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PROJECT TIE -UP REPORT

OF

GROUP HOUSING SOCIETY

GODREJ WOODS

SITUATED AT

PLOT NO. GH-01A, SECTOR-43, NOIDA, DISTRICT GAUTAM BUDDH NAGAR,
UTTAR PRADESH

DEVELOPED & OWNED BY
M/S. ROSEBERRY ESTATE LLP FIRM

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, NOIDA, UTTAR PRADESH

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

Important - In case of any query/ issue or escalation you may please contact Incident Manager

at valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.

No Financial/ NPA Guidelines please provide your feedback on the report within 15 days of its submission after which report will be considered to be correct.

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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. Roseberry Estate LLP		
d.	Name of Property Owner	M/s. Roseberry Estate LLP Designated partners M/s. Shipra Estate Ltd. (50%) M/s. Regalia Properties Pvt. Ltd. (25%) M/s. Verve Homes Pvt. Ltd. (21%) M/s. Roseberry Developers Pvt. Ltd. (2%) M/s. Apace Properties Pvt. Ltd. (2%)		
e.	Address & Phone Number of the owner	R/o- 502, 502A, 5 th Floor, Narain Manzil, 23 Barakhamba Road, New Delhi.		
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	1 September 2021		
k.	Date of Valuation Report	6 September 2021		
l.	Surveyed in presence of	Promoter's representative	Mr. Anuj Goel Contact No. 9711433636	
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. depts. 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 06 documents provided.	05
		Property Title document	Lease Deed	Dated 19/01/2018

		Approved Map	Approved Map	Dated 08/01/2021
		Copy of TIR	Allotment Letter of Plot	Dated 26/08/2016
		Project Approval Letter	Other NOCs & Approvals	---
		Project NOC's issued from the concern authority	Approval of Building Plans	Dated 06/10/2020
		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 Woods" under development at the aforesaid address having total land area admeasuring 44310 sq.mtr. as per the lease deed & master site plan provided to us by the bank.

The subject plot was allotted by NOIDA in favor of M/s. Roseberry estate LLP having total area 44310 sq.mtr. via lease deed dated 19/01/2018. The developer has proposed to develop a modern group housing project with all the modern amenities.

The subject project is developed & Promoted by M/s. Roseberry Estate LLP. As per the master site plan provided to us the developer has proposed to develop 1235 flats in different sizes & configurations. The developer has planned to launch total 10 high rise tower in three phases. Currently the developer has launched 3 towers in phase 1 and 5 towers in phase 2. Remaining two towers will be launched in near future in phase 3 of the project.

The developer has proposed different types of residential flats having super area staring from 1053 sq.ft to 2258 sq.ft. in different residential towers. The developer has presently launched 2 phases of the project and for marketing purpose the developer has named these phases as Indica, Casia, Roseia, Syprus and so on.

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

Phase - I

S. No.	Tower	Unit Type	No. of Units	Super Area
1	T1	2 BHK	211	1255.49
		2 BHK	3	1391.38
2	T2	2 BHK	1	1928.68
		2 BHK	2	1759.06
		3 BHK	27	2056.13
		3 BHK	52	2088.09
		3 BHK	26	2091.97
3	T3	2 BHK	1	1928.68
		2 BHK	2	1759.06
		3 BHK	104	2088.09
		3 BHK	1	2257.74
Total			430	

Phase - II

S. No.	Tower	Unit Type	No. of Units	Super Area
1	T4	2 BHK	2	1299.74

		3 BHK	40	1544.72
		3 BHK	12	1600.81
		3 BHK	1	1941.61
		4 BHK	53	2258.54
2	T5	2 BHK	40	1053.13
		2BHK	13	1111.16
		2 BHK	1	1305.59
		3 BHK	40	1524.55
		3 BHK	13	1613.69
3	T6	2 BHK	2	1299.74
		3 BHK	40	1544.72
		3 BHK	12	1600.81
		3 BHK	1	1922.83
		3 BHK	1	1941.61
		4 BHK	52	2258.54
4	T7	2 BHK	40	1053.13
		2 BHK	13	1111.16
		2 BHK	1	1305.59
		3 BHK	40	1524.55
		3 BHK	13	1613.69
5	T8	2 BHK	40	1053.13
		2 BHK	13	1111.16
		2 BHK	1	1305.59
		3 BHK	40	1524.55
		3 BHK	12	1613.69
Total			536	

The Developer has obtained most of the preliminary necessary statutory approvals from different government agencies to develop this modern group housing society.

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-43, Noida. Subject land is three side open and clearly approached from 30 mtr. wide road. This project is located 3.5 km from Dadri Main Road. 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. 39-40
e.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 41-44
f.	Enclosure 3	Google Map – Page No.45
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. Roseberry Estate LLP

S.NO.	CONTENTS	DESCRIPTION
i.	INTRODUCTION	
a.	Name of Property Owner	M/s. Roseberry Estate LLP
	Address & Phone Number of the Owner	Regd Office : - 502, 502 A, 5 th floor, Narain Manzil, Barakhamba Road, New Delhi- 110001.
b.	Purpose of the Valuation	Project Tie-up Report
c.	Date of Inspection of the Property	1 September 2021
d.	Date of Valuation Report	6 September 2021
e.	Name of the Developer of the Property	M/s. Roseberry Estate LLP
	Type of Developer	Private developer promoted

ii.	PHYSICAL CHARACTERISTICS OF THE PROPERTY	
1.	Location attribute of the property	
i.	Nearby Landmark	Near Noida Golf Course
ii.	Postal Address of the Property	Godrej woods, Plot No. GH-01/A, Sector-43, Noida, District Gautam Buddha Nagar, Uttar Pradesh
iii.	Area of the Plot/ Land	44310 sq.mtr. <i>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.</i>
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°33'32.1"N 77°21'04.1"E
vii.	Details of the roads abutting the property	
	a. Main Road Name & Width	Dadri Mian Road 60 mtr.
	b. Front Road Name & width	Sector Road 30 mtr.
	c. Type of Approach Road	Bituminous Road
	d. Distance from the Main Road	300 mtr from Dadri Main road
viii.	Description of adjoining property	Residential Area
ix.	Plot No./ Survey No.	Plot No. GH-01/A
x.	Zone/ Sector	Residential Sector-43
xi.	Sub registrar	Noida
xii.	District	Gautam Buddha Nagar, U.P
xiii.	Any other aspect	Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct

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		<p>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>		
	a. 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		
	b. Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
	c. Is the property merged or colluded with any other property	No, it is an independent single bounded property NA		
	d. City Categorization	Metro City		Urban developing
	e. Characteristics of the locality	Good		Within Residential Developing Zone
	f. Property location classification	On Wide Road	3 Side Open	None
	g. Property Facing	North Facing		
	h. Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	<p>Please refer to the attached sheet below.</p> <p>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.</p>		
2.	Boundaries schedule of the Property			
i.	Are Boundaries matched	Yes from the available documents		
ii.	Directions	As per Lease Deed	Actual found at Site	
	North	Not mentioned in the deed	Road	
	South	Not mentioned in the deed	Road	
	East	Not mentioned in the deed	Other Plot	



	West	Not mentioned in the deed	Road
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iii. TOWN PLANNING/ ZONING PARAMETERS			
a.	Master Plan provisions related to property in terms of Land use	Residential	
	i. Any conversion of land use done	No since the subject plot is allotted for developing group housing project	
	ii. Current activity done in the property	Construction work is going on	
	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	PERMITTED	CONSUMED
	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 New Okhla Industrial Development Authority (NOIDA)	
f.	a. Planning Area/ Zone	NOIDA Master Plan	
	b. Master Plan currently in force	NOIDA Master Plan - 2021	
	c. Municipal limits	NOIDA	
g.	Developmental controls/ Authority	New Okhla Industrial Development Authority (NOIDA)	
h.	Zoning regulations	Residential	
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	
k.	Comment on Compounding/ Regularization proceedings	Not Applicable since construction of the project is going on	
l.	Any other aspect		
	• Any information on encroachment	No	
	• Is the area part of unauthorized area/ colony	No (As per general information available)	

iv. DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY				
a.	Ownership documents provided	Lease Deed	Approved Map	None
b.	Names of the Legal Owner/s	M/s. Roseberry Estate LLP		

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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.	Building plan sanction:		
	i. Authority approving the plan	New Okhla Industrial Development Authority (NOIDA)	
	ii. Name of the office of the Authority	New Okhla Industrial Development Authority (NOIDA)	
	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.	
	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		
	a. Since how long owners owing the Property	03 Years as per lease deed	
	b. Year of Acquisition/ Purchase	Year 2018 as per lease deed	
	c. Property presently occupied/ possessed by	Developer	
	d. Title verification	To be done by the competent Advocate	
	e. Details of leases if any	The subject land is leased from NOIDA	



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v. ECONOMIC ASPECTS OF THE PROPERTY		
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
vi. SOCIO - CULTURAL ASPECTS OF THE PROPERTY		
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

vii. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES				
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)	
	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



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	Yes (Proposed)	Yes (Proposed)	Yes (Proposed)	Yes (Proposed)	Yes/ 6' high 9" brick wall
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viii. 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:

k. Solid waste management	Yes, to be done by Authority (Proposed)
l. Electricity	Yes, for construction & office purpose at present
m. Road and Public Transport connectivity	Yes
n. 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 Km	2 Km	500 mtr	3.5 km	18 km	3.2 km	28 km

Availability of recreation facilities (parks, open spaces etc.)

It is a developing area and recreational facilities are planned to be developed nearby

ix. MARKETABILITY ASPECTS OF THE PROPERTY:**a. Marketability of the property in terms of**

a. Location attribute of the subject property	Normal
b. Scarcity	Similar kind of properties are not easily available in this area.
c. 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.
d. Comparable Sale Prices in the locality	Please refer to Part C: Valuation Assessment of the Property.

c. Any other aspect which has relevance on the value or marketability of the property

No

1. Any New Development in surrounding area

Yes

Few other residential projects are proposed and some projects are in progress

2. Any negativity/ defect/ disadvantages in the property/ location

No

NA

x. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:**d. Type of construction & design**

RCC framed structure (Proposed)

e.	Method of construction	Construction done using professional contractor workmanship based on architect plan (Proposed)	
f.	Specifications		
	1. Class of construction	Under construction	
	2. Appearance/ Condition of structures	Internal -Under construction	
		External -Under construction	
	3. Roof	Floors/ Towers	Type of Roof
		10 High rise Tower Towers proposed to be B+S+27 to B+S+34 Floor	RCC
	4. Floor height	Approx. 10 feet (Proposed)	
	5. Type of flooring	Ceramic Tiles, Italian Marble, Anti-Skid Tiles (Proposed)	
	6. Doors/ Windows	Wooden frame & panel doors, Wooden frame & panel doors (Proposed)	
	7. Interior Finishing	Neatly plastered and putty coated walls (Proposed)	
	8. Exterior Finishing	Simple plastered walls (Proposed)	
	9. Interior decoration/ Special architectural or decorative feature	Good looking interiors. Medium use of interior decoration. (Proposed)	
	10. Class of electrical fittings	Internal/ High quality fittings used (Proposed)	
	11. Class of sanitary & water supply fittings	Internal/ High quality fittings used (Proposed)	
g.	Maintenance issues	Not Applicable since construction work is in progress	
h.	Age of building/ Year of construction	Under Construction	Under Construction
i.	Total life of the structure/ Remaining life expected	Approx. 60-65 years (After Completion)	Approx. 60-65 years (After Completion)
j.	Extent of deterioration in the structure	Not Applicable as construction work is in progress	
k.	Structural safety	Not Applicable since construction work of the project is in progress	
l.	Protection against natural disasters viz. earthquakes etc.	Proposed to be designed for seismic consideration for Zone IV	
m.	Visible damage in the building if any	Not Applicable since construction work of the project is in progress	
n.	System of air conditioning	Individual AC will be installed by the buyers per buyer's requirement	
o.	Provision of firefighting	Yes (Proposed)	
p.	Status of Building Plans/ Maps	Building plans are approved by the development authority	
	1. Is Building as per approved Map	Not applicable since construction of the project in progress	
	2. 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
	3. Is this being regularized	NA	



xi. ENVIRONMENTAL FACTORS:		
b.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Yes (Proposed)
c.	Provision of rainwater harvesting	Yes (Proposed)
d.	Use of solar heating and lighting systems, etc.	Yes (Proposed)
e.	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

xii. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:		
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)

4. PROJECT DETAILS:		
a.	Name of the Developer	M/s. Roseberry Estates LLP.
b.	Name of the Architect	M/s. Renaissance Arch Consultant Pvt. Ltd.
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	28/01/2027 (As per RERA Certificate)
e.	Progress of the Project	Refer to the sheet attached on page no.25 & 26
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

xiii. VALUATION:		
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Sub-Point 'n' of Point 1 of Part D: Valuation Assessment Factors of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the Sub-Point 'o' of Point 1 of Part D: Valuation Assessment Factors 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 Part D: Valuation Assessment Factors of the report and the screenshot annexure in the report.
d.	Summary of Valuation	For detailed Valuation calculation please refer to Point 1, 2, 3 & 4 of the Part D: Valuation Assessment Factors of the report.
	i. Guideline Value	NA
	i. Land	NA




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	ii. Building	NA
	ii. Prospective Fair Market Value	Rs.684,00,00,000/- (After Completion of the whole project)
	iii. Expected Realizable Value^	Rs.547,20,00,000/- (After Completion of the whole project)
	iv. Distress Value*	Rs.478,80,00,000/- (After Completion of the whole project)
	v. Valuation of structure for Insurance purpose	Rs.392,00,00,000/- (After Completion of the whole project)
e.	a. Justification for more than 20% difference in Market & Circle Rate	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. Details of last two transactions in the locality/ area to be provided, if available	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 Point 'o' of Part D: Valuation Assessment Factors of the report and the screenshots of the references are annexed in the report for reference.

5.	Declaration (Also see Enclosure: 1 Valuer's Remarks)	<p>a. The information provided is true and correct to the best of my knowledge and belief.</p> <p>b. 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.</p> <p>c. 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 and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.</p> <p>d. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>e. Our authorized surveyor by name of AE Harshit Mayank has visited the subject property on 1 September 2021 in the presence of the developer's representative.</p> <p>f. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.</p> <p>g. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank.</p> <p>h. We have submitted Valuation report directly to the Bank.</p> <p>i. This valuation work is carried out by our Engineering team on the request from STATE BANK OF INDIA, HLST BRANCH, NOIDA.</p>
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xiv	VALUATION COMPANY DETAILS:		
1.	Name & Address of Valuer company	Wealth Tax Registration No.	Signature of the authorized person
2.	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D-39, Second Floor, Sector-02, Noida, U.P.	2303/ 1988	
d.	Total Number of Pages in the Report with enclosures	37	

VALUATION REPORT

GODREJ WOODS, SECTOR-43, NOIDA

e.	Engineering Team worked on the report	SURVEYED BY: AE Harshit Mayank
		PREPARED BY: AE Vibhanshu Vaibhav
		REVIEWED BY: HOD Valuations

xv.	ENCLOSED DOCUMENTS:	
j.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates
k.	Building Plan	Enclosed with the report
l.	Floor Plan	Enclosed with the report
m.	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
n.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Enclosed with the report
o.	Google Map location of the property	Enclosed with the Report
p.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makaan.com etc	Enclosed with the Report
q.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<ul style="list-style-type: none">i. Part C: Area Description of the Propertyii. Part D: Valuation Assessment of the Propertyiii. Assumption, Remarks & Limiting conditionsiv. Valuer's Remark - Page No.39-40v. Google Map – Page No.45vi. Photographs – Pages 03vii. Copy of Circle Rate – Pages 01viii. Survey Summary Sheet – Pages xxix. Copy of relevant papers from the property documents referred in the Valuation – Pages 06



PART C

AREA DESCRIPTION OF THE PROPERTY

MASTER AREA CHART			
SL. NO	DESCRIPTION	AREA (In Sqm)	Remarks
1	TOTAL SITE AREA [GROUP HOUSING (Sqm)]	44310.00	as per Lease Deed/ Possession Letter
2A	Permissible FAR as per Lease Deed	3.60	
2B	Additional (Under Green Rating) - 5% of Permissible FAR	0.175	
2C	TOTAL PERMISSIBLE FAR (%)	3.675	
2D	TOTAL PERMISSIBLE FAR (Sqm)	16239.25	
3	PERMISSIBLE SERVICE FAR (15%)	0.5250	
	PERMISSIBLE SERVICE FAR (Sqm)	23262.75	15% of FAR
4	PROPOSED FAR		
A	FAR (GROUP HOUSING)	158065.80	97.07%
B	FAR (COMMUNITY BLDG)	0.00	0.00%
C	FAR (DISPENSARY)	1299.37	0.80%
D	FAR (NURSERY SCHOOL)	1490.75	0.92%
E	FAR (COMMERCIAL)	1550.38	0.95%
F	FAR (MILK BOOTH)	200.05	0.12%
G	FAR (METER ROOM)	85.74	0.05%
	TOTAL PROPOSED STANDARD FAR	162692.08	99.91%
			(over Total FAR Area)
5	PROPOSED SERVICE FAR (15%)		
A	SERVICE FAR (GROUP HOUSING)	19930.68	
B	SERVICE FAR (COMMUNITY)	2377.80	
C	SERVICE FAR (DISPENSARY)	94.83	
D	SERVICE FAR (NURSERY SCHOOL)	97.90	
E	SERVICE FAR (COMMERCIAL)	217.42	
F	SERVICE FAR (GAURD ROOM)	38.75	
G	SERVICE FAR (COVERED WALKWAY)	303.76	
	TOTAL PROPOSED SERVICE FAR	23069.14	14.87%
			(over Permissible FAR)
6	PROPOSED NON FAR		
A	NON FAR (Under Stilt/ Podium Parking)	21892.18	Podium/Stilt
B	NON FAR (Under Basement)	35058.72	Basement
	TOTAL PROPOSED NON FAR	56948.90	



VALUATION REPORT

GODREJ WOODS, SECTOR-43, NOIDA

7	TOTAL BUILT AREA $[4(A+B+C)+5(A+B+C)+6(A+B+C)]$	242700.12	
8	PERMISSIBLE GROUND COVERAGE		
A	PERMISSIBLE GR COV	40.00%	as per Lease
B	PERMISSIBLE GR COV	17724.00	
9	PROPOSED GROUND COVERAGE		
A	GROUND COVERAGE (GROUP HOUSING)	6962.05	
B	GROUND COVERAGE (COMMUNITY)	838.01	
C	GROUND COVERAGE (DISPENSARY)	374.85	
D	GROUND COVERAGE (NURSERY SCHOOL)	407.19	
E	GROUND COVERAGE (COMMERCIAL)	820.38	
F	GROUND COVERAGE (METER ROOM)	36.75	
G	GROUND COVERAGE (GUARD ROOM)	85.74	
H	GROUND COVERAGE (SERVICES @ STILT)	678.45	
I	GROUND COVERAGE (COVERED WALKWAY)	303.76	
	TOTAL PROPOSED GROUND COVERAGE $(9A+9B+9C)$	10227.19	23.08%
10	DENSITY		
A	MAX PERMISSIBLE DENSITY (PERSON / HA)	1650	Maximum as per Lease
B	PROPOSED DWELLING UNITS	1235	
C	PROPOSED POPULATION	5558	4.5 person per DU
D	PROPOSED DENSITY (PERSON / HA)	1254	
11	GREEN AREA (PARK & PLAYGROUND)		
A	TOTAL OPEN AREA ON SITE	34082.81	Site Area - Gr Coverage
B	REQUIRED GREEN AREA (Percentage)	50.00%	50% of above Open Area
C	REQUIRED GREEN AREA (Sqm)	17041.41	
D	PROPOSED GREEN AREA (Sqm)	17050.69	Proposed
E	TOTAL TREE REQUIRED	342 NOS.	34208/100
F	TOTAL PROVISIONED (as Actual)	345 NOS.	Proposed



Total Blocks/ Floors/ Flats			
1.	Approved as per Master Plan	Actually provided (as per inventory sheet provided)	Current Status
	Tower 1 – B+S+27 Floor = 214 DUs Tower 2 – B+S+27 Floor = 108 DUs Tower 3 – B+S+27 Floor = 108 DUS Tower 4 – B+S+27 Floor = 108 DUs Tower 5 – B+S+27 Floor = 107 DUs Tower 6 – B+S+27 Floor = 108 DUs Tower 7 – B+S+27 Floor = 107 DUs Tower 8 – B+S+27 Floor = 106 DUs Tower 9 – B+S+34 Floor = 133 DUs Tower 10 – B+S+34 Floor = 136 DUs Community Centre - G+2 Floor Dispensary – G+3 Floor Nursery School – G+3 Floor Commercial – G+2 Floor Milk Booth – Ground Floor Guard Room – Ground Floor Meter Room – Ground Floor	Phase – I Tower 1 – B+S+27 Floor Tower 2 – B+S+27 Floor Tower 3 – B+S+27 Floor Phase – II Tower 4 – B+S+27 Floor Tower 5 – B+S+27 Floor Tower 6 – B+S+27 Floor Tower 7 – B+S+27 Floor Tower 8 – B+S+27 Floor	Phase – I Indica – 5 th floor is in progress Casia – 2 nd floor is in progress Roseia – 4 th floor is in progress Phase – II Syprus - 6 th floor is in progress Robsta – 4 th floor is in progress Alba – 4 th floor is in progress Verbena – 2 nd floor is in progress Firn – 1 st floor is in progress Phase – III Rigia – will be launched later Plumeria - will be launched later
2.	Total no. of Flats/ Units Type of Flats	Total flats in complete project = 1235 DUs EWS: NA	Total Flats = 966 DUs (Launched at present) Phase – I = 430 DUs Phase – II = 536 DUs <i>Refer to the sheets attached below</i>

Phase - I					
S. No.	Tower	Unit Type	No. of Units	Super Area	Total Super Area
1	T1	2 BHK	211	1255.49	264908.39
		2 BHK	3	1391.38	4174.14
2	T2	2 BHK	1	1928.68	1928.68
		2 BHK	2	1759.06	3518.12
		3 BHK	27	2056.13	55515.51
		3 BHK	52	2088.09	108580.68
		3 BHK	26	2091.97	54391.22
3	T3	2 BHK	1	1928.68	1928.68
		2 BHK	2	1759.06	3518.12
		3 BHK	104	2088.09	217161.36
		3 BHK	1	2257.74	2257.74
Total			430		717882.64



Phase - II					
S. No.	Tower	Unit Type	No. of Units	Super Area	Total Super Area
1	T4	2 BHK	2	1299.74	2599.48
		3 BHK	40	1544.72	61788.8
		3 BHK	12	1600.81	19209.72
		3 BHK	1	1941.61	1941.61
		4 BHK	53	2258.54	119702.62
2	T5	2 BHK	40	1053.13	42125.2
		2BHK	13	1111.16	14445.08
		2 BHK	1	1305.59	1305.59
		3 BHK	40	1524.55	60982
		3 BHK	13	1613.69	20977.97
3	T6	2 BHK	2	1299.74	2599.48
		3 BHK	40	1544.72	61788.8
		3 BHK	12	1600.81	19209.72
		3 BHK	1	1922.83	1922.83
		3 BHK	1	1941.61	1941.61
		4 BHK	52	2258.54	117444.08
4	T7	2 BHK	40	1053.13	42125.2
		2 BHK	13	1111.16	14445.08
		2 BHK	1	1305.59	1305.59
		3 BHK	40	1524.55	60982
		3 BHK	13	1613.69	20977.97
5	T8	2 BHK	40	1053.13	42125.2
		2 BHK	13	1111.16	14445.08
		2 BHK	1	1305.59	1305.59
		3 BHK	40	1524.55	60982
		3 BHK	12	1613.69	19364.28
Total			536		828042.58



PART D

PROJECT APPROVAL DETAILS

S.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Lease Deed from Noida Industrial Development Authority	Dated 19/01/2018	Available
2.	Sanction Letter of Layout Plan from Noida Industrial Development Authority	Letter No. NOIDA/MU. Va. Ni./III-305/2021/1181 Dated 08/01/2021	Approved
3.	Possession Certificate from Noida Industrial Development Authority	Letter No. Noida/Group Housing/2020/1270 Dated: 16/03/2020	Approved
4.	Approved Building Map of Towers from Noida Industrial Development Authority	Letter No. CAP/III-305/1181 Dated: 08/01/2021	Approved
5.	NOC for Height Clearance from Airport Authority of India	No. AAI/RHQ/NR/ATM/NOC/2019/108/481-84 Dated: 12/03/2019	Approved
6.	NOC from Pollution control Board, U.P.	Ref No. 64100/UPPCB/Noida(UPPCBRO)/cte/noida/2019 Dated: 12/03/2020	Approved
7.	Environmental clearance NOC from SEIAA	Ref No. 287/Parya/SEAC/4331-4916/2019 Dated: 30/09/2019	Approved
8.	Provisional NOC from Fire Service Department, U.P.	UID No. UPFS/2020/23845/GBN/GAUTAM BUDDH NAGAR/7220/JD Dated: 21/10/2020	Approved
9.	RERA Registration Certificate	<ul style="list-style-type: none"> Phase I: UPRERAPRJ704730 Dated 09/01/2021, Phase II: UPRERAPRJ145318 Dated: 10/02/2021 	Approved
10.	Occupation Certificate for completed towers	Not applicable since project is under construction	NA
11.	Structural Stability Certificate	----	Not Provided

OBSERVATIONS: - Project meets preliminary necessary compliance statutory approvals.



PART E

VALUATION ASSESSMENT OF THE PROPERTY

12.	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 <i>(Refer sub clause I & j of Point 7)</i>	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
		Metro City	Good	On wide approach road	Not Applicable
			Property within developed residential zone	3 side open	
				NA	
		Property Facing	North 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 NOIDA-2019			



VALUATION REPORT

GODREJ WOODS, SECTOR-43, NOIDA

	Methodology/ Basis of Valuation	<p>Market Value: 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</p> <p><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 & contact numbers from whom enquiries have been made.</i></p>
o.	References on prevailing market Rate/Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	
	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	<p><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 Group Housing Project is between Rs.45,000/- to Rs.55,000/- per sq.mtr. For valuation purpose we have adopted land rate of Rs.50,000/- per sq.mtr. which is reasonable in our opinion.</i></p>

3.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	Govt. guideline rates of Group Housing land in Sector-43, Noida is not available in Circle rates of Noida year 2019	Rs.45,000/- to Rs.55,000/- per m ²
b.	Rate adopted considering all characteristics of the property	NA	Rs.50,000/- per m ²
c.	Total Development Land Area considered (documents vs site survey whichever is less)	44310 m ²	44310 m ²
d.	Total Permissible FAR	162839.25 m ²	162839.25 m ²
	Total Value of land (A)	NA	44310 m ² x Rs.50,000/- per m ²

VALUATION REPORT

GODREJ WOODS, SECTOR-43, NOIDA

e.		NA	Rs.221,55,00,000/-
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4. 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. ²
	Rate adopted	Rs.1,550/- per ft. ²
	Covered Area	185751.22 m ² (1999407.55 ft. ²)
	Valuation Calculation	Rs.1,550/- per ft. ² X 1999407.55 ft. ²
	Total Value	Rs.309,90,81,702/-
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.392,39,57,780/-

5. VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS

Particulars	Specifications	Depreciated Replacement Value
f. Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	----
g. Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	Rs.25,00,00,000/-
h. Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Rs.25,00,00,000/-
i. Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	Rs.20,00,00,000/-
j. Depreciated Replacement Value (C)	NA	Rs.70,00,00,000/-

6. MARKET/ SALABLE VALUE OF THE FLATS

c.	Total No. of Flats (Launched at present)	966 DU
d.	Total Proposed Salable Area	1545925.22 ft. ² (Phase-I & II)
e.	Launch Price = (approx.) (including PLC + Car Parking + EDC + IDC + Club & other charges)	NA
	Government Circle rate	



		Rs.40,000/- per sq.mtr + Parking Charges
	Present Market Rate (including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.9,000/- to Rs.11,000/- per sq.ft. on super area
f.	Remark	<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 & varies from floor to floor, size and location of the flat i.e. park facing, corner etc. This will be a modern society and the builder proposes to construct modern flats as per the information available on public domains. As per information gathered from the public domain & market participants of that area, and it is found that booking rate for these flats is between Rs.9000/- to Rs.11,000/- per sq.ft. on super area.</i>

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.

Phase - I									
S. No.	Tower	Unit Type	No. of Units	Super Area	Total Super Area	Value of Individual Flat (@ 9000/- per sq. ft.)	Value of Individual Flat @ 11000/- per sq. ft.)	Total Value (@9000/- per sq. ft.)	Total Value (@11000/- per sq. ft.)
1	T1	2 BHK	211	1255.49	264908.39	₹ 1,12,99,410.00	₹ 1,38,10,390.00	₹ 2,38,41,75,510.00	₹ 2,91,39,92,290.00
		2 BHK	3	1391.38	4174.14	₹ 1,25,22,420.00	₹ 1,53,05,180.00	₹ 3,75,67,260.00	₹ 4,59,15,540.00
2	T2	2 BHK	1	1928.68	1928.68	₹ 1,73,58,120.00	₹ 2,12,15,480.00	₹ 1,73,58,120.00	₹ 2,12,15,480.00
		2 BHK	2	1759.06	3518.12	₹ 1,58,31,540.00	₹ 1,93,49,660.00	₹ 3,16,63,080.00	₹ 3,86,99,320.00
		3 BHK	27	2056.13	55515.51	₹ 1,85,05,170.00	₹ 2,26,17,430.00	₹ 49,96,39,590.00	₹ 61,06,70,610.00
		3 BHK	52	2088.09	108580.68	₹ 1,87,92,810.00	₹ 2,29,68,990.00	₹ 97,72,26,120.00	₹ 1,19,43,87,480.00
		3 BHK	26	2091.97	54391.22	₹ 1,88,27,730.00	₹ 2,30,11,670.00	₹ 48,95,20,980.00	₹ 59,83,03,420.00
3	T3	2 BHK	1	1928.68	1928.68	₹ 1,73,58,120.00	₹ 2,12,15,480.00	₹ 1,73,58,120.00	₹ 2,12,15,480.00
		2 BHK	2	1759.06	3518.12	₹ 1,58,31,540.00	₹ 1,93,49,660.00	₹ 3,16,63,080.00	₹ 3,86,99,320.00
		3 BHK	104	2088.09	217161.36	₹ 1,87,92,810.00	₹ 2,29,68,990.00	₹ 1,95,44,52,240.00	₹ 2,38,87,74,960.00
		3 BHK	1	2257.74	2257.74	₹ 2,03,19,660.00	₹ 2,48,35,140.00	₹ 2,03,19,660.00	₹ 2,48,35,140.00
Total			430		717882.64	₹ 18,54,39,330.00	₹ 22,66,48,070.00	₹ 6,46,09,43,760.00	₹ 7,89,67,09,040.00

VALUATION REPORT

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Phase - II									
S. No.	Tower	Unit Type	No. of Units	Super Area	Total Super Area	Value of Individual Flat (@Rs.9000/- per sq. ft.)	Value of Individual Flat (@Rs.11000/- per sq. ft.)	Total Value (@Rs.9000/- per sq. ft.)	Total Value (@Rs.11000/- per sq. ft.)
1	T4	2 BHK	2	1299.74	2599.48	₹ 1,16,97,660.00	₹ 1,42,97,140.00	₹ 2,33,95,320.00	₹ 2,85,94,280.00
		3 BHK	40	1544.72	61788.8	₹ 1,39,02,480.00	₹ 1,69,91,920.00	₹ 55,60,99,200.00	₹ 67,96,76,800.00
		3 BHK	12	1600.81	19209.72	₹ 1,44,07,290.00	₹ 1,76,08,910.00	₹ 17,28,87,480.00	₹ 21,13,06,920.00
		3 BHK	1	1941.61	1941.61	₹ 1,74,74,490.00	₹ 2,13,57,710.00	₹ 1,74,74,490.00	₹ 2,13,57,710.00
		4 BHK	53	2258.54	119702.62	₹ 2,03,26,860.00	₹ 2,48,43,940.00	₹ 1,07,73,23,580.00	₹ 1,31,67,28,820.00
2	T5	2 BHK	40	1053.13	42125.2	₹ 94,78,170.00	₹ 1,15,84,430.00	₹ 37,91,26,800.00	₹ 46,33,77,200.00
		2BHK	13	1111.16	14445.08	₹ 1,00,00,440.00	₹ 1,22,22,760.00	₹ 13,00,05,720.00	₹ 15,88,95,880.00
		2 BHK	1	1305.59	1305.59	₹ 1,17,50,310.00	₹ 1,43,61,490.00	₹ 1,17,50,310.00	₹ 1,43,61,490.00
		3 BHK	40	1524.55	60982	₹ 1,37,20,950.00	₹ 1,67,70,050.00	₹ 54,88,38,000.00	₹ 67,08,02,000.00
		3 BHK	13	1613.69	20977.97	₹ 1,45,23,210.00	₹ 1,77,50,590.00	₹ 18,88,01,730.00	₹ 23,07,57,670.00
3	T6	2 BHK	2	1299.74	2599.48	₹ 1,16,97,660.00	₹ 1,42,97,140.00	₹ 2,33,95,320.00	₹ 2,85,94,280.00
		3 BHK	40	1544.72	61788.8	₹ 1,39,02,480.00	₹ 1,69,91,920.00	₹ 55,60,99,200.00	₹ 67,96,76,800.00
		3 BHK	12	1600.81	19209.72	₹ 1,44,07,290.00	₹ 1,76,08,910.00	₹ 17,28,87,480.00	₹ 21,13,06,920.00
		3 BHK	1	1922.83	1922.83	₹ 1,73,05,470.00	₹ 2,11,51,130.00	₹ 1,73,05,470.00	₹ 2,11,51,130.00
		3 BHK	1	1941.61	1941.61	₹ 1,74,74,490.00	₹ 2,13,57,710.00	₹ 1,74,74,490.00	₹ 2,13,57,710.00
		4 BHK	52	2258.54	117444.08	₹ 2,03,26,860.00	₹ 2,48,43,940.00	₹ 1,05,69,96,720.00	₹ 1,29,18,84,880.00
4	T7	2 BHK	40	1053.13	42125.2	₹ 94,78,170.00	₹ 1,15,84,430.00	₹ 37,91,26,800.00	₹ 46,33,77,200.00
		2 BHK	13	1111.16	14445.08	₹ 1,00,00,440.00	₹ 1,22,22,760.00	₹ 13,00,05,720.00	₹ 15,88,95,880.00
		2 BHK	1	1305.59	1305.59	₹ 1,17,50,310.00	₹ 1,43,61,490.00	₹ 1,17,50,310.00	₹ 1,43,61,490.00
		3 BHK	40	1524.55	60982	₹ 1,37,20,950.00	₹ 1,67,70,050.00	₹ 54,88,38,000.00	₹ 67,08,02,000.00
		3 BHK	13	1613.69	20977.97	₹ 1,45,23,210.00	₹ 1,77,50,590.00	₹ 18,88,01,730.00	₹ 23,07,57,670.00
5	T8	2 BHK	40	1053.13	42125.2	₹ 94,78,170.00	₹ 1,15,84,430.00	₹ 37,91,26,800.00	₹ 46,33,77,200.00
		2 BHK	13	1111.16	14445.08	₹ 1,00,00,440.00	₹ 1,22,22,760.00	₹ 13,00,05,720.00	₹ 15,88,95,880.00
		2 BHK	1	1305.59	1305.59	₹ 1,17,50,310.00	₹ 1,43,61,490.00	₹ 1,17,50,310.00	₹ 1,43,61,490.00
		3 BHK	40	1524.55	60982	₹ 1,37,20,950.00	₹ 1,67,70,050.00	₹ 54,88,38,000.00	₹ 67,08,02,000.00
		3 BHK	12	1613.69	19364.28	₹ 1,45,23,210.00	₹ 1,77,50,590.00	₹ 17,42,78,520.00	₹ 21,30,07,080.00
Total			536		828042.58	₹ 35,13,42,270.00	₹ 42,94,18,330.00	₹ 7,45,23,83,220.00	₹ 9,10,84,68,380.00



VALUATION REPORT

GODREJ WOODS, SECTOR-43, NOIDA

13.	CONSOLIDATED VALUE		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land (A)	NA	Rs.221,55,00,000/-
b.	Structure Construction Value(B)	NA	Rs.392,39,57,780/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs. 70,00,00,000/-
d.	Total Add (A+B+C)	NA	Rs.683,94,57,780/-
e.	Additional Premium if any	----	----
	Details/ Justification	----	----
f.	Deductions charged if any	----	----
	Details/ Justification	----	----
g.	Total Prospective Fair Market Value*	NA	Rs.683,94,57,780/-
h.	Rounded Off	----	Rs.684,00,00,000/- (After Completion of the whole project)
i.	Expected Realizable Value^	----	Rs.547,20,00,000/- (After Completion of the whole project)
j.	Distress Value*	----	Rs.478,80,00,000/- (After Completion of the whole project)
k.	Valuation of structure for Insurance purpose	NA	Rs.392,00,00,000/- (After Completion of the whole project)

(Rupees Six Hundred Eighty Four Crores Only)

7.	Concluding comments if any	<p>e. Valuation of the asset is done as found on as-is-where basis.</p> <p>h. 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>i. 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>j. As per the scope of the assignment, Value assessment is subject to <u>Assumptions, Remarks & Limiting Conditions mentioned in Point '7' below, R.K Associates Important Notes and Valuer's Remarks(Enclosure: 1)& other enclosed documents</u> with the Report which will remain part & parcel of the report. Without these enclosures/ documents report shall stand null & void.</p>
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14.	ASSUMPTIONS REMARKS LIMITING CONDITIONS
i.	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.
ii.	Forced, compulsion, constraint, obligatory sales transactions data doesn't forms part of the Fair Market Valuation exercise.
iii.	Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset.
iv.	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.
v.	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.
vi.	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.
vii.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
viii.	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.
ix.	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/ Financier 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.
x.	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.
xi.	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.
xii.	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.
xiii.	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

	approval of the Group Housing Society/ particular floor & building before allotting the Valuation case to the Valuer company.
xiv.	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.
xv.	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.
xvi.	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.
xvii.	Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.
xviii.	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.
xix.	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:

- g. **DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at 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 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.
- h. **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

c.	Fair Market Value * 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.
d.	Realizable Value ^ 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.
e.	Forced/ Distress Sale Value * 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.
f.	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.
g.	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.
h.	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.
i.	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.
j.	No employee or member of R.K Associates has any direct/ indirect interest in the property.
k.	Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
l.	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.
m.	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.
n.	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.
o.	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.
p.	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 WOODS, SECTOR-43, NOIDA

q.	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.
r.	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.
12.	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.
s.	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.
t.	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.
u.	Defect Liability Period is 30 DAYS . 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.
v.	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at valuers@rkassociates.org 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.
w.	Our Data retention policy is of ONE YEAR . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
x.	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.
y.	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.
z.	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/-.




ENCLOSURE: 2- REFERENCE FROM PUBLIC DOMAIN

MEGA PRICE OFFER			
PRE-LAUNCH PRICE		LAUNCH PRICE	
TYPOLGY	PRICE RANGE* (IN CR.)	TYPOLGY	PRICE RANGE* (IN CR.)
2 BHK	1.08 - 1.21	2 BHK	1.19 - 1.32
3 BHK	1.55 - 1.80	3 BHK	1.71 - 1.95
3BHK (TYPE-4 & TYPE-6)	1.63 - 1.90	3BHK (TYPE-4 & TYPE-6)	1.79 - 2.06
4 BHK	2.36 - 2.72	4 BHK	2.58 - 2.94

PRE-LAUNCH PRICE		LAUNCH PRICE	
Typology	Price Range* (In Crore)	Typology	Price Range* (In Crore)
2 BHK	₹1.08 – ₹1.21	2 BHK	₹1.19 – ₹1.32
3 BHK	₹1.55 – ₹1.67	3 BHK	₹1.71 – ₹1.95
3 BHK (Type-4 & Type-6)	₹1.63 – ₹1.90	3 BHK (Type-4 & Type-6)	₹1.79 – ₹2.06
4 BHK	₹2.36 – ₹2.72	4 BHK	₹2.58 – ₹2.94

Price			
Type	Launch Price (In ₹***)		Pre-Launch Price (In ₹***)
2 BHK	₹1.19 Cr* - ₹1.32 Cr*		₹1.08 Cr* - ₹1.21 Cr*
			Price Breakup
3 BHK	₹1.71 Cr* - ₹1.95 Cr*		₹1.55 Cr* - ₹1.80 Cr*
			Price Breakup
3 BHK With Deck	₹1.79 Cr* - ₹2.06 Cr*		₹1.63 Cr* - ₹1.90 Cr*
			Price Breakup
4 BHK	₹2.58 Cr* - ₹2.94 Cr*		₹2.36 Cr* - ₹2.72 Cr*
			Price Breakup



2 BHK Residential Apartment in Sector-43 Noida
Godrej Woods

₹ 1.08 Cr* 1,050 sq.ft. 2 BHK

Imagine a home in the heart of the city, yet nestled among ~600 tre... more

27th Floor 200+ Clubhouse Amenities 24x7 Security

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RAVS Infratech Pvt. Ltd.

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3 BHK Residential Apartment in Sector-43 Noida
Godrej Woods

₹ 1.71 Cr* 1,550 sq.ft. 3 BHK

Imagine a home in the heart of the city, yet nestled among ~600 tre... more

27th Floor 200+ Clubhouse Amenities 24x7 Security

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4 BHK Residential Apartment in Sector-43 Noida
Godrej Woods

₹ 2.36 Cr ₹ 10,305/sq.ft. **2,250 sq.ft.** (2,000 sq.ft.) Carpet Area **4 BHK** (4 BHK)

Godrej properties (India's no. 1 developer) introduces #nature sem... [more](#)

[0th Floor](#) [Overlooking Park/Garden](#) [Internet/Wifi Connectivity](#)

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2 BHK Residential Apartment in Sector-43 Noida
Godrej Woods

₹ 1.08 Cr ₹ 10,305/sq.ft. **1,053 sq.ft.** (900 sq.ft.) Carpet Area **2 BHK** (2 BHK)

Godrej properties (India's no. 1 developer) introduces #nature sem... [more](#)

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2 BHK Residential Apartment in Sector-43 Noida
Godrej Woods


₹ 1.08 Cr ₹ 9,574/sq.ft. **1,128 sq.ft.** (1,000 sq.ft.) Carpet Area **2 BHK** (2 BHK)

Godrej properties has come up with luxury residential project godr... [more](#)

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Individual Consultant

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2 BHK Residential Apartment in Sector-43 Noida
Godrej Woods


₹ 1.14 Cr ₹ 10,101/sq.ft. **1,111 sq.ft.** (1,000 sq.ft.) Carpet Area **2 BHK** (2 BHK)

Premium flats with premium location in the heart of noida.

[Overlooking Park/Garden](#)

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Satsguru Associates

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3 BHK Residential Apartment in Sector-43 Noida
Godrej Woods

₹ 1.55 Cr ₹ 9,375/sq.ft. **1,600 sq.ft.** (1,400 sq.ft.) Carpet Area **3 BHK** (3 BHK)

Godrej properties (India's no. 1 developer) introduces #nature sem... [more](#)

[0th Floor](#) [Overlooking Park/Garden](#) [Internet/Wifi Connectivity](#)

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Exp Global India Pvt Limited

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ENCLOSURE: 3- GOOGLE MAP LOCATION



ENCLOSURE: 4- CIRCLE RATES

मल्टीस्टोरीज कांप्लेक्स का प्रचलित नाम	सेक्टर का क्रमांक / भौतिक नाम का नाम जहाँ कामलेखन अवस्थित है।	मौलिकी का प्रारूप-1 के अर्धीन आवंटित की-कोड	सुपर एरिया के निर्माण की दर (प्रति वर्गमीटर ₹00 मी0)	कार पार्किंग	
				कवर्ड पार्किंग	ओपन पार्किंग
1	2	3	4	5	
तदैव	36	0040	55000	3 लाख	1.5 लाख
तदैव	37	0041	50000	3 लाख	1.5 लाख
तदैव	38	0042	50000	3 लाख	1.5 लाख
तदैव	38A	0043	55000	3 लाख	1.5 लाख
तदैव	39	0044	55000	3 लाख	1.5 लाख
तदैव	40	0045	50000	3 लाख	1.5 लाख
तदैव	41	0046	50000	3 लाख	1.5 लाख
तदैव	42	0047	40000	3 लाख	1.5 लाख
तदैव	43	0048	40000	3 लाख	1.5 लाख
तदैव	44	0049	55000	3 लाख	1.5 लाख
तदैव	45	0050	50000	3 लाख	1.5 लाख
तदैव	46	0051	50000	3 लाख	1.5 लाख
तदैव	47	0052	50000	3 लाख	1.5 लाख
तदैव	48	0053	50000	3 लाख	1.5 लाख

लोकतैव्यर से आवंटित किया गया की-कोड	सेक्टर का क्रमांक	वार्ड का नाम, उप निगम, कार्यपालक के क्षेत्राधिकार प्रथम, द्वितीय व तृतीय के अनुसार	मुख्य आकाशीय प्रयोजन, 12 मीटर तक मीट्री वाइड वर (रेसिडेंसियल)	प्रतिनिधिक प्रयोजन 10000 वर्ग मीटर से अधिक की मुख्य वर की लिए	औद्योगिक प्रयोजन 50000 वर्ग मीटर से अधिक की मुख्य वर की लिए	सुपर आर्किंग मुख्य वर से निर्धारित दर	प्रतिवर्ग मीटर का निर्माण कर (अर्धीन सेक्टर के अनुसार)	कवर्ड पार्किंग का मुख्य वर	सुपर एरिया / डेवेलोपमेंट सेक्टर / ओपन पार्किंग / तृतीय वर के लिए वर का निर्माण कर	कवर्ड पार्किंग / डेवेलोपमेंट सेक्टर / ओपन पार्किंग / तृतीय वर के लिए वर का निर्माण कर	कवर्ड पार्किंग / डेवेलोपमेंट सेक्टर / ओपन पार्किंग / तृतीय वर के लिए वर का निर्माण कर
0035	31	तृतीय	72000	159000	-	-	-	107500	-	-	-
0036	32	प्रथम	72000	159000	-	-	-	107500	-	-	-
0037	33	द्वितीय	72000	159000	-	94000	-	107500	-	-	-
0038	34	तृतीय	72000	159000	-	-	-	107500	-	-	-
0039	35	प्रथम	103500	159000	-	-	-	155000	-	-	-
0040	36	द्वितीय	103500	159000	-	-	-	155000	-	-	-
0041	37	तृतीय	72000	159000	-	-	-	107500	-	-	-
0042	38	प्रथम	103500	121000	-	-	-	107500	-	-	-
0043	38A	प्रथम	103500	186000	-	-	-	107500	-	-	-
0044	39	द्वितीय	103500	159000	-	-	-	155000	-	-	-
0045	40	तृतीय	72000	159000	-	-	-	107500	-	-	-
0046	41	प्रथम	72000	159000	-	-	-	107500	-	-	-
0047	42	द्वितीय	52500	143000	-	-	-	78500	-	-	-
0048	43	तृतीय	52500	143000	-	-	-	78500	-	-	-
0049	44	प्रथम	103500	159000	-	141000	-	155000	-	-	-
0050	45	द्वितीय	52500	159000	-	84500	-	78500	-	-	-
0051	46	तृतीय	72000	143000	-	94000	-	107500	-	-	-
0052	47	प्रथम	72000	143000	-	94000	-	107500	-	-	-
0053	48	द्वितीय	72000	143000	-	94000	-	107500	-	-	-
0054	49	तृतीय	72000	143000	-	-	-	107500	-	-	-
0055	50	प्रथम	103500	159000	-	141000	-	155000	-	-	-



ENCLOSURE: 5- PHOTOGRAPHS

