CIN: U74140DL2014PTC272484

CIN: U74140DL2014PTC27248 Dehradun Branch Office:

39/3, lat Floor, Subhash Road Dehradun, Umarakhan 12480011 20-10-2020 Ph: 20179124F 95-38010.2020

File No.: RKA /FY20-21/DDN-232

PROJECT LENDERS INDPENDENT ENGINEER (LIE) REPORT

OF

GROUP HOUSING SOCIETY "EDEN SENIOR LIVING & WELLNESS"

SITUATED AT

KHATA KAHTAUNI NO. 00025 (FASLI 1416 TO 1421), KHASRA NO. 39 & 40, MAUZA CHAK BHAGWANTPUR, PARGANA PACHWADOON, TEHSIL SADAR, DEHRADUN, UTTARAKHAND

PROMOTER/S

M/S. EDEN RETIREMENT LIVING PVT. LTD.

- Valuers
- FORMERLY KNOWN AS ALPINE CONSTRUCTION PVT. LTD. THROUGH ITS
- Chartered Engineertors MR SANJIV VOHRA, MR. DEEPAK GUPTA & MR. SAMIR GUPTA)
- Lender's Independent Engineer (LIE)
- Techno Engineering Consultants

REPORT PREPARED FOR

- PUNJAB NATIONAL BANK, CLPC BRANCH, DEHRADUN
- Business Valuations
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- at le@rkassociates org. We will appreciate your feedback in order to improve our services.

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PART A	REP	ORT SUMMARY
1. Name of the Project	:	Eden Senior Living & Wellness
2. Project Location	:	Khata Kahtauni No. 00025 (Fasli 1416 To 1421), Khasra No. 39 & 40, Mauza Chak Bhagwantpur, Pargana Pachwadoon, Tehsil Sadar, Dehradun, Uttarakhand.
3. Name of the Promoters	:	M/s. Eden Retirement Living Pvt. Ltd. (Formerly known as M/s. Alpine Construction Pvt. Ltd.)
4. Address and Phone Number		M/s. Eden Retirement Living Pvt. Ltd. D-29, Third Floor, Defence Colony, New Delhi
5. Prepared for Bank	:	Punjab National Bank, CLPC Branch, Dehradun
6. Date of Survey	:	07 th Day of October, 2020
7. Date of Report	:	20 th Day of October, 2020
8. Report type	:	Project LIE Report
9. Purpose of the Report	•	Review & evaluate Project Progress, capital expenditure & other execution details of the Project to facilitate creditors for taking business decision on the Project.



10. Scope of the Report : To assess, evaluate & comment on reasonableness & sufficiency of:

- (a) Project expenditures
- (b) Project physical progress
- (c) Project schedules
- (d) Statutory Approvals, Licenses & Registrations

11.Documents produced for perusal : A. PROJECT INITIATION & PLANNING DOCUMENTS:

Bank Loan Sanctioned Letter

B. PROJECT LAND DOCUMENTS

- 1. Title Deed Nos. 2
- Title Investigation Report only for one Title Deed

C. PROJECT BUILDING DOCUMENTS:

- 1. Civil Contract Agreement
- Approved layout plan

D. PROJECT EXPENDITURE DETAILS:

- 1. Invoices
- 2. Ledger statements
- 3. CA Certificate

E. PROJECT REGISTRATIONS &
STATUTORY APPROVAL
DOCUMENTS:



- 1. Building Plan Approval
- 2. Sanction of Power Load
- 3. Fire Safety Clearance
- 4. Water Connection
- 5. Excavation Clearance
- 6. RERA Permission

- 12. Annexure with the Report
- 1. Site Photographs
- 2. PO/ PI/ Invoices
- NOC & statutory approvals as mentioned in Table - 9
- 4. Account Ledger
- 5. CA Certificate



:





PART B

INTRODUCTION

1. THE PROJECT: Eden Retirement Living Pvt. Ltd. has proposed to develop Group Housing Society named 'Eden Senior Living & Wellness' comprising of high rise apartments having total 2 towers. Company is developing both the towers together with each tower having Basement + Stilt Floor + 10 Floors on total 1.05 acres (4280 sq. mtr.) of land at Khata Kahtauni No. 00025 (Fasli 1416 To 1421), Khasra No. 39 & 40, Mauza Chak Bhagwantpur, Pargana Pachwadoon, Tehsil Sadar, Dehradun, Uttarakhand. The society is distributed with different types of units, viz. 2 BHK Type-II, 1 BHK & Studio.







2. ABOUT THE DEVELOPER COMPANY: Eden Retirement Living Pvt. Ltd., a company incorporated under the name of M/s. Alpine Construction Pvt. Ltd. in the year 1987 and then changed the name to Eden Retirement Living Pvt. Ltd. w.e.f. 2nd March, 2017, with its Directors/ Shareholders Mr. Sanjiv Vohra, Mr. Deepak Gupta & Mr. Samir Gupta.

Eden Retirement Living Pvt. Ltd. is a Delhi based company. From public domain we couldn't gather much information about this company and its experience in real estate. However, from the information available to us, it appears that the company is mainly operated by seasoned professionals Shareholders Mr. Sanjiv Vohra, Mr. Deepak Gupta & Mr. Samir Gupta having wide Industry experience in different sectors. Out of all the Directors, Mr. Sanjiv Vohra appears to be having experience in real estate and have been engaged in the development of many real estate Projects in Dehradun like:

- 1. Doon Trafalgar with 132 apartments in Dhorankhas, Near IT Park, Dehradun
- 2. Princess Park 44 units along GMS Road, Opp. St. Jude School, Dehradun
- 3. Doon Trafalgar Extn. With 72 units in Dhorankhas, Near IT Park, Dehradun

As per the Project brochure and the company's websaite, Mr. Deepak Gupta is a qualified Chartered Accountant having over 35 years of global experience in management consulting, banking, executive search with working experience in the companies like Korn/Ferry International's India office, DHR International's India office & Citibank at senior positions. He began his career in management consulting with KPMG and then with PwC in Healthcare Consulting from 1983 to 1989 in USA.

Mr. Samir Gupta holds a postgraduate degree in Management and a Bachelor of Engineering degree in Electronics. He is having 27 years of business experience. As per his profile it appears that he is basically from Electronics & IT field is a Cofounder and Director of Samtech Infonet Ltd., Pyramid Cyber Security & Digital Forensic Pvt. Ltd., Olpoints InfoTech Pvt. Ltd. and Force Infosystems Pvt. Ltd.





 LOCATION: Eden Senior Living and Wellness is located at Purkul Road, Mauza Bhagwantpur, Pargana Pachwadoon, Tehsil Sadar, Dehradun, Uttarakhand

ROAD: The said property lies within easy reach, linked by road, rail and air to Delhi and other major cities of the country. Below establishments are at the following distances from the project:

MAX Senior Living Apartments – Antara : 500 mtr.

2. 5 Star Hotel : 3 Km

MAX Super Speciality Hospital : 5 Km

4. Rajpur Road Round-about : 7 Km

5. Ghanta Ghar : 12 Km

6. Mussoorie : 25 Km

Proposed Purkul Ropeway : 3 Km

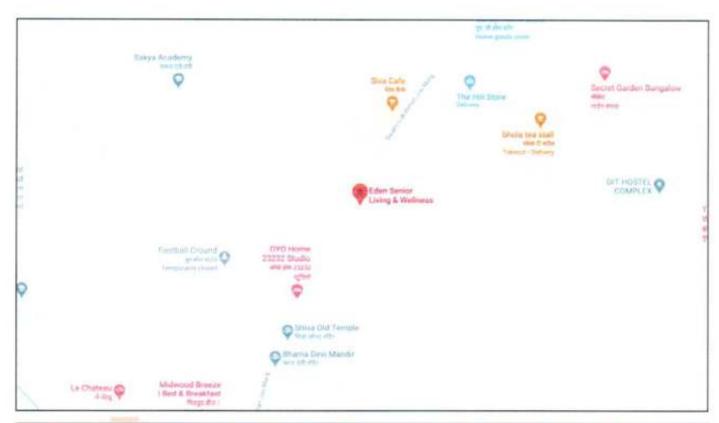
8. Kasiga School : 1 Km

RAIL: Eden Senior Living and Wellness is located closet to Dehradun Railway Station at a distance of approximately 15 km, connected through Main Mussoorie Road. Apart from this the property is also connected to Haridwar Railway Station through road which is approximately 65 km away from Eden Senior Living and Wellness.

AIR: The nearest International Airport is the Chandigarh International Airport, located at a distance of approximately 175 Km from Eden Senior Living and Wellness. The nearest Airport to the location is Jolly Grant Airport, Dehradun, which is approximately 35 km away from the location, which is currently being operated only for Domestic Flights.









Source:

https://www.google.com/maps/place/30%C2%B024'07.6%22N+78%C2%B004'09.8%22E/@30.40176 94.78.0692337.3247m/data=|3m1|1e3|4m5|3m4|1s0x0:0x0|8m2|3d30.4020986|4d78.0693947h|=en



4. PROJECT OVERVIEW: Eden Retirement Living has proposed to develop a Group Housing Project named 'Eden Senior Living and Wellness' accommodating apartment space having approx. saleable area measuring 1,40,000 sq. ft. spread over a land area measuring 4280 sq. mtr. at Khata Kahtauni No. 00025 (Fasli 1416 To 1421), Khasra No. 39 & 40, Mauza Chak Bhagwantpur, Pargana Pachwadoon, Tehsil Sadar, Dehradun, Uttarakhand.

As per the MDDA approved building Plan, this Project envisage to construct total 96 units in 2 towers in 4 different categories viz., 2 BHK Type-A (carpet area1055 sq.ft), 2 BHK Type-B (carpet area1036 sq.ft), 1 BHK (carpet area 636 sq.ft), Studio (carpet area 503 sq.ft).

Total proposed project cost has been estimated at Rs.54.74 crore, for which term Loan of Rs.10 cr. is sanctioned by the bank with a debt-equity ratio of 2:1.

As per the records provided by the company up to 07.10.2020, Eden Retirement Living has shown total incurred amount of approx. Rs.15.08 cr. However, LIE has approved total amount of Rs.16.19 cr. which is totally incurred from Equity and no amount is incurred from Term Loan, break-up details of which will be available in later sections of the report.

Company has obtained all the required preliminary, statutory approvals & clearances like NOC from Fire Safety Department, Excavation Permission, RERA Registration Certificate from Uttarakhand Real Estate Regulatory Authority, etc.

Eden Retirement Living Pvt. Ltd. has already acquired the land measuring 4280 sq. mtr. from Mr. Ashish Agarwal as per the Sale Deed dated: 15th January, 2015, provided to us.

For the construction purpose, Eden Retirement Living Pvt. Ltd. has signed a Construction Agreement with M/s. Shraddha Nirman Pvt. Ltd. on 17th December,



2019, to construct proposed Group Housing Society having 227000 sq. ft. of estimated construction area.

As per the current status on the site, roof of 4th Floor in Tower-1 is ready for casting and in Tower-2 roof of 3rd Floor is ready for casting. Presently as per site survey construction was in progress in full swing.

5. SCOPE OF THE REPORT: To review & scrutinize following below points:

- · Review current status of the Project on site.
- Review capital expenditure incurred on site including preliminary & preparative expenses.
- Review position of various statutory, non-statutory clearances and regulatory clearances obtained by the company.
- Review the construction schedule of the project and advice on the scheduled
 COD of the project, whether same is achievable by the company or not.
- Advise Lender's on any other issue/ constraints in the project which may affect its progress.
- 6. PURPOSE OF THE REPORT: To provide fair detailed analysis report to the Bank based on the "in-scope points" mentioned above subject to the details/ data/ information provided by the client for facilitating Bank to take appropriate decision on in regard to credit facility extended to the Project.

7. METHADOLOGY ADOPTED:

- Site Survey.
- b. Review & analysis of the Project initiation, planning, contract agreements, statutory regulatory approval documents and other data, information provided by officials of Eden Retirement Living Pvt. Ltd.
- c. Compilation & Preparation of the Report based on "in scope points".
- Approval of the Report.
- e. Report submission.





PART C

PLANT INFRASTRUCTURE SECTIONS & FACILITY DETAILS

 LAND DETAILS: Eden Retirement Living Pvt. Ltd. has already acquired the land measuring 4280 sq. mtr. from Mr. Ashish Agarwal through Sale Deed no. 408, dated: 15th January, 2015.



{Table: 1}

PARTICULARS	DETAILS
Total Land Area	4280 m²
Location	Khata Kahtauni No. 00025 (Fasli 1416 To 1421), Khasra No. 39 & 40, Mauza Chak Bhagwantpur, Pargana Pachwadoon, Tehsil Sadar, Dehradun, Uttarakhand





Boundaries	North : Others Property
	South : Road
	East : Drain
	West : Purkul Road 40 ft. wide
Total Estimated Cost allocated in the Project	Rs.8.34 cr.
Total Money outlaid till date	Rs.6.35 cr.

Observation & Comments:

- In Land & Land Development head, total Project Expenditure against Plot Cost shown by the Eden Retirement Living is Rs.8.34 cr. However LIE has approved only Rs.6.35 cr. which is the cost of land as per sale deeds including registration charges. For other charges company couldn't produce any satisfactory breakup or invoices/ bills therefore amount of ~Rs.2 cr. has not been considered.
- 2. PROJECT INFRASTRUCTURE DETAILS: Eden Retirement Living Pvt. Ltd. has proposed to set-up a Group Housing Society named 'Eden Senior Living & wellness' having approx. saleable area measuring 1,40,000 sq. ft. spread over a land area measuring 4280 sq. mtr. at Khata Kahtauni No. 00025 (Fasli 1416 To 1421), Khasra No. 39 & 40, Mauza Chak Bhagwantpur, Pargana Pachwadoon, Tehsil Sadar, Dehradun, Uttarakhand.

This project is comprising of 2 towers (Basement + Stilt + 10 Floors each) having total Area of Construction Approx. 2,27,000 sq. ft.

For the purpose of the development of the Project, Eden Retirement Living has engaged a main Architect M/s. VYOM Architects & Interior Designer for the Design and Structural Services. Eden Retirement Living Pvt. Ltd. has engaged M/s. Shraddha Nirman Pvt. Ltd. for Building / Structural construction work as per below mentioned Terms & Conditions:

{Table: 2}

Estimated Area of Construction	2,27,000 sq.ft (Basement + Stilt + 10
	Floors) excluding elevation features &



	swimming pool which will be measured and priced separately.
Contract Value	Rs.690 per sq.ft + GST
Type of contract	With material, labour, all the labour, material, tools and Equipment except Steel which will be provided by the Project owner.
Mobilization Advance	
Performance Security	2% of payment of entire contract
Time of completion	18 months from the date of signing the agreement and structure in 15 months from the date of this agreement.
Mode of Payment	As per schedule mentioned in Table below.
Other conditions	1. Payment shall be made as per payment schedule attached herewith and only 75% Payment will be made on submission of the bill by the contractor against their running bill and balance of 23% of the balance payment within 10 days of submission after deducting statutory dues and adjustment of mobilization advance. 2% of payment of entire contract will be kept as performance guarantee & will be released after satisfactory completion of the contract and settlement of final bill. 2. Fixed price contract with no



escalation clause.

MODE OF PAYMENT (AREA-WISE)

No.	Payment Level	Payment %
1	Basement Raft & up to basement roof	20,00
2	Slab Casting	
-	Still Slab	4.00
	1st Floor Slab	4.00
	2nd Floor Slab	4.10
	3rd Floor Slab	4.10
	4th Floor Slab	4.20
	5th Floor Slab	4.20
	6th Floor Slab	4.30
	7th Floor Slab	4.30
	8th Floor Slab	4.40
	9th Floor Slab	4.40
27	10th Floor Slab	4.50
		46,50
3	Brick Work	
	1st Floor	1.50
	2nd Floor	1.50
	3rd Floor	1.60
	4th Floor	1.60
	5th Floor	1.70
	6th Floor	1.70
	7 th Floor	1.80
	8th Floor	1.80
	9th Floor	1.90
	10th Floor	1.90
		17,00
4	Internal Plaster	
	Stilt	1.00
	1st Floor	1.00
	2nd Floor	1.10
	3rd Floor	1.10
	4th Floor	1.20
	5th Floor	1.20
	6th Floor	1.30
	7th Floor	1.30
	8th Floor	1.40
	9th Ploor	1.40
	10th Floor	1.40
		13.40
5	External Plaster	3.10



FILE NO.: RKA/FY20-21/DDN-232



{Table: 3}

No. of Flats	Type of Flats	Carpet Area	Balcony	Carpet Area With Balcony	Total Carpet Area with Balcony	Area Under Cupboard	Area Under Walls	Area under Cupboards and walls	Area under Cupboards and walls		Total Covered Area
16	2 BHK TYPE-A	1055	306	1361	21776	20	127	147	2352	1508	24128
48	2 BHK TYPE-B	1035	283	1318	63264	22	125	147	7056	1465	70320
16	1 BHK	636	112	748	11966	0	77	77	1232	825	13198
16	Studio	503	76	579	9269	0	53	53	848	632	10117
96	Total:				106275				1500		117763

Carpet Area description

{Table: 4}

No. of Flats	Type of Flats	Carpet Area	Balcony	Cupboard	Area Under Walls	Loading of Common Areas	Total Super Area (Per Flat)	Total Super Area
16	2 BHK TYPE-A	1055	306	20	127	281	1789	28624
48	2 BHK TYPE-B	1035	283	22	125	278	1743	83664
16	1 BHK	636	112	0	77	156	981	15696
16	Studio	503	76	0	53	120	752	12032
96	Total:							140016

Super Saleable Area





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2 BHK TYPE-1 CARPET AREA = 1,055 Sq. Ft. BALCONY = 306 Sq. Ft.



Kes Plan







2 BHK TYPE-2 CARPET AREA = 1,035 Sq. Ft. BALCONY = 283 Sq. Ft.







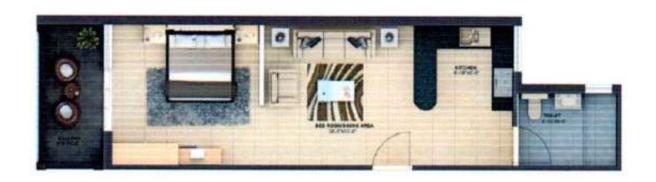


1 BHK CARPET AREA = 636 Sq. Ft. BALCONY AREA = 112 Sq. Ft.



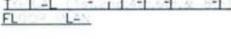






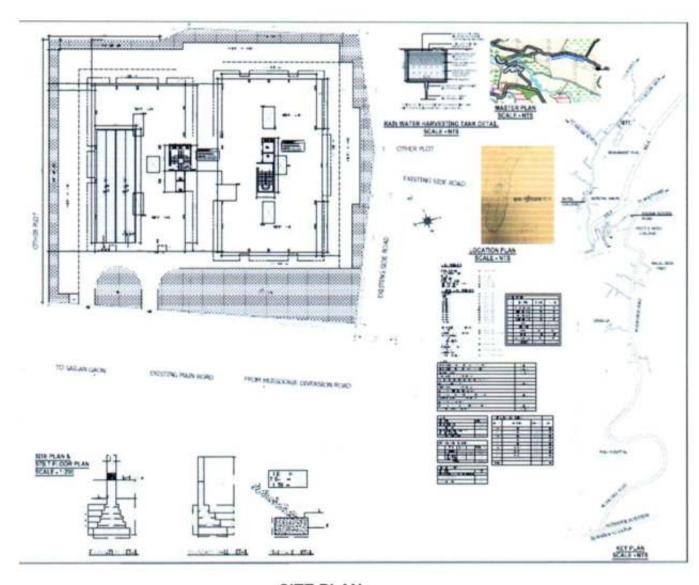












SITE PLAN





PART D

PROJECT CONSULTANTS, CONTRACTORS & SUPPLIERS

1. Confirmed Contractors: Following below consultants, contractors & suppliers have been engaged/ confirmed for different activities of the Project initiation and implementation activities:

{Table: 5}

S. No.	Name of the Company	Type of Contract	Scope of Work of Contract	Date of Agreement	Rates Agreed as per Contract
1	M/s. Shraddha Nirman Pvt. Ltd.	Per Square Feet	Civil & Structure Work for Group Housing Society	17/12/2019	Rs.690/- per sq. ft. + GST
2	M/s. Kaura & Co.	Per Square Feet	Water Proofing Treatment	23/10/2020	Refer to the work order attached below
3	M/s. Lakhinder Singh	Per Square Feet	Electrical Work	25/06/2020	Rs.20/- per sq. ft.
4	M/s. Air Wizz HVAC & Energy Solutions	(The second sec	Installation, Testing & Commissioning of AC Equipments	22/09/2020	Refer to the work order attached below

5. No.	* Item Description	Rate (INR)	Area/Qty.
1	Waterproofing Treatment to sunken portion	48/5a Ft.	As per actua
2	Waterproofing Treatment to core cutting in worken portion with dia of 6" to 8"	550/No.	As per actua
3	Treatment to tanks in two options by Injection Grouting/Food grade Epoxy coatings	80/5q.ft.	As per actua
4	Treatment to Cravices/Honeycombs & Joints	200/packer	As per actual
.5	Epoxy Injection	#50/packer	As per actual
6	Waterproofing Treatment to Balcony area by 2 Ply system app membrane (Plain/Mineral finish)	90/Sq. Ft.	As per actua
	Detailed work specifications are as per attached quotation		



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S. No.	Description		One	Unit	Rate	Amount
1	Installation, testing & Commission Variable refrigerant volume mode air-conditioning system suitable & Heating by inverter driven cap compressor complete with independent outdoor units with individual cowith additional charging of Refri	dular type e for Cooling pacity control por and introllers	Qty.	Onic	Rate	Amount
1.1	OUTDOOR UNITS					
9	6 HP		1	No.	12000	12000
1.2	Indoor units inclusive of Ref. pip piping etc as per drawings	ping , Drain				
a	Cassette IDU		4	Nos.	2500	10000
2	Installation of 'Y' Joint Required distribution of refrigerant in cop etc complete as per specification	3	Nos.	. 450	1350	
3	The state of the s					
	Make Used: MANDEV / RAJCO/					
9	6.35 mm dia (3	13 mm thick)	14	Rmt.	330	4620
b	9.5 mm dia (1	13 mm thick)	16	Rmt.	390	6240
c	12.7 mm dia (1	13 mm thick)	14	Rmt.	480	6720
d	15.9 mm dia (1	19 mm thick)	6	Rmt.	585	3510
e	19.1 mm dia (1	19 mm thick)	10	Rmt.	760	7600
f	22.2 mm dia (1	19 mm thick)		Rmt.	900	
4	Communication Cable interconn & IDU Duly conduted	ecting ODU				







	Total after Discount						
	Discount 15%				10356		
	TOTAL				69040		
15	MS Stand for ODUs	1	No.	3500	3500		
	25 mm	40	Rmt.	150	6000		
	Rigid PVC piping complete with fittings, supports as per specifications and duly insulated with 6 mm thick closed cell nitrile rubber insulation						
	Drain Piping						
	Power Cable for Indoor units with 3 pin top, with flexible condute	12	Rmt.	150	1800		
	1.5 sq.mm 2 core	38	Rmt.	150	5700		







PART E

PROJECT COST & MEANS OF FINANCE

1. TOTAL PROJECT COST: As per the Bank Loan Sanctioned Letter, the bank has sanctioned the Fresh Term Loan in favour of M/s. Eden Retirement Living Pvt. Ltd. of Rs.10 cr. with a Debt Equity Ratio of 2:1. Where the total project cost provided by the company is Rs. 54.74 cr. As per the high level break-up below:

{Table: 6}

S. No.	Particulars	Amount (In Rs. Cr.)
1.	Land & Land Development	8.3436
2.	Construction	38.4745
3.	Legal Consultation & Other Charges	0.8176
4.	Approvals & Registrations	2.9000
5.	Marketing & Selling Expenses	1.1911
6.	Pre-operative and Preliminary Expenses	0.8589
7.	IDC & Bank Charges	2.1547
	Total Project Cost	54.74

Source: Project Cost as sanctioned by PNB

Observations & Comments:

- The basis of the above estimated cost is as per the estimates provided by the Eden Retirement Living.
- This is a Group Housing Society and hard cost includes complete interiors, finishing, fittings &
 fixtures of both the towers admeasuring total construction area measuring 2,27,000 sq. ft.as per
 contract agreement and total constructed area from Basement to 10th Floor = 15665.94 sq.mtr
 (168631.31 sq.ft). as per MDDA approved map.
- 3. Construction Area rate for the complete Project work out to be Rs.2282/- per sq.ft. based on total covered area from Basement to 10th Floor = 15665.94 sq.mtr (168631.31 sq.ft) as per approved map and as per the total construction area including balconies measuring 2,27,000 sq.ft as per construction contract agreement works out to be ~Rs.1700 sq.ft, appears to be reasonable as per the specification shown in the developers brochure for the Group Housing Society





{Table: 7}

	(2) (pr. 1952 to 1972)				
Name of the Project	Eden Senior Living & Wellness				
Constitution	Private Limited Compny				
Name of the Company	Eden Retirement Living Private Limit	ted			
Registered office address	D-29, TF Defence Colony, New Delh	i - 110024			
Location of the Site	Purukul , Dehradun				
Name of the Promoters Directors 1	Deepak Gupta				
2	Sanjiv Vohra				
3	Samir Gupta				
Nature of Industry	Real Estate Developers				
Project Cost	Rs. 50.54 Crores				
Shareholder's Contribution	Rs. 2.5 Crores				
Loan from Directors	Rs. 9.75 Crores				
Total Area of Land	4280 Sq. Mtr.				
No. of Units and storeys	96 units and 10 Storeys				
Saleable Area	140000 Sq. Ft. approx.	TES			
Constructed Area	226215 Sq. Ft. approx	1			
Total Cost of project		Rs. Lacs			
	Land Cost	834.36			
	Cost of Construction	4,219.21			
	Other Indirect Expenses	420.47			
	Total	5,474.04			
Means of Finance	Share Capital	250.00			
	Unsecured Loan from directors	975.00			
	Bank Loan	1,200.00			
	Revenue from the Project	3,049.04			
	Total	5,474.04			

Extract from the Project Report

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2. CURRENT STATUS & TOTAL EXPENDITURE INCURRED TILL DATE: Details of the expenditure in the Table below is recorded for the expenditure incurred upto 8th October, 2020 only as provided by the company:

{Table: 8}

S.NO.	PARTICULARS	TOTAL ALLOCATED AMOUNT	INCURRED TILL 8th October, 2020	APPROVED BY LIE	CURRENT STATUS OF WORK AND REMARKS
1.	Land & Land Development	8.34	(All figures in cr.)	6.35	Total Project Expenditure against Plot Cost as per the sale deeds is Rs.6.35 cr. including registration charges as per the sale deeds details: Deed No. 64/2018, Dated: 11/01/2018 Deed No. 408, Dated: 15/01/2015
2.	Construction	38.4745	4.75	15.50	Total expenses shown in this head by the Eden Retirement Living is Rs. 4.75 cr. As per stage of completion of work also where 3 rd Floor slab is casted on tower and 4 th Floor slab is casted in other tower. Based on the stage of construction, payment done to the contractor in line with the physical progress of work. Currently the total constructed area at site is

N 20



					approx. 140000 sq. ft. where only RCC Frame is constructed. The cost approved by the LIE is on the basis of the physical progress of work till date.
3.	Legal Consultation & Other Professional Charges	0.8176	0.7517	0.4078	As per the invoices provided to us which includes payment to Architect, Valuation, Legal Charges, Chartered Accountant and consultancy for Green Building. Amount for which no invoice has been provided to us has not been considered in LIE.
4.	Approvals & Registrations	2.90	2.90	2.97	This head mainly includes MDDA approval, RERA Approval, Khanan Approval, Power loan sanction, etc. MDDA approval amounting of Rs.2.89 cr. as per the copy of MDDA Receipt Provided to us. 1. Receipt No.1285/70, Dated: 25/04/2018, Rs.28,42,800/- 2. Receipt No. 1256/21 Dated: 06/02/2018, Rs.2,32,70,835/- 3. Receipt No. 1270/17, Dated: 16/03/2018, Rs.28,16,373/- Remaining amount of Rs.7,83,064/- is of other approvals.
5.	Marketing & Selling Expenses	1.1911	0.7036	0.3080	As per the invoices provided to us.

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D27



6.	Pre-operative and Preliminary Expenses	0.8589	1.6577	0.4294	Company has shown Rs.1.6577 cr. of the amount in preoperative & preliminary expenses as per the ledger shown from 01.04.2016 to 08.10.2020 which includes Salaries & staff welfare, Travelling, Telephone, Printing & Postage, Rent and other administrative expenses. This amount is exceeding the proposed amount of Rs.85.99 Lacs for the whole Project when the Project is only 36% completed. Moreover, the expenses shown in the ledger is from 01.04.2016, whereas the actual Project development would have been started 1st May'2019. There have been administrative expenses before that as well for seeking various approvals but not to that extent as shown by the client. Rs.1.6577 cr. is around 8.6% of the expenses of Rs.19.26 cr. shown by the client, which is high as per general Industry standard. During initial phase administrative expense remains high in proportion to later stage since initially many new things





					approvals have to be sought. Therefore on lumpsum basis we have taken 45% of total allocated amount of Rs.42.94 Lacs as the approved expenses.
7.	IDC & Bank Charges	2.1547	0.2198	0.2198	Not in scope of LIE. Amount taken as per the bank statement provided to us.
8.	Total	54.7404	19.26	26.185	All the expenditure shown above is cross checked with the work done on site and from the Invoices/ Bills/ PO.

3. SOURCES OF FINANCE & UTILIZATION OF FUNDS: The Project cost mentioned above has been planned to be covered from following resources:

{Table: 9}

	PARTICULARS	PLANNED AMOUNT	CURRENT STATE OF INVESTMENT	BALANCE
			(Amount in Cr.)	
	Shared Capital	2.50	2.50	00.00
2 3 0	Unsecured Loans from Directors	9.75	2.02	7.73
Promoter's	Bank Loan	12.00	4.03	7.97
Equity	Revenue from the project (Advance from customers)	30.49	6.53	23.96
	TOTAL	54.74	15.08	39.66

Source: As per the information by the banker.





PART F

STATUTORY & REGULATORY APPROVALS, CLEARANCES & NOC

{Table: 10}

S. No.	NAME OF LICENSE/ REGISTRATION	PURPOSE	DATE OF ISSUE	Current	
140.	ISSUING AUTHORITY		LICENCE NO.	Status	
	Building Plan Approval		25.04.2018		
1.	Mussoorie Dehradun Development Authority	Building Plan	MDDA/SL/LTR/2218/17-18	Obtained	
	Sanction of Power Load		02.04.2019		
2.	2. Uttarakhand Power Ele Corporation Limited		Connection No. 7069999001310	Obtained	
	Fire Safety Clearance		01.01.2018	Obtained	
3.	Fire Department, Dehradun	Firefighting	3/CFO(GHP)/141/17		
4.	Excavation clearance	Excavation	15.01.2019	Obtain	
•	DC, Dehradun	Clearance	03/khanij/2019	Obtained	
	RERA Permission	Construction	25.06.2018		
5.	Real Estate Regulatory and Authority, Dehradun	Approval	UKREP06180000273	Obtained	
	Water Connection			Not	
6.	Uttarakhand Jal Pay Sansthan	Water	Requirement to be fulfilled by Tube-Well	Obtained	

Observations & Comments:

 Eden Retirement Living has obtained all the required Preliminary & Statutory Approvals from different Government Agencies but no formal document is available for Water Connection through concerned authority.





PART G

PROJECT SCHEDULE & CURRENT STATUS

PROJECT SCHEDULE CHART: Project schedule is summarized in the below chart
mentioning the important activities and milestones as provided by the developer.
This has been revised post Covid pandemic disruption from the original schedule.
From original schedule, finish timelines have been extended by 2 additional months
to factor in the Covid period disruption.

{Table: 11}

5. No.	Name of Work	Start	Finish	Finishing & Interiors	
s. NO.	Name of Work	Start	Finish	Start	Finish
1	Engineering setup and mobilisation of contractors at site	01.05.19			
2	Land Excavation	01.07.19	31.08.19		
3	Foundations & Casting of Basement	15.09.19	31.12.19		
4	Casting of Stilt Roof	10.01.20	29.02.20		
5	Casting of First Floor Roof	01.03.20	15.07.20	01.08.20	31.12.20
6	Completion of Sample Flat				15.09.20
7	Casting of Second floor Roof	25.07.20	31.08.20	15.09.20	31.01.21
8	Casting of Third Floor Roof	05.09.20	15.10.20	01.11.20	31.03.21
9	Casting of Fourth Floor Roof	20.10.20	30.11.20	15.12.20	30.04.21
10	Casting of Fifth Floor Roof	05.12.20	15.01.21	01.02.21	31.05.21
11	Casting of Sixth Floor Roof	20.01.21	28.02.21	15.03.21	30.06.21
12	Casting of Seventh Floor Roof	05.03.21	20.04.21	01.05.21	31.08.21
13	Casting of Eighth Floor Roof	25.04.21	31.05.21	15.06.21	30.09.21
14	Casting of Nineth Floor Roof	05.06.21	15.07.21	01.08.21	30.11.20
15	Casting of Tenth Floor Roof	20.07.21	31.08.21	01.09.21	31.01.22
16	Commencement of external development works	15.10.21			31.01.22
17	Completion & Handing over	01.02.22			

PROJECT SCHEDULE CHART

Observation: As per the above revised schedule, presently Project appears to be on time.





PART H

OBSERVATIONS & COMMENTS

- Eden Retirement Living Pvt. Ltd. has proposed to develop a Group Housing Society named 'Eden Senior Living & Wellness saleable area approx. 1,40,000 sq. ft. spread over a land area measuring 4280 sq. mtr. at Khata Kahtauni No. 00025 (Fasli 1416 To 1421), Khasra No. 39 & 40, Mauza Chak Bhagwantpur, Pargana Pachwadoon, Tehsil Sadar, Dehradun, Uttarakhand.
- Eden Senior Living & wellness has signed the Agreement with M/s. Shraddha Nirman Pvt. Ltd. As a contractor for the construction of the civil structure of the said project.
- For the construction purpose, Eden Retirement Living has signed a Construction Agreement with M/s. Shraddha Nirman Pvt. Ltd. on 17.12.2019 to construct proposed Group Housing Society having total Built-up area 227000 sq. ft. comprising of 2 Towers.
- 4. Total proposed project cost has been estimated at Rs.54.74 cr., Bank has sanctioned a Fresh Term Loan of Rs.10 cr. In the name of M/s. Eden Retirement Living Pvt. Ltd. which is proposed to be funded with a debt-equity ratio not more than 2:1.
- For the Land, Eden Retirement Living has already acquired the land measuring 4280 sq. mtr. from Mr. Ashish Agarwal through its sale deed no. 408, dated: 15th January, 2015.
- Construction of the project commenced on May, 1st 2020.
- 7. As per the records provided by the company upto 08/10/2020, Eden Retirement Living has shown total incurred amount of Rs.15.08 cr. However, LIE has approved total amount of Rs.26.185 cr. on the basis of the records provided to us by the company and the physical progress of the construction at the site.
- Total expenditure shown by Eden Retirement Living for Land and Land Development cost is Rs.8.34 cr. however we have considered amount Rs.6.35 cr. as per the sale deed.
- Total expenses shown against Construction cost by the Eden Retirement Living is Rs.
 4.75 cr. However, LIE has approved Rs.15.50 cr. in this head, as per the ledger, contractor invoices provided to us and based on the present stage of construction.



- 10. Company has obtained all the required preliminary, statutory approvals & clearances (NOC from Fire Safety Department, Excavation Permission, RERA Registration Certificate from Uttarakhand Real Estate Regulatory Authority, etc.)
- 11. As per the current status on the site, roof of 4th Floor in Tower-1 is ready for casting and in Tower-2 roof of 3rd Floor is ready for casting. Presently as per site survey construction was in progress in full swing.
- 12. Company has provided us the revised schedule post Covid pandemic disruption. From original schedule, finish timelines have been extended by 2 additional months to factor in the Covid period disruption.
- 13. As per the above revised schedule, presently Project appears to be on time.







PARTI

DISCLAIMER

- 1. No employee or member of R.K Associates has any direct/ indirect interest in the Project.
- 2. 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 has not been done at our end from the originals. 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 shall automatically become null & void.
- 3. This report is a general analysis of the project and not an audit report. All the information gathered is based on the facts seen on the site during survey, verbal discussion & documentary evidence provided by the client and is believed that information given by the company is true best of their knowledge.
- 4. All observations mentioned in the report is only based on the visual observation and the documents/ data/ information provided by the client. No mechanical/ technical tests, measurements or any design review have been performed or carried out from our side during Project assessment.
- 5. Bank/FII should ONLY take this report as an Advisory document from the Financial/ Chartered Engineering firm and it's specifically advised to the creditor to cross verify the original documents for the facts mentioned in the report which can be availed from the borrowing company directly.
- 6. In case of any default in loans or the credit facility extended to the borrowing company, R.K. Associates shall not be held responsible for whatsoever reason may be and any request for seeking any explanation from the employee/s of R.K Associates will not be entertained at any instance or situation.
- This Report is prepared by our competent technical team which includes Engineers and financial experts & analysts.
- 8. This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Financial Institution which is using this report for taking financial decision on the project that they should consider all the different associated relevant & related factors also before taking any business decision based on the content of this report.

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- 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.
- 10. Defect Liability Period is <u>30 DAYS</u>. 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 facts & figures changes will be entertained other than the one mentioned above.
- 11. R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at <u>le@rkassociates.org</u> 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.
- 12. Our Data retention policy is of <u>ONE YEAR</u>. 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.
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- 14. 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.
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LIE REPORT EDEN RETIREMENT LIVING PRIVATE LIMITED



on payment of charges by the plaintiff or respondent which will be 10% of the original fees charged where minimum charges will be Rs.15,000/-.

Place :

New Delhi

FOR INTERNAL USE

Date :

27/10/2020

SURVEYED BY: AE Deepak Joshi

Note :

This report contains 35 pages

PREPARED BY: PE Team

REVIEWED BY: MA

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

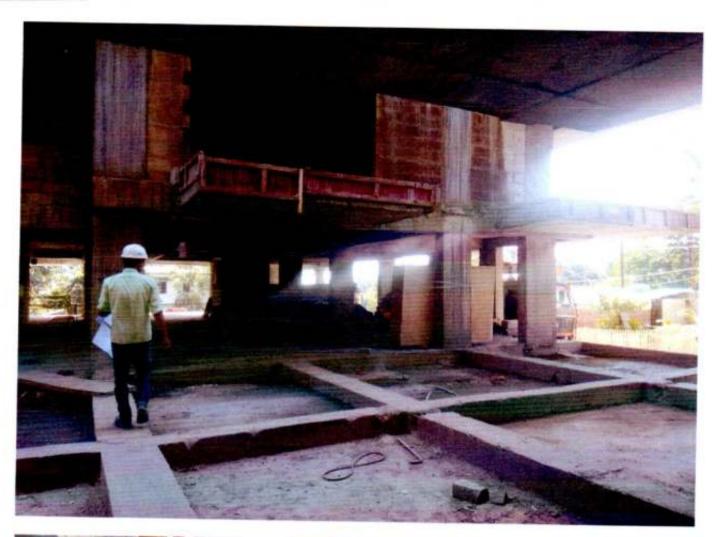
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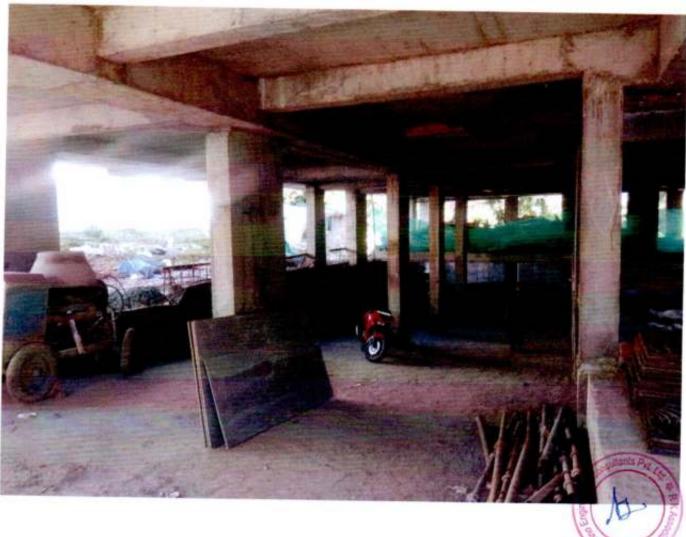




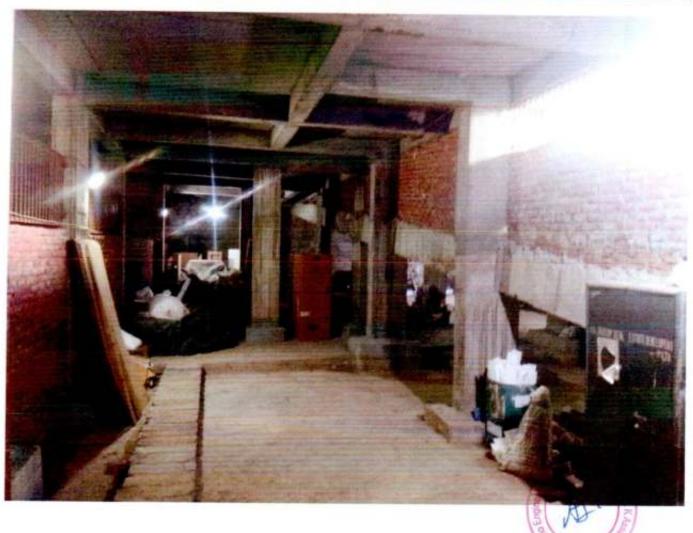


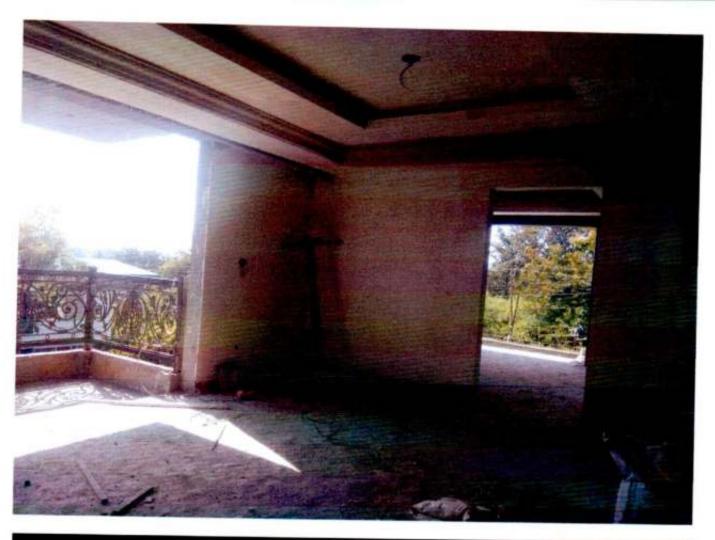














कार्यालय मुख्य अग्नि शर पत्रांकः न-3/सीएफओ(गु०हा०मा०) **(141**)/17 सेवा में अधिकारी देहरादून। दिनाक जनवरी **ं)**, 2018

अधीक्षण अभियन्ता मसूरी देहरादून विकास प्राधिकरण देहरादून।

महोदय.

कृपया आपके पत्रांक 2464 मैप/एनओसी/0093/17—18 दिनांक 10.11.2017 एवं आवेदक द्वारा उत्तराखण्ड अग्निशमन एवं आपात सेवा की वैबसाईट पर उपलब्ध कराये गये यूनिक नम्बर 17256761 दिनांक 22.12 2017 का सन्दर्भ ग्रहण करने का कष्ट करें (छायाप्रति संलग्न), जिसके साथ आवेदक M/S Eden Retirement Living Private Ltd. श्री संजीव वोहरा खसरा नं० 39 एवं 40 मौजा चक, भगवन्तपुर परगना पछवादून, तहसील सदर देहरादून पर प्रस्तावित ग्रुप हाउसिंग भवन निर्माण/शमन सम्बन्धी मानचित्र संलग्न करते हुए आपत्ति/अनापत्ति आख्या मेजने की अपेक्षा की गई है।

. उक्त के क्रम में प्रश्नगत स्थल का स्थलीय निरीक्षण अग्निशमन अधिकारी देहरादून द्वारा अग्नि सुरक्षा एवं जीवरक्षा के दृष्टिकोण से कर निरीक्षण आख्या दिनांक 01.01.2018 इस कार्यालय को प्रेषित की गई। निरीक्षण आख्या निम्नवत हैं—

1- प्रश्नगत स्थल तक वर्तमान मे अग्निशमन वाहन सुगमता से पहुंच सकता है।

2- प्रश्नगत स्थल के ऊपर से वर्तमान समय में कोई उच्च क्षमता की विद्युत लाईन नहीं गुजर रही है। प्रस्तावित ग्रुप हाउसिंग भवन परिसर में निम्नलिखित अग्नि सुरक्षा व्यवस्थाएँ किया जाना आवश्यक है:--

- प्रश्नगत भवन परिसर में अन्तंगत 01 लाख लीटर क्षमता का भूमिगत फायर स्टेटिक टैंक का निर्माण ऐसे स्थान पर किया जाय जहाँ पर अग्निशमन का वाहन सुगमता से पहुँच सके।
- भवन के चारों ओर भूमिगत पानी के टैंक से सम्बद्ध मानकों के अनुसार यार्ड हाईड्रेन्ट रिंग मैन का प्राविधान किया जाए। जिस पर पिलर टाईप फायर हाईड्रेन्ट मानकों के अनुसार फायर हाईड्रेन्ट का निर्माण किया जाए।

 प्रत्येक फायर हाईड्रेन्ट के पास दो अदद् डिलेवरी होंज पाईप प्रत्येक 100 फीट लम्बा मय साधारण ब्रान्च पाईप के फायर बाक्स में रखा जाना आवश्यक है।

- 4. फायर हाईड्रेन्टों को प्रेशरयुक्त पानी उपलब्ध कराने हेतु भूगिगत फायर स्टेटिक टैंक के पास पम्प हाउस का निर्माण किया जाय जिसमें 2280 एल0पी0एम0 क्षमता का मेन विद्युत पम्प, डीजल पम्प एवं 180 एल0पी0एम0 क्षमता के एक जीकी पम्प का प्राविधान किया जाए।
- 5. प्रस्तावित भवन के टैरेस में 25 हजार लीटर पानी की क्षमता के टैरेस टैंक का प्राविधान किया जाय।
- 6. प्रस्तावित भवन में वेट राइजर का प्राविधान किया जाए जो बेसमेन्ट से होते हुए टॉप पलोर तक जाए। उक्त वेट राइजर को भूमिगत तथा टैरेस टैंक से सम्बद्ध किया जाए। वेट राइजरों पर प्रत्येक तल में एक-एक लैण्डिंग वाल्ब तथा एक-एक होजरील का प्राविधान किया जाना आवश्यक हैं।

 मदन के प्रत्येक ब्लॉक में मुख्य प्रदेश / निकास मार्गों के अतिरिक्त आपातकालीन (FIRE EXIT) निकास मार्गों का प्राविधान किया जाए।

भवन के प्रत्येक ब्लाक में निकास मार्गों पर प्रदीप्त संकंत चिन्हों का प्राविधान किया जाना आवश्यक है।

9. प्रस्तावित भवन में मेनुवली ओपरेटेड इलेक्ट्रिक फायर अलार्म सिस्टम का प्राविधान किया जाय।

10. प्रस्तावित मवन में शासनावेश/मानकों के अनुसार पर्याप्त सैट बैंक का प्राविधान किया जाए साथ ही भवन के धारों और अग्निशमन वाहन धूमने के लिये पर्याप्त सैट बैंक का प्राविधान किया जाए जिसकी सतह लगभग 45 टन भार वहन क्षमता की होनी आवश्यक है।

11. प्रस्तावित भवन का निमार्ण भूकम्प रोधी तकनीक पर किया जाय।

12. प्रस्तावित भवन की छत पर आकाशीय बिजली से सुरक्षा हेतु लाईटिंगिंग एरेस्टर का प्राविधान किया जाए।

13. प्रस्तावित भवन में वैकल्पिक विद्युत व्यवस्था का प्राविधान किया जाए।

14. प्रस्तावित भवन के बेसमेन्ट में ऑटोमटिक स्प्रिकलर सिस्टम का प्रावधान किया जाना आवश्यक है।

15. प्रस्तावित भवन के बेसमेन्ट में स्मोक एक्सट्रेक्शन सिस्टम का प्रावधीन किया जाना आवश्यक है।

प्रस्तावित मचन में की जाने वाली विद्युत व्यवस्था एमoसीoबीo तथा ईoएलoसीoबीo पर आधारित होनी आवश्यक है।

17. प्रस्तावित भवन में मानको के अनुरूप रिपयूज एरिया (Refuge Area) का प्राविधान किया जाए।

18. प्रस्तावित भवन निर्माण के मानवित्र में किसी प्रकार का संसोधन करने पर अग्निशमन विभाग को सूबित किया जायेगा ।

19. प्रस्तावित भवन के निर्माणीपरान्त अग्निशमन विभाग को सुचित करेंगे तथा निर्देशानुसार निर्दिष्ट स्थानों पर प्राथमिक

अग्निशमन उपकरणों का प्राविधान किया जाना आवश्यक है।

अतः उपरोक्त अग्नि सुरक्षा व्यवस्थाओं एवं उपनिदेशक (तकनीकी) महोदय उत्तराखण्ड अग्निशमन एव आपात सेण देहरादून के ऑनलाईन अनुमोदनोपरान्त दिनांकित 01.01.2018 के आधार पर प्रस्तावित अग्नि सुरक्षा व्यवस्था सम्बन्धी उपरोक्त बिन्दुओं एवं संलग्न मानचित्र में प्रदर्शित प्राथमिक अग्नि सुरक्षा व्यवस्था, भारतीय मानक तथा नेशनल बिल्डिंग कोंड आफ इण्डिया पार्ट-3 एवं पार्ट-4, उत्तराखण्ड शासन के शासनादेश सं0 837 / V-2-2016-127(आ0) / 15-टी.सी. दिनांक 03 जून 2016 में दिये गये प्राविधानों का पालन सुनिश्चित किये जाने तथा भवन निर्माणोपरान्त भवन में की गयी अग्नि सुरक्षा व्यवस्था का निरीक्षण अग्नि शमन विभाग से कराकर अग्नि सुरक्षा व्यवस्था सम्बन्धी पूर्णताः प्रमाण-पत्र लिये जाने की शतं पर प्रश्नगत स्थल पर ग्रुप हाउसिंग भवन निर्माण/शमन हेतु प्रारम्भिक अनापति प्रमाण पत्र निर्गत करने में इस कार्यालय को कोई आपत्ति नहीं है। मानचित्र का एक सैट मी सलग्न

संलग्न- यथोपरि।

(एस० के० राणा) मुख्य अग्नि शमन अधिकारी देहराद्न।



कार्यालय जिलाधिकारी देहरादून (संशोधित)

943-640040-10

खनन अनुझा पत्र का आदर्श प्रपत्र (55)

पत्र संख्या- 03 /खनिज-अनु०-2019

दिशांक- 1 जनवरी, 2019

इस कार्यालय द्वारा निर्मत अनुराणि राख्या ०३ दिनाक १०.०१.२०१९ के द्वारा ग्राम वर्ष भा निर्मा पुरकाल के भूति खसरा नम्बर 39, 40 रकावा 3970,90 वर्ग मीटर भूमि अंकित कर निर्गत की गाँध थी। एक ए आशिक संशोधन कर निम्न प्रकार अंकित किया जा एस है। शेष शर्त यथावत रहेगी। आवेदक ईंडर रिट्र यरम लिविग प्राठ लिठ हारा श्री संजीव बोहरा पुत्र श्री आरठएलठ ग्रीहर। निवासी डी-29 तृतीय प्लीर डिपन्स जायन नई दिल्ली के द्वारा उप खनिज (परिहार) नियमावली-2016 के अधीन तहसील सदर के क्षेत्रान्तमन गाम पुरुकान चक भगवन्तपुर के गूमि खसरा सं०- 39 40 रक्षा 0 4280 है। भूमि में बेसमेट / खनम अनुजा है। आधार्य-स्थल से कुल 3917.90 घन मीटर मिट्टी का खुदान कर परिवहन किया जायेगा। जिस पर निरामानुसार शासन कुल रूपये मु0-4,30,969-00 चालान सहया 0049 विनाक 0801.2019, रायल्टी की धनराणि का र प्राप्त स्टाम्प शुस्क मु0-8,619-00 चालान संस्था 47 दिनांक काका 2019 एवं जिला अनिज फामउद्दरान न्याप ह रॉयल्टी का 10 प्रतिशत 43,097-00/-दिनांक 08,01,2019 के द्वारा जमा किया गया है। एनदहारा नाज उत्सिखित भूमि से कुल 3970.90 धन मीटर मिटटी के परिवहन हेतु दिनाक 10.01.2019 से विनाक 07.04.2014 तक अर्थात् (तीन माष्ट) की अवधि के लिये निम्न शर्तों के अधीन अनुमति प्रदान की जाती है। अ उद्धे 🕡 जीवएसकटीक नागर-05AAFCA5626E121 है।

तहसील	परगना	प्राम		खसरा संख्या	रकबा (बर्ग मीटर में)		
सदर	केन्द्रीयदून	पुरकास	च्य	39, 40	₹4501 0.4280₹U # #		
		सरावन्तपुर		1 10 10 10 10 10 10 10 10 10 10 10 10 10	स्वाचा ११७६७४		
					वगमारु		

शतं:-

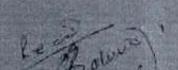
- अनुशापत्र धारक अनुमत स्थल से उपलागन की निकासी प्रस रोति से कामा जिससे मि प्राप्त पारिस्थातको को कोई स्रति व पहुँच
- अनुझाएक धारक अनुमत मृत्रि से तमे अन्य जी भूगि/भाजा/सम्पतिर/युस को किसी उत्तर में रागे ह
- प्रशासन स्थाल से उपायनिक के अधिरिक्त पार्टि अन्य उपायनिक निकलता है तो। अनुसाय अपन वर्ग पाना प एकत्रित करके रखेगा तथा ग्रसको निकासी जिल्लाधिकारी से अनुमति ने अपरान्त करगा।
- अनुजापन धारक प्रस्तावित स्थल से उत्छनित उपछानिज को अन्यन प्रेमक/निकासी प्रयन एमश्यामः 💀 🖽 उत्सा भिवदी परिवहन का अवर्थ उपरोक्ता अवस्थि से पुर्ण करना सामा।

अनुझा स्वत ही निरस्त समझी नायगी।

दिनाक--21.07.2018

ED /

(एस ए मुक्तग्रहा) किल्लाचिका है चेहरायुग ।



प्रतिलिपि - निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।

- उप निर्देशक / मृवैज्ञानिक, मृतत्व एव खनिकमं ईकाई, उद्योग निर्देशालय, उत्तराखण्ड, देहरादून।
- उप जिलाधिकारी, सदर देहरादून को इस निर्देश के साथ प्रेषित कि उक्त अनुमत अवधि समापः होने के उपरान्त खनन/परिवहन कार्य तत्काल बन्द करवाना सुनिश्चित करें।
- 3- आवेदक ईंडन रिटायरमेन्ट लिविंग प्राट लिंठ द्वारा श्री साजीव वोहरा पुत्र श्री आस्टएलट वोहरा निवासी डी-29 तृतीय प्लोर डिफेन्स कालोनी नई दिल्ली।

दिनाक-15.01.2019

(अरविन्द कुमार पाण्डेय) अपर जिलाधिकारी (प्रत) देहरादून।

कार्यालय जिलाचिकारी देहरादून प्रपत्र—एम0एम0—10 खनन अनुज्ञा पत्र का आदर्श प्रपत्र (55)

पत्र संख्या- 03 /खनिज-अनु0-2019

दिनांक- 10 जनवरी, 2019

आवेदक ईंडन रिटायरमेन्ट लिविगं प्रा० लि० द्वारा श्री संजीव वोहरा पुत्र श्री आर०एल० वोहरा निवासी डी—29 तृतीय प्लोर डिफेन्स कालोनी नई दिल्ली के द्वारा उप खनिज (प्ररिहार) नियमावली—2016 के अधीन तहसील सदस के क्षेत्रान्तर्गत ग्राम पुरकुल, चक भगवन्तपुर के भूमि खसरा सं0— 39, 40 रकबा 0.4280 है0 भूमि में बेसमेंट/खनन अनुज्ञा हेतु आवेदित स्थल से कुल 391490 घन मीटर मिट्टी का खुदान कर परिवहन किया जायेगा। जिस: पर नियमानुसार रायल्टी कुल रूपये मु0—4,30,969—00 चालान संख्या 0049 दिनांक 08.01.2019, रायल्टी की धनराशि का 2 प्रतिशत स्टाम्प शुल्क मु0—8,619—00 चालान संख्या 47 दिनांक 08.01.2019, एयं जिला खनिज फाण्उडेशन न्यास में रॉयल्टी का 10 प्रतिशत 43,097—00/— दिनांक 08.01.2019 के द्वारा जमा किया गया है। एतद्द्वारा नीचे उल्लिखित भूमि से कुल 3970.90 घन मीटर मिट्टी के परिवहन हेतु दिनांक 10.01.2019 से दिनांक 07.04.2019 तक अर्थात् (तीन माह) की अवधि के लिये निम्न शर्तों के अधीन अनुमित प्रदान की जाती है। अग्रवेदक का जीठएस०टी० नम्बर—05AAFCA5626E1Z1 है।

भूमि के ब्यौरे -

तहसील	परगना	ग्राम		खसरा संख्या	रकबा (बर्ग मीटर में)
सदर	केन्द्रीयदून	पुरकल भगवन्तपुर	चक	39, 40	रकवा 3970.90 वर्ग मीटर

शर्ते:-

- अनुज्ञापत्र धारक अनुमत स्थल से उपखनिज की निकासी इस रीति से करेगा, जिससे कि पर्यावरण एवं पारिस्थितिकी को कोई क्षति न पहुँचे।
- 2— अनुङ्गापत्र धारक अनुमत भूमि से लगे अन्य की भूमि/नाला/सम्पत्ति/वृक्ष को किसी प्रकार से क्षति नहीं पहुँचायेगा।
- 3- प्रश्नगत स्थल से उपखनिज के अतिरिक्त यदि अन्य उपखनिज निकलता है तो अनुङ्गापत्र धारक उसे पृथक से एकत्रित करके रखेगा तथा उसकी निकासी जिलाधिकारी से अनुमित के उपरान्त करेगा।
- 4— अनुज्ञापत्र धारक प्रस्तावित स्थल से उत्खनित उपखनिज को अन्यत्र प्रेषण/निकासी प्रपत्र एम0एम0—11 पर करेगा।
- 5- मिट्टी परिवहन का कार्य उपरोक्त अवधि में पूर्ण करना होगा।

उपरोक्तानुसार शर्त सं0-1 से 5 तक का उल्लंघन करने पर अनुज्ञापत्र धारक के पक्ष में निर्गत खनन अनुज्ञा स्वतः ही निरस्त समझी जायेगी।

दिनांक-21.07.2018

£0/-

(एस.ए.मुरूगेशन) जिलाधिकारी देहरादून।



प्रतिलिपि:- निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।

- 1- उप निदेशक / भूवैज्ञानिक,, भूतत्व एवं खनिकर्म ईकाई, उद्योग निदेशालय, उत्तराखण्ड, देहरादून।
- 2- उप जिलाधिकारी, सदर देहरादून को इस निर्देश के साथ प्रेषित कि उक्त अनुमत अवधि समाप्त होने के उपरान्त खनन/परिवहन कार्य तत्काल बन्द करवाना सुनिश्चित करें।

आवेदक ईंडन रिटायरमेन्ट लिविगं प्रा० लि0 द्वारा श्री संजीव वोहरा पुत्र श्री आर०एल० वोहरा निवासी डी-29 तृतीय प्लोर डिफेन्स कालोनी नई दिल्ली।

दिनांक-10.01.2019

(अरविन्द कुमार पाण्डेय) अपर जिलाधिकारी (प्र0) देहरादून।



UTTARAKHAND REAL ESTATE REGULATORY AUTHORITY FORM 'C'

[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

- This registration is granted under section 5 of the act to the following project under project registration number UKREP06180000273
 Company firm / society / company / competent authority Eden Retirement Living (P) Ltd. having its registered office / principal place of business at D-29, 3rd Floor, Defence Colony, Central Delhi, Delhi Project Name Eden Senior Living & Wellness and Address Khasra No. 39 & 40, Mauza Chak Bhagwantpur, Pargana Pachwa Doon, Dehradun, Uttarakhand
- 2. This registration is granted subject to the following conditions, namely:-
- (i) The promoter shall enter into an agreement for sale with the allottees as prescribed by the appropriate Government.
- (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17.
- (iii) The promoter shall deposit seventy per cent. of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4.
- (iv) The registration shall be valid for a period of 02 years 10 months commencing from 25-06-2018 and ending with 30-04-2021 unless renewed by the Real Estate Regulatory Authority in accordance with the Act and therules made thereunder.
- (v) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder.
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

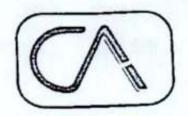
Date: 25-06-2018 Place: Dehradun

Chairperson
Ultarakhand Real Estate
Regulatory Authority.
Dehradum
Chairperson
Unaukhand Real Estate Regulatory Authority
42 Rock Rays Carold Main Insurant Carolina
Dispersary Read, Distriction



A. UPPAL & CO.

Chartered Accountants



F-402, 4Th Floor Ashish Corporate Tower, Piot No.18 Karkardonma Community Centre, DELHI 110092 Contact: 01143034252, 9810082353 Email: uppalashwani@yahoo.com

TO WHOMSOEVER IT MAY CONCERN

On the basis of records produced before us we certify the source of funds & its application by M/s Eden Retirement Living Private Ltd. on their project named as "Eden Scnior Living & Wellness" located at Purukul, Dehradun (Uttrakhand), is as under as on 08.07.2019:

Particulars	Amount (INR)
Source of funds	
Shares Capital (Including Shares Premium)	2,50,00,000 00
Unsecured Loans	9.81.19,798.00
Total	12,31,19,798.00
Application of Funds	
Cost of Land	6,35,63,450.00
Cost of Constructions	4,52,90,711.00
Pre-Operative /Misc Exp	1,42,65,637.00
Total	12,31,19,798.00

This Certificate has been issued on the specific request of client.

For A Uppal & Co.

Chartered Accountants

(FRN 005639N)

Ashwani Uppal

(Proprietor)

M.No.084660

UDIN: 19084660AAAAAJ2051

Place: Delhi

Date: 08.07.2019



Direct Expenses Group Summary 1-Apr-2016 to 8-Oct-2020

		Page			
Particulars	Closing Ba				
	Debit	Credit			
CONSTRUCTION-BUILDING	4,74,79,138.94				
Construction-Tubewell	2.09.280.00				
DEVELOPMENT CHARGES	2.89.30.008.00				
LOADING & UNLOADING CHARGES	75.520.00				
Weighing Exp.	900.00				
Grand Total	7,66,94,846.94				



Indirect Expenses Group Summary

	Closing Balance
- Participated Par	Debit Credit
Advertisement Exp	21,32,992.99
rchitect Fee	43,89,000.00
UDIT FEES	81,000.00
ANK CHARGES	50,010.64
BANK CHARGES (LOAN APPROVAL)	16,15,624.69
ooks & Periodicals	10,170.00
usiness Promotion (Abu Dhabi)	45,835.00
usiness Promotion (Australia)	1,46,437.50
usiness Promotion (Dubai)	6,94,540.00
usiness Promotion (India)	12,02,304.63
usiness Promotion (Singapore)	
AR LOAN PROCESSING CHARGES	9,45,446.00
OMMISSION EXP	3,887.00
OMPUTER EXPENSES	2,25,000.00
ONVEYANCE EXP	1,35,925,62
	6,166.00
onveyance Exp- Manoj Jain	25,796.00
onveyance ExpMarketing Staff	2,36,152.00
ONVEYANCE-SITE STAFF	69,773.00
O-ORDINATOR FEE-CHAAND BAHUGUNA	4,40,000.00
rector Remuneration Exp	38,00,000.00
IWALI EXP	16,850.00
ectricity ExpDefence Colony Office	170.00
LECTRICITY EXPENSES	1,12,500.00
LECTRICITY EXP-SITE	67,139.00
LING EXP	3,64,200.00
REIGHT & CARTAGE	1,09,880.00
ST EXP	28,000.00
UEST HOUSE EXP DIRECTORS	4,37,500.00
UEST HOUSE EXP-UPGRADATION	73,449.00
ealthcare Consultancy Charges	3,23,530.00
surance-Baleno	10,464.00
TEREST ON TDS	1,520.00
TERNET EXP. SITE	5,746.00
TT. ON CAR LOAN	71,878.57
TT ON TDS	12,700.00
TT ON TERM LOAN	18,77,657.00
IANAN APPROVAL EXP	
BOUR WELFARE EXP	4,91,685.00
GAL & PROFESSIONAL CHARGES	1,720.00
OSS ON SALE OF ASSETS	10,70,518.00
arketing Exp.	20,000.00
	4,50,750.00
DDA APPROVAL EXP	2,700.00
SC EXP	777.00
OBILE EXP-DIRECTORS	1,67,500.00
obile Exp Marketing Staff	21,129.00
DBILE EXPSITE	10,206.00
fice Expenses	3,32,795.00

Indirect Expense	s Group Summary	: 1-Apr-2016 to 8-Oct-2020	
		The state of the s	

Particulars	Closing Ba	alance	
	Debit	Credit	
Brought Forward	2,23,39,024.64		
OFFICE EXP - GURGAON	5,496.00		
PNB TERM LOAN APPROVAL EXP.	1,32,406.00		
Pooja Exp	37,256.00		
Postage & Courier Exp.	5,287.00		
PRINTING & STATIONERY-DDN	36,248.00		
Printing & Stationery (Delhi Office)	6,46,734.54		
Rebate & Discounts	Satisfaction in the satisf	378.00	
Registration Exp.(RERA)	64,150.00	17/17/07	
Rent-D-29, Defence Colony	10,58,600.00		
Rent (Gurgaon Office)	21,83,314.47		
Rent-Noida Office	3,00,000.00		
Repair & Maintenance Exp.	53,736.00		
RERA APPROVAL EXP	15,000.00		
SALARY-DDN STAFF	6,02,524.00		
Salary-Gardener	28,473.00		
Salary-Marketing	25,20,549.00		
Salary-Noida Office	19,20,565.00		
SALARY -SITE GUARD	2,22,380.00		
Sales Office ExpDehradun	1,97,442.00		
Social Media Marketing	11,93,685.00		
SOIL TESTING EXPENSES	2,29,000.00		
STAFF HEALTH INSURANCE CHARGES	60,340.00		
STAFF WELFARE EXP.	12,453.00		
TELEPHONE EXPENSES	24,124.92		
TRAVELLING EXP	5,57,533.00		
VEHICLE INSURANCE EXP	65,980.00		
Vehicle Running & MaintBaleno	8,575.00		
Vehicle Running & Maintenance-DG	2,15,000.00		
VEHICLE RUNNING & MAINTENANCE EXP	26,963.00		
Vehicle Running & Maintenance (Honda-CRV)	12,000.00		
Vehicle Running & Maintenance-SG	13,750.00		
Vehicle Running & Maintenance-SV	2,11,250.00		
VEHICLE RUNNING & MAINTENANCE-XUV 500	42,892.00		
VEHICLE RUNNING & MAINT MOTOR CYCLE	3,000.00		
Wages Paid	14,448.00		
Grand Total	3,50,60,179.57	378.00	



Purchase Accounts

Group Summary 1-Apr-2016 to 8-Oct-2020

Page 1

Particulars	Closing Balance					
STATE TO STATE STA	Debit Credi					
PURCHASE-AIRCONDITIONING	1,78,753.16					
PURCHASE-BRICKS	1,86,250.00					
Purchase-Electrical	11,29,162.70					
PURCHASE-PLUMBING	2,06,983.12					
Purchase Steel	2,20,08,884.47					
Purchase-Stone	3,19,173.00					
PURCHASE - TILES	1,00,549.32					
PURCHASE -WOOD	1,44,418.74					
Grand Total	2,42,74,174.51					





SHRADHA NIRMAN PRIVATE LIMITED

59/23, Moti Bazar, Dehradun, Dehradun, Uttarakhand 248001 shradhanirman@gmail.com

Customor Name Eden Retirement Living Pvt. Ltd.

Customer GSTIN 05AAFCA5626E1ZT **Miling Address**

200

Eden Retirement Living Pvt. Ltd. Khasra No. 39,40, Mouza Chak, Bhagwantpur, Dehradun Uttarakhand, 248009 India

State

PAN

GS13N G5AACCP015681Z4 Invoice Date os-Uttarakhand

AACCP0156B

Invoice No. Reference No.

06/07/2019 02/19-2020/EDEN

Shipping Address

Eden Retirement Living Pvt. Ltd. Khasra No. 39,40, Mouza Chak, Bhagwantpur, , Dehradun Ultarakhand, 248009 India 05AAFCA5626E1Z1

	Item									
-	10000	HSN/ BAC	Quantity	Rate / Item (₹)	Discount (₹)	Taxable Value (*)	COST (*)	SGST / UTGST (₹)	-	2500000
1.	Site Development	-	1,100.00 SQM	1,050.00		CANADA STATE	Constant.	440 (4)	CESS (F)	Total (₹)
2	Excavation			1,050.00	0.00	11,55,000.00	1,03,950.00	1,03,950.00	0.00	13,62,900.
	CACAVATION	+	4,500.00 CBM	75.00	0.00	3,37,500.00	30,375.00		-	
Э.	PCC	Y	70.00 CBM	-		0,000,000	@9%	30,375.00	0.00	3,98,250.0
4.	Steel	-		4,500.00	0.00	3,15,000.00	28,350.00 @9%	28,350.00	0.00	3,71,700.0
*	0	-	30.00 TON	60,000.00	0.00	18,00,000.00	1,62,000.00	@9%	00	0,71,700.00
10		The same of	owing the same of the	27-20-00	T STATE	10,00,000.00	@9%	1,62,000.00	0.00	21,24,000.0
能		STEEL SHE		Total	IOTAL T	36,07,500.00	3,24,675.00	3,24,675.00	-	

Taxable Amount

₹ 36,07,500.00

Total Tax

£ 6,49,350.00

Total Value

₹ 42,56,850.00

Total amount (in words)

Fourty Two Lakh Fifty Six Thousand Eight Hundred Fifty Rupees Only

Director



SHRADHA NIRMAN "RIVATE LIMITED

. (23, Moti Sazar, Dehradun, Dehradun, Uttarakhand 248001 shradhanirman@gmail.com

GSTIN 05AACCP015681Z4 Tinvoice Date 05-Uttarakhand State

Invoice No.

09/10/2019 03/19-2020/EDEN

AACCP0156B PAN

Reference No.

Customer Name

Eden Retirement Living Pvt. Ltd.

Customer GSTIN

05AAFCA5626E1Z1

Billing Address

Eden Retirement Living Pvt. Ltd. Khasra No. 39,40, Mouza Chak, Bhagwantpur, , Dehradun Uttarakhand, 248009 India

200

Shipping Address

Eden Retirement Living Pvt. Ltd. Khasra No. 39,40, Mouza Chak, Bhagwantpur, Dehradun Uttarakhand, 248009 India 05AAFCA5626E1Z1/

Place of Supply 05-Uttarukhand

Due Date 09/10/2019

	Item	HSN / SAC	Quantity	Rate / Item (*)	Discount (?)	Taxable Value (f)	CGST (f)	SGST / UTGST (₹)	CESS (₹)	Total (₹)
1. S	STEEL	-y-	24.90 TON	60,000.00	0.00	14,94,000.00	1,34,460.00 @9%	1,34,460.00 @9%	0.00	17,62,920.0 0
,	347-1-1		4	Total	200	14,94,000.00	1,34,460.00	1,34,460.00	0.00	17,62,920.0

Taxable Amount Total Tex

₹14,94,000.00 ₹ 2,68,920.00

Total Value

₹ 17,62,920.00

Total amount (in words)

Seventeen Lakh Sixty Two Thousand Nine Hundred Twenty Rupees Only

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SHRADHA NIRMAN PRIVATE LIMITED

59/23, Moti Bazar, Dehradun, Dehradun, Uttarakhand 248001 shradhanirman@gmail.com

GSTIN 05AACCP0186B1Z4 Invoice Date State 05-Uttarakhand

Invoice No. Reference No.

02/11/2019 05/19-2020/EDEN

Customer Namo

Eden Retirement Living Pvt. Ltd.

Customer GSTIN 05AAFCA5626E1Z1 % Billing Address

Eden Retirement Living Pvt. Ltd. Khasra No. 39,40, Mouza Chak, Bhagwantpur, , Dehradun Uttarakhand, 248009 India

Shipping Address

AACCP0156B

Eden Retirement Living Pvt. Ltd. Khasra No. 39,40, Mouza Chak, Bhagwantpur, , Dehradun Uttarakhand, 248009 India 05AAFCA5626E1Z1

Place of Supply 05-Uttarakhalid

Due Date 21/11/2019

	item	HSN /	Quantity	Rate / Item (*)	Discount (₹)	Taxable Value (₹)	CGST (₹)	SGST / UTGST (V)	CESS (*)	Total (₹)
1.	CASTING OF RAFT	-	700.00 CBM	7,997.00	0.00	55,97,900.00	5,03,811.00 @9%	5,03,811.00 @9%	0.00	66,05,522.0
2	STEEL		20.30 TON	60,000.00	0.00	12,18,000.00	1,09,620.00 @9%	1,09,520.00 @9%	0.00	14,37,240.0
		*		Total		68,15,900.00	6,13,431.00	6,13,431.00	0.00	80,42,762.0

Taxable Amount

₹ 68,15,900.00

Total Tax

₹12,26,862.00

Total Value

₹ 80,42,762.00

Total amount (in words)

Eighty Lakh Fourty Two Thousand Seven Hundred Sixty Two Rupees Only

SHITA FOR SHRADHA RIRMAN PRIVATELIMITED







SHRADHA NIRMAN PRIVATE LIMITED

59/23, Moti Bazar, Dehradun, ¹ehradun, Uttarakhand 246001 shradhanirman@gmail.com

GSTIN 05AACCP0156B1Z4 State 05-Uttarakhand AACCP0156B

PAN

Involce Date Invoice No. Reference No.

16/12/2019 07/19-2020-EDEN

Customer Name

Eden Retirement Living Pvt. Ltd.

Customer GSTIN 05AAFCA5626E1Z1 Billing Address

Eden Retirement Living Pvt. Ltd. Khasra No. 39,40, Mouza Chak, Bhagwantpur, , Dehradun Uttarakhand, 248009 India

Shipping Address

Eden Retirement Living Pvt. Ltd. Khasra No. 39,40, Mouza Chak, Bhagwantpur, , Dehradun Uttarakhand, 248009 India 05AAFCA5626E1Z1

Place	e of Supply 05-Uttarakhand			Due Date 16/12/	2019					
	Item	HSN/ SAC	Quantity	Rate / Item (₹)	Discount (₹)	Tixable Value (₹)	OGST (₹)	SGST / UTGST (*)	CESS (t)	Total (₹)
1,	CASTING OF RAFT	-	1.00 NOS	72,00,000.00	0.00	72,00,000.00	6,48,000.00 @9%	6,48,000.00 @9%	0.00	84,96,000.0
	e		- 1	Total		72,00,000.00	6,48,000.00	6,48,000.00	0.00	84,96,000.0

Taxable Amount

₹ 72,00,000.00 Total Tax ₹ 12,96,000.00

Total Value

₹ 84,96,000.00

Total amount (in words)

Eighty Four Lakh Ninety Six Thousand Rupees Only SHRADHA NIRAMN PVT. LTD.

FOR SHRADHALMEMAN PRIVATE LIMITED

Director
Authorised Signatory

Bill TDS @24.

84 96000=n





SHRADHA NIRMAN PRIVATE LIMITED

59/23, Moti Bazar, Dehradun, Dehradun, Uttarakhand 248001 shradhanirman@gmail.com

State

PAN

GSTIN DSAACCPU15681Z4 Invoice Date 05-Uttarakhand

AACCP01568

Invoice No. Reference No.

21/01/2020 08/19-2020/EDEN

Customer Name

Eden Retirement Living Pvt. Ltd.

Customer GSTIN

Billing Address

Eden Retirement Living Pvt. Ltd. Khasra No. 39,40, Mouza Chak, Bhagwantpur, Dehradun Uttarakhand, 248009 India

-

Shipping Address

Eden Retirement Living Pvt. Ltd. Khasra No. 39,40, Mouza Chak, Bhagwantpur, , Dehradun Uttarakhand, 248009 India 05AAFCA5626E1Z1

Place of Supply 05-Uttarakhand

05AAFCA5626E1Z1

Due Date 22/01/2020

Item	HSN/ SAC	Quantity	Rate / Item (₹)	Discount (₹)	Taxable Value (₹)	CGST (*)	SGST/UTGST(f)	CESS (₹)	Talen	
1. RCC	Liga	787.00 CBM	7,997.00	0.00	62,93,639.00	5,66,427,51	37	orns (c)	Total (Y)	
2 . STEEL LABOUR		18		0.000	-44,49,000,000	@9%	5,66,427.51	0.00	74,26,494.0	
& STEEL CABOOK	· 5	50.00 TON	6,000.00	0.00	3,00,000.00	27,000.00 @9%	27,000.00	0.00	3,54,000.00	
			Total		\$5.00 con no			0,04,000.00		
	- 1				65,93,639.00	5,93,427.51	5,93,427.51	0.00	77,80,494.0	

Total amount (in words)

Toxable Amount Total Tax Rounding off

₹ 65,93,639.00 ₹ 11,86,855.02

Total Value

₹ (0.02) ₹ 77,80,494.00

Seventy Seven Lakh Eighty Thousand Four Hundred Ninety Four Rupees Only

SHRADHE SHAPHANBMAN PRIVATE LIMITED

Authorised Signatory Director

GSTIN : 054FIPA9177R1ZS

Original Copy

TAX INVOICE

Agarwal Enterprises 117A, Vyom Prastha, GMS Road Oppo. Casper School, Dehradun- 248001 Tel.: 9368029812 email: a.agarwalenterprises@yahoo.com

Party Details :

Eden Retirement Living (P) Ltd

Khasra No. 39, 40, Mauza Chak Bhagwantpur

Dehradun

Party Mobile No : 753390966 GSTIN / UIN

: 05AAFCA5626E1Z1

Invoice No.

: 2020-21/114

Dated 08/09/2020 Place of Supply

Reverse Charge Station

Uttarakhand (05)

S.N.	Description of Goods	Article Code	HSN Code	GST Rate	Qty.	Unit	Price	Amount(₹)
2.	NTempesta 100 III hand shower set Eurosmart 2015 OHM basin smooth body S BauCurve OHM basin single lever	27849001 32467002 - 23090000	392290 848,180 846160	18% 18% 18%	4.000 4.000 2.000	Pcs.	1,160.16 2,865.25 3,375.42	4,640.64 11,461.00 6,750.84
					-31			22.852.46

Add : CGST Add : SGST

Add : Rounded Off (+)

9.00 % 2,056.72 9.00 %

2,056.72 0.08

Grand Total

10.600 Fcs.

26,966.00

HSN/SAC	Tax Rate	Taxable Amt.	CGST	SGST	Total Tax
392290	18%	4,640.64	417.66	417.66	835.32
848,180	18%	11,451.00	1,031.49	1,031.49	2,062.98
848180	18%	6,750.84	607.57	607.57	1,215.14
Totals		22,852.48	2,056.72	2,056.72	4,113.44

Rupees Twenty Six Thousand Nine Hundred Sixty Six Only

<u>Declaration</u>

Certified that the particulars given above are true and correct.

Bank Details : Bank Name

: State Bank of India

ALC NO.

Branch

: Dehradun

IFSC Code

: 38180329264 : SBIN0017669

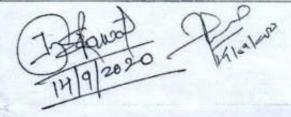
Terms & Conditions

Subject to Dehradun Jurisdiction

Receiver's Signature :

For Agarwal/Enterprises

Authorised Signatory





Original Copy

GSTEN : 05AFIPA9177R1Z5

TAX INVOICE

Agarwal Enterprises
117A, Vyom Prastha, GMS Road

Oppo...Casper School, Dehradun- 248001

Tel.: 9368029812 email: a.agarwaienterprises@yahoo.com

Invoice No. Date of Invoice Place of Supply

: 2020-21/117 : 10/09/2020 : Uttarakhand (05)

Reverse Charge Station

Billed to :

Eden Retirement Living (P) Ltd

Khasra No. 39, 40, Mauza Chak Bhagwantpur Dehradun

Party Mobile No : 753390966

GSTIN / UIN : 05AAFCA5626E1Z1

Shipped to :

Eden Retirement Living (P) Ltd

Khasra No. 39, 40, Mauza Chak **Shagwantpur**

Dehradun 2009 Party Mobile No : 753

753390966

S.N.	Description of Goods	Article Code	HSN Code	GST Rate	Qty.	Unit	Price	Amount(*)
3.	NTempesta 10 III Head shower Set Skate Cosmo, dual flush Rapid St., WC, 1,13 M New Tempesta-F Trigger Spray Set	26088001 38732000 38536001 26352000	392290 848190 392290 392290	15% 18% 18% 18%	4.000 4.000 3.000 4.000	Pcs. Pcs.	1,334.75 830.50 3,031.75 658.47	5,339.00 3,322.00 9,095.25 2,633.88

AST : CGST Add : SGST Less : Rounded Off (-)

9.00 % 9.00 %

15,000 Pcs.

1,835.11 1,835.11 0.35

24,060.00

20,390.13

HSN/SAC Tax Rate Taxable Amt CGST SGST Total Tax 392290 18% 17,068.13 1,536.13 1,536.13 3,072.26 848190 3,322,00 298.98 298.98 597.96 Totals 20,390.13 1,835.11 1,835.11 3,670.22

Rupees Twenty Four Thousand Sixty Only

Declaration

Certified that the particulars given above are true and correct

Bank Details : Bank Name

: State Bank of India

A/c No.

: 38180329264

Branch

: Dehradun

IFSC Code

: SBIN0017669

Grand Total

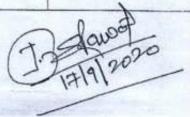
Terms & Conditions

Subject to Dehraden Jurisdiction

Receiver's Signature :

For Agarwal Enterprises

Authorised Signatory





GSTIN : 05AFIPA9177R1ZS

TAX INVOICE **Agarwal Enterprises**

195

117A, Vyom Prastha, GMS Road Oppo. Casper School, Dehradun- 248001 Tel.: 9368029812 email: a.agarwalenterprises@yahoo.com

Invoice No. 2020-21/129 17/09/2020 Date of Invoice Place of Supply : Uttarakhand (05)

Reverse Charge : N Station

Billed to :

Eden Retirement Living (P) Ltd

Khasra No. 39, 40, Mauza Chak Bhagwantpur Dehradun

Party Mobile No

753390966

GSTIN / UIN : 05AAFCA5626E1Z1 Shipped From :

LIXIL INDIA PVT. LTD.C/o. Kuehne-Nagel P BGR Reality Logistics &Industrial Park, Unit #4, Mumbai Logistics Hub, Village Vahu Taluka Bhiwandi, Opp. Dara's Dhaba, NH3 Mumbai Nasik Highway, Bhiwandi, Thane-4213

Party Mobile No GSTIN / UIN

S.N.	Description of Goods	Article Code	HSN Code	GST Rate	Qty.	Unit	Price	Amount()
	Signature 3/4.5lpf WH Toilet_bowl Signature Slow Closing Seat & Cover	CCAS3140-3W20400F CCASC119-U20U420C	SHEED HOME ROADS A YEAR	18%	3.000 4.000	12522.34	5,425.42 2,283.90	16,276.26 9,135.60
-								25,411.86

Add: CGST Add: SGST 9.00 % 9.00 % 2,287.07 2,287.07

Grand Total

7.000 Pcs.

29,986.00

HSN/SAC	Tax Rate	Taxable Amt.	CGST	SGST	Total Tax
392220	18%	9,135.60	822.20	822.20	1,644.40
691090	18%	16,276.26	1,464.87	1,464.87	2,929.74
Totals	ENE 3	25,411.86	2,287.07	2,287.07	4,574.14

Rupees Twenty Nine Thousand Nine Hundred Eighty Six Only

Declaration

Certified that the particulars given above are true and correct

Bank Details : Bank Name

State Bank of India

A/c No.

: 38180329264

Branch

Dehradun

IFS€ Code

: SBIN0017669

Terms & Conditions

Subject to Dehradun Jurisdiction

Receiver's Signature :

For Agarwal Enterprises

Authorised Signatory

Agarwal Enterprises 117A, Vyom Prastha, GMS Road

Oppo. Casper School, Dehradun- 248001 Tel.: 9368029812 email: a.agarwalenterprises@yahoo.com

Party Details :

Eden Retirement Living (P) Ltd

Khasra No. 39, 40, Mauza Chak Bhagwantpur Dehradun

Party Mobile No GSTIN / UIN

: 753390966

: 05AAFCA5626E1Z1

Invoice No.

: 2020-21/133

Dated Place of Supply

: 24/09/2020 : Uttarakhand (05)

Reverse Charge Station

S.N.	Description of Goods		Article Code	HSN Code	GST Rate	Qty.	Unit	Price	Amount(`)
1.	NTempesta 100 III Head shower Set	V	26088001	392290	18%	2.000	Pcs.	1,334.75	2,669.50
2.	BauContemporary Bath Spout+div Exp IN	V	13390000	848190	18%	2.000	Pcs.	949.15	1,898.30
3.	Skate Cosmo, dual flush	V	38732000	848190	18%	2.000	Pcs.	830.51	1,661.02
1 4	Rapid SL, WC, 1,13 M		385360014	392290	18%	2.000	Pcs.	3,031.35	6,062.70
5.	New Tempesta-F Trigger Spray Set	N	26352000	392290	18%	2.000	Pcs.	658.47	1,316,94
6.	BauCurve OHM basin single fever		23090000	848180	18%	1.000	Pcs.	3,375.42	3,375.42
7.	Eurosmart 2015 OHM trimset bath	I	19450002	848,190	18%	4.000	Pcs.	2,411.86	9,647.44
8.	Body Conceated / .		33963000	848180	18%	4.000	Pcs.	2,218.64	8,874.56
9.	NTempesta 160 III hand shower set	1	27849001	392290	18%	2.000	Pcs.	1,160.17	2,320.34
10.	Eurosmart 2015 OHM basin smooth body S	1	32467002	848,180	18%	2,000	Pcs.	2,865.25	5,730.50
11.	Waste Trap Basin 1 1/4"	·	29058000	741820	18%	4,000	Pcs.	816.10	3,264.40
12.	Kastello 600mm Vessel Basin		CCASF525-1010410F	691090	18%	2.000	Pcs.	4,449.15	8,898.30
13.	WASTE & OVERFLOW FOR LAVATORY - CHROME	1	F78007-CHADY	74182010	18%	2,000	3370	489.83	979.66
14.	Signature 3/4.5lpf WH Toilet_bowl	1.3	CCAS3140-3W20400F	691090	18%	2,000	2000	5,425.42	10,850.84
15.	Signature Slow Closing Seat & Cover	-	CCASC119-U20U4Z0C	392220	18%	2,000	20000	2,283.89	4,567.78

Add : CGST Add : SGST

Add : Rounded Off (+)

Grand Total

35,000 Pcs.

72,117.70 6,490.59 9.00 % 9.00 % 6,490.59

> 0.12 85,099.00

HSN/SAC	Tax Rate	Taxable Amt.	CGST	SGST	Total Tax
392220	18%	4,567.78	411.10	411.10	822.20
392290	18%	12,369.48	1,113.24	1,113.24	2,226.48
691090	18%	19,749.14	1,777.43	1,777.43	3,554.86
741820	18%	3,264.40	293.80	293.80	587.60
74182010	18%	979.66	88.17	88.17	176.34

Declaration

Certified that the particulars given above are true and correct

Bank Details : Bank Name

: State Bank of India A/c No.

: 38180329264

Branch

: Dehradun

JESC Code

: SBIN0017669

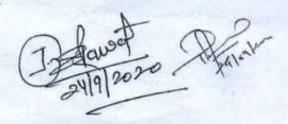
Terms & Conditions

Subject to Dehradun Jurisdiction

Receiver's Signature ;

For Agarwal Enterprises

Authorised Sighatory





Tax Invoice

Ashoka Steel 225, Lohamandi, Ghaziabad GSTIN/UIN: 09AJVPR5569B1ZI State Name: Uttar Pradesh, Code: 09 contact: 9811135060,9212200955

E-Mail: steelinfy@gmail.com Consignee

EDEN-SENIOR LIVING

SITE/EDEN RETIREMENT LIVING (P) LIMITED, KHASRA NO.39,40 MAUZA CHAK BHAGWANTPUR,

DEHRADUN

: 05AAFCA5626E1Z1 GSTIN/UIN Uttarakhand, Code: 05 State Name

Buyer (if other than consignee) EDEN SENIOR LIVING

KHASRA NO. 39,40 MAUZA CHAK BHAGWANTPUR, DEHRADUN 05AAFCA5626E1Z1

GSTIN/UIN State Name

Uttarakhand, Code: 05

Place of Supply : Uttarakhand

Invoice No.	Dated
AS/2019-20/556	29-Nov-2019
Delivery Note	Mode/Terms of Payment CREADIT
Supplier's Ref.	Other Reference(s)
556	F.O.R
Buyer's Order No.	Dated
Despatch Document No.	Delivery Note Date
Despatched through	Destination
	DEHRADUN
Bill of Lading/LR-RR No.	Motor Vehicle No.
dt. 29-Nov-2019	UP14HT2205

Terms of Delivery

EWAY BILL NO .- 4410 9726 4553

SI		oods	HSN/SAC	Quantity	Rate	per	Amount
1	MsBar (TMT)		7214	0.850 MT	40,350.00	МТ	34,297.50
2	MsBar (TMT)		7214	2.100 MT	39,100.00	МТ	82,110.00
3	MsBar (TMT)	SWEN TOWN	7214	1.030 MT	38,600.00	МТ	39,758.00
4	MsBar (TMT)	100	7214	8.950 MT	38,600.00	МТ	3,45,470.00
5	MsBar (TMT)	2 50 12	7214	5.200 MT	38,100.00	TM	1,98,120.00
e	MsBar (TMT) 25MM	Mary 1	7214	8.500 MT	38,100.00	MT	3,23,850.00
7	MsBar (TMT) 32MM	# 400 lo	7214	2.390 MT	38,100.00	MT	91,059.00
							11,14,664.50
	Less:	Output IGST @18 % Round Off			18	%	2,00,639.61 (-)0.11
						1	
-		Total		29.020 MT	Y		₹ 13,15,304.00

Amount Chargeable (in words)

INR Thirteen Lakh Fifteen Thousand Three Hundred Four Only

PERSONAL PROPERTY OF THE PROPE	HSN SAC	HSN SAC		Integ	rated Tax	Total
	1,50,510	-	Value	Rate		Tax Amount
7214			11,14,664.50	18%	2,00,639.61	2,00,639.61
1214		Total	11,14,664.50		2,00,639.61	2,00,639.61

Tax Amount (in words): INR Two Lakh Six Hundred Thirty Hine and Sixty One palse Only

: AJVPR5569B Company's PAN

We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.

Company's Bank Details

Bank Name YES Bank CC A/c

003884600001920 A/c No.

RDC, RAJNAGAR GZE & YESB0000038 Branch for Ashoka Steel

Authorised Signato Name Designation & Prop Issuing Signato Name

K.K.Mishra Designation Accountant

SUBJECT TO GHAZIABAD JURISDICTION

This is a Computer Generated Invoice