

Satender - 7669904111 (Site Person)

VIS(2021-22) PL-357-320-389



SURVEY FORM FOR GROUP HOUSING PROJECTS

Date: 20/08/2021

Survey No. RKA/DNCR/...

1. PROJECT NAME:

Express Astra Serai Garden Noida

2. PROJECT PROMOTER/S:  
(Company Name/ Director/s Name)

Express projects Pvt. Ltd.  
(Express Builder Pvt. Ltd.)

3. PROJECT BUILDER:

4. PROJECT ARCHITECT:

4th Dimension

5. TOTAL ESTIMATED PROJECT COST:

6. LAND COST:  
(PMR Value)

7. ESTIMATED BUILDING CONSTRUCTION COST:  
(Total/ Per sq.ft)

8. COMPLETED CONSTRUCTION COST:  
(Total/ Per sq.ft)

9. TOTAL NO. OF TOWERS/ BLOCKS: - 10 A to J.

10. TOTAL NO. OF FLOORS PER TOWER:

11. TOTAL NO. OF FLATS: - 924  
(Total/ Per Tower)

12. TYPE OF UNITS:

2BHK, 3BHK.

13. SUPER AREA/ COVERED AREA OF UNITS: 2BHK -1150,  
3BHK, - 1350, 1570, 2005

14. AMENITIES PRESENT IN THE PROJECT:  
(Club/ Gymnasium/ Swimming Pool/ Recreational centre/ Others)

15. TOTAL LAND AREA: — 6 Acre Approx.

16. TOTAL GROUND COVERAGE AREA: As per map

17. FAR/ TOTAL COVERED AREA:

18. PROPOSED GREEN AREA:

18. PARKING AREA DETAILS

(a) Basement Parking:

(b) Stilt Parking:

(c) Open Parking:

(Total Area/ Parking for No. of Cars)

19. PROPOSED COMPLETION DATE OF THE PROJECT: — March-2026

20. PROGRESS OF THE PROJECT:

(Total No. of Towers constructed/ Total FAR constructed)

21. DEVELOPER/ BUILDER PAST PROJECTS:

22. LANDMARK: — Yatharth Hospital.

23. APPROACH ROAD WIDTH: 24, 30 m.

24. PROJECT LAUNCH RATE: — 3500 per sqft

Date:— 25<sup>th</sup> Dec.

25. CURRENT BASIC SALE PRICE: Rs. 4150 per sqft approx

22. BOUNDARIES OF THE PROPERTY:

NORTH: — Road — 24 m Road  
SOUTH: — Rajans project  
EAST: — Trident Reso.  
WEST: — Road - 45 m

ATTACH & VERIFY ON SITE:

1. PROJECT APPROVAL DOCUMENTS (Applicable only For Gurgaon)

- (a) Letter of Intent for grant of license from MDDA
  - (b) Approval of Building Plans Letter from MDDA – BR-III
  - (c) Sanctioned Map/ Building Plans from MDDA
  - (d) NOC from Airport Authority of India (If Applicable)
  - (e) NOC from Pollution Control Board
  - (f) NOC from SEIAA for Environmental clearances
  - (g) NOC from Fire department
  - (h) NOC from Ministry of Environment & Forest (As per notification S.O 1533 (E) Dated 14.09.2006)
  - (i) NOC from Forest Officer for Aravali Hills conservation area conformity
  - (j) Structural stability certificate
2. SITE PLAN – Should have FAR/ Area Summary Details
3. LOCATION MAP
4. FLOOR PLANS
5. FLATS STOCK LIST – Category wise detail with selling area of each category | Tower/ Block wise detail | Count of flats for each category
6. SPECIFICATIONS
7. PHOTOGRAPHS

\*NOTE: Please complete all the details reference to the sanctioned Maps and Approvals.

Surveyor Name:

Signature of the Surveyor:

Sachin  
20/08/2021

Signature of the Party:

Satender Singh  
20/8/21





Gmail

5/13

R.K Associates, The Valuers | LIE | TEV | ASM &lt;valuers@rkassociates.org&gt;

**Required for Valuation of the project: M/s. Express Astra, Greater Noida,**

2 messages

**CMPAC1 ZODEL** <cmpac1.zodel@sbi.co.in>

Thu, Aug 19, 2021 at 7:02 PM

To: "R.K Associates The Valuers" &lt;valuers@rkassociates.org&gt;

Cc: "veena@expressbuildersltd.com" &lt;veena@expressbuildersltd.com&gt;

Dear Sir,

We are going to approve the project Express Astra, Greater Noida, Plot GH-06A, Sector-1, Greater Noida, please arrange to valuation of the project.

Name of the person : Ms. Veena Karki, Mobile No. 9810846355.

Regards,

For CM, BRT,  
SBI, HLST, AO-I,  
New Delhi  
9158942525

Satender 7669904111

✓ Ravi srivastava (Site Person)  
8866631704

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**R.K Associates, The Valuers | LIE | TEV | ASM** <valuers@rkassociates.org>

Thu, Aug 19, 2021 at 7:17 PM

To: "veena@expressbuildersltd.com" &lt;veena@expressbuildersltd.com&gt;

Cc: CMPAC1 ZODEL <cmpac1.zodel@sbi.co.in>, Jitender Sharma <jitender.sharma@rkassociates.org>, Mohit Agarwal <mohit.agarwal@rkassociates.org>, Sachin Agrahari <sachin.agrahari@rkassociates.org>, "Shahid ." <shahid@rkassociates.org>

Dear Sir/ Ma'am

Greetings of the day!!!

As per our discussion with Mr. Rajveer Singh (Manager, SBI, HLST-1, Delhi), kindly have a look at the list of required data as mention below and please provide the information if any revision or additional approval is taken by the company.

List of information/ data/ documents for the project tie-up report of project "Express Astra"

**TITLE DOCUMENTS:**

1. Property Title/ lease deeds for both the land parcels.
2. Copy of latest TIR (Title Investigation Report).
3. Project Development Agreement between Project Developer & Land Owner (if Applicable).

**BUILDING MAP/ PLANS DOCUMENTS:**

4. Sanctioned Map/ Building Plans issued from the concern authority
5. Approved SITE PLAN – Should have FAR/ NON-FAR Area Summary Details.
6. Approval of Building Plans letter from the concerned authority
7. Revised Building/ layout plan.

**PROJECT APPROVAL DOCUMENTS:**

8. RERA Registration Number and Registration Certificate.
9. Area as per RERA Registration (should consist of Carpet Area & Super Area of sold & unsold units).
10. Provisional Fire NOC issued from the Fire department.
11. NOC for Heights Clearance issued from AAI.
12. NOC issued from Pollution Control Board.
13. NOC from SEIAA for Environment clearance.
14. NOC for Construction of project.
15. Structure Stability Certificate.

**INVENTORY LIST & OTHER COMMERCIAL DETAILS:**

16. Proposed Inventory list for commercial & residential units.
17. Flat Stock List- (Category wise detail with selling area of each category. Tower/ Block wise detail, count of flats for each category).
18. Brochure/ Specification.
19. Launch Price of the flats as per the developer.

**PROJECT CURRENT STATUS INFORMATION:**

20. Project launch date.
21. Current status of the project
22. Total Consumed FAR in residential & commercial area
23. Proposed completion date of project as proposed by the developer

**CONTACT INFORMATION:**

24. Contact Person from the company who can assist with regard to any data/ information/ site survey.

In case of any query/ concern please do contact Mr. Shahid (+91-9205353011 & 9350027216).

With deep Regards,  
Management & Staff,



Mobile: +91-9958632707 | Voice: 91-120-4110117, 4324647

**R.K Associates Valuers & Techno Engineering Consultants (P) Ltd.,**

**Corporate Office:**  
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Noida, Uttar Pradesh-201301

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Other Offices at: Ahmedabad | Dehradun | Bangalore | Shahjahanpur | Lucknow | Agra

Website: [www.rkassociates.org](http://www.rkassociates.org)

 SAVE PAPER-SAVE TREE

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A - 2B+G+23 — 90 DU

B - 2B+G 24 — 46 DU

C - 2B+G 24 — 46 DU

D to J - 2B+G+26 —

M - 102 DU

I - 102 DU

Ph-I J - 102 DU

Tower-C - Excavation complete.

D - Rafting done

E - Lower Basement on progress.

F to G - Ground floor slab. Upper Basement completed.

Ph-II

Yet to be launched in future.

C - 44 DU

D - 102 DU

E to G - 102 DU