

File No.: RKA/FY20-21/198

Dated:30.10.2020

# PROJECT TIE -UP REPORT

OF

## GROUP HOUSING SOCIETY



SITUATED AT

PLOT NO. REP-1, SECTOR-27, GREATER NOIDA, DISTRICT GAUTAM BUDDH  
NAGAR, UTTAR PRADESH

DEVELOPED & OWNED BY

M/S. AR LANDCRAFT PVT. LTD.  
(THROUGH ITS DIRECTOR MR. MUKESH KHURANA)

REPORT PREPARED FOR  
STATE BANK OF INDIA, HLST BRANCH, NOIDA, UTTAR PRADESH

*\*\*Important - In case of any query/ issue or escalation you may please contact Incident Manager  
at [valuers@rkassociates.org](mailto: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 correct.*

# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

## PART A

## SUMMARY OF THE PROJECT TIE-UP REPORT

S.NO.	CONTENTS	DESCRIPTION			
1.	GENERAL DETAILS				
a.	Report prepared for	Bank			
b.	Name & Address of Organization	State Bank of India, HLST Branch, Noida, U.P			
c.	Name of Promoter	M/s. Godrej Properties Ltd.			
d.	Name of Property Owner	M/s. AR Landcraft Pvt. Ltd. (Through its Director Mr. Mukesh Khurana)			
e.	Address & Phone Number of the owner	A-66, Sector-63, Noida			
f.	Type of the Property	Group Housing society			
g.	Type of Loan	NA			
h.	Type of Valuation	Project Tie-up Report			
i.	Report Type	Project Tie-Up Report			
j.	Date of Inspection of the Property	30 October 2020			
k.	Date of Valuation Report	8 October 2020			
l.	Surveyed in presence of	Promoter's representative	Mr. Vivek Rawat Contact No. 8368035099		
m.	Purpose of the Valuation	Project Tie- up Report			
n.	Scope of the Report	Project Tie- Up Report			
o.	Out-of-Scope of Report	i. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. ii. Legal aspects of the property are out-of-scope of this report. iii. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. iv. Getting cizra map or coordination with revenue officers for site identification is not done at our end. v. Measurement is only limited upto sample random measurement. vi. Measurement of the property as a whole is not done at our end. vii. Drawing Map & design of the property is out of scope of the work.			
p.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.	
		Total 05 documents requested.	Total 05 documents provided.	---	
		Property Title document	Lease Deed	Dated 12/11/2014	
		Approved Map	Supplementary Lease Deed	Dated 27/05/2015	
		Copy of TIR	Revised Sanction of	Dated 13/01/2017	

# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

			Layout Plan from GNIDA	
		Project Approval Letter	Revised Layout Plan	Dated 13/01/2017
		Project NOC's issued from the concern authority	NOCs and Approvals	---
		None	None	---
		None	None	----
		None	None	----
		None	None	----
		None	None	----
		None	None	----
q.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Promoter's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	

## 2. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION



This project tie-up report is prepared for group housing project “Godrej Golf Links” under development at the aforesaid address having total land area admeasuring 403575 sq.mtr. as per the lease deed, supplementary lease deed & master site plan provided to us by the bank.



The subject plot was allotted by GNIDC in favor of M/s. A.R Landcraft Pvt. Ltd. in two parts i.e. 361593 sq.mtr. was allotted via lease deed dated 12/11/2014 and remaining 41982 sq.mtr. was allotted via supplementary lease deed dated 27/05/2015 for development of recreational entertainment park. The developer has proposed to develop golf course, villas, low rise towers, club, etc. on 75% permissible recreational portion and on rest 25% the developer has proposed to develop high rise towers, commercial etc.

The subject project is developed by M/s. AR Landcraft Pvt. Ltd. and promoted by M/s. Godrej Properties Ltd. As per the master site plan provided to us the developer has proposed to develop 805 villas & 1256 flats in different sizes & configurations. At present the developer has launched 580 villas & 888 flats in the market under different phases having different RERA Registration certificates.

The developer has proposed 8 types of residential villas having land area starting from 100 sq.yds upto 1000 sq.yds. and 4 residential clusters having different residential towers. The developer has presently launched 7 phases of the project and for marketing purpose the developer has named these phases as Crest, Evoke, Exquisite, Presidential Villas, Suites, Park Lane & Windsor.

The units under Exquisite & Presidential Villas has same RERA registration certificate which has been sanctioned with name "Presidential Villas" but for marketing purpose the developer has put only the most premium villas under "Presidential Villas".

The details of the presently launched phases is as below:-

- Crest comprised of four types of villas Type-V1 (100 sq.yds), Type-V2 (125 sq.yds), Type-V5 (220 sq.yds) & Type-V6 (300 sq.yds) having a total of 313 villas.
- Evoke comprised of three types of villas Type-V4 (180 sq.yds), Type-V5 (220 sq.yds) & Type-V6 (300 sq.yds) having a total of 91 villas. .
- Exquisite comprised of four types of villas Type-V2 (125 sq.yds), Type-V3 (150 sq.yds), Type-V4 (180 sq.yds) & V5 (220 sq.yds) having a total of 154 villas.
- Presidential Villas comprised of two types of villas Type-V7 (500 sq.yds), Type-V8 (1000 sq.yds), having a total of 22 villas.
- The Suites comprised of three high rise towers namely Tower-TS1, TS2 & TS3 comprised of studio & 2BHK flats having a total of 660 DU.
- Park Lane comprised of four midrise towers namely Tower-A, B, C & D comprised of 3BHK & 4 BHK flats having a total of 114 DU.
- Windsor comprised of four midrise towers namely Tower-A, B, C & D comprised of 3BHK & 4 BHK flats having a total of 114 DU.

# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

As per the master site plan & recreational cluster plans provided to us Residential Cluster-A has four towers i.e. Tower-A1, Tower-A2, Tower-B1, Tower-E (Iconic) which is not yet launched by the developer in the market. Residential Cluster-B has Tower-D (subdivided as 3 towers) which is launched as “The Suites” and for marketing purpose the nomenclature of towers are Tower-TS1, TS2 & TS3. Cluster-C has four towers i.e. 2 x Tower-B2, Tower-C1 & Tower-C2 which is launched as “Park Lane” and for marketing purpose the nomenclature of towers are Tower-A, B, C & D. Cluster-D has four towers i.e. 2 x Tower-B2, Tower-C1 & Tower-C2 which is launched as “Windsor” and for marketing purpose the nomenclature of towers are Tower-A, B, C & D. The consolidated data of the villas & flats launched at present is tabulated below: -

Sr.No.	Phase	Nomenclature as per Sanctioned Plan	Nomenclature as per Marketing Plan	No. of Towers	No. of Villas
1	Suites	Residential Cluster-B (Tower-D)	Tower-TS1, TS2 & TS3	3	0
2	Park Lane	Residential Cluster-C (Tower-A, B, C & D)	Tower-A, B, C & D	4	0
3	Windsor	Residential Cluster-D (Tower-A, B, C & D)	Tower-A, B, C & D	4	0
4	Crest	Villa (100) V-1, Villa (125) V-2, Villa (220) V-5 & Villa (300) V-6	V1, V2, V5 & V6	0	313
5	Evoke	Villa (180) V-4, Villa (220) V-5, Villa (300) V-6	V4, V5 & V6	0	91
6	Exquisite	Villa (125) V-2, Villa (150) V-3, Villa (180) V-4 & Villa (220) V-5	V2, V3, V4 & V5	0	154
7	Presidential Villas	Villa-(500) V-7 & Villa (1000) V-8	V7 & V8	0	22
<b>Total</b>				<b>11</b>	<b>580</b>

The Developer has obtained most of the preliminary necessary statutory approvals from different government agencies to develop this modern group housing society. NOC from Airport Authority of India has expired. Bank is advised to check the extension of the same from the developer.

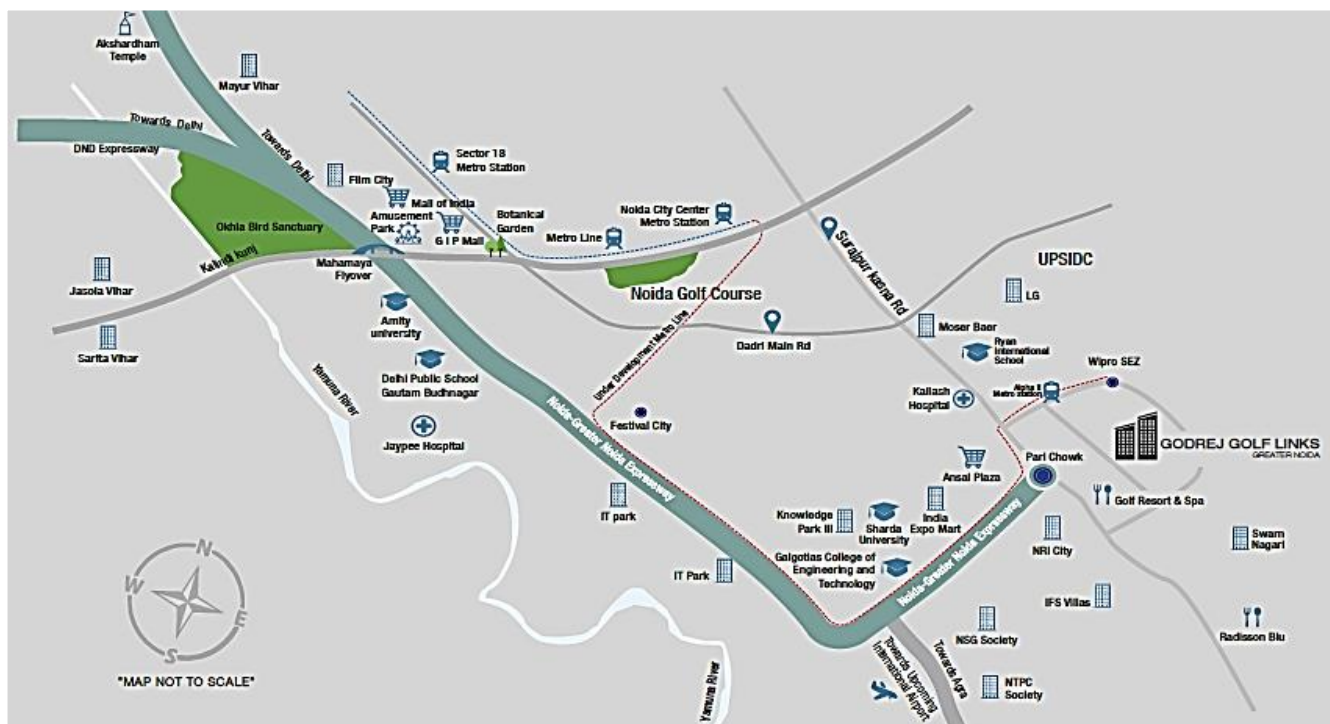
As per the observation during site survey and information provided by the company, this project is under construction and detailed status of the construction is mentioned on page no.25 & 26 of this report.

The location of the subject project is in a good developed Sector-27, Greater Noida. Subject land is three side open and clearly approached from 60mtr. wide road. This project is located 3.5 km from

# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

Noida-Greater Noida expressway. There are other residential projects and plotted colonies present in the subject locality and some projects are under development.



3.	ENCLOSURES	
a.	Part B	Valuation Report as per SBI Format Annexure-II
b.	Part C	Area description of the Property
c.	Part D	Valuation Assessment of the Property
d.	Enclosure 1	Valuer's Remark - Page No. 40-41
e.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 42-45
f.	Enclosure 3	Google Map – Page No.46
g.	Enclosure 4	Photographs – Pages 03
h.	Enclosure 5	Copy of Circle Rate – Page 01
i.	Enclosure 6	Survey Summary Sheet – Pages xx
j.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages 06

**PART B**

**SBI FORMAT OF VALUATION REPORT**

Name & Address of Branch	State Bank of India, HLST Branch, Noida
Name of Promoter	M/s. Godrej Properties Ltd.

S.NO.	CONTENTS	DESCRIPTION
<b>1.</b>	<b>INTRODUCTION</b>	
a.	Name of Property Owner	M/s. AR Landcraft Pvt. Ltd. (Through its Director Mr. Mukesh Khurana)
	Address & Phone Number of the Owner	A-66, Sector-63, Noida
b.	Purpose of the Valuation	Project Tie-up Report
c.	Date of Inspection of the Property	30 October 2020
d.	Date of Valuation Report	8 October 2020
e.	Name of the Developer of the Property	M/s. AR Landcraft Pvt. Ltd. (Through its Director Mr. Mukesh Khurana)
	Type of Developer	Private developer promoted

2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY		
a.	Location attribute of the property		
i.	Nearby Landmark	Near ITBP Aiccher Gol Chakar	
ii.	Postal Address of the Property	Godrej Golf Links, Plot No. REP-1, Sector-27, Greater Noida, District Gautam Buddh Nagar, Uttar Pradesh	
iii.	Area of the Plot/ Land	403575 sq.mtr.	
		Also please refer to Part-B Area description of the property.All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.	
iv.	Type of Land	Solid/ On road level	
v.	Independent access/ approach to the property	Clear independent access is available	
vi.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report	
		Coordinates or URL: 28°28'13.6"N 77°32'05.2"E	
vii.	Details of the roads abutting the property		
	1. Main Road Name & Width	Noida-Greater Expressway	100 mtr.
	2. Front Road Name & width	BSF Road	60 mtr.
	3. Type of Approach Road	Bituminous Road	
	4. Distance from the Main Road	3.5 km from Noida-Greater Expressway	
viii.	Description of adjoining property	Residential Area	
ix.	Plot No./ Survey No.	Plot No. REP-1	

# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

x.	Zone/ Sector	Residential	Sector-27	
xi.	Sub registrar	Greater Noida		
xii.	District	Gautam Buddh Nagar, U.P		
xiii.	Any other aspect	<p>Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. At our end we have just cross verified the identification of the property with reference to the documents which client could provide to us for perusal as per our standard checklist of the documents requested from them. Method by which identification of the property is carried out is also mentioned in the report clearly. In case the property mentioned in the Valuation report is not the same on which security mortgage has been or has to be created then please inform the Valuer office immediately.</p> <p>Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.</p> <p>Getting cizra map or coordination with revenue officers for site identification is out of scope of this assignment and has not been done and has not been done at our end.</p>		
	1. Identification of the property	<input type="checkbox"/> Cross checked from boundaries of the property mentioned in the deed <input checked="" type="checkbox"/> Done from the name plate displayed on the property <input checked="" type="checkbox"/> Identified by the developer's representative <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
	2. Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
	3. Is the property merged or colluded with any other property	No, it is an independent single bounded property NA		
	4. City Categorization	Scale-B City	Urban developing	
	5. Characteristics of the locality	Good	Within Residential Developed Zone	
	6. Property location classification	On Wide Road	3 Side Open	None
	7. Property Facing	South Facing		
b.	Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	Please refer to the attached sheet below. <i>Also please refer to Part C - Area description of the property. All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.</i>		
c.	Boundaries schedule of the Property			



# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

i.	Are Boundaries matched	Yes from the available documents	
ii.	<b>Directions</b>	<b>As per Lease Deed</b>	<b>Actual found at Site</b>
	North	60 mtr. Wide Road	Road
	South	60 mtr. Wide Road	Road
	East	60 mtr. Wide Road	Road
	West	Plot No. REP-2	Other Project

<b>3.</b>	<b>TOWN PLANNING/ ZONING PARAMETERS</b>		
a.	Master Plan provisions related to property in terms of Land use	Recreational Entertainment Park Recreational = 75% Support Facility (Residential & Commercial) = 25%	
	i. Any conversion of land use done	NA	
	ii. Current activity done in the property	Construction of Golf Course, Residential Towers & Villas	
	iii. Is property usage as per applicable zoning	Yes	
	iv. Any notification on change of zoning regulation	No	
	v. Street Notification	Residential	
b.	Provision of Building by-laws as applicable	<b>PERMITTED</b>	<b>CONSUMED</b>
	i. FAR/ FSI	Please refer to area chart description	Please refer to area chart description
	ii. Ground coverage	-----do-----	-----do-----
	iii. Number of floors	-----do-----	-----do-----
	iv. Height restrictions	-----do-----	-----do-----
	v. Front/ Back/ Side Setback	-----do-----	-----do-----
c.	Status of Completion/ Occupational certificate	Not applicable since subject project is under construction	Not applicable since subject project is under construction
d.	Comment on unauthorized construction if any	Not applicable since subject project is under construction	
e.	Comment on Transferability of developmental rights	As per regulation of Greater Noida Industrial Development Authority (GNIDA)	
f.	i. Planning Area/ Zone	Greater NOIDA Master Plan	
	ii. Master Plan currently in force	Greater Noida Master Plan - 2021	
	iii. Municipal limits	Greater Noida (GNIDA)	
g.	Developmental controls/ Authority	Greater Noida Industrial Development Authority (GNIDA)	
h.	Zoning regulations	Recreational Entertainment Park Recreational = 75% Support Facility (Residential & Commercial) = 25%	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	All adjacent properties are used for residential purpose	
j.	Comment of Demolition proceedings if any	No information available to us	

# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

k.	Comment on Compounding/ Regularization proceedings	Not Applicable since construction of the project is going on
l.	Any other aspect	
	i. Any information on encroachment	No
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)

4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	Lease Deed	Supplementary Lease Deed	None
b.	Names of the Legal Owner/s	M/s. AR Landcraft Pvt. Ltd. (Through its Director Mr. Mukesh Khurana)		
c.	Constitution of the Property	Lease hold, have to take NOC in order to transfer		
d.	Agreement of easement if any	Not required		
e.	Notice of acquisition if any and area under acquisition	No, as per general information available in the public domain		
f.	Notification of road widening if any and area under acquisition	No, as per general information available in the public domain		
g.	Heritage restrictions, if any	No		
h.	Comment on Transferability of the property ownership	Lease hold, have to take NOC in order to transfer		
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Developer	NA	
j.	Comment on whether the owners of the property have issued any guarantee( <i>personal or corporate</i> ) as the case may be	No Information available to us. Bank to obtain details from the Developer.	NA	
k.	<b>Building plan sanction:</b>			
	i. Authority approving the plan	Greater Noida Industrial Development Authority (GNIDA)		
	ii. Name of the office of the Authority	Greater Noida Industrial Development Authority (GNIDA)		
	iii. Any violation from the approved Building Plan	Not applicable since subject project is under construction		
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No, not an agricultural property		
m.	Whether the property SARFAESI complaint	Yes		
n.	i. Information regarding municipal taxes ( <i>property tax, water tax, electricity bill</i> )	Tax name	---	
		Receipt number	---	
		Receipt in the name of	---	
		Tax amount	---	
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us		
	1. Is property tax been paid for this property	Not available. Please confirm from the owner.		

# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

	iii. Property or Tax Id No.	Not provided
o.	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 to us
p.	Qualification in TIR/Mitigation suggested if any	Copy of TIR not given to us, hence cannot comment
q.	Any other aspect	
	i. Since how long owners owing the Property	06 Years as per lease deed
	ii. Year of Acquisition/ Purchase	Year 2014 as per lease deed
	iii. Property presently occupied/ possessed by	Developer
	iv. Title verification	To be done by the competent Advocate
	v. Details of leases if any	The subject land is leased from GNIDA

<b>5.</b>	<b>ECONOMIC ASPECTS OF THE PROPERTY</b>	
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	Owner/Developer company to provide this information
d.	Property Insurance details	Owner/Developer company to provide this information
e.	Monthly maintenance charges payable	Owner/Developer company to provide this information
f.	Security charges, etc.	Owner/Developer company to provide this information
g.	Any other aspect	NA
<b>6.</b>	<b>SOCIO - CULTURAL ASPECTS OF THE PROPERTY</b>	
a.	Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Urban Developing Area
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

<b>7.</b>	<b>FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES &amp; AMENITIES</b>	
a.	Description of the functionality & utility of the property in terms of :	
	i. Space allocation	Yes (Proposed)
	ii. Storage spaces	Yes (Proposed)
	iii. Utility of spaces provided within the building	Yes (Proposed)
	iv. Car parking facilities	Yes (Proposed)

# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

	v. Balconies		Yes (Proposed)		
b.	Any other aspect				
	i. Drainage arrangements		Yes (Proposed)		
	ii. Water Treatment Plant		Yes (Proposed)		
	iii. Power Supply arrangements	Permanent	Yes, for construction & office purpose at present		
		Auxiliary	DG will be installed		
	iv. HVAC system		No		
	v. Security provisions		Yes/ Private security guards		
	vi. Lift/ Elevators		Yes (Proposed)		
	vii. Compound wall/ Main Gate		Yes		
	viii. Whether gated society		Yes		
	ix. Internal development				
Garden/ Park/ Land scraping		Water bodies	Internal roads	Pavements	Boundary Wall
Yes (Proposed)		Yes (Proposed)	Yes (Proposed)	Yes (Proposed)	Yes/ 6' high 9" brick wall

8.	INFRASTRUCTURE AVAILABILITY						
a.	Description of Aqua Infrastructure availability in terms of:						
	i. Water Supply			Yes (Proposed)			
	ii. Sewerage/ sanitation system			Underground (Proposed)			
	iii. Storm water drainage			Yes (Proposed)			
b.	Description of other Physical Infrastructure facilities in terms of:						
	i. Solid waste management			Yes, to be done by Authority (Proposed)			
	ii. Electricity			Yes, for construction & office purpose at present			
	iii. Road and Public Transport connectivity			Yes			
	iv. Availability of other public utilities nearby			Transport, Market, Hospital etc. are available in close vicinity			
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	1.5 km	3 km	1.5 km	3.5 km	30 km	2 km	55 km
	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby			

<b>9.</b>	<b>MARKETABILITY ASPECTS OF THE PROPERTY:</b>	
a.	Marketability of the property in terms of	
	i. Location attribute of the subject property	Normal
	ii. Scarcity	Similar kind of properties are not 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. Comparable Sale Prices in the locality	Please refer to Part C: Valuation Assessment of the Property.



# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

b.	Any other aspect which has relevance on the value or marketability of the property	No	
	i. Any New Development in surrounding area	Yes	Few other residential projects are proposed and some projects are in progress
	ii. Any negativity/ defect/ disadvantages in the property/ location	No	NA

10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
a.	Type of construction & design	RCC framed structure (Proposed)	
b.	Method of construction	Construction done using professional contractor workmanship based on architect plan (Proposed)	
c.	Specifications		
	i. Class of construction	Under construction	
	ii. Appearance/ Condition of structures	Internal -Under construction	
		External -Under construction	
	iii. Roof	<b>Floors/ Towers</b>	<b>Type of Roof</b>
		High rise Tower Towers proposed to be S+7 to B+G+20 Floors	RCC
		Villas (G+1 Floors)	RCC
	iv. Floor height	Approx. 10 feet (Proposed)	
	v. Type of flooring	Ceramic Tiles, Italian Marble, Anti-Skid Tiles (Proposed)	
	vi. Doors/ Windows	Wooden frame & panel doors, Wooden frame & panel doors (Proposed)	
	vii. Interior Finishing	Neatly plastered and putty coated walls (Proposed)	
	viii. Exterior Finishing	Simple plastered walls (Proposed)	
	ix. Interior decoration/ Special architectural or decorative feature	Good looking interiors. Medium use of interior decoration. (Proposed)	
	x. Class of electrical fittings	Internal/ High quality fittings used (Proposed)	
	xi. Class of sanitary & water supply fittings	Internal/ High quality fittings used (Proposed)	
d.	Maintenance issues	Not Applicable since construction work is in progress	
e.	Age of building/ Year of construction	Under Construction	Under Construction
f.	Total life of the structure/ Remaining life expected	Approx. 60-65 years (After Completion)	Approx. 60-65 years (After Completion)
g.	Extent of deterioration in the structure	Not Applicable as construction work is in progress	
h.	Structural safety	Not Applicable since construction work of the project is in progress	
i.	Protection against natural disasters viz. earthquakes etc.	Proposed to be designed for seismic consideration for Zone IV	
j.	Visible damage in the building if any	Not Applicable since construction work of the project is in progress	

# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

k.	System of air conditioning	Individual AC will be installed by the buyers per buyer's requirement	
l.	Provision of firefighting	Yes (Proposed)	
m.	Status of Building Plans/ Maps	Building plans are approved by the development authority	
	i. Is Building as per approved Map	Not applicable since construction of the project in progress	
	ii. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	Not Applicable
		<input type="checkbox"/> Not permitted alteration	Not Applicable
	iii. Is this being regularized	NA	

<b>11.</b>	<b>ENVIRONMENTAL FACTORS:</b>		
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Yes (Proposed)	
b.	Provision of rainwater harvesting	Yes (Proposed)	
c.	Use of solar heating and lighting systems, etc.	Yes (Proposed)	
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere	

<b>12.</b>	<b>ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:</b>		
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern Structure (Proposed)	

<b>13.</b>	<b>PROJECT DETAILS:</b>		
a.	Name of the Developer	M/s. AR Landcraft Pvt. Ltd. in collaboration with M/s. Godrej Properties Pvt. Ltd.	
b.	Name of the Architect	M/s. Arcop Associates	
c.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.	
d.	Proposed completion date of the Project	Crest = March 2021 Evoke = November 2022 Exquisite & Presidential Villa = September 2023 The Suites = July 2022 Windsor = December 2021 Park Lane = 2022	
e.	Progress of the Project	Refer to the sheet attached on page no.25 & 26	

# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

f.	Other Salient Features of the Project (Proposed)	<input checked="" type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area`
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14.	VALUATION:	
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to <b>Sub-Point 'n' of Point 1 of Part D: Valuation Assessment Factors</b> of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the <b>Sub-Point 'o' of Point 1 of Part D: Valuation Assessment Factors</b> of the report and the screenshot annexure in the report.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to <b>Part D: Valuation Assessment Factors</b> of the report and the screenshot annexure in the report.
d.	<b>Summary of Valuation</b>	For detailed Valuation calculation please refer to <b>Point 1, 2, 3 &amp; 4 of the Part D: Valuation Assessment Factors</b> of the report.
	<b>i. Guideline Value</b>	<b>Rs.605,36,25,000/- (Land Value Only)</b>
	<b>1. Land</b>	<b>Rs.605,36,25,000/-</b>
	<b>2. Building</b>	NA
	<b>ii. Prospective Fair Market Value</b>	<b>Rs.1340,00,00,000/- (After Completion of the whole project)</b>
	<b>iii. Valuation of structure for Insurance purpose</b>	<b>Rs. 695,00,00,000/- (After Completion of the whole project)</b>
e.	<b>i. Justification for more than 20% difference in Market &amp; Circle Rate</b>	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation assessment factors.
	<b>ii. Details of last two transactions in the locality/ area to be provided, if available</b>	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in <b>Point 'o' of Part D: Valuation Assessment Factors</b> of the report and the screenshots of the references are annexed in the report for reference.

15.	<b>Declaration</b> (Also see Enclosure: 1 Valuer's Remarks)	i. The information provided is true and correct to the best of my knowledge and belief. ii. The analysis and conclusions are limited by the reported assumptions, limiting conditions and the information came to knowledge during the course of the work. Please see the Assumptions Remarks & Limiting conditions described in Part D: Valuation assessment section of the Report. iii. I/ firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability
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# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

		<p>and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.</p> <p>iv. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>v. Our authorized surveyor by name of SE Shahid has visited the subject property on 23 September 2020 in the presence of the developer's representative.</p> <p>vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.</p> <p>vii. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank.</p> <p>viii. We have submitted Valuation report directly to the Bank.</p> <p>ix. This valuation work is carried out by our Engineering team on the request from <b>STATE BANK OF INDIA, HLST, NOIDA.</b></p>
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16.	VALUATION COMPANY DETAILS:		
a.	Name & Address of Valuer company	Wealth Tax Registration No.	Signature of the authorized person
b.	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. G-183, Preet Vihar, Delhi-110092	2303/ 1988	
c.	Total Number of Pages in the Report with enclosures	50	
d.	Engineering Team worked on the report	<p><b>SURVEYED BY: SE Shahid</b></p> <p><b>PREPARED BY: SE Jitender Sharma</b></p> <p><b>REVIEWED BY: HOD Valuations</b></p>	

17.	ENCLOSED DOCUMENTS:	
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates
b.	Building Plan	Enclosed with the report
c.	Floor Plan	Enclosed with the report
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Enclosed with the report
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<p>i. <b>Part C: Area Description of the Property</b></p> <p>ii. <b>Part D: Valuation Assessment of the Property</b></p> <p>iii. Assumption, Remarks &amp; Limiting conditions</p> <p>iv. Valuer's Remark - Page No.40-41</p> <p>v. Google Map – Page No.46</p>



# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

		<ul style="list-style-type: none"><li><b>vi.</b> Photographs – Pages 03</li><li><b>vii.</b> Copy of Circle Rate – Pages 01</li><li><b>viii.</b> Survey Summary Sheet – Pages xx</li><li><b>ix.</b> Copy of relevant papers from the property documents referred in the Valuation – Pages 06</li></ul>
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# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

## PART C

## AREA DESCRIPTION OF THE PROPERTY

MASTER AREA STATEMENT								
S.NO.	PARTICULAR		PERMISSIBLE / REQUIRED		IN %	PROPOSED		IN %
1	PLOT AREA							
	PLOT AREA		403575.000	Sq.M.	100%			
	RECREATION PLOT		302681.250	Sq.M.	75%	368257.020	Sq.M.	91.249%
	SUPPORT FACILITY RESIDENTIAL & COMMERCIAL PLOT		100893.750	Sq.M.	25%	35317.980	Sq.M.	8.751%
2	F.A.R.							
	A. PERMISSIBLE FAR (0.4%)		161430.000	Sq.M.	40.000%			
	D. SUPPORT FACILITY RESIDENTIAL FAR					71478.998	Sq.M.	
	E. SUPPORT FACILITY COMMERCIAL FAR					1610.000	Sq.M.	
	TOTAL (D+E)=					73088.998	Sq.M.	18.110%
	RECREATION FAR					88341.002	Sq.M.	21.890%
	B. PURCHASED FAR		72318.610	Sq.M.	17.919%			
	SUPPORT FACILITY RESIDENTIAL FAR		18079.652	Sq.M.	4.480%	18079.652	Sq.M.	4.480%
	RECREATIONAL FAR		54238.958	Sq.M.	13.440%	54238.958	Sq.M.	13.440%
	TOTAL RECREATIONAL FAR WITHIN		233748.610	Sq.M.				100.000%
	TOTAL RECREATIONAL FAR					142579.960	Sq.M.	60.997%
	TOTAL SUPPORT FACILITY RESIDENTIAL FAR					89558.650	Sq.M.	27.868%
	C. PURCHASED RECREATIONAL FAR		72318.610	Sq.M.	17.919%	72318.610	Sq.M.	
	D. ADDITIONAL FAR FOR GREEN BUILDING @5% (0.04%) RECREATIONAL		15303.361	Sq.M.		7514.602	Sq.M.	
	TOTAL (C+D) =		87621.971	Sq.M.	21.711%	79833.212	Sq.M.	
	TOTAL F.A.R.		321370.581	Sq.M.	79.631%	313581.822	Sq.M.	77.701%
3	15% F.A.R.							
	F. 15% FOR RECREATIONAL		32234.785	Sq.M.	15.000%	32234.000		
	G. 15% FOR SUPPORT FACILITY RESIDENTIAL		13433.798	Sq.M.	15.000%	12016.000		
	H. 15% FOR SUPPORT FACILITY COMMERCIAL		241.5	Sq.M.	15.000%	198.030		
	15 % FAR ON 0.8% (F+G+H)		45910.083	Sq.M.	15%	44448.030	Sq.M.	14.522%
4	GROUND COVERAGE							
	GROUND COVERAGE FOR RECREATIONAL					74340.697	Sq.M.	18.421%
	GROUND COVERAGE FOR SUPPORT FACILITY RESIDENTIAL					5280	Sq.M.	1.308%
	GROUND COVERAGE FOR SUPPORT FACILITY COMMERCIAL					1085	Sq.M.	0.269%
	TOTAL GROUND COVERAGE		80715.000	Sq.M.	20%	80705.697	Sq.M.	19.998%
5	DENSE PLANTATION AREA							
	DENSE PLANTATION AREA @25% OF PLOT AREA		100893.750	Sq.M.	25%	101379.724	Sq.M.	25.120%
6	GREEN AREA							
	GREEN AREA @ 50% OF OPEN AREA		161434.652	Sq.M.	50.000%	162908.412	Sq.M.	50.456%
7	TREE							
	TREES		3229	NOS		3600	NOS	



# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

8	BASEMENT						
	BASEMENT AREA @20% max.	80715.000	Sq.M.	20.000%			
	BASEMENT AREA UNDER SUPPORT FACILITY RESIDENTIAL				20133.01	Sq.M.	
	BASEMENT AREA UNDER SUPPORT FACILITY COMMERCIAL				3770.02	Sq.M.	
	BASEMENT AREA UNDER RECREATIONAL				54808.37	Sq.M.	
	TOTAL				78711.39	Sq.M.	19.504%
9	PARKING						
	F. PARKING FOR SUPPORT FACILITY RESIDENTIAL @80 SqM	1119	ECS				
	G. PARKING FOR SUPPORT FACILITY COMMERCIAL @50SqM	32					
	G. PARKING FOR RECREATIONAL @50SqM	4298					
	G. PARKING FOR BALANCED PERMISSIBLE AFAR @50SqM	642	ECS				
	TOTAL (F+G)=	6092	ECS		6134	ECS	

MASTER AREA SHEET FOR 403575 Sqm, SITE				
TOTAL PLOT ARE (100 acres)	"	403575.000	Sqm.	
PERMISSIBLE COVERED AREA ON GROUND FLOOR@ 20%	"	80715.000	Sqm.	20.000 %
PROPOSED GROUND COVERAGE	"	80705.697	Sqm.	19.998 %
PERMISSIBLE F.A.R. (.4%)= (A)	"	161430.000	Sqm.	0.400 %
PERMISSIBLE PURCHASEABLE F.A.R. (.4%)= (B)	"	161430.000	Sqm.	0.400 %
PURCHASED F.A.R.= (C)	"	144637.220	Sqm.	0.358 %
PERMISSIBLE FOR GREEN BUILDING F.A.R.(@5%)	"	15303.361	Sqm.	
PROPOSED FOR GREEN BUILDING F.A.R.	"	7514.602	Sqm.	
TOTAL PERMISSIBLE F.A.R.	"	313581.822	Sqm.	77.701 %
TOTAL PROPOSED F.A.R.	"	313581.822	Sqm.	77.701 %
PROPOSED OPEN AREA	"	322869.303	Sqm.	80.002 %
REQUIRED GREEN AREA ( 50% of OPEN AREA)	"	161434.652	Sqm.	
PROPOSED GREEN AREA ( >50% of OPEN AREA)	"	162908.412	Sqm.	50.456 %
PERMISSIBLE SERVICE FAR @15% of FAR (A+C)	"	45910.083	Sqm.	15%
PROPOSED SERVICE FAR	"	46448.030	Sqm.	14.522 %
PARKING REQUIRED FOR SUPPORT FACILITY RESIDENTIAL @ 80 Sqm	"	1119.483	ECS	
PARKING REQUIRED FOR SUPPORT FACILITY COMMERCIAL@ 50 Sqm	"	32.200	ECS	
PARKING REQUIRED FOR RECREATIONAL @ 50 Sqm	"	4297.971	ECS	
PARKING REQUIRED FOR BALANCE PERMISSIBLE @ 50 Sqm	"	641.923	ECS	
TOTAL PARKING REQUIRED	"	6092	ECS	
TOTAL PARKING PROPOSED	"	6134	ECS	



# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

S.NO.	PARTICULAR	PROPOSED HEIGHT		NOS.
		FLOORS	(M.)	
RECREATIONAL AREA:				
1	VILLA (100) V-1 (1 TO 245)	G+3	14.50	245
2	VILLA (125) V-2 (1 TO 216)	G+3	14.50	216
3	VILLA (150)- V-3 (1,4,5,9,10,11,12,13,16,17,18,19,20,23,24,25,26,27,29,30,31,32,33,35,36,37,38,39,41,42,43,45,47,48,49,50,51,53,54,55,56,57,59,60,61,62,63,65 TO 69,71,72,73,74,76,78 TO 82,84,85,87 TO 91,94 TO 98,101 TO 105,108 TO 113)	G+3	14.50	85
4	VILLA (150)-V-3 (2,3,6,7,8,14,15,21,22,28,34,40,44,46,52,58,64,70,75,77,83,86,92,93,99,100,106&107)	G+3	14.50	28
5	VILLA (180) V-4 (1 TO 15,17,18,19,21,22,23,25,26,27,29,30,33,34,35,37,38,39,41,42,43,45,46,49,50,52,53,54,55,57 TO 61,64 TO 68,70 TO 73,75,76,78,80 TO 81,83,85 TO 86,93 TO 96,98 TO 103,105,106,108 TO 109)	G+3	14.50	79
6	VILLA (180) V-4 (16,20,24,28,31,32,36,40,44,47,48,51,56,62,63,69,74,77,79,82,87,84,88,89,90,91,92,97,104,107 & 110)	G+3	14.50	31
7	VILLA (220) V-5 (2,3,5,7,8,10 TO 21,23,25,26,28 TO 39,41 TO 44,47 TO 56,58,59,61 TO 64,66 TO 70)	G+3	14.50	57
8	VILLA (220) V-5 (1,4,6,9,22,24,27,40,45,46,57,60&65)	G+3	14.50	13
9	VILLA (300) V-6 (1 TO 29)	G+3	14.50	29
10	VILLA (500) V-7 (1 TO 11)	G+3	14.50	11
11	VILLA (500) V-7 (12&13)	G+3	14.50	2
12	VILLA (1000) V-8 (1 TO 9)	G+3	14.50	9
13	RECREATION CLUB-1	G+3	24.00	1
14	RECREATION CLUB-2	G+3	24.00	1
15	RECREATION CLUB-3	G+3	24.00	1
16	RECREATION CLUB-4	G+3	24.00	1
17	RECREATION MAIN CLUB	G+4	24.00	1
18	UTILITY-01	G+1	4.00	1
19	UTILITY-02	G+2	8.00	1
20	STP-1	(UNDER GROUND)	-	1
21	STP-2 (RECREATIONAL CLUSTER-C) 6.5	(IN BASEMENT)	-	1
22	STP-3	(UNDER GROUND)	-	1
23	STP-4 (RECREATIONAL CLUSTER-D) 6.5	(IN BASEMENT)	-	1
24	STP-5	(UNDER GROUND)	-	1
25	STP-6	(UNDER GROUND)	-	1
26	WTP-1	(UNDER GROUND)	-	1
27	WTP-2 (RECREATIONAL CLUSTER-B) 4.5	(IN BASEMENT)	-	1
28	WTP-3	(UNDER GROUND)	-	1
29	WTP-4 (RECREATIONAL CLUSTER-D) 6.5	(IN BASEMENT)	-	1
30	WTP-5	(UNDER GROUND)	-	1



# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

31	WTP-6	(UNDER GROUND)	-	1
32	HT&LT PANEL ROOM-01	G	4.50	1
48	HT,LT PANEL ROOM-2 (RECREATIONAL CLUSTER-C) u/s	(IN BASEMENT)		1
33	HT &LT PANEL ROOM-03	G	4.50	1
49	HT,LT PANEL ROOM -4 (RECREATIONAL CLUSTER-D) u/s	(IN BASEMENT)		1
34	HT &LT PANEL ROOM-05	G	4.50	1
35	HT &LT PANEL ROOM-06	G	4.50	1
36	ELECTRICAL METER ROOM	G	4.50	1
37	GUARD ROOM	G	4.00	8
38	CLUSTER-C	S+7	24	1
39	CLUSTER-D	S+7	24	1
TOTAL				841
<b>SUPPORT FACILITY RESIDENTIAL &amp; COMMERCIAL AREA</b>				
40	RESIDENTIAL CLUSTER-A	S+40	125	1
41	RESIDENTIAL CLUSTER-B	S+40	125	1
42	COMMERCIAL	G+1	15	1
43	STP-7(RESIDENTIAL CLUSTER A)	(IN BASEMENT)		1
44	STP-8	(IN BASEMENT)		1
45	WTP-7(RESIDENTIAL CLUSTER A)	(IN BASEMENT)		1
46	WTP-8	(IN BASEMENT)		1
47	HT,LT PANEL ROOM -7(RESIDENTIAL CLUSTER A)	(IN BASEMENT)		1
48	HT,LT PANEL ROOM -8	(IN BASEMENT)		1
TOTAL				9
TOTAL FOR RECREATIONAL + SUPPORT FACILITY RESIDENTIAL & COMMERCIAL				850

# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

Total Blocks/ Floors/ Flats			
1.	Approved as per Master Plan	Actually provided (as per inventory sheet provided)	Current Status
	<p><b><u>Villas</u></b>  Villa (100) V-1 = 245 Nos  Villa (125) V-2 = 216 Nos  Villa (150) V-3 = 113 Nos  Villa (180) V-4 = 110 Nos  Villa (220) V-5 = 70 Nos  Villa (300) V-6 = 29 Nos  Villa (500) V-7 = 13 Nos  Villa (1000) V-8 = 9 Nos</p> <p><b><u>Residential Cluster-A</u></b>  Tower-A1: S+19 Floors = 75 DU  Tower-A2: S+19 Floors = 75 DU  Tower-B1: S+19 Floors = 75 DU  Tower-E (Iconic): S+36 Floors = 143 DU</p> <p><b><u>Residential Cluster-B</u></b>  Tower-D: S+21 Floors = 660 DU</p> <p><b><u>Cluster-C</u></b>  Tower-B2: S+7 Floors = 30 DU  Tower-B2: S+7 Floors = 30 DU  Tower-C1: S+7 Floors = 27 DU  Tower-C2: S+7 Floors = 27 DU</p> <p><b><u>Cluster-D</u></b>  Tower-B2: S+7 Floors = 30 DU  Tower-B2: S+7 Floors = 30 DU  Tower-C1: S+7 Floors = 27 DU  Tower-C2: S+7 Floors = 27 DU</p>	<p><b>(Crest, Evoke, Exquisite &amp; Presidential Suits)</b>  Villa (100) V-1 = 112 Nos  Villa (125) V-2 = 146 Nos  Villa (150) V-3 = 113 Nos  Villa (180) V-4 = 93 Nos  Villa (220) V-5 = 65 Nos  Villa (300) V-6 = 29 Nos  Villa (500) V-7 = 13 Nos  Villa (1000) V-8 = 9 Nos</p> <p><b>The Suites</b>  Tower-1: B+G+20 = 220 DUs  Tower-2: B+G+20 = 220 DUs  Tower-3: B+G+20 = 220 DUs</p> <p><b>Park Lane</b>  Tower-A: S+7 = 30 DUs  Tower-B: S+7 = 27 DUs  Tower-C: S+7 = 27 DUs  Tower-D: S+7 = 30 DUs</p> <p><b>Windsor</b>  Tower-A: S+7 = 30 DUs  Tower-B: S+7 = 27 DUs  Tower-C: S+7 = 27 DUs  Tower-D: S+7 = 30 DUs</p>	<p>This project is under construction and for detailed construction status please Refer to the sheet attached on page no.25 &amp; 26</p>
2.	Total no. of Flats/ Units	<p><b>Total Villas = 805</b>  <b>Total Flats = 1256 DU</b>  <b>EWS: NA</b></p>	<p><b>Total Villas = 580 (Launched at present)</b>  <b>Total Flats = 888 DUs (Launched at present)</b></p>
	Type of Flats & Villas	Refer to the sheets attached below	

# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

## Unit Details of The Suites (Godrej Golf Links)

Sr.No.	Tower	Unit Type	No. of units	Super Area (in sq.ft.)	Total Super Area (in sq.ft.)
1	Tower-TS1	Studio	80	710	56800
2		2BHK	100	975	97500
3		2BHK	40	1450	58000
4	Tower-TS2	Studio	80	710	56800
5		2BHK	100	975	97500
6		2BHK	40	1450	58000
7	Tower-TS3	Studio	80	710	56800
8		2BHK	100	975	97500
9		2BHK	40	1450	58000
Total			660		636900

## Unit Details of Park Lane (Godrej Golf Links)

Sr.No.	Tower	Unit Type	No. of units	Super Area (in sq.ft.)	Total Super Area (in sq.ft.)
1	Tower-A	3BHK	6	1765	10590
2		3BHK	8	1785	14280
3		3BHK	16	1888	30208
4	Tower-B	4BHK+	27	2276	61452
5	Tower-C	4BHK+	27	2276	61452
6	Tower-D	3BHK	3	1765	5295
7		3BHK	11	1785	19635
8		3BHK	16	1888	30208
Total			114		233120

# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

## Unit Details of Windsor (Godrej Golf Links)

Sr.No.	Tower	Unit Type	No. of units	Super Area (in sq.ft.)	Total Super Area (in sq.ft.)
1	Tower-A	3BHK	1	1765	1765
2		3BHK	13	1785	23205
3		3BHK	16	1888	30208
4	Tower-B	4BHK+	27	2276	61452
5	Tower-C	4BHK+	27	2276	61452
6	Tower-D	3BHK	14	1765	24710
8		3BHK	16	1888	30208
Total			114		233000

## Unit Details of Crest (Godrej Golf Links)

Sr.No.	Type of Villa	Configuration	No. of units	Land Area (in sq.yds.)	Super Area (in sq.ft.)	Total Super Area (in sq.ft.)
1	Type V1	4BHK+	112	100	2359	264208
2	Type V2	4BHK+	136	125	2835	385560
3	Type V5	4BHK+	34	220	4690	159460
4		4BHK+	7	220	4730	33110
5	Type V6	4BHK+	24	300	6168	148032
Total			313			990370

## Unit Details of Evoke (Godrej Golf Links)

Sr.No.	Type of Villa	Configuration	No. of units	Land Area (in sq.yds.)	Super Area (in sq.ft.)	Total Super Area (in sq.ft.)
1	Type V4	4BHK+	70	180	3840	268800
2	Type V5	4BHK+	13	220	4690	60970
3		4BHK+	3	220	4730	14190
4	Type V6	4BHK+	5	300	6168	30840
Total			91			374800



# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

## Unit Details of Exquisite (Godrej Golf Links)

Sr.No.	Type of Villa	Configuration	No. of units	Land Area (in sq.yds.)	Super Area (in sq.ft.)	Total Super Area (in sq.ft.)
1	Type V2	4BHK+	10	125	2835	28350
2	Type V3	4BHK+	86	150	3450	296700
3		4BHK+	27	150	3460	93420
4	Type V4	4BHK+	14	180	3840	53760
5		4BHK+	9	180	3850	34650
6	Type V5	4BHK+	6	220	4690	28140
7		4BHK+	2	220	4730	9460
Total			154			544480

## Unit Details of Presidential Villas (Godrej Golf Links)

Sr.No.	Type of Villa	Configuration	No. of units	Land Area (in sq.yds.)	Super Area (in sq.ft.)	Total Super Area (in sq.ft.)
1	Type V7	4BHK+	13	500	10064	130832
2	Type V8	4BHK+	9	1000	20000	180000
<b>Total</b>			<b>22</b>			<b>310832</b>

## Summary of Project Godrej Golf Links (Launched at Present)

Sr.No.	Project	No. of Towers	No. of Villas	No. of Flats	Total Super Area (in sq.ft.)
1	Suites	3	0	660	636900
2	Park Lane	4	0	114	233120
3	Windsor	4	0	114	233000
4	Crest	0	313	0	990370
5	Evoke	0	91	0	374800
6	Exquisite	0	154	0	544480
7	Presidential Villas	0	22	0	310832
<b>Total</b>		<b>11</b>	<b>580</b>	<b>888</b>	<b>3323502</b>

### Note:-

The units under Exquisite & Presidential Villas has same RERA registration certificate which has been sanctioned with name "Presidential Villas" but for marketing purpose the developer has put only the most premium villas under "Presidential Villas".

### Progress of the Project

Project	Villa Typology	Villa No.	Civil Works (RCC+BW+plaster)	MEP	Finishing (Flooring/ Wood work painting)
Crest	V1 - 100 Sq. Yds	1-10	100%	70%	45%
		11-32	100%	72%	72%
		33-42	100%	64%	42%
		43-64	100%	68%	63%
		65-73	100%	60%	35%
		74-94	100%	70%	33%
		95-103	100%	63%	55%
		104-112	100%	63%	60%
	V2-125	1-21	100%	70%	50%
		22-42	98%	63%	62%
		43-63	92%	54%	28%
		64-76	94%	53%	55%
		77-89	98%	90%	90%
		90-97	88%	45%	32%
		98-105	85%	37%	22%
		106-113	90%	35%	22%
		114-120	88%	33%	22%
		121-124	90%	32%	22%
		125-132	86%	30%	22%
		133-136	85%	30%	22%
	V5-220	1,4,6,9	100%	60%	55%
		22,24,27	100%	30%	35%
		2,3,5,7,8	100%	65%	55%
		10-21	100%	40%	45%
		23,25,26	100%	25%	35%
		28-39	100%	35%	22%
	V6-300	1-8	100%	40%	35%
		9-21	100%	40%	12%
Evoke	V4-180	1-15	35%	28%	0
		52-55	50%	40%	0
		57-61	20%	15%	0
		64-68	25%	15%	0
		21-23,25-27,17-19,29-30	20%	15%	0
		33-35,37-39,41-43,45,46	60%	55%	0
		49,50,16,20,24,28,31	23%	18%	0
		32,36,40,44,47	60%	55%	0
		48,51,56,62,63,69	35%	22%	0
	V5-220	41-44	90%	30%	0
		47-53	80%	25%	0
		54-56	70%	20%	0
		40,45	85%	20%	0
		46,57	50%	20%	0
	V6-300	22-29	100%	45%	15%
		207-212	0%	0%	0%

# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

Exquisite	V2-123	213-216	0%	0%	0%
		1,4,5	0%	0%	0%
	V3-150	01-09	0%	0%	0%
		16-20	0%	0%	0%
		23-27, 29-33,35-39,41-43	20%	0%	0%
		45,47-51	22%	0%	0%
		53-57	22%	0%	0%
		59-63	0%	0%	0%
		65-69	0%	0%	0%
		71-74	0%	0%	0%
		76, 78-82	0%	0%	0%
		84 & 85	0%	0%	0%
		87-91	0%	0%	0%
		94-98	0%	0%	0%
		101-105	0%	0%	0%
		108-113	10%	0%	0%
		2,3,6,7	0%	0%	0%
		8,14,15,21	0%	0%	0%
		22,28,34,40	20%	0%	0%
		44,46,52,58,64	21%	0%	0%
		70,75,77,83	0%	0%	0%
		86-92	0%	0%	0%
		93, 99, 100, 106	0%	0%	0%
		107	10%	0%	0%
	V4-180	88-91	0%	0%	0%
		92-98	12%	0%	0%
		99-106	20%	0%	0%
		107-110	50%	30%	0%
	V5-220	58,59,60,61	55%	15%	0%
		62 - 65	12%	0%	0%
Presidential Villas	V7-500	1-11,12&13	0%	0%	0%
	V8-1000	1-3	0%	0%	0%
		4-6	0%	0%	0%
		7-9	0%	0%	0%
Park Lane	A		40%	0%	0%
	B		70%	0%	0%
	C		60%	0%	0%
	D		30%	0%	0%
Windsor	A		20%	0%	0%
	B		40%	0%	0%
	C		30%	0%	0%
	D		15%	0%	0%
Suites	A		43%	0%	0%
	B		47%	0%	0%
	C		35%	0%	0%

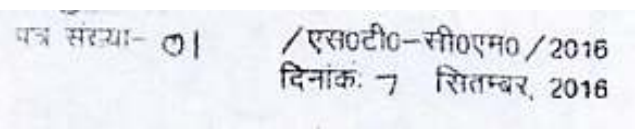


**PART D**
**PROJECT APPROVAL DETAILS**

S.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Lease Deed & Supplementary Lease Deed from Greater Noida Industrial Development Authority	Dated: 12/11/2014 Dated: 22/05/2015	Available
2.	Revised Sanction Letter of Layout Plan from Greater Noida Industrial Development Authority	Letter No. PLG/(BP)-3459/Vol-2/253 Dated: 31/01/2017	Approved
3.	Revised Sanction Letter of Building Plans of Towers from Greater Noida Industrial Development Authority	Letter No. PLG/(BP)-3914/181 Dated: 25/01/2017	Approved
4.	Sanction Letter of Building Plans for Villas from Greater Noida Industrial Development Authority	PLG/(BP)-3459/Vol-2/253 Dated: 31/01/2017	Approved
5.	Approved Master Plan from Greater Noida Industrial Development Authority	Letter No. PLG/(BP)-3459/Vol-2/253 Dated: 31/01/2017	Approved
6.	Approved Building Plan of Towers from Greater Noida Industrial Development Authority	Letter No. PLG/(BP)-3914/181 Dated: 25/01/2017	Approved
7.	NOC for Height Clearance from Airport Authority of India	No. AAI/RHQ/NR/ATM/NOC/2015/120/2351-54 Dated: 24/04/2015	Expired
8.	NOC from Pollution control Board, U.P.	सी-1 / एनओसी-1212 / 2016 Dated: 07/04/2017	Approved
9.	Environmental clearance NOC from SEIAA	Ref No. 1937/Parya/SEAC/2999/2015/OSD(T) Dated: 15/01/2016	Approved
10.	Provisional NOC from Fire Service Department, U.P.	पत्रांक: न-26/जेडी/फा0स0/भेस्ट-15/13 Dated: 07/01/2017 पत्रांक: न-26/जेडी/फा0स0/लखनऊ-15(गौतम0)/396 Dated: 27/10/2016 पत्रांक: न-26/जेडी/फा0स0/लखनऊ-15(गौतम0)/12	Approved

# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

		Dated: 07/01/2017	
11.	NOC for construction of Swimming Pool from District Magistrate, G.B. Nagar		Approved
12.	RERA Registration Certificate	<ul style="list-style-type: none"><li>• Crest: UPRERAPRJ151, Dated: 26/07/2017</li><li>• Evoke: UPRERAPRJ2126, Dated: 27/07/2017</li><li>• Park Lane: UPRERAPRJ16697, Dated: 29/06/2018</li><li>• Presidential Villas &amp; Exquisite: UPRERAPRJ13203, Dated: 28/09/2017</li><li>• The Suites: UPRERAPRJ2373, Dated: 27/07/2017</li><li>• Windsor: UPRERAPRJ16712, Dated: 29/06/2018</li></ul>	Approved
13.	Occupation Certificate for completed towers	Not applicable since project is under construction	NA
14.	Structural Stability Certificate	----	Not Provided

**OBSERVATIONS:** - Project meets preliminary necessary compliance statutory approvals. NOC from Airport Authority of India has expired and the bank is advised to check the extension of the same from the developer.



**PART E**
**VALUATION ASSESSMENT OF THE PROPERTY**

1.	ASSESSMENT FACTORS				
a.	Valuation Type	Group Housing Society Value		Group Housing Society Value	
b.	Scope of the Valuation	To assess Project Establishment Replacement Value			
c.	Property Use factor	Current Use		Highest &Best Use	
		Construction of Group Housing Society		Group Housing Society	
d.	Legality Aspect Factor (Refer sub clause I & j of Point 7)	Positive as per documents produced to us			
e.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio
		Irregular	Ultra Large	On Road Level	Normal frontage
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Scale-B City	Good	On wide approach road	Not Applicable
			Property within developed residential zone	3 side open	
				NA	
		Property Facing	South Facing		
g.	Any New Development in surrounding area	Other development		Development of other group housing projects is going on.	
h.	Any specific advantage/ drawback in the property	No			
i.	Overall property usability Factor	Normal			
j.	Comment on Property Salability Outlook	Easily sellable			
k.	Comment on Demand & Supply in the Market	Good demand of such properties in the market			
l.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
m.	Best Sale procedure to realize maximum Value	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
n.		Govt. Guideline Value: Circle Rates of GNIDA-2019			

# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

	Methodology/ Basis of Valuation	<b>Market Value:</b> Assessment of Premium charges to be paid on transfer of Lease hold rights & Building construction value is calculated on the basis of 'Depreciated Replacement Cost approach <i>For knowing comparable market sales, significant local enquiries has been made from our side representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been judiciously taken seeing the market scenario. Kindly please refer below section to know the name &amp; contact numbers from whom enquiries have been made.</i>	
o.	References on prevailing market Rate/Price trend of the property and Details of the sources from where the information is gathered <i>(from property search sites &amp; local information)</i>		
	i.	Name:	NA
		Contact No.:	----
		Nature of reference:	----
		Size of the Property:	----
		Location:	----
		Rates/ Price informed:	----
		Any other details/ Discussion held:	----
	ii.	Name:	NA
		Contact No.:	----
		Nature of reference:	----
		Size of the Property:	----
		Location:	----
		Rates/ Price informed:	----
		Any other details/ Discussion held:	----
Adopted Rates Justification	<i>This land is for the specific purpose to develop Recreational Entertainment park. This type of land is mostly directly auctioned by the authority. No other sale purchase information could be known from the market survey because of very few transactions taking place in the market at present for such type of land. As per information available in public domain and discussion with market participants the prevailing land rate for Recreational Entertainment park is between Rs.12,000/- to Rs.15,000/- per sq.mtr. For valuation purpose we have adopted land rate of Rs.13,500/- per sq.mtr. which is reasonable in our opinion.</i>		

2.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	Rs.15,000/- per m <sup>2</sup>	Rs.12,000/- to Rs.15,000/- per m <sup>2</sup>
b.	Rate adopted considering all characteristics of the property	Rs.15,000/- per m <sup>2</sup>	Rs.13,500/- per m <sup>2</sup>
c.	Total Development Land Area considered <i>(documents vs site survey whichever is less)</i>	403575 m <sup>2</sup>	403575 m <sup>2</sup>
d.	Total Permissible FAR	321370.581 m <sup>2</sup>	321370.581 m <sup>2</sup>
	<b>Total Value of land (A)</b>	403575 m <sup>2</sup> x Rs.15,000/- per m <sup>2</sup>	403575 m <sup>2</sup> x Rs.13,500/- per m <sup>2</sup>

# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

e.		Rs.605,36,25,000/-	Rs.544,82,62,500/-
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3.	VALUATION OF BUILDING CONSTRUCTION			
	Particulars		Expected Building Construction Value	
			FAR	NON FAR
	Structure Construction Value	Rate range	Rs.1,200/- to 1,700/- per ft. <sup>2</sup>	Rs.1,000/- to 1,500/-per ft. <sup>2</sup>
		Rate adopted	Rs.1,550/- per ft. <sup>2</sup>	Rs.1,300/-per ft. <sup>2</sup>
		Covered Area	313581.822 m <sup>2</sup> (3375363.37 ft. <sup>2</sup> )	123159.42 m <sup>2</sup> (1325675.68 ft. <sup>2</sup> )
		Valuation Calculation	Rs.1,550/- per ft. <sup>2</sup> X 3375363.37 ft. <sup>2</sup>	Rs.1,300/-per ft. <sup>2</sup> X 1325675.68 ft. <sup>2</sup>
	Total Value		Rs.523,18,13,223/-	Rs.172,33,78,384/-
a.	Depreciation percentage (assuming salvage value % per year)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor		Under construction	
c.	Structure Type/ Condition		RCC framed structure (Proposed)	
d.	Construction Depreciated Replacement Value (B)		Rs.695,51,91,607/-	

4.	VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	Particulars	Specifications	Depreciated Replacement 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)	----	Rs. 40,00,00,000/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Rs. 30,00,00,000/-
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	Rs. 30,00,00,000/-
e.	Depreciated Replacement Value (C)	NA	Rs.100,00,00,000/-

5.	MARKET/ SALABLE VALUE OF THE FLATS	
a.	Total No. of Flats (Launched at present)	580 DU
b.	Total No. Villas (Launched at present)	888
c.	Total No. of Studio apartments (Launched at present)	240 DU

# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

d.	Total Proposed Salable Area	3323502 ft. <sup>2</sup>
e.	Launch Price = (approx.) (including PLC + Car Parking + EDC + IDC + Club & other charges)	NA
	Government Circle rate	Rs.32,000/- per sq.mtr + Parking Charges
	Present Market Rate (including PLC + Car Parking + EDC + IDC + Club & other charges)	<p><b>Park Lane</b> = Rs.6,800/- to Rs.7,200/- per sq.ft. on super area</p> <p><b>Windsor</b> = Rs.6,800/- to Rs.7,200/- per sq.ft. on super area</p> <p><b>Suits</b> = Rs.7,200/- to Rs.7,800/- per sq.ft. on super area</p> <p><b>Crest, Evoke, Exquisite &amp; Presidential Suits</b></p> <p>Villa (100) V-1 = Rs.6,800/- to Rs.7,000/- per sq.ft. on super area</p> <p>Villa (125) V-2 = Rs.6,800/- to Rs.7,000/- per sq.ft. on super area</p> <p>Villa (150) V-3 = Rs.6,800/- to Rs.7,000/- per sq.ft. on super area</p> <p>Villa (180) V-4 = Rs.7,000/- to Rs.7,200/- per sq.ft. on super area</p> <p>Villa (220) V-5 = Rs.7,500/- to Rs.7,800/- per sq.ft. on super area</p> <p>Villa (300) V-6 = Rs.7,500/- to Rs.7,800/- per sq.ft. on super area</p> <p>Villa (500) V-7 = Rs.7,500/- to Rs.7,800/- per sq.ft. on super area</p> <p>Villa (1000) V-8 = Rs.7,500/- to Rs.7,800/- per sq.ft. on super area</p>
f.	Remark	<p><i>The subject project is significantly new in the market and as per the information gathered on public domain there is no proper secondary market developed yet for this project and only the booking rate quote by the developer is available in the market. The booking value of the proposed Flats &amp; Villas varies from floor to floor, size and location of the flat &amp; villa i.e. park facing, corner etc. This will be a modern society and the builder proposes to construct modern flats and villas as per the information available on public domains. As per information gathered from the public domain &amp; market participants of that area, and it is found that</i></p>

## VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

		<i>booking rate for these flats is between Rs.6,800/- to Rs.7,800/- per sq.ft. on super area. The booking rate for these villas is between Rs.6,800/- to Rs.7,800/- per sq.ft. on super area. As per our discussion we came to now that V7 &amp; V8 villas are most premium and are golf course facing and will sell for premium price in the market. Resale market for the flats &amp; villas is not yet developed and the most comparative project we can find in the subject locality is Jaypee Greens in which 500 sq.yds villas are selling for 5 to 6 cr. and 1000 sq.yds villas are selling for 9 to 10 cr.</i>
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**Note:** Normally, apart from the Basic Sale Price (BSP) mentioned in the Agreement to Sale, a one-time cost of additional amenities & other costs related to the property which are permanent in nature and add up to the realizable value of security/property (viz. Township Corpus Fund, One Time Maintenance fund/deposit/corpus, Development Charges, Premium for insurance of Mortgaged Property, Electrical Fittings, One Time Generator Charges, Club House Membership Charges, Electricity/Water/Sewerage Board one time charges/deposits, cost of rooftop Solar Photo Voltiac System) are charged. Now GST will be added as part of Project Cost for assessing the loan amount in lieu of VAT, Service Tax, etc. However, Stamp Duty, Registration Charges and other documentation Charges, which are not realizable in nature will not be included in the value of the property/agreement to sale for arriving at the loan eligibility.



# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

## Unit Details of The Suites (Godrej Golf Links)

Sr.No.	Tower	Unit Type	No. of units	Super Area (in sq.ft.)	Total Super Area (in sq.ft.)	Value of Individual Flat (@Rs.7,200/- per sq.ft.)	Value of Individual Flat (@Rs.7,800/- per sq.ft.)	Total Value (@Rs.7,200/- per sq.ft.)	Total Value (@Rs.7,800/- per sq.ft.)
1	Tower-TS1	Studio	80	710	56800	₹ 51,12,000.00	₹ 55,38,000.00	₹ 40,89,60,000.00	₹ 44,30,40,000.00
2		2BHK	100	975	97500	₹ 70,20,000.00	₹ 76,05,000.00	₹ 70,20,00,000.00	₹ 76,05,00,000.00
3		2BHK	40	1450	58000	₹ 1,04,40,000.00	₹ 1,13,10,000.00	₹ 41,76,00,000.00	₹ 45,24,00,000.00
4	Tower-TS2	Studio	80	710	56800	₹ 51,12,000.00	₹ 55,38,000.00	₹ 40,89,60,000.00	₹ 44,30,40,000.00
5		2BHK	100	975	97500	₹ 70,20,000.00	₹ 76,05,000.00	₹ 70,20,00,000.00	₹ 76,05,00,000.00
6		2BHK	40	1450	58000	₹ 1,04,40,000.00	₹ 1,13,10,000.00	₹ 41,76,00,000.00	₹ 45,24,00,000.00
7	Tower-TS3	Studio	80	710	56800	₹ 51,12,000.00	₹ 55,38,000.00	₹ 40,89,60,000.00	₹ 44,30,40,000.00
8		2BHK	100	975	97500	₹ 70,20,000.00	₹ 76,05,000.00	₹ 70,20,00,000.00	₹ 76,05,00,000.00
9		2BHK	40	1450	58000	₹ 1,04,40,000.00	₹ 1,13,10,000.00	₹ 41,76,00,000.00	₹ 45,24,00,000.00
Total			660		636900			₹ 4,58,56,80,000.00	₹ 4,96,78,20,000.00

## Unit Details of Park Lane (Godrej Golf Links)

Sr.No.	Tower	Unit Type	No. of units	Super Area (in sq.ft.)	Total Super Area (in sq.ft.)	Value of Individual Flat (@Rs.6,800/- per sq.ft.)	Value of Individual Flat (@Rs.7,200/- per sq.ft.)	Total Value (@Rs.6,800/- per sq.ft.)	Total Value (@Rs.7,200/- per sq.ft.)
1	Tower-A	3BHK	6	1765	10590	₹ 1,20,02,000.00	₹ 1,27,08,000.00	₹ 7,20,12,000.00	₹ 7,62,48,000.00
2		3BHK	8	1785	14280	₹ 1,21,38,000.00	₹ 1,28,52,000.00	₹ 9,71,04,000.00	₹ 10,28,16,000.00
3		3BHK	16	1888	30208	₹ 1,28,38,400.00	₹ 1,35,93,600.00	₹ 20,54,14,400.00	₹ 21,74,97,600.00
4	Tower-B	4BHK+	27	2276	61452	₹ 1,54,76,800.00	₹ 1,63,87,200.00	₹ 41,78,73,600.00	₹ 44,24,54,400.00
5	Tower-C	4BHK+	27	2276	61452	₹ 1,54,76,800.00	₹ 1,63,87,200.00	₹ 41,78,73,600.00	₹ 44,24,54,400.00
6	Tower-D	3BHK	3	1765	5295	₹ 1,20,02,000.00	₹ 1,27,08,000.00	₹ 3,60,06,000.00	₹ 3,81,24,000.00
7		3BHK	11	1785	19635	₹ 1,21,38,000.00	₹ 1,28,52,000.00	₹ 13,35,18,000.00	₹ 14,13,72,000.00
8		3BHK	16	1888	30208	₹ 1,28,38,400.00	₹ 1,35,93,600.00	₹ 20,54,14,400.00	₹ 21,74,97,600.00
Total			114		233120			₹ 1,58,52,16,000.00	₹ 1,67,84,64,000.00

## Unit Details of Windsor (Godrej Golf Links)

Sr.No.	Tower	Unit Type	No. of units	Super Area (in sq.ft.)	Total Super Area (in sq.ft.)	Value of Individual Flat (@Rs.6,800/- per sq.ft.)	Value of Individual Flat (@Rs.7,200/- per sq.ft.)	Total Value (@Rs.6,800/- per sq.ft.)	Total Value (@Rs.7,200/- per sq.ft.)
1	Tower-A	3BHK	1	1765	1765	₹ 1,20,02,000.00	₹ 1,27,08,000.00	₹ 1,20,02,000.00	₹ 1,27,08,000.00
2		3BHK	13	1785	23205	₹ 1,21,38,000.00	₹ 1,28,52,000.00	₹ 15,77,94,000.00	₹ 16,70,76,000.00
3		3BHK	16	1888	30208	₹ 1,28,38,400.00	₹ 1,35,93,600.00	₹ 20,54,14,400.00	₹ 21,74,97,600.00
4	Tower-B	4BHK+	27	2276	61452	₹ 1,54,76,800.00	₹ 1,63,87,200.00	₹ 41,78,73,600.00	₹ 44,24,54,400.00
5	Tower-C	4BHK+	27	2276	61452	₹ 1,54,76,800.00	₹ 1,63,87,200.00	₹ 41,78,73,600.00	₹ 44,24,54,400.00
6	Tower-D	3BHK	14	1765	24710	₹ 1,20,02,000.00	₹ 1,27,08,000.00	₹ 16,80,28,000.00	₹ 17,79,12,000.00
8		3BHK	16	1888	30208	₹ 1,28,38,400.00	₹ 1,35,93,600.00	₹ 20,54,14,400.00	₹ 21,74,97,600.00
Total			114		233000			₹ 1,58,44,00,000.00	₹ 1,67,76,00,000.00

# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

## Unit Details of Crest (Godrej Golf Links)

Sr.No.	Type of Villa	Configuration	No. of units	Land Area (in sq.yds.)	Super Area (in sq.ft.)	Total Super Area (in sq.ft.)	Minimum Prevailing Rate of Villa (in sq.ft.)	Maximum Prevailing Rate of Villa (in sq.ft.)
1	Type V1	4BHK+	112	100	2359	264208	₹ 6,800.00	₹ 7,000.00
2	Type V2	4BHK+	136	125	2835	385560	₹ 6,800.00	₹ 7,000.00
3	Type V5	4BHK+	34	220	4690	159460	₹ 7,500.00	₹ 7,800.00
4		4BHK+	7	220	4730	33110	₹ 7,500.00	₹ 7,800.00
5	Type V6	4BHK+	24	300	6168	148032	₹ 7,500.00	₹ 7,800.00
<b>Total</b>			<b>313</b>			<b>990370</b>		

Value of Individual Villa (@Min. Prevailing Rate)	Value of Individual Villa (@Max. Prevailing Rate)	Total Value (@Min. Prevailing Rate)	Total Value (@Max. Prevailing Rate)
₹ 1,60,41,200.00	₹ 1,65,13,000.00	₹ 1,79,66,14,400.00	₹ 1,84,94,56,000.00
₹ 1,92,78,000.00	₹ 1,98,45,000.00	₹ 2,62,18,08,000.00	₹ 2,69,89,20,000.00
₹ 3,51,75,000.00	₹ 3,65,82,000.00	₹ 1,19,59,50,000.00	₹ 1,24,37,88,000.00
₹ 3,54,75,000.00	₹ 3,68,94,000.00	₹ 24,83,25,000.00	₹ 25,82,58,000.00
₹ 4,62,60,000.00	₹ 4,81,10,400.00	₹ 1,11,02,40,000.00	₹ 1,15,46,49,600.00
		<b>₹ 6,97,29,37,400.00</b>	<b>₹ 7,20,50,71,600.00</b>

## Unit Details of Evoke (Godrej Golf Links)

Sr.No.	Type of Villa	Configuration	No. of units	Land Area (in sq.yds.)	Super Area (in sq.ft.)	Total Super Area (in sq.ft.)	Minimum Prevailing Rate of Villa (in sq.ft.)	Maximum Prevailing Rate of Villa (in sq.ft.)
1	Type V4	4BHK+	70	180	3840	268800	₹ 7,000.00	₹ 7,200.00
2	Type V5	4BHK+	13	220	4690	60970	₹ 7,500.00	₹ 7,800.00
3		4BHK+	3	220	4730	14190	₹ 7,500.00	₹ 7,800.00
4	Type V6	4BHK+	5	300	6168	30840	₹ 7,500.00	₹ 7,800.00
<b>Total</b>			<b>91</b>			<b>374800</b>		

Value of Individual Villa (@Min. Prevailing Rate)	Value of Individual Villa (@Max. Prevailing Rate)	Total Value (@Min. Prevailing Rate)	Total Value (@Max. Prevailing Rate)
₹ 2,68,80,000.00	₹ 2,76,48,000.00	₹ 1,88,16,00,000.00	₹ 1,93,53,60,000.00
₹ 3,51,75,000.00	₹ 3,65,82,000.00	₹ 45,72,75,000.00	₹ 47,55,66,000.00
₹ 3,54,75,000.00	₹ 3,68,94,000.00	₹ 10,64,25,000.00	₹ 11,06,82,000.00
₹ 4,62,60,000.00	₹ 4,81,10,400.00	₹ 23,13,00,000.00	₹ 24,05,52,000.00
		<b>₹ 2,67,66,00,000.00</b>	<b>₹ 2,76,21,60,000.00</b>

# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

Unit Details of Exquisite (Godrej Golf Links)								
Sr.No.	Type of Villa	Configuration	No. of units	Land Area (in sq.yds.)	Super Area (in sq.ft.)	Total Super Area (in sq.ft.)	Minimum Prevailing Rate of Villa (in sq.ft.)	Maximum Prevailing Rate of Villa (in sq.ft.)
1	Type V2	4BHK+	10	125	2835	28350	₹ 6,800.00	₹ 7,000.00
2	Type V3	4BHK+	86	150	3450	296700	₹ 6,800.00	₹ 7,000.00
3		4BHK+	27	150	3460	93420	₹ 6,800.00	₹ 7,000.00
4	Type V4	4BHK+	14	180	3840	53760	₹ 7,000.00	₹ 7,200.00
5		4BHK+	9	180	3850	34650	₹ 7,000.00	₹ 7,200.00
6	Type V5	4BHK+	6	220	4690	28140	₹ 7,500.00	₹ 7,800.00
7		4BHK+	2	220	4730	9460	₹ 7,500.00	₹ 7,800.00
Total			154			544480		

Value of Individual Villa (@Min. Prevailing Rate)	Value of Individual Villa (@Max. Prevailing Rate)	Total Value (@Min. Prevailing Rate)	Total Value (@Max. Prevailing Rate)
₹ 1,92,78,000.00	₹ 1,98,45,000.00	₹ 19,27,80,000.00	₹ 19,84,50,000.00
₹ 2,34,60,000.00	₹ 2,41,50,000.00	₹ 2,01,75,60,000.00	₹ 2,07,69,00,000.00
₹ 2,35,28,000.00	₹ 2,42,20,000.00	₹ 63,52,56,000.00	₹ 65,39,40,000.00
₹ 2,68,80,000.00	₹ 2,76,48,000.00	₹ 37,63,20,000.00	₹ 38,70,72,000.00
₹ 2,69,50,000.00	₹ 2,77,20,000.00	₹ 24,25,50,000.00	₹ 24,94,80,000.00
₹ 3,51,75,000.00	₹ 3,65,82,000.00	₹ 21,10,50,000.00	₹ 21,94,92,000.00
₹ 3,54,75,000.00	₹ 3,68,94,000.00	₹ 7,09,50,000.00	₹ 7,37,88,000.00
		<b>₹ 3,74,64,66,000.00</b>	<b>₹ 3,85,91,22,000.00</b>

Unit Details of Presidential Villas (Godrej Golf Links)								
Sr.No.	Type of Villa	Configuration	No. of units	Land Area (in sq.yds.)	Super Area (in sq.ft.)	Total Super Area (in sq.ft.)	Minimum Prevailing Rate of Villa (in sq.ft.)	Maximum Prevailing Rate of Villa (in sq.ft.)
1	Type V7	4BHK+	13	500	10064	130832	₹ 7,500.00	₹ 7,800.00
2	Type V8	4BHK+	9	1000	20000	180000	₹ 7,500.00	₹ 7,800.00
<b>Total</b>			<b>22</b>			<b>310832</b>		

Value of Individual Villa (@Min. Prevailing Rate)	Value of Individual Villa (@Max. Prevailing Rate)	Total Value (@Min. Prevailing Rate)	Total Value (@Max. Prevailing Rate)
₹ 7,54,80,000.00	₹ 7,84,99,200.00	₹ 98,12,40,000.00	₹ 1,02,04,89,600.00
₹ 15,00,00,000.00	₹ 15,60,00,000.00	₹ 1,35,00,00,000.00	₹ 1,40,40,00,000.00
		<b>₹ 2,33,12,40,000.00</b>	<b>₹ 2,42,44,89,600.00</b>

Summary of Project Godrej Golf Links (Launched at Present)							
Sr.No.	Project	No. of Towers	No. of Villas	No. of Flats	Total Super Area (in sq.ft.)	Total Value (@Min. Prevailing Rate)	Total Value (@Max. Prevailing Rate)
1	Suites	3	0	660	636900	₹ 4,58,56,80,000.00	₹ 4,96,78,20,000.00
2	Park Lane	4	0	114	233120	₹ 1,58,52,16,000.00	₹ 1,67,84,64,000.00
3	Windsor	4	0	114	233000	₹ 1,58,44,00,000.00	₹ 1,67,76,00,000.00
4	Crest	0	313	0	990370	₹ 6,97,29,37,400.00	₹ 7,20,50,71,600.00
5	Evoke	0	91	0	374800	₹ 2,67,66,00,000.00	₹ 2,76,21,60,000.00
6	Exquisite	0	154	0	544480	₹ 3,74,64,66,000.00	₹ 3,85,91,22,000.00
7	Presidential Villas	0	22	0	310832	₹ 2,33,12,40,000.00	₹ 2,42,44,89,600.00
<b>Total</b>		<b>11</b>	<b>580</b>	<b>888</b>	<b>3323502</b>	<b>₹ 23,48,25,39,400.00</b>	<b>₹ 24,57,47,27,200.00</b>

# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

6.	<b>CONSOLIDATED VALUE</b>		
	<b>Particulars</b>	<b>Govt. Circle/ Guideline Value</b>	<b>Prospective Fair Market Value</b>
a.	Land (A)	<b>Rs.605,36,25,000/-</b>	<b>Rs.544,82,62,500/-</b>
b.	Structure Construction Value(B)	NA	<b>Rs.695,51,91,607/-</b>
c.	Additional Building & Site Aesthetic Works Value (C)	NA	<b>Rs.100,00,00,000/-</b>
d.	<b>Total Add (A+B+C)</b>	<b>Rs.605,36,25,000/- (Land Value Only)</b>	<b>Rs.1340,34,54,107/-</b>
e.	Additional Premium if any	----	----
	Details/ Justification	----	----
f.	Deductions charged if any	----	----
	Details/ Justification	----	----
g.	<b>Total Prospective Fair Market Value<sup>#</sup></b>	<b>NA</b>	<b>Rs.1340,34,54,107/-</b>
h.	<b>Rounded Off</b>	----	<b>Rs.1340,00,00,000/- (After Completion of the whole project)</b>
i.	Valuation of structure for Insurance purpose	NA	<b>Rs. 695,00,00,000/- (After Completion of the whole project)</b>

**(Rupees One Thousand Three Hundred Forty Crores Only)**

- As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the above property in the prevailing condition with aforesaid specifications is **Rs.1072,00,00,000/-**  
**(Rupees One Thousand Seventy-Two Crores Only)**

7.	<b>Concluding comments if any</b>	<p>a. Valuation of the asset is done as found on as-is-where basis.</p> <p>b. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.</p> <p>c. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.</p> <p>d. As per the scope of the assignment, Value assessment is subject to <b><u>Assumptions, Remarks &amp; Limiting Conditions mentioned in Point '7' below, R.K Associates Important Notes and Valuer's Remarks(Enclosure: 1)&amp; other enclosed documents</u></b> with the Report which will remain part &amp; parcel of the report. Without these enclosures/ documents report shall stand null &amp; void.</p>
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# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

8.	ASSUMPTIONS   REMARKS   LIMITING CONDITIONS
a.	Information of the average market rates is taken based on the verbal market survey in the subject area from the local people, property agents, recent deals, demand-supply, internet postings which has been relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.
b.	Forced, compulsion, constraint, obligatory sales transactions data doesn't forms part of the Fair Market Valuation exercise.
c.	Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset.
d.	This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. 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.
e.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risks and should loan conservatively to keep the advanced money safe in case of any such situation.
f.	This report is prepared based on 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 and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
g.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
h.	All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents which has been relied upon.
i.	Legal aspects for eg. ownership rights, lien, charge, mortgage, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has first got the legal verification cleared by the competent Advocate before requesting for the Valuation report. In case Valuation is obtained before taking legal scrutiny or opinion then it is expected from the Bank to inform back the Valuer timely about such change of rights on the property as soon as it comes into the notice of the Bank/ Financer which may affect their charge on the mortgage asset so that accordingly Valuation modification can be done only for that portion for which the Bank has complete charge/ rights.
j.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.
k.	Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. At our end we can just cross verify the identification 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. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest.
l.	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.
m.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then it is assumed that the Banker or the concerned organization has satisfied themselves with the

# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

	approval of the Group Housing Society/ particular floor & building before allotting the Valuation case to the Valuer company.
n.	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 when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough to determine the exact lawful situation on ground for the Valuer. In case nothing specific is noted on the covered built-up area considered in the Valuation Report, the covered area present on the site as per site survey will be considered in the Valuation.
o.	In case of Valuation of Plant & Machinery or equipment, condition of machines is evaluated by visual observation only. No technical/ mechanical testing of any kind has been carried out at our end to ascertain the condition and efficiency of the machines. Valuation of Plant & Machinery is done on the basis of physical existence of the assets rather than their technical expediency.
p.	Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest, etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.
q.	Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.
r.	Valuation 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 Valuation report before reaching to any conclusion.
s.	At the outset, it is to be noted that 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 formulae 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 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 Valuation analysis can definitely help the stakeholders to make them informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.

## **R.K ASSOCIATES IMPORTANT NOTES:**

- DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org). We ensure 100% 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 or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of the report, please help us by bringing all such points into our notice in writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org) within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that 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.
- 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 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.**

## ENCLOSURE: 1- VALUER'S REMARKS

1.	<b>Fair Market Value</b> <sup>#</sup> suggested by the competent Valuer is that prospective estimated amount of the subject asset/ property in his expert & prudent opinion without any prejudice after he has carefully & exhaustively evaluated all the facts & information related to the subject asset at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.
2.	<b>Realizable Value</b> <sup>^</sup> is the minimum prospective value of the property which it may be able to realize at the time of actual property transaction factoring in potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction. Realizable value may be 10-20% less of the Fair Market Value depending on the various salability prospects of the subject property.
3.	<b>Forced/ Distress Sale Value</b> <sup>*</sup> is the value when the property has to be sold due to any compulsion or constraint like financial encumbrances, dispute, as a part of a recovery process, any defect in the property, having unclear title or any such sort of condition or situation. In this type of sale minimum disposable value is assessed which varies from 20-35% less from the Fair Market Value based on the nature, size & salability prospects of the property. In this type of sale negotiation power of the buyer is always more than the seller and eagerness of selling the property is more than buying it. Therefore the Forced/ Distress Sale Value always fetches less value.
4.	Best rates are rationally adopted based on the facts of the case came to our knowledge during the course of the assignment considering many factors like nature of the property, size, location, approach, market situation and trends.
5.	Construction rates are adopted based on present replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition, specifications based on the visual observation of the structure. No structural, physical tests have been carried out in respect of it.
6.	This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. 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.
7.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of any such situation.
8.	No employee or member of R.K Associates has any direct/ indirect interest in the property.
9.	Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
10.	Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
11.	This report is having limited scope as per its fields to provide only the general basic idea of the value of the property prevailing in the market based on the documents/ data/ information provided by the client. The suggested value should be considered only if transaction is happened as free market transaction.
12.	The condition assessment and the estimation of residual economic life of the structure is 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.
13.	This report is prepared based on 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 and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the original has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
14.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.

# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA


15.	Value varies with the Purpose/ Date/ Condition of the market. This report should not to be referred if any of these points are different from the one mentioned aforesaid in the Report. The Value indicated in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
16.	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.
17.	This report is prepared on the RKA V-L6 (Medium) Valuation format as per the client requirement, charges paid and the time allotted. This report is having limited scope as per its fields to provide only the general estimated basic idea of the value of the property prevailing in the market based on the information provided by the client. The Valuation assessed in this Valuation Report should hold good only if transaction is happened as per free market transaction. No detailed analysis or verification of the information is carried upon pertaining to the value of the subject property. No claim for any extra information will be entertained whatsoever be the reason. For any extra work over and above the fields mentioned in the report will have an extra cost which has to be borne by the customer.
18.	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 also before taking any business decision based on the content of this report.
19.	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.
20.	Defect Liability Period is <b>30 DAYS</b> . We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above.
21.	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at <b>valuers@rkassociates.org</b> in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Valuation Services can be entertained due to possible change in situation and condition of the property.
22.	Our Data retention policy is of <b>ONE YEAR</b> . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
23.	This Valuation 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 it is the responsibility of the user of this report to immediately or atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
24.	R.K Associates never releases any report doing alterations or modifications from pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
25.	If this report is prepared for the matter under litigation in any Indian court, no official or employee of R.K Associates will be under any obligation to give in person appearance in the court as a testimony. For any explanation or clarification, only written reply can be submitted on payment of charges by the plaintiff or respondent which will be 10% of the original fees charged where minimum charges will be Rs.2500/-.



# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

## ENCLOSURE: 2– REFERENCE FROM PUBLIC DOMAIN

PROJECT NAME	EXQUISITE	EVOKE
Image		
Location	Sector 27, Greater Noida	Sector 27, Greater Noida
Land Area	Part of 40 Hectares (100 Acres) Golf Township	Part of 40 Hectares (100 Acres) Golf Township
Type of Product	Villas	Villas
Structure	125/150/180/220 Sq yrd - G+3   300 Sq yrd - G+2	180/220 Sq yrd- G+3   300 Sq yrd- G+3
Total No. of units	176	95
Configuration   Product Area   Price	125 sq yrd   2835 sq ft   2.25 CR onwards (TA: 284.58 sq.mtr) 150 sq yrd   3450 sq ft   2.80 CR onwards (TA: 346.79 sq.mtr)	180 sq yrd   3840 sq ft   3.02 CR (TA: 391.52 sq.mtr)
Key USPs	Presidential Villas in the lush green Golf Course Township	Luxury Villas to EVOKE your senses
Key Highlights	<ul style="list-style-type: none"> <li>- Cluster closest to Master Club house and Retail area</li> <li>- Cluster with the most open spaces</li> <li>- Low density cluster</li> <li>- Party deck</li> </ul>	<ul style="list-style-type: none"> <li>- Lowest density phase in GGL</li> <li>- Pre cast construction</li> <li>- Double height entrance</li> <li>- Semi furnished with lift installed and a miniplex</li> <li>- Modular kitchen with chimney and hob and all appliances</li> <li>- Exclusive gardens in the front and back</li> <li>- Wardrobes in bedrooms</li> </ul>
Size of the Club House	Master Club in the township 56,000 SQ FT. (5202.57 SQ MTR) Cluster Club House 12,000 SQ FT. (1114.83 SQ MTR.) Approx	Master Club in the township 56,000 SQ FT. (5202.57 SQ MTR) Cluster Club House 12,000 SQ FT. (1114.83 SQ MTR.) Approx
Possession	March, 2024	May, 2023
RERA	UPRERAPRJ16712	UPRERAPRJ2126

# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

SUITES	PARK LANE / WINDSOR	CREST
		
Sector 27, Greater Noida	Sector 27, Greater Noida	Sector 27, Greater Noida
Part of 40 Hectares (100 Acres) Golf Township	Part of 40 Hectares (100 Acres) Golf Township	Part of 40 Hectares (100 Acres) Golf Township
High rise Apartments	Low rise apartments	Villas
3 towers   G+22	4 towers each - G+7	100'125/220 Sq yrd - G+3   300 Sq yrd - G+2
680	114 each	308
2BHK   SA:1450 sq ft   1.19 CR (TA:82 sq mtr)	3BHK   SA:1785 sq ft   1.46 CR (TA:115.6 sq mtr) 4BHK+U   SA:2278 sq ft   1.76 CR (TA: 146.6 sq mtr)	125sq yrd   2835 sq ft   2.16 CR (TA:264.58 sq mtr)
Fully Furnished Service Apartments with the lush green Golf Course Township	Golf-Side Villaments Amidst Refreshing Greens	Presidential Villas with a Golf View
<ul style="list-style-type: none"> <li>- Concierge services with every apartment</li> <li>- Gym, Restaurant, viewing deck on the terrace</li> <li>- 3 Towers inter connected to each other</li> <li>- Modular Kitchen with chimney/Hob and all appliances</li> <li>- Wardrobes with all bedrooms and Beds with mattresses</li> </ul>	<ul style="list-style-type: none"> <li>- Low density apartment</li> <li>- 3 side open units</li> <li>- Semi furnished Luxury palette and fully loaded Ultra Luxury Palette</li> <li>- Terrace gardens with special amenities like star gazing deck, open gym, etc</li> <li>- Double height lift lobbies on ground floor and lift lobbies</li> <li>- Views of landscaped gardens</li> </ul>	<ul style="list-style-type: none"> <li>- Nearing to completion</li> <li>- Modern facade design</li> <li>- Green lawn with every villa</li> </ul>
Master Club in the township 58,000 SQ FT. (5202.57 SQ MTR)	Master Club in the township 58,000 SQ FT. (5202.57 SQ MTR)	Master Club in the township 56,000 SQ FT. (5202.57 SQ MTR) Cluster Club House 12,000 SQ FT. (1114.83 SQ MTR.) Approx
Jan, 2023	June, 2022	September, 2021
UPRERAPRJ2373	UPRERAPRJ16697 UPRERAPRJ16712	UPRERAPRJ16697



# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA



5 Bedroom Independent House in Sector-27 Greater Noida  
**Godrej Golf Links Evoke Villas**

₹ 4.9 Cr  
₹ 7,944/sq.ft.

6,168 sq.ft. ▼  
(573 sq.m.) Built-up Area

5 BHK  
7 Baths

Address: Gr. Noida, sector-27 greater noida, greater noida, u p God... more

FEATURED UNDER CONSTRUCTION RESALE POSSESSION IN MAR 2021 RERA

Posted on 15th Oct, 2020 by RERA Registered Dealer  
**Naturetech Realty Private Limited**

[View Phone Number](#) [Contact Dealer](#)



5 Bedroom Independent House in Sector-27 Greater Noida  
**Godrej Golf Links Evoke Villas**

₹ 4.4 Cr  
₹ 7,134/sq.ft.

6,168 sq.ft. ▼  
(573 sq.m.) Built-up Area

5 BHK  
7 Baths

Address: Gr. Noida, sector-27 greater noida, greater noida, u p God... more

UNDER CONSTRUCTION RESALE POSSESSION IN APR 2020 RERA

Posted on 14th Sep, 2020 by RERA Registered Dealer  
**Naturetech Realty Private Limited**

[View Phone Number](#) [Contact Dealer](#)



4 Bedroom Independent House in Sector-27 Greater Noida  
**Godrej Golf Links Evoke Villas**

₹ 3.5 Cr  
₹ 7,955/sq.ft.

4,400 sq.ft. ▼  
(409 sq.m.) Plot Area

4 BHK  
4 Baths

Luxurious villa constructed in a beautiful and green environment. L... more

UNDER CONSTRUCTION RESALE POSSESSION IN JUN 2021 RERA

Posted on 01st Sep, 2020 by Owner  
**Rk choudhary**

[View Phone Number](#) [Contact Owner](#)



4 Bedroom Independent House in Sector-27 Greater Noida  
**Godrej Golf Links Evoke Villas**

₹ 3 Cr  
₹ 7,812/sq.ft.

3,840 sq.ft. ▼  
(357 sq.m.) Built-up Area

4 BHK  
4 Baths

Great design & planning is just the beginning of a better life at godr... more

UNDER CONSTRUCTION RESALE POSSESSION IN DEC 2021 RERA

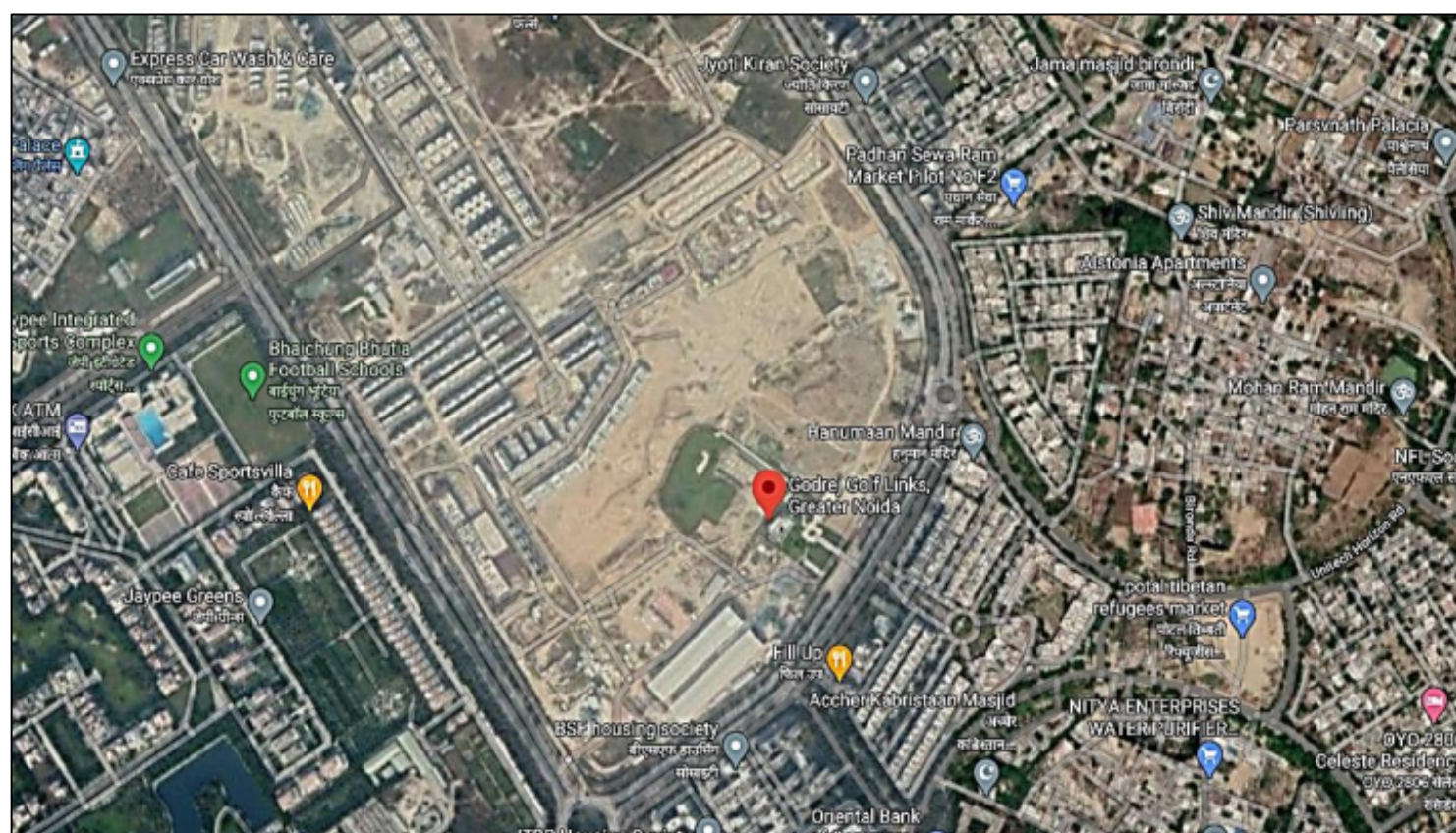
Posted on 17th Oct, 2020 by RERA Registered Dealer  
**JKD Housing Solutions**

[View Phone Number](#) [Contact Dealer](#)

	<p>2 BHK Residential Apartment in Sector-27 Greater Noida <b>Godrej Golf Links The Suites</b></p> <p>₹ 1.09 Cr ₹ 7,518/sq.ft.</p> <p>1,450 sq.ft. ▼ (135 sq.m.) Super built-up Area</p> <p>2 BHK 2 Baths</p> <p>We are the proud owners of this 2 bhk apartment available in godr... more</p> <p>UNDER CONSTRUCTION   RESALE   POSSESSION IN DEC 2022   RERA</p>
<p>Posted on 13th Sep, 2020 by Owner <b>Siddhant</b></p>	<p><a href="#">View Phone Number</a> <a href="#">Contact Owner</a></p>
	<p>1 BHK Residential Apartment in Sector-27 Greater Noida <b>Godrej Golf Links The Suites</b></p> <p>₹ 51 Lac ₹ 7,183/sq.ft.</p> <p>710 sq.ft. ▼ (66 sq.m.) Super built-up Area</p> <p>1 BHK 1 Bath</p> <p>Hi, got the best view from 20th floor, with 9 hole golf course.Near t... more</p> <p>UNDER CONSTRUCTION   RESALE   POSSESSION IN DEC 2022   RERA</p>
<p>Posted on 03rd Sep, 2020 by Owner <b>Abhinav</b></p>	<p><a href="#">View Phone Number</a> <a href="#">Contact Owner</a></p>
	<p>2 BHK Residential Apartment in Sector-27 Greater Noida <b>Godrej Golf Links The Suites</b></p> <p>₹ 1.19 Cr ₹ 8,206/sq.ft.</p> <p>1,450 sq.ft. ▼ (135 sq.m.) Super built-up Area</p> <p>2 BHK 2 Baths</p> <p>Fully furnished apartment with lush green golf course township Co... more</p> <p>UNDER CONSTRUCTION   RESALE   POSSESSION IN JAN 2023   RERA</p>
<p>Posted on 09th Sep, 2020 by Dealer <b>PropTree</b></p>	<p><a href="#">View Phone Number</a> <a href="#">Contact Dealer</a></p>
	<p>1 BHK Residential Apartment in Sector-27 Greater Noida <b>Godrej Golf Links The Suites</b></p> <p>₹ 50.5 Lac ₹ 7,112/sq.ft.</p> <p>710 sq.ft. ▼ (66 sq.m.) Super built-up Area</p> <p>1 BHK 1 Bath</p> <p>We are the proud owners of this 1 bhk apartment available in godr... more</p> <p>UNDER CONSTRUCTION   RESALE   POSSESSION IN AUG 2022   RERA</p>
<p>Posted on 18th Aug, 2020 by Owner <b>Nikhil Gupta</b></p>	<p><a href="#">View Phone Number</a> <a href="#">Contact Owner</a></p>



**ENCLOSURE: 3- GOOGLE MAP LOCATION**





# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

## ENCLOSURE: 4- CIRCLE RATES

क्रम सं०	मौहल्ले या राजस्व ग्राम का नाम	नर्सिंग होम की दरें प्रति वर्ग मीटर रु० में	अस्पताल व डिस्पेंसरी की दरें प्रति वर्ग मीटर रु० में		धार्मिक संस्थान व धर्म कांटा	अनाथ, विधवा, पृश्ठावस्था आश्रम / विकलांग, कुष्ठ रोग की दरें प्रति वर्ग मीटर रु० में	मिल्क युथ / बैलीटेबल दूध / सुपर बाजार की दरें प्रति वर्ग मीटर रु० में	स्पोर्ट्स सिटी की दरें प्रति वर्ग मीटर रु० में	दूरसंचार केन्द्र, ठाक घर, विद्युत उपकेन्द्र की दरें प्रति वर्ग मीटर रु० में	ग्रौन एरिया की दरें प्रति वर्ग मीटर रु० में		
			10000 वर्ग मीटर तक	10000 वर्ग मीटर से अतिरिक्त						रीकियेशनल ग्रीन, एम्प्लूजमेन्ट व लेजर कॉम्प्लेक्स, सोशल क्लबहाल सेन्टर आदि	इस्टीमेटेड शानल ग्रीन	एग्रिकल्चर ग्रीन (फार्म हाउस)
102	सेक्टर-17ए (ग्रेटर नोएडा)	32,000	21,000	19,500	13,500	11,000	17,500	22,000	12,500	15,000	15,000	10,000
103	सेक्टर-17 बी (ग्रेटर नोएडा)	32,000	21,000	19,500	13,500	11,000	17,500	22,000	12,500	15,000	15,000	15,000
104	सेक्टर-20 (ग्रेटर नोएडा)	32,000	21,000	19,500	13,500	11,000	17,500	22,000	12,500	15,000	15,000	10,000
105	सेक्टर-27 (ग्रेटर नोएडा)	32,000	21,000	19,500	13,500	11,000	17,500	22,000	12,500	15,000	15,000	15,000
106	सेक्टर-31 औद्योगिक (कासना)	32,000	21,000	19,500	13,500	11,000	17,500	22,000	12,500	15,000	15,000	15,000
107	सेक्टर-36 (आर०एच०ओ-01)	32,000	21,000	19,500	13,500	11,000	17,500	22,000	12,500	15,000	15,000	15,000
108	सेक्टर-37 (आर०एच०ओ-02)	32,000	21,000	19,500	13,500	11,000	17,500	22,000	12,500	15,000	15,000	15,000

क्रम सं०	सेक्टर का नाम जहाँ कांप्लेक्स अवस्थित है	दर प्रति वर्ग मीटर रु० में ( सुपर एरिया )	सुपर एरिया के मूल्य के योग पर पार्किंग की वृद्धि	
			क्वार्टर पार्किंग	ओपन पार्किंग
76	सेक्टर-11 (ग्रेटर नोएडा)	30,000	3,00,000	1,50,000
77	सेक्टर-12 (ग्रेटर नोएडा)	30,000	3,00,000	1,50,000
78	सेक्टर-16 (ग्रेटर नोएडा)	30,000	3,00,000	1,50,000
79	सेक्टर-16बी (ग्रेटर नोएडा)	30,000	3,00,000	1,50,000
80	सेक्टर-16सी (ग्रेटर नोएडा)	30,000	3,00,000	1,50,000
81	सेक्टर-17 (ग्रेटर नोएडा)	30,000	3,00,000	1,50,000
82	सेक्टर-17ए (ग्रेटर नोएडा)	30,000	3,00,000	1,50,000
83	सेक्टर-17 बी (ग्रेटर नोएडा)	30,000	3,00,000	1,50,000
84	सेक्टर-20 (ग्रेटर नोएडा)	30,000	3,00,000	1,50,000
85	सेक्टर-27 (ग्रेटर नोएडा)	30,000	3,00,000	1,50,000
86	सेक्टर-27 रिकियेशनल ग्रीन (ग्रेटर नोएडा)	30,000	3,00,000	1,50,000
87	सेक्टर-36 (आर०एच०ओ-01)	32,000	3,00,000	1,50,000
88	सेक्टर-37 (आर०एच०ओ-02)	32,000	3,00,000	1,50,000
89	सेक्टर-1 (यमुना एक्सप्रेसवे)	24,500	3,00,000	1,50,000
90	सेक्टर-2 (यमुना एक्सप्रेसवे)	24,500	3,00,000	1,50,000
91	सेक्टर-3 (यमुना एक्सप्रेसवे)	24,500	3,00,000	1,50,000
92	सेक्टर-4 (यमुना एक्सप्रेसवे)	24,500	3,00,000	1,50,000
93	सेक्टर-5 (यमुना एक्सप्रेसवे)	24,500	3,00,000	1,50,000
94	सेक्टर-6 (यमुना एक्सप्रेसवे)	24,500	3,00,000	1,50,000
95	सेक्टर-7 (यमुना एक्सप्रेसवे)	24,500	3,00,000	1,50,000
96	सेक्टर-8 (यमुना एक्सप्रेसवे)	24,500	3,00,000	1,50,000

सहायक जिलाधिकारी (द्वितीय)  
गौतमबुद्धनगर

अपर जिलाधिकारी (वि०/रा०)  
गौतमबुद्धनगर

जिलाधिकारी  
गौतमबुद्धनगर

# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

## ENCLOSURE: 5– PHOTOGRAPHS

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# VALUATION REPORT

GODREJ GOLF LINKS, SECTOR-27, GREATER NOIDA

