr>
<tr><td>2.</td><td colspan="3">Area of the Project as per Layout map</td><td colspan="2">19.175 Acre (As per Layout Map)</td></tr>
<tr><td>3.</td><td colspan="3">Permissible area under plotting</td><td colspan="2">11.69675 acre (61%)</td></tr>
<tr><td rowspan="2">4.</td><td rowspan="2">Ground Coverage Area</td><td colspan="2">Permitted</td><td colspan="2">47335.028 m^2 (61%)</td></tr>
<tr><td colspan="2">Proposed</td><td colspan="2">44328.164 m^2 (57.13%)</td></tr>
<tr><td rowspan="7"></td><td rowspan="7">Covered Built-up Area</td><td colspan="2">UNDER FAR</td><td>PROPOSED (In m^2)</td><td>ACHIEVED STATUS As per Site Visit/Map</td></tr>
<tr><td rowspan="2">Total</td><td>Proposed</td><td>47335.028 m^2 (61%)</td><td rowspan="2">Vacant land and Earthwork like Storm Water Drainage is in progress</td></tr>
<tr><td>Permitted</td><td>44328.164 m^2 (57.13%)</td></tr>
<tr><td colspan="2">UNDER NON-FAR</td><td>Proposed (In m^2)</td><td>ACHIEVED STATUS As per Site Visit/Map</td></tr>
<tr><td colspan="2">Proposed NON-FAR area</td><td>N/A. Since it is plotted colony</td><td rowspan="2">NA</td></tr>
<tr><td colspan="2">Total Gross Built Up Area</td><td>N/A. Since it is plotted colony</td></tr>
<tr><td colspan="4"></td></tr>
<tr><td rowspan="2">5.</td><td rowspan="2">Open/ Green Area</td><td colspan="2">Proposed</td><td colspan="2">5819.880 sq. mtr.</td></tr>
<tr><td colspan="2">Permitted</td><td colspan="2">5840.210 sq. mtr.</td></tr>
<tr><td rowspan="2">6.</td><td rowspan="2">Density</td><td colspan="2">Proposed</td><td colspan="2">4602 Persons</td></tr>
<tr><td colspan="2">Permitted</td><td colspan="2">5089.5 Persons</td></tr>
<tr><td>7.</td><td colspan="3">Carpet Area</td><td colspan="2">NA since Plotted Colony</td></tr>
<tr><td>8.</td><td colspan="3">Super Area</td><td colspan="2">NA since Plotted Colony</td></tr>
</table>

Note: The following details have been obtained and taken from Sanctioned Drawing.

<table>
<tr><th colspan="5">Total Blocks/ Floors/ Plots</th></tr>
<tr><td rowspan="2">1.</td><td>Approved as per Layout Plan</td><td colspan="2">Actually, provided for (As per Scope of Work)</td><td>Current Status</td></tr>
<tr><td>Please refer to the sheet attached above</td><td colspan="2">It is Residential Plotting Project and Development/ plotting work is in-progress.</td><td>It is Residential Plotting Project and Development/ plotting work is in-progress.</td></tr>
<tr><td>2.</td><td>Total no. of Plots/ Units</td><td colspan="3">Total No. of Plots= 377 units residential & 1 Commercial Block</td></tr>
<tr><td>3.</td><td>Type of Plots</td><td colspan="3">Please refer to the sheet attached at Pg. no. 05</td></tr>
<tr><td>4.</td><td>Land Area considered</td><td colspan="3">19.175 Acres</td></tr>
<tr><td>5.</td><td>Area adopted on the basis of</td><td colspan="3">Property documents & site survey both</td></tr>
<tr><td>6.</td><td>Remarks & observations if any</td><td colspan="3">No</td></tr>
<tr><td rowspan="3">7.</td><td>Constructed Area considered
(As per IS 3861-1966)</td><td>Built-up Area</td><td colspan="2">NA since Plotted Colony</td></tr>
<tr><td>Area adopted on the basis of</td><td colspan="3">Layout Plan</td></tr>
<tr><td>Remarks & observations if any</td><td colspan="3">No</td></tr>
</table>

Note:

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

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PART D PROJECT APPROVAL DETAILS

S. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Zoning Plan	DRG. No. DGTCP 10207 Dated: - 03/05/2024	Obtained
2.	RERA Certificate	Registration No. RC/REP/HARERA/GGM/848/580/2024/75 Dated: 08/07/2024	Obtained
3.	Layout Plan	Letter No. 86711 Dated: 05/04/2024	Obtained
4.	Environment Clearance	---	Not Provided
5.	Electricity Connection	---	Not Provided
6.	License for setting-up of affordable plotted colony	License No. 32 Dated 28/08/2024	Obtained
7.	Consent to Establish Air/Water	---	Not Provided

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

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PART E — PROCEDURE OF ASSESMENT

1.	**GENERAL INFORMATION**			
i.	Important Dates	**Date of Inspection of the Property**	**Date of Assessment**	**Date of Report**
		7 January 2025	9 January 2025	9 January 2025
ii.	Client	State Bank of India, HLST Branch, AO-II, New Delhi		
iii.	Intended User	State Bank of India, HLST Branch, AO-II, New Delhi		
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 Plot Financing		
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, asertaining 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	✓	Done from the name plate displayed on the property	
		☐	Identified by the owner	
		✓	Identified by the owner's representative	
		☐	Enquired from local residents/ public	
		☐	Cross checked from the boundaries/ address of the property mentioned in the documents provided to us	
		☐	Identification of the property could not be done properly	
		☐	Survey was not done	
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		
2.	**ASSESSMENT FACTORS**			
i.	Nature of the Report	Project Tie-up		
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		Real estate	Residential	Plotting
		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

<table>
<tr><td>vi.</td><td>Legality Aspect Factor</td><td colspan="4">Assumed to be fine as per copy of the documents & information produced to us. However Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality we have only gone by the documents provided to us in good faith.

Verification of authenticity of documents from originals or cross checking from any Govt. dept. have to be taken care by Legal expert/ Advocate.</td></tr>
<tr><td rowspan="2">vii.</td><td rowspan="2">Land Physical Factors</td><td colspan="2">Shape</td><td colspan="2">Size</td></tr>
<tr><td colspan="2">Irregular</td><td colspan="2">Medium</td></tr>
<tr><td rowspan="6">viii.</td><td rowspan="6">Property Location Category Factor</td><td>City Categorization</td><td>Locality Characteristics</td><td>Property location characteristics</td><td>Floor Level</td></tr>
<tr><td>Scale-B City</td><td>Good</td><td>Road Facing</td><td rowspan="3">NA</td></tr>
<tr><td rowspan="2">Semi Urban</td><td>Within ordinary mid-scale Residential locality</td><td>Near to Highway</td></tr>
<tr><td>Within city suburbs</td><td>Good location within locality</td></tr>
<tr><td colspan="4">Property Facing</td></tr>
<tr><td colspan="4">North Facing</td></tr>
<tr><td rowspan="4">ix.</td><td rowspan="4">Physical Infrastructure availability factors of the locality</td><td>Water Supply</td><td>Sewerage/ sanitation system</td><td>Electricity</td><td>Road and Public Transport connectivity</td></tr>
<tr><td>Yes (Proposed)</td><td>Yes (Proposed)</td><td>Yes</td><td>Easily available</td></tr>
<tr><td colspan="2">Availability of other public utilities nearby</td><td colspan="2">Availability of communication facilities</td></tr>
<tr><td colspan="2">Transport, Market, Hospital etc. are available in close vicinity</td><td colspan="2">Major Telecommunication Service Provider & ISP connections are available</td></tr>
<tr><td>x.</td><td>Social structure of the area (in terms of population social stratification regional origin age groups economic levels location of slums/ squatter settlements nearby etc.)</td><td colspan="4">Semi urban area</td></tr>
<tr><td>xi.</td><td>Neighbourhood amenities</td><td colspan="4">Average</td></tr>
<tr><td>xii.</td><td>Any New Development in surrounding area</td><td colspan="4">None</td></tr>
</table>

xiii.	Any specific advantage/ drawback in the property	Newly developed sector
xiv.	Property overall usability/ utility Factor	Restricted to a particular use i.e. Group housing (Residential) purpose only.
xv.	Do property has any alternate use?	None. The property can only be used for residential purpose.
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly.
xvii.	Is the property merged or colluded with any other property	No **Comments:** 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)*	**Market Value** Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.
xxi.	Hypothetical Sale transaction method assumed for the inventory cost analysis	**Market Value** Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.
xxii.	Approach & Method Used for inventory cost analysis	**PROJECT INVENTORY** **Approach for assessment:** Market Approach **Method of assessment:** Market Comparable Sales Method
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)
xxiv.	**Market Comparable**	

References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered *(from property search sites & local information)*

a	Name:	M/s. Vardhan Properties
	Contact No.:	+91 94164 98256
	Nature of reference:	Property dealer
	Size of the Property:	150 to 250 sq. yds
	Location:	Pataudi, 3B Homes
	Rates/ Price informed:	Rs. 55,000/- to Rs. 70,000/- 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 150-250 sq.yd is available for sale in Pataudi Sectors in the

				range of Rs. 55,000/- to Rs. 70,000/- per sq. yds. The asking price of the property is higher than compared to other properties as the said developer is providing better amenities & facilities.
		b	Name:	M/s Bhumi Associates Pataudi
			Contact No.:	+91 94674 58300
			Nature of reference:	Property dealer
			Size of the Property:	97 to 118 sq. yds
			Location:	KSD Yash Vihar, Pataudi, Sector-5
			Rates/ Price informed:	Rs. 35,000/- to Rs. 45,000/- 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 97-118 sq.yd is available for sale in Pataudi Sector-5 in the range of Rs. 35,000/- to Rs. 45,000/- per sq. yds. For affordable plotting scheme at a distance of 3-5 km from Spiti Heritage Homes.
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 Rs. 35,000 /- to Rs. 40,000/- per sq. yds. for the residential land for affordable residential plotted development under DDJAY. *(refer annexures)*

xxvi.	**OTHER MARKET FACTORS**		
	Current Market condition	Normal	
		Remarks: NA	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Easily sellable	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	**Demand**	**Supply**
		Good	Adequately available
		Remarks: ----	
		Adjustments (-/+): 0%	
xxvii.	Any other special consideration	**Reason: NA**	
		Adjustments (-/+): 0%	
xxviii.	Any other aspect which has relevance on the value or marketability of the property	NA	
		Adjustments (-/+): 0%	
xxix.	**Final adjusted & weighted Rates considered for the subject property**	**Rs. 35,000 /- to Rs. 40,000/- per sq. yds.**	
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.	**Basis of computation & working**

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

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3.	COST ASSESSMENT OF LAND		
Sr. No.	**Particulars**	**Govt. Circle/ Guideline Value**	**Land Value as per Market**
a.	Prevailing Rate range	Rs. 24,200/- per sq.yds. (For Residential Land)	Rs. 35,000/- to 40,000/- Per Sq. yds. (for developed plots)
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs. 24,200/- per sq.yds	Rs. 15,000/- per sq. yds. (for large undeveloped land parcel)
d.	Total Land Area/FAR Area considered *(documents vs site survey whichever is less)*	92,808 sq. yds.	92,808 sq. yds.
e.	**Total Value of land (A)**	92,808 sq. yds. X Rs. 24,200/- per sq. yds.	92,808 sq. yds. X Rs. 15,000/- per sq. yds.
		Rs. 224,59,46,185/-	**Rs. 139,21,15,404/-**

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	---	---
		Total Value	---	---
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.	**Expected Construction Value (C)**	---	---

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6.	MARKET/ SALABLE AMOUNT OF THE PLOTS	
a.	Total No. of DU	Residential- 377 Plots & 1 Commercial Blocks
b.	Total Salable Area for Plots (As per sanction plan)	50,834.310 sq. yds.
c.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs. 40,000/- per sq. yds.
	Builder's Selling Rate (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	---
	Market Rate in secondary sale (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Rs 35,000/- to Rs. 40,000/- Per Sq. yds.
d.	Remarks	• The value of the Land is varying from place to place and direction to direction as per information gathered from the public domain & dealers of that area and it is found that plot rates vary from Rs 35,000/- to 40,000/- Per Sq. yds. For affordable plotted group housing project which seems to be reasonable in our view. • Details of the inventory is as per approved layout plan shared. • 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.

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INVENTORY ANALYSIS:

S. No.	Type	Area		Plots	Total Area		Min. Market Rates @ Rs. 35,000/- per sq. yds.	Max. Market Rates @ Rs. 40,000/- per sq. yds.
		Sqm	Sq. yds.		Sqm	Sq. yds.		
1	1 TO 19	133.964	160.221	19	2545.316	3044.198	10,65,46,928	12,17,67,917
2	20-34 37-53 357-375	117.453	140.474	51	5990.103	7164.163	25,07,45,712	28,65,66,528
3	35-36	65.900	78.816	2	131.600	157.394	55,08,776	62,95,744
4	54-57	135.100	161.580	4	540.400	646.318	2,26,21,144	2,58,52,736
5	58	88.777	106.177	1	88.777	106.177	37,16,205	42,47,092
6	59-68	119.595	143.036	10	1195.950	1430.356	5,00,62,467	5,72,14,248
7	69-74	119.149	142.502	6	714.894	855.013	2,99,25,463	3,42,00,529
8	75-104	110.138	131.725	30	3304.140	3951.751	13,83,11,300	15,80,70,058
9	105-116 119-120	105.599	126.296	14	1478.386	1768.150	6,18,85,238	7,07,25,986
10	117	52.100	62.312	1	52.100	62.312	21,80,906	24,92,464
11	118	85.640	102.425	1	85.640	102.425	35,84,890	40,97,018
12	121-127 138-149	117.270	140.255	19	2228.130	2664.843	9,32,69,522	10,65,93,739
13	128-137	78.274	93.616	10	782.740	936.157	3,27,65,496	3,74,46,282
14	150-165	109.333	130.762	16	1749.328	2092.196	7,32,26,870	8,36,87,852
15	166-199	84.648	101.239	34	2878.032	3442.126	12,04,74,420	13,76,85,051
16	200-231	105.105	125.706	12	1261.260	1508.467	5,27,96,344	6,03,38,678
17	212-213	123.037	147.152	2	246.074	294.305	1,03,00,658	1,17,72,180
18	214-221	111.427	133.267	8	891.416	1066.134	3,73,14,674	4,26,45,341
19	222	110.654	132.342	1	110.654	132.342	46,31,976	52,93,687
20	223-226	108.998	130.362	4	435.992	521.446	1,82,50,625	2,08,57,857
21	227-232	107.777	128.901	6	646.662	773.408	2,70,69,271	3,09,36,310
22	233-257	149.400	178.682	25	3735.000	4467.060	15,63,47,100	17,86,82,400
23	258-266	114.300	136.703	9	1028.700	1230.325	4,30,61,382	4,92,13,008
24	267-269	118.820	142.109	3	356.460	426.326	1,49,21,416	1,70,53,046
25	270	96.470	115.378	1	96.470	115.378	40,38,234	46,15,125
26	271	96.065	114.894	1	96.065	114.894	40,21,281	45,95,750
27	272	64.189	76.770	1	64.189	76.770	26,86,952	30,70,802
28	273	99.630	119.157	1	99.630	119.157	41,70,512	47,66,299
29	274-289 296-309	107.100	128.092	30	3213.000	3842.748	13,44,96,180	15,37,09,920
30	290	103.450	123.726	1	103.450	123.726	43,30,417	49,49,048
31	291-293	103.400	123.666	3	310.200	370.999	1,29,84,972	1,48,39,968
32	310-321	106.013	126.792	12	1272.156	1521.499	5,32,52,450	6,08,59,943
33	294	147.700	176.649	1	147.700	176.649	61,82,722	70,65,968
34	295	138.000	165.048	1	138.000	165.048	57,76,680	66,01,920
35	322 & 349	123.165	147.305	28	3448.620	4124.550	14,43,59,233	16,49,81,981
36	350-355	124.950	149.440	6	749.700	896.641	3,13,82,442	3,58,65,648
37	356	107.480	128.546	1	107.480	128.546	44,99,113	51,41,843
38	376	110.860	132.589	1	110.860	132.589	46,40,600	53,03,542
39	377	68.330	81.723	1	68.330	81.723	28,60,294	32,68,907
			Total	**377**	**42,503.604**	**50,834.310**	**177,92,00,863**	**203,33,72,415**

7.	CONSOLIDATED COST ASSESSMENT OF THE ASSET		
Sr. No.	**Particulars**	**Govt. Circle/ Guideline Value**	**Indicative & Estimated Prospective Market Value**
a.	Land Value (A)	**Rs. 224,59,46,185/-**	**Rs. 139,21,15,404/-**
b.	Structure Construction Value (B)	NA	---
c.	Additional Aesthetic Works Value (C)	NA	---
d.	**Total Add (A+B+C)**	**Rs. 224,59,46,185/-**	**Rs. 139,21,15,404/-**
e.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	**Total Indicative & Estimated Prospective Fair Market Value**	---	**Rs. 139,21,15,404/-**
h.	**Rounded Off**	---	**Rs. 139,00,00,000/-**
i.	Indicative & Estimated Prospective Fair Market Value in words	---	**Rupees One Hundred Thirty-Nine Crore only**
j.	**Expected Realizable Value (@ ~15% less)**	---	**Rs. 118,15,00,000/-**
k.	**Expected Distress Sale Value (@ ~25% less)**	---	**Rs. 104,25,00,000/-**
l.	Percentage difference between Circle Rate and Market Value	More than 20%	
m.	**Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%**	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	**Concluding Comments/ Disclosures if any**		

a. The subject property is a Group Housing project.

b. We are independent of client/ company and do not have any direct/ indirect interest in the property.

c. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.

d. In this Project Tie-up report we have adopted Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.

e. Also since this is a land 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.

f. This is a Project Tie-up report. Scope of the 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 is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.

g. This Project Tie-up is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.

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

i. Legal aspects for e.g. investigation of title ownership rights lien charge mortgage lease verification of documents from originals or from any Govt. department etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.

j. The pricing assessment of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.

k. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.

l. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations Conditions Valuer's Remarks Important Notes Valuation TOS and basis of computation & working as described above.

m. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

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

	and willing seller at an arm's length transaction in an open & unrestricted market in an orderly transaction after proper marketing wherein the parties each acted knowledgeably prudently without any compulsion on the date of the Report. *Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.*
	***Fair Market Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is where-is basis in its existing conditions with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market in an orderly transaction after proper marketing wherein the parties each acted knowledgeably prudently without any compulsion on the date of the Report.* *Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.*
	***Market Value** suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing buyer and willing seller on an as-is where-is basis in its existing conditions with all its existing advantages & disadvantages and its potential possibilities at an arm's length transaction in an open established & unrestricted market in an orderly transaction wherein the parties each acted without any compulsion on the date of the Valuation.* *Using the term "Market Value" without "Fair" omits the elements of proper marketing acting knowledgeably & prudently.* *Market and market participants can be sentimental inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably prudently" has been removed from the marker Value definition.*
	***Realizable Value** is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature size various salability prospects of the subject asset the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.*
	Distress Sale Value is that value when the property is attached with any process such as mortgaged financing financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature size salability prospects of the property and kind of encumbrance on the property. In this type of sale negotiation power of the buyer is always more than*

	the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.
	***Liquidation Value** is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute law or legal process clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words this kind of value is also called as forced sale value.*
	***Difference between Costs Price & Value:** Generally these words are used and understood synonymously. However in reality each of these has a completely different meaning premise and also having different definitions in professional & legal terms. Therefore it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.* *The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.* *The **Price** is the amount paid for the procurement of the same asset.* *The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.* *Therefore in actual for the same asset/ property cost price & value remain different since these terms have different usage & meaning.*
p.	***Enclosures with the Report:*** • *Enclosure I:* Screenshot of the price trend references of the similar related properties available on public domain - • *Enclosure II: Google Map Location* • *Enclosure III: Photographs of the property* • *Enclosure IV: Copy of Circle Guideline* • *Enclosure V: Other Relevant Documents/Articles taken for reference* • *Enclosure VI: Consultant's Remarks*

R K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

IMPORTANT NOTES

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

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

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

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

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

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

R K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Shubham Joshi	Abhinav Chaturvedi	Anil Kumar
		R K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

Declaration	a. The information provided by us is true and correct to the best of our knowledge and belief. b. The analysis and conclusions are limited by the reported assumptions limiting conditions remarks. 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 & fair *assessment* as per the purpose. d. No employee or member of R.K Associates has any direct/ indirect interest in the property. e. Our authorized surveyor Shubham Joshi has visited the subject property on **7/1/2025** in the presence of the owner's representative with the permission of owner. f. Firm is an approved Valuer of the Bank. g. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past. h. We have submitted the Valuation Report directly to the Bank.

R K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

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

Home / Gurgaon / Pataudi / KSD Yash Vihar
Last updated: Dec 27, 2024

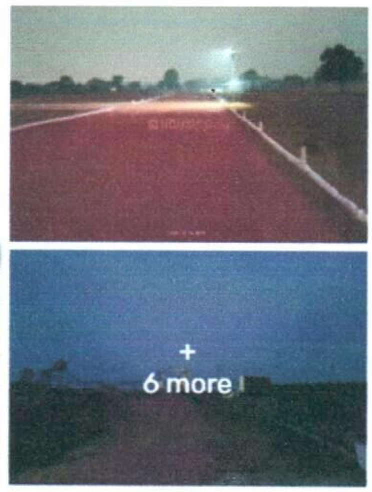
KSD Yash Vihar RERA

By KSD BUILDTECH PVT. LTD
Revenue Estate Of Village Pataudi, Sector-5, Pataudi, Gurgaon

₹32.0 L - 38.94 L | ₹33 K/sq.yd
EMI starts at ₹16.95 K
Price excludes maintenance, floor rise c... See More

3.5 Write a Review
Contacted

Cover Image SHARE SAVE



Residential Plots	Dec. 2023	₹33 K/sq.yd	97 - 118 sq.yd. (Plot Area)
Configuration	Possession Starts	Avg. Price	Sizes

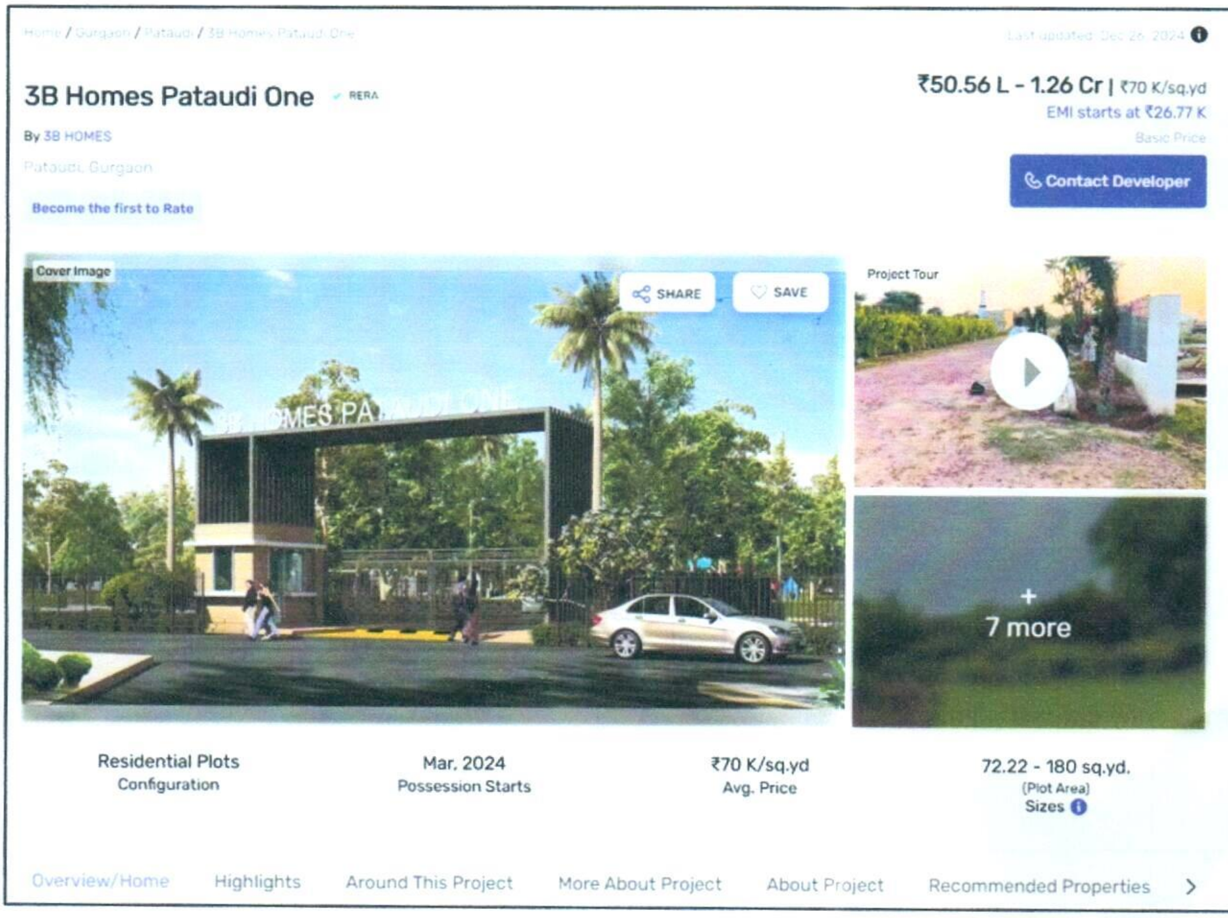
Overview/Home | Around This Project | More About Project | Project Properties | About Project | Floor Plan | Tour

Pataudi, Gurgaon RESALE
Residential land / Plot in Pataudi, Gurgaon

₹2.9 Cr	4,843 sqft (450 sqm)	Plot/Land
₹5,987 /sqft	Plot Area	Ready To Move

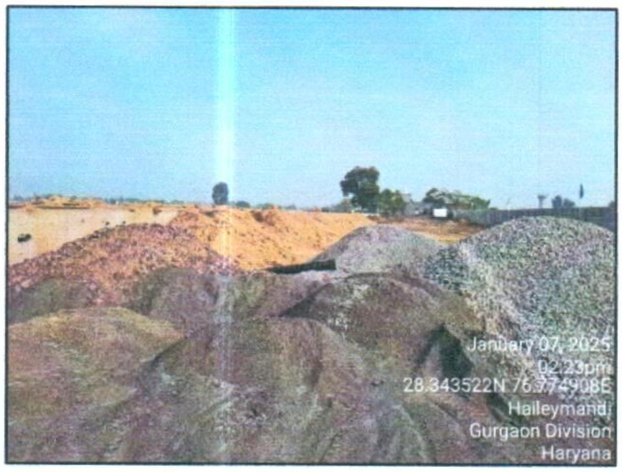
This is a residential plot in sector 1 of pataudi. Located around ...

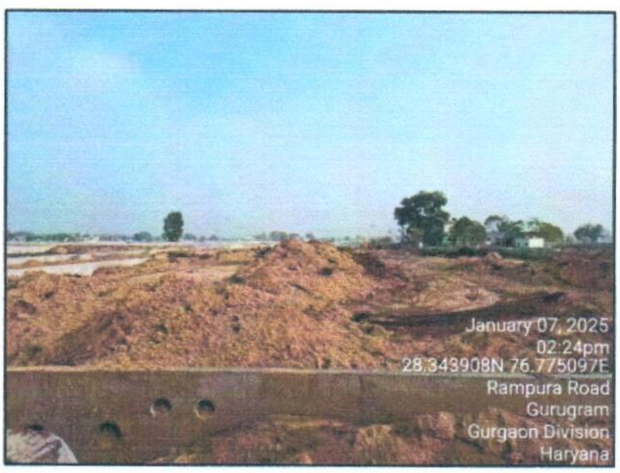
2w ago
Owner
View Number | Contact

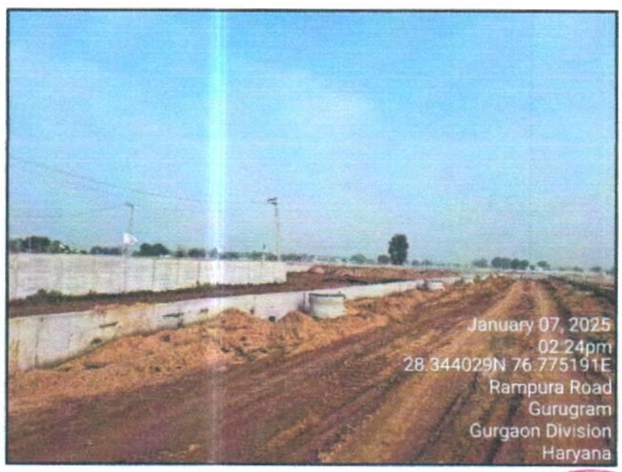


R K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY







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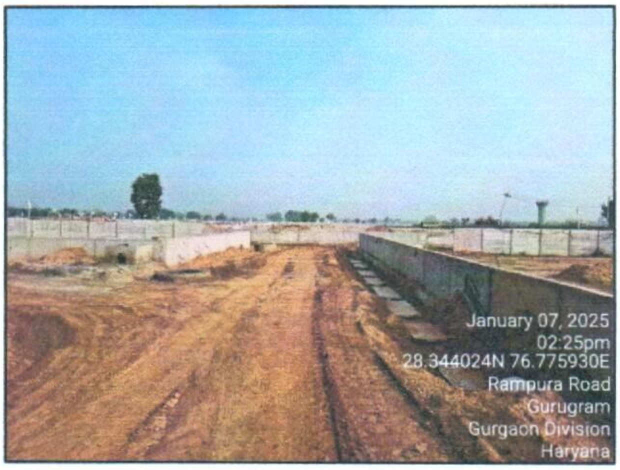

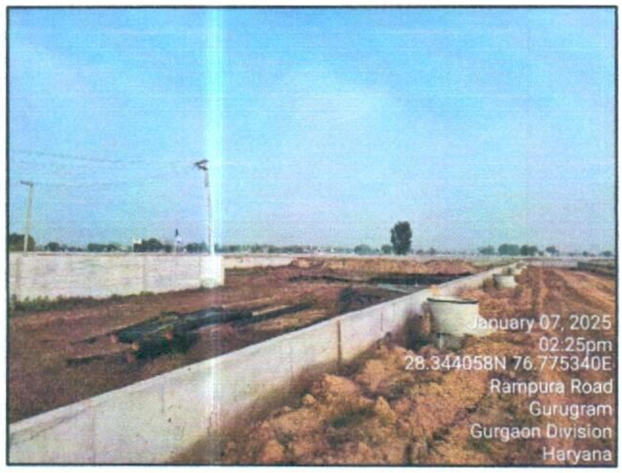

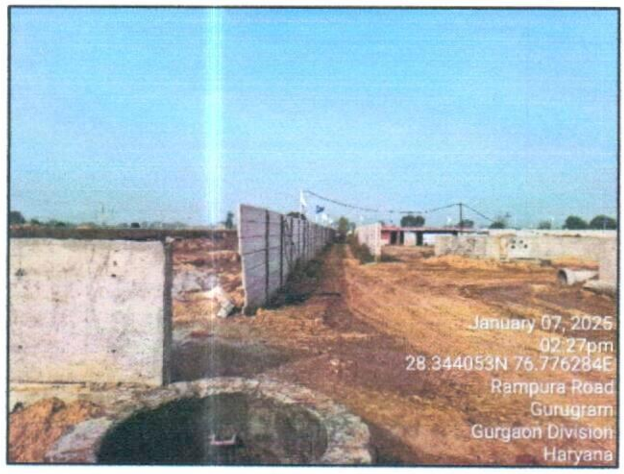

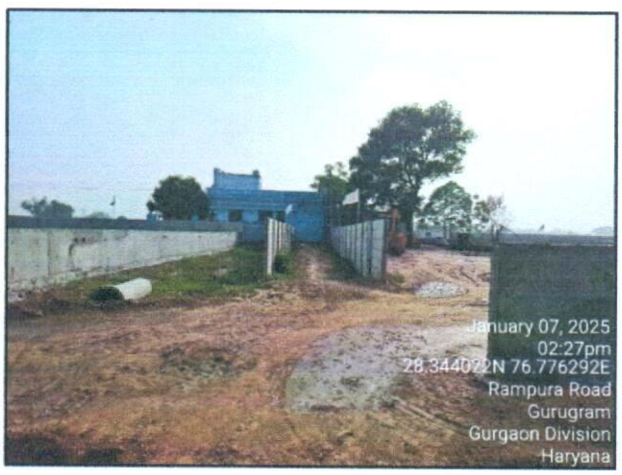

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ENCLOSURE: 4– COPY OF CIRCLE RATE

Predictive Collector Rates for 2024

District:गुरुग्राम

Tehsil:पटौदी

Pataudi	Harizan Col. Behind Sch.	व्यवसायिक	व्यवसायिक	N	12000	वर्ग गज	13200	वर्ग गज	10	NO
	Hospital Ashram Road	निवासीय	निवासीय	N	8500	वर्ग गज	[illegible]	वर्ग गज	10	NO
		व्यवसायिक	व्यवसायिक	N	16000	वर्ग गज	17600	वर्ग गज	10	NO
	Huda Sec 1	निवासीय	निवासीय	N	22000	वर्ग गज	24200	वर्ग गज	10	NO
		व्यवसायिक	व्यवसायिक	N	35000	वर्ग गज	42000	वर्ग गज	20	NO
	Khor Road to Mc Area	निवासीय	निवासीय	N	8500	वर्ग गज	9350	वर्ग गज	10	NO
		व्यवसायिक	व्यवसायिक	N	16000	वर्ग गज	17600	वर्ग गज	10	NO
	LICENSE COLONY IN PATAUDI	निवासीय	निवासीय	N	25000	वर्ग गज	27500	वर्ग गज	10	NO
		व्यवसायिक	व्यवसायिक	N	30000	वर्ग गज	33000	वर्ग गज	10	NO
	Mumtajpur Road	निवासीय	निवासीय	N	8500	वर्ग गज	9350	वर्ग गज	10	NO
		व्यवसायिक	व्यवसायिक	N	16000	वर्ग गज	17600	वर्ग गज	10	NO
	Mumtajpur Sch Road	निवासीय	निवासीय	N	8500	वर्ग गज	9350	वर्ग गज	10	NO
		व्यवसायिक	व्यवसायिक	N	16000	वर्ग गज	17600	वर्ग गज	10	NO
	Pat. Comm. Purani Abadi	निवासीय	निवासीय	N	8500	वर्ग गज	9350	वर्ग गज	10	NO
		व्यवसायिक	व्यवसायिक	N	16000	वर्ग गज	19200	वर्ग गज	20	NO
	Ramjiwan Vihar Nai Road	निवासीय	निवासीय	N	8500	वर्ग गज	9350	वर्ग गज	10	NO

R K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

ENCLOSURE 5: OTHER RELEVANT DOCUMENTS

RERA Registration Certificate

REGISTRATION NO. — 75 of 2024

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

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

HARERA GURUGRAM

REGISTRATION NO. 75 of 2024

RC/REP/HARERA/GGM/848/580/2024/75	Date: 08.07.2024
UNIQUE NO. GENERATED ONLINE	RERA-GRG-PROJ-1665-2024

REGISTRATION CERTIFICATE

REAL ESTATE PROJECT

SPITI HERITAGE HOMES

1. **This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project.**

(A) PARTICULARS OF THE PROJECT REGISTERED

S.N.	Particulars	Details
(i)	Name of the project	Spiti Heritage Homes
(ii)	Location	Sector- 1, Pataudi, Gurugram
(iii)	License no. and validity	32 of 2024 dated 28.02.2024 valid upto 27.02.2029.
(iv)	Total licensed area of the project	19.175 acres
(v)	Area of project for registration	19.175 acres
(vi)	Nature of the project	Affordable Residential Plotted Colony under DDJAY
(vii)	Total Saleable area of the project	77,598.406 sqm — Residential - 74,494.47 sqm; Commercial - 3103.936 sqm
(viii)	Number of units	377 Residential Plots + 1 Commercial Block

(B) NAME OF THE PROMOTER

S. N.	Particulars	Details
(i)	Promoter 1/License holder	Sh. Suraj Bhan S/o Sh. Dharampal and Others
(ii)	Promoter 2/Collaborator	M/s Tula Realtor Pvt. Ltd.

(C) PARTICULARS OF THE PROMOTER 2/ DEVELOPER

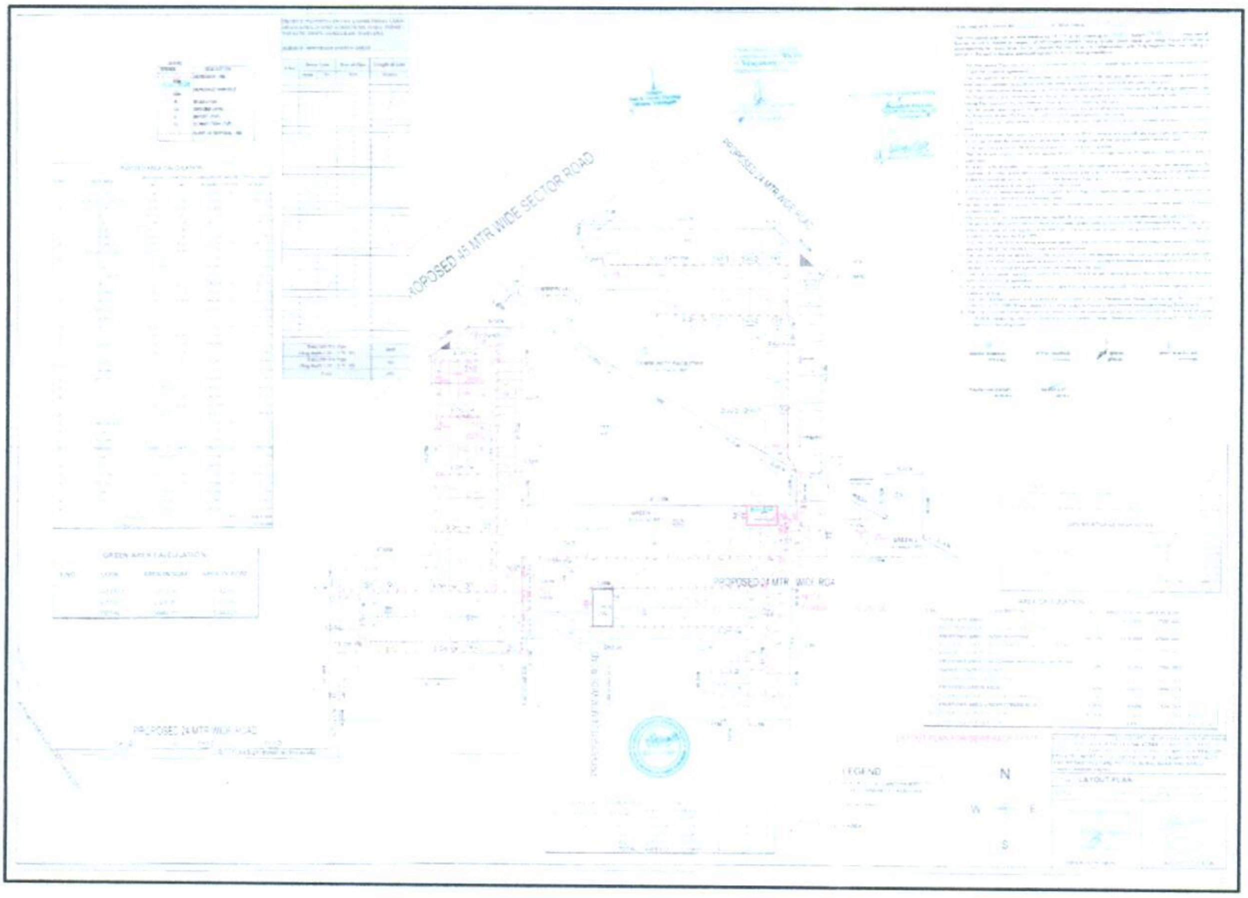
S. N.	Particulars	Details
(i)	Name	M/s Tula Realtor Pvt. Ltd.
(ii)	Registered Address	G-14, Ground Floor Jangpura Extension, New Delhi - 110014

AUTHENTICATED
ASHISH KUSH

Page 1 of 6

R K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

Approved Layout Plan



R K Associates Values & Techno Engineering Consultants Pvt. Ltd.

License to set-up Colony

FORM LC -V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 32 of 2024

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Sh. Suraj Bhan S/o Sh. Dharampal, Smt. Saroj Yadav W/o Sh. Suraj Bhan, Sh. Harsh Yadav S/o Sh. Mahesh Yadav, M/s Dagar Hospitality and Infrastructure Pvt. Ltd. & Tula Realtors Pvt. Ltd. in collaboration with Tula Realtors Pvt. Ltd., # G-14, Ground Floor, Jangpura Extension, New Delhi-110014 for setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 19.175 acres in the revenue estate of village Pataudi & Rampur, Sector-1,Pataudi, District Gurugram.

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 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 free of cost to the Govt.

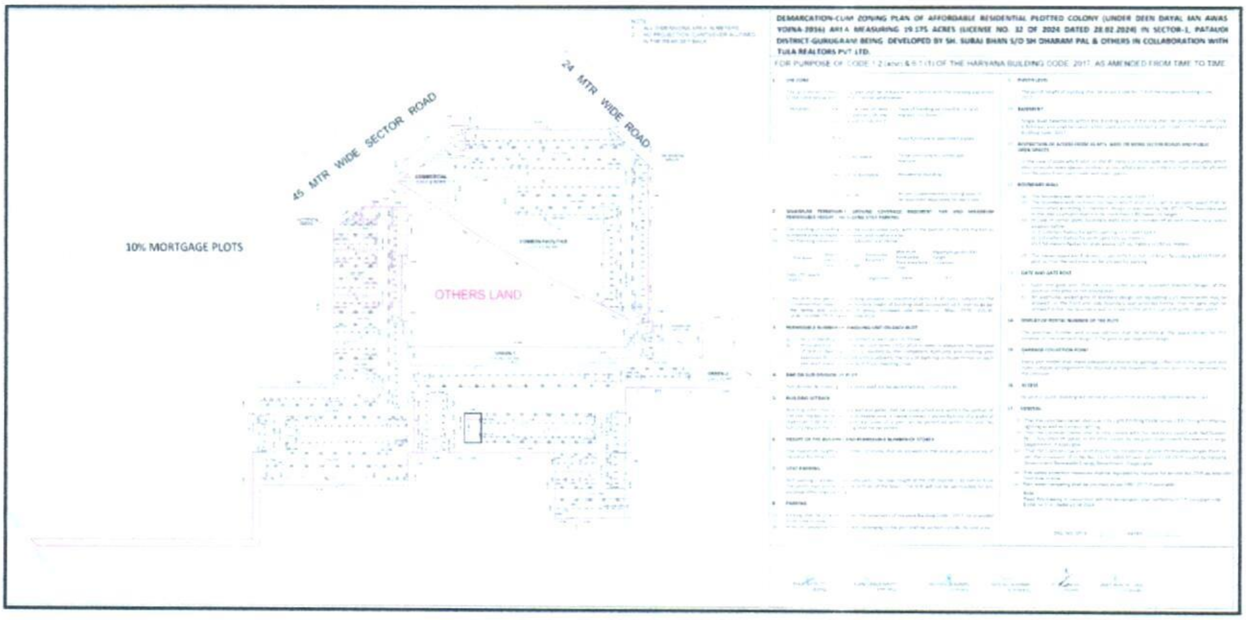
(ii) That the licencee shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost 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.

(iii) That the licencee 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 free of cost to the Govt. u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

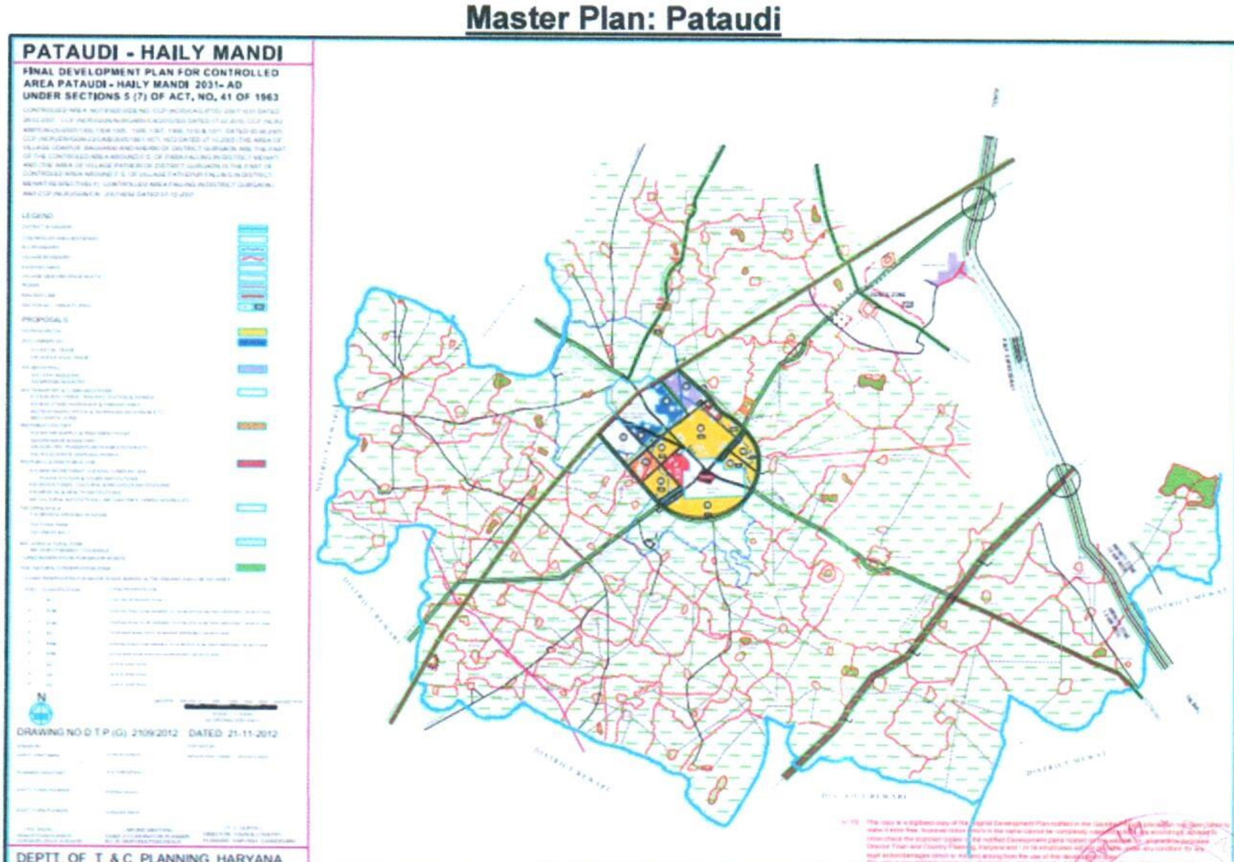
(iv) That the licencee shall transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities as per provisions of DDJAY policy dated 08.02.2016 & 25.08.2022 as amended time to time. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area has been earmarked on the enclosed layout plan.

(v) That the licencee shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DGTCP Haryana.

Zoning Plan



Master Plan: Pataudi



Copy of TIR

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Bhagwati Solicitors
A Law Firm
Reg. No. 6/15/38

Reg. OFF .Ch No 96
Disst Court Jhajjar
PH : 9466379095

Ref No

Dated - 26-06-24

To WHOM IT MAY CONCEREN

Description of land under Legal opinion –cum –Search Report

Ref.	Khewat no 268 /254 khatuni no 274 kitte 3 land measuring 15K-4M &Khewat No. 269/254 Khatauni No.275 kitte 1 land measuring 0 K-2M & khewat no 270/256 khatauni No 276 kitte 1 land measuring 4K-0 M & Khewat No. 279/265 Khatauni No. 285 kitte 1 land measuring 2 K-15M & Khewat No.280/265 Khatauni No. 286 kitte 1 land measuring 0 K-9M & Khewat No. 281/267 Khatauni No.287 kitte 3 land measuring 20 K-0M & Khewar ni 282/268 khatuni no 288 kitte 1 land measuring 0K-9M & Khewat No. 283/269 Khatauni No.289 kitte 3 land measuring7 K-11M & Khewat No. 284/270 Khatauni No. 290 kitte 3 land measuring 5 K-0 M & Khewat no 285/271 Khatauni No 291 kitte 1 land measuring 0 K-9M ,& Khewat no 288/273 Khatuni no 294 kitte 3 land measuring 8 K-9M & Khewat no 309/291 Khatuni no 315 kitte 1 land measuring 6 K-11M & Khewat no 287/272 Khatuni no 293 kitte 1 land measuring 1 K-13M & Khewat no 315/295 Khatuni no 321 kitte 3 land measuring 3 K-2M & Khewat no 317/296 Khatuni no 323 kitte 1 land measuring 2 K-4M Total kitte 27, total land measuring 77 K-19M situated within the revenue estate of vill. Rampur , Tehsil Pataudi & Distt. Gurugram . As per jamabandi of the year of 2018-19	
1	I have gone through the registration record ,footnote , register ,index register with the office of patwari halqa village Rampur tehsil Pataudi ,Disst Gurugram jamabandhi for the years of 1990-91 to till date (papers which were available in the office of Sub Registrar and Halqa Patwari and I certify that :- Description of share holders/ owners ,whose share is under search ,according to jamabandhi for the year 1990-91 to till date are as under :-	
	Khewat no 268 /254 khatuni no 274 rect no 76 killa no 3/2(2-13),7/2(7-18),8(4-13) kitte 3 land measuring 15K-4M &Khewat No. 269/254 Khatauni No.275 rect no 75 killa no 7/1(0-2) kitte 1 land measuring 0 K-2M & khewat no 270/256 khatauni No 276 rect no 76 killa no 3/1/2(4-0) kitte 1 land measuring 4K-0 M & Khewat No. 279/265 Khatauni No. 285 rect no 76 killa no 14(2-15) kitte 1 land measuring 2 K-15M & Khewat No.280/265 Khatauni No. 286 rect no 75 killa no 9/1/1(0-9) kitte 1 land measuring 0 K-9M & Khewat No. 281/267 Khatauni No.287 rect no 76 killa no 5/1(4-0),6/2(7-11),15(8-9) kitte 3 land measuring 20 K-0M & Khewat no 282/268 khatauni no 288 rect no 76 killa no 6/1(0-9) kitte 1 land measuring 0K-9M & Khewat No. 283/269 Khatauni No.289 rect no 75 killa no 10/2/3(2-16),11/1/1(3-0),20/2/2(1-15) kitte 3 land measuring7 K-11M & Khewat No. 284/270 Khatauni No. 290 rect no 75 killa no 10/2/2(1-18), 11/1/2(2-0), 20/2/1(1-2) kitte 3 land measuring 5 K-0 M & Khewat no 285/271 Khatauni No 291 rect no 75 killa no 10/2/1(0-9) kitte 1 land measuring 0 K-9M ,& Khewat no 288/273 Khatuni no 294 rect no 75 killa no 10/1(2-17),11/2(3-0),20/1(2-12) kitte 3 land measuring 8 K-9M & Khewat no 309/291 Khatuni no 315 rect no 75 killa no 23(6-11) kitte 1 land measuring 6 K-11M & Khewat no 287/272 Khatuni no 293 rect no 75 killa no 9/1/2/2(1-13) kitte 1 land measuring 1 K-13M & Khewat no 315/295 Khatuni no 321 rect no 75 killa no 9/2/2(0-14),19/2(2-4),22/1(0-4) kitte 3 land measuring 3 K-2M & Khewat no 317/296 Khatuni no 323 rect no 75 killa no 12/1/1(2-4) kitte 1 land measuring 2 K-4M Total kitte 27, total land measuring 77 K-19M situated within the revenue estate of vill. Rampur , Tehsil Pataudi & Distt. Gurugram . As per jamabandi of the year of 2018-19	
	Address	As per annexure B
2.	Type of land, structure if any	Agricultural Land
3.	Name of minors if recorded in Jamabandi of 2020-21	No
4.	Name of the occupants in the property other than the owner if any, please specify	Owners are in cultivating possession of the property under reference
5.	i. Charge or lien over the property by bank etc	No
	ii. Whether NOC/ No dues for the transfer of the land is required (from mortgagee bank/financer money lender if any)	No

BHAGWATI SOLICITORS
A Law Firm, Reg. No. 6/15/38
Chamber No. 96, Distt. Court, Jhajjar

R K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

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 in 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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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 financer 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 our pricing

	analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
32.	This cost assessment is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro component or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
33.	This report is prepared on the **V-L10 (Project Tie Up format) _V_10.2_2022** Tie up format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis audit or verification has been carried out of the subject property. There may be matters other than those noted in this report which might be relevant in the context of the transaction and which a wider scope might uncover.
34.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
35.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
36.	As per IBA Guidelines & Bank Policy in case the valuation report submitted by the valuer is not in order the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received it shall be presumed that the valuation report has been accepted.
37.	**Defect Liability Period is 15 DAYS.** We request the concerned authorized reader of this report to check the contents data information and calculations in the report within this period and intimate us in writing at **valuers@rkassociates.org** within 15 days of report delivery if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report then it shall be considered that the report is complete in all respect and has been accepted by the client 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 **ONE YEAR**. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
40.	This Project tie up report is governed by our (1) Internal Policies Processes & Standard Operating Procedures (2) R.K Associates Quality Policy (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence default incorrect misleading misrepresentation or distortion of facts in the report then we request the user of this report to immediately or 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.

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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.

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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: 9/1/2025

Place: Noida

R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.