

File No.: RKA/FY18-19/P-01

Dated:25.04.2019

PROJECT TIE -UP REPORT

OF

GROUP HOUSING SOCIETY



SITUATED AT

PLOT NO. GH-05, SECTOR-CHI-V, GREATER NOIDA, DISTRICT GAUTAM BUDH
NAGAR, UTTAR PRADESH

DEVELOPED & PROMOTED BY

M/S. PURVANCHAL PROJECTS PRIVATE LIMITED

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, NOIDA

***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.*

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

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			
c.	Name of Promoter	M/s. Purvanchal Projects Private Limited			
d.	Name of Property Owner	M/s. Purvanchal Projects Private Limited			
e.	Address & Phone Number of the owner	Registered office:- LSC, A-7, 2 nd Floor, Purvanchal Plaza, Mayur Vihar-Phase-II, New Delhi-110091			
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	24 April 2019			
k.	Date of Valuation Report	25 April 2019			
l.	Surveyed in presence of	Promoter's representative	Mr. Imran (+91-9971593485)		
m.	Purpose of the Valuation	Project Tie-up for individual Flat Financing			
n.	Scope of the Report	General assessment of the Project for Project Tie-up including its general valuation.			
o.	Out-of-Scope of Report	i. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. ii. Legal aspects of the property are out-of-scope of this report. iii. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. iv. Getting cizra map or coordination with revenue officers for site identification is not done at our end. v. Measurement is only limited upto sample random measurement. vi. Measurement of the property as a whole is not done at our end. vii. Drawing Map & design of the property is out of scope of the work.			
p.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.	
		Total05documents requested.	Total07documents provided.	06	
		Property Title document	Lease Deed	NA	
		Approved Map	Certificate of Search	NA	
		Copy of TIR	Enviromental clearance NOC	NA	

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			from SEIAA	
		Project Approval Letter	NOC from Pollution control Board	NA
		Project NOC's issued from the concern authority	Provisional Fire NOC issued from concerned authority	NA
		None	Height Clearance NOC from Airport Authority of India	NA
		None	Approved building plans from GNIDA	NA
		None	None	NA
		None	None	NA
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			
a.	<p>Brief description of the Property under Valuation: This project tie-up report is prepared for the housing project “Purvanchal Royal City Phase-II” which is being developed at the aforesaid address on a land area of 87965.51 sq.mtr. as per the copy of approved layout plan and the subject project is being developed on 35966 m² (8.89 Acres) of land (as per the information available on UP RERA).</p> <p>The project is developed on Lease hold land purchased by virtue of a lease deed executed between Greater Noida Industrial Development Authority and M/s. Purvanchal Projects Private Limited.</p> <p>The company has developed the whole project land in two phases namely Purvanchal Royal City Phase-I & Phase-II. The phase-I of the project has been completed by the developer and completion certificate is received from the concerned authority. However, this project tie-up report is prepared for the phase-II project being developed at aforesaid address and land area as per RERA 35966 m² (8.89 Acres) .</p> <p>As per the approved master plan, the phase-II of the project is comprised of Tower-01, 02, 03, 04, 16, 17, 18. The tower-18 is to be comprised of commercial floor and studio flats. As per the information given by the developer representative, at present they have launched only towers- 01, 02, 03 & 04 and rest of the towers will be launched shortly.</p>			

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At present the developer of the project has proposed to developed the following residential dwelling units in phase-II:-

Sr. No.	Super Area (in sq.ft.)	Tower .	Total No. of Flats
1	1825	2	92
2	1815	2	46
3	2075	2	46
4	1825	3	92
5	1815	3	46
6	2075	3	46
7	1825	4	92
8	1815	4	46
9	2075	4	46
10	1825	1	136
Total			688

All the NOCs and statutory approvals are in the name of M/s. Purvanchal Land Private Limited. The promoter of the project has obtained most of the preliminary necessary statutory approvals from different government agencies to develop the said project.

The construction of the subject project is just started at the site and is expected to be completed by year- 2023.

This group housing project is located in Sector-Chi-V, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.

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. 24-25
e.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 00
f.	Enclosure 3	Google Map – Page No. 27
g.	Enclosure 4	Photographs – Pages 3
h.	Enclosure 5	Copy of Circle Rate – Page no. 01
i.	Enclosure 6	Survey Summary Sheet – Pages 2
j.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages 02

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PART B

SBI FORMAT OF VALUATION REPORT - ANNEXURE - II

Name & Address of Branch	State Bank of India, HLST Branch, Noida
Name of Promoter	M/s. Purvanchal Projects Private Limited

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Property Owner	M/s. Purvanchal Projects Private Limited
	Address & Phone Number of the Owner	Registered office:- LSC, A-7, 2 nd Floor, Purvanchal Plaza, Mayur Vihar-Phase-II, New Delhi-110091
b.	Purpose of the Valuation	Project Tie-up Report
c.	Date of Inspection of the Property	24 April 2019
d.	Date of Valuation Report	25 April 2019
e.	Name of the Developer of the Property	M/s. Purvanchal Projects Private Limited
	Type of Developer	Private developer promoted

2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY	
a.	Location attribute of the property	
i.	Nearby Landmark	Park View-II, Sector-Chi-V
ii.	Postal Address of the Property	Plot No. GH-05, Sector-Chi-V, Greater Noida, District- Gautam Budh Nagar, Uttar Pradesh
iii.	Area of the Plot/ Land	Total Land Area= 87965.51 sq.mtr. Land Area under development= 35966 m ² (8.89 Acres) . <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°25'55.4"N 77°30'18.0"E
vii.	Details of the roads abutting the property	
	1. Main Road Name & Width	Yamuna Expressway 160 mtr wide road
	2. Front Road Name & width	Sector- Road 24 mtr wide road
	3. Type of Approach Road	Bituminous Road
	4. Distance from the Main Road	On Road Property
viii.	Description of adjoining property	Other Residential Project nearby
ix.	Plot No./ Survey No.	Plot No. GH-05
x.	Zone/ Block	Residential
xi.	Sub registrar	Noida
xii.	District	Gautam Buddha Nagar, Uttar Pradesh
xiii.	Any other aspect	Valuation is done for the property identified to us by the owner/

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

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	East	Not Available	Road
	West	Not Available	Road/ Phase-I

3.	TOWN PLANNING/ ZONING PARAMETERS		
a.	Master Plan provisions related to property in terms of Land use	Residential	
	i. Any conversion of land use done	NA	
	ii. Current activity done in the property	Construction of Residential Apartment in multistoried building	
	iii. Is property usage as per applicable zoning	Yes used as Group Housing as per zoning	
	iv. Any notification on change of zoning regulation	NA	
	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 construction of the project is going on	Not Applicable since construction of the project is going on
d.	Comment on unauthorized construction if any	None, as per visual observation the construction work is going on as per approved map.	
e.	Comment on Transferability of developmental rights	As per regulation of GNIDA	
f.	i. Planning Area/ Zone	Greater NOIDA Master Plan	
	ii. Master Plan currently in force	Greater Noida Master Plan - 2021	
	iii. Municipal limits	Greater Noida (GNIDA)	
g.	Developmental controls/ Authority	Greater Noida (GNIDA)	
h.	Zoning regulations	Residential	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	Other Group Housing Societies	
j.	Comment of Demolition proceedings if any	Not Applicable, since the construction has just started	
k.	Comment on Compounding/ Regularization proceedings	Not Applicable, since the construction has just started	
l.	Any other aspect		
	i. Any information on encroachment	No	
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)	

4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	Lease Deed	None	NA

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b.	Names of the Legal Owner/s	M/s. Purvanchal Project Pvt. Ltd.	
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	GNIDA, Uttar Pradesh	
	ii. Name of the office of the Authority	GNIDA, Uttar Pradesh	
	iii. Any violation from the approved Building Plan	Not Applicable, since the construction has just started	
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		
	i. Since how long owners owing the Property	08-years	
	ii. Year of Acquisition/ Purchase	2011	
	iii. Property presently occupied/ possessed by	Developer	
	iv. Title verification	To be done by the competent Advocate	

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	v. Details of leases if any	Yes, sub- lease deed executed on May 13, 2011
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5.	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	Please ask to the company
d.	Property Insurance details	Please ask to the company
e.	Monthly maintenance charges payable	NA
f.	Security charges, etc.	NA
g.	Any other aspect	NA
6.	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

7.	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		No
	iii. Power Supply arrangements	Permanent	Will be obtained as per required capacity
		Auxiliary	DG set 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, proposed
	viii. Whether gated society		Yes, proposed
ix. Internal development			

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	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes, proposed	Yes, proposed	Yes/ RCC, interlocking tiles, proposed	Yes/ Interlocking chequered tiles / RCC, Proposed	Yes/ 6' high 9" brick wall, proposed

8.	INFRASTRUCTURE AVAILABILITY						
a.	Description of Aqua Infrastructure availability in terms of:						
	i. Water Supply			Yes (Proposed)			
	ii. Sewerage/ sanitation system			Underground (Proposed)			
	iii. Storm water drainage			Yes			
b.	Description of other Physical Infrastructure facilities in terms of:						
	i. Solid waste management			Yes, by the municipal corporation (Proposed)			
	ii. Electricity			Yes, for the construction and official purpose			
	iii. Road and Public Transport connectivity			Yes			
	iv. Availability of other public utilities nearby			Transport, Market, Hospital etc. are available in a radius of 5-6 Km.			
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	6.5 km	05 km	5 km	6.5 km	21 km	50 km.	45 km
	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby			

9.	MARKETABILITY ASPECTS OF THE PROPERTY:		
a.	Marketability of the property in terms of		
	i. Location attribute of the subject property	Good	
	ii. Scarcity	Similar kind of properties are easily available on demand.	
	iii. Market condition related to demand and supply of the kind of the subject property in the area	Good demand of such properties in the market.	
	iv. Comparable Sale Prices in the locality	Please refer to Part C: Valuation Assessment of the Property.	
b.	Any other aspect which has relevance on the value or marketability of the property		No
	i. Any New Development in surrounding area	Yes	Construction of many other group housing societies is in progress. However, many are already inhabited.
	ii. Any negativity/ defect/ disadvantages in the property/ location	No	NA

10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:
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a.	Type of construction & design	RCC framed pillar beam column structure on RCC slab (proposed)	
b.	Method of construction	Construction done using professional contractor workmanship based on architect plan(proposed)	
c.	Specifications		
	i. Class of construction	RCC: Under construction	
	ii. Appearance/ Condition of structures	Internal -Under construction	
		External -Under construction	
	iii. Roof	Floors/ Towers	Type of Roof
		High rise Towers	RCC(proposed)
	iv. Floor height	Approx. 10 feet (Proposed)	
	v. Type of flooring	Vitrified tiles, Ceramic Tiles, Granite (Proposed)	
	vi. Doors/ Windows	Aluminum flushed doors & windows, Wooden frame & panel doors (Proposed)	
	vii. Interior Finishing	Neatly plastered and putty coated walls (Proposed)	
	viii. Exterior Finishing	Simple plastered walls (Proposed)	
	ix. Interior decoration/ Special architectural or decorative feature	Beautifully & aesthetically designed interiors (Proposed)	
	x. Class of electrical fittings	Internal/ Normal quality fittings (Proposed)	
	xi. Class of sanitary & water supply fittings	Internal/ Normal quality fittings (Proposed)	
d.	Maintenance issues	Not Applicable since construction work is in progress	
e.	Age of building/ Year of construction	Under Construction	Under Construction
f.	Total life of the structure/ Remaining life expected	Approx. 65-70 Years	Approx. 65-70 Years (After Completion)
g.	Extent of deterioration in the structure	Not Applicable since construction work of the project is in progress	
h.	Structural safety	Proposed RCC structure so will be structurally stable, however structural stability certificate is pending to be obtained	
i.	Protection against natural disasters viz. earthquakes etc.	All the structures are designed for seismic consideration for Zone IV	
j.	Visible damage in the building if any	NA, since the construction has just started	
k.	System of air conditioning	NA	
l.	Provision of firefighting	Automatic Water Sprinkler system with alarm (Proposed)	
m.	Status of Building Plans/ Maps	Building plans are approved by the development authority	
	i. Is Building as per approved Map	Not Applicable, since the construction work has just started	
	ii. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	iii. Is this being regularized	No information provided	

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

12.	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)

13.	PROJECT DETAILS:	
a.	Name of the Developer	M/s. Purvanchal Project Pvt. Ltd.
b.	Name of the Architect	Mr. Patwal
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	2023
e.	Progress of the Project	Tower 1,2,3,18 – Excavation Work completed so far Tower 4,16 – Construction work of Raft footing work is completed as on date.
f.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input checked="" type="checkbox"/> Ordinary Apartments, <input checked="" type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input type="checkbox"/> Play Area, <input type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input checked="" type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area

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14.	VALUATION:	
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to 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	
	1. Land	Rs.101,53,20,180/-
	2. Building	NA
	ii. Prospective Fair Market Value	Rs.402,00,00,000/-
	iii. Expected Realizable Value	Rs.341,70,00,000/-
	iv. Liquidation Value	Rs.301,50,00,000/-
	v. Valuation of structure for Insurance purpose	Rs.289,00,00,000/-
e.	i. 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.
	ii. 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.

15.	Declaration (Also see Enclosure: 1 Valuer's Remarks)	<p>i. The information provided is true and correct to the best of my knowledge and belief.</p> <p>ii. The analysis and conclusions are limited by the reported assumptions, limiting conditions and the information came to knowledge during the course of the work. Please see the Assumptions Remarks & Limiting conditions described in Part D: Valuation assessment section of the Report.</p> <p>iii. I/ firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.</p> <p>iv. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>v. Our authorized surveyor by name of JE Sachin Pandey has visited the subject property on 24 April 2019 in the presence of the promoter's representative.</p> <p>vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.</p>
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		vii. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank. viii. We have submitted Valuation report directly to the Bank. ix. This valuation work is carried out by our Engineering team on the request from STATE BANK OF INDIA, HLST, NOIDA
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16.	VALUATION COMPANY DETAILS:		
a.	Name & Address of Valuer company	Wealth Tax Registration No.	Signature of the authorized person
b.	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. G-183, Preet Vihar, Delhi-110092	2303/ 1988	
c.	Total Number of Pages in the Report with enclosures		
d.	Engineering Team worked on the report	SURVEYED BY: JE Sachin Pandey	
		PREPARED BY: SE Sachin Agrahari	
		REVIEWED BY: HOD Valuations	

17.	ENCLOSED DOCUMENTS:	
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Enclosed with the report
b.	Building Plan	Enclosed with the report
c.	Floor Plan	Enclosed with the report
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Enclosed with the report
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	i. Part C: Area Description of the Property ii. Part D: Valuation Assessment of the Property iii. Assumption, Remarks & Limiting conditions iv. Valuer's Remark - Page No.24,25 v. Google Map – Page No.27 vi. Photographs – Pages03 vii. Copy of Circle Rate – Pages1 viii. Survey Summary Sheet – Pages 02 ix. Copy of relevant papers from the property documents referred in the Valuation – Pages02

PART C
AREA DESCRIPTION OF THE PROPERTY

1.	Licensed Area of Site		87965.51 m ² (21.73 Acres)		
2.	Development Land Area as per Zoning		87965.51 m ² (21.73 Acres)		
3.	Land Area Under development as per UP RERA		35966 m ² (8.89 Acres)		
4.	Ground Coverage Area	Proposed	18248.142 m ²		
		Permissible	35186.204 m ²		
		For Subject Phase-II	7225.517 m ²		
5.	Covered Area	UNDER FAR		Proposed	Present Status
		Residential		131258.10 m ²	----
		Commercial		3063.706 m ²	
		Milk Booth		66.746 m ²	
		TOTAL	Proposed	134338.571 m ² (1446008.34 ft.²)	----
			Permissible	307879.285 m ²	NA
		15 % Facility FAR		15021.001 m ²	
		Total		149409.572 m² (1608231.24 ft.²)	
		UNDER NON FAR			
		Basement Area		44727.45 m ²	----
		Stilt		66.746 m ²	
		Others (Balcony/ Surface Staircase/ Meter Room/ Guard Room)		NA	NA
		Nursery School		NA	NA
		TOTAL	Proposed	44794.196 m ² (482160.71 ft.²)	----
			Permissible	NA	NA
6.	Common Area		5674.606 m ²		
7.	Open/ Green Area	Proposed	NA		
		Minimum Required	NA		
8.	Density	Proposed	957.17 PPH		
		Permissible	970 PPH		
9.	Plinth/ Built-up Area (As per IS 3861-1966)		194203.768 m ² (FAR + NON FAR)		
10.	Carpet Area		NA		
11.	Net Floor Area		NA		
12.	Super Area		NA		
13.	Shed Area		NA		
14.	Salable Area		NA		

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Total Blocks/ Floors/ Flats					
1.	Approved as per Sanctioned Plan		Actually provided (as per inventory list/ brochure)		Current Status
	Phase-II Tower-01: 02B+G+22 Floors= 136 DU Tower-02: 02B+G+22 Floors= 184 DU Tower-03: 02B+G+22 Floors= 184 DU Tower-04: 02B+G+22 Floors= 184 DU Tower-16: 02B+G+23 Floors= 192 DU Tower-17: 02B+G+23 Floors= 192 DU Tower-18: 02B+G+16 Floors= 154 DU		Phase-II Tower-01: 02B+G+22 Floors= 136 DU Tower-02: 02B+G+22 Floors= 184 DU Tower-03: 02B+G+22 Floors= 184 DU Tower-04: 02B+G+22 Floors= 184 DU Yet to be launched Tower-16: 02B+G+23 Floors= 192 DU Tower-17: 02B+G+23 Floors= 192 DU Tower-18: 02B+G+16 Floors= 154 DU		Tower 1,2,3,18 – Excavation Work completed so far Tower 4,16 – Construction work of Raft footing work is completed as on date.
2.	Total no. of Flats/ Units	Main Units	1226 DUs		
		Launched at present	688 DU's		
	Type of Flats		Type of Flat	Tower/ Type	Carpet Area (Sq. ft.)
			03 BHK	01 & 02, 03, 04/ B1	1117
			03 BHK	02, 03, 04/ B1	1107
			03 BHK + SR	02, 03, 04/ A3	1272
	Number of Car Parking available		Required	1680 ECS	
			Stilt	02 ECS	
			Basement	1437 ECS	
			Open	0441 ECS	
			Total	1880 ECS	

PART D**PROJECT APPROVAL DETAILS**

S.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Revised sanction of layout plan Letter	Memo No. PLG/(BP)2721/695 Dated:- 17.01.2019	Approved
2.	Building Plan Approval Letter	Letter No. BF-2721/695 Dated: 17.01.2019	Approved
3.	NOC for Height Clearance from Airport Authority of India	Memo No. AAI/RHQ/NR/ATM/NOC/2018/202/1059-1062 Dated: 25.06.2018	Approved
4.	Environmental clearance NOC from SEIAA	Ref No. 80/Parya/SEAC/3325/2015/AD(Sub) Dated: 03.06.2016	Approved
5.	NOC from Pollution Control Board	Ref. No. F-49307/C-1/N/NOC-1030/2014 Dated: 24.9.2014	Approved
6.	Provisional NOC from Fire Authority	Memo No.- 866/DD/F.No./Meerut-18(Gr. Noida)/1559 Dated: 29.12.2018	Approved
7.	RERA Registration Certificate	Certificate No. UPRERAPRJ295195 Dated: 05.03.2019	Approved
8.	Structural Stability Certificate	----	Not Provided

OBSERVATIONS:- Project meets preliminary necessary compliance statutory approvals.

PART E**VALUATION ASSESSMENT OF THE PROPERTY**

1.	ASSESSMENT FACTORS					
a.	Valuation Type	Group Housing Society Value		Group Housing Society Value		
b.	Scope of the Valuation	To assess Project Establishment Replacement Value				
c.	Property Use factor	Current Use		Highest & Best Use		
		Group Housing Society		Group Housing Society		
d.	Legality Aspect Factor (Refer sub clause I & j of Point 7)	Positive as per documents produced to us				
e.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio	
		Irregular	Large	On Road Level	Normal frontage	
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level	
		Metro City	Good	3 side open	Not Applicable	
			Property within developing Residential zone	On wide approach road		
				NA		
		Property Facing	North-East Facing			
g.	Any New Development in surrounding area	Other development		Development of other group housing project is going on. However, many are already inhabited.		
h.	Any specific advantage/ drawback in the property	No				
i.	Overall property usability Factor	Good				
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.	Methodology/ Basis of Valuation	Govt. Guideline Value:NA				
		Market Value:Market Comparable Sales approach				
		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.				

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o.	References on prevailing market Rate/Price trend of the property and Details of the sources from where the information is gathered <i>(from property search sites & local information)</i>	
	i.	Name: NA
		Contact No.: ----
		Nature of reference: ----
		Size of the Property: ----
		Location: ----
		Rates/ Price informed: ----
		Any other details/ Discussion held: ----
	ii.	Name: NA
		Contact No.: ----
		Nature of reference: ----
		Size of the Property: ----
		Location: ----
		Rates/ Price informed: ----
		Any other details/ Discussion held: ----
	Adopted Rates Justification	<i>This land is for the specific purpose to develop group housing society. And Group Housing project 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. This project land is situated in Yamuna Expressway. Hence, considering all these factors and premium for the development of the land, the prevailing rates for the specific land is Rs. 23,000/- per sq. mtr. We take Rs.23,000/- per sq. mtr. as the plot rate which in our opinion seems to be reasonable.</i>

2.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	Rs.28,230/-per sq.mtr.	Rs. 20,000/- to 25,000/- per sq. mtr
b.	Rate adopted considering all characteristics of the property	Rs.28,230/-per sq.mtr.	Rs.23,000/- per sq. mtr
c.	Total Development Land Area considered <i>(documents vs site survey whichever is less)</i>	35966 m ² (8.89 Acres)	35966 m ² (8.89 Acres)
d.	Total Value of land (A)	35966 m ² x Rs.28,230/-per sq.mtr.	35966 m ² x Rs. 27,000/- per sq. mtr
		Rs.101,53,20,180/-	Rs.82,72,18,000/-

3.	VALUATION OF BUILDING CONSTRUCTION			
	Particulars		Expected Building Construction Value	
			FAR	NON FAR
	Structure Construction Value	Rate range	Rs. 1,200/- to 1,800/- per sq. ft.	Rs. 800/- to 1,200/-per sq. ft.
		Rate adopted	Rs. 1,500/- per sq. ft.	Rs. 1,000/- per sq. ft.
		Covered Area	149409.572 m ² (1608231.24 ft. ²)	44794.196 m ² (482160.71 ft. ²)
		Valuation Calculation	1608231.24 x Rs. 1,500/- per sq. ft	482160.71 x Rs. 1,000/- per sq. ft
		Total Value	Rs.241,23,46,860/-	Rs.48,21,60,710/-

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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.289,45,07,570/-

4.	VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	Rs. 5,00,00,000/-
b.	Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	Rs. 5,00,00,000/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Rs. 10,00,00,000/-
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	Rs. 10,00,00,000/-
e.	Depreciated Replacement Value (C)	NA	Rs. 30,00,00,000/-

5.	MARKET/ SALABLE VALUE OF THE FLATS	
a.	Total No. of DU	1226 DU
b.	Launched at present	688 DU
c.	Total No. Villas	NA
d.	Total No. of Studio apartments	NA
e.	Total Proposed Salable Area for flats	NA
f.	Launch Price = (approx.) (including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.3,285/- per sq. ft.
	Present Market Rate (including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.3,500/- to Rs. 4,000/- per sq. ft.
g.	Remark	The market value of the Flats are varies from floor to floor and direction to direction as per information gathered from the public domain & dealers of that area, and it is found that flat rates vary between Rs.3,500/- to Rs. 4,000/- per sq. ft.

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Sr. No.	Super Area (in sq.ft.)	Tower .	Total No. of Flats	Total Super Area (in sq.ft.)	Market Rate @ Rs.3,500/-per sq.ft.	Market Rate @ Rs.4,000/-per sq.ft.
1	1825	2	92	167900	₹ 587,650,000.00	₹ 671,600,000.00
2	1815	2	46	83490	₹ 292,215,000.00	₹ 333,960,000.00
3	2075	2	46	95450	₹ 334,075,000.00	₹ 381,800,000.00
4	1825	3	92	167900	₹ 587,650,000.00	₹ 671,600,000.00
5	1815	3	46	83490	₹ 292,215,000.00	₹ 333,960,000.00
6	2075	3	46	95450	₹ 334,075,000.00	₹ 381,800,000.00
7	1825	4	92	167900	₹ 587,650,000.00	₹ 671,600,000.00
8	1815	4	46	83490	₹ 292,215,000.00	₹ 333,960,000.00
9	2075	4	46	95450	₹ 334,075,000.00	₹ 381,800,000.00
10	1825	1	136	248200	₹ 868,700,000.00	₹ 992,800,000.00
Total			688		₹ 4,510,520,000.00	₹ 5,154,880,000.00

Remarks: - The market of the subject project flats has been as advised by the bank.

6.	CONSOLIDATED VALUE		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land (A)	Rs.101,53,20,180/-	Rs. 82,72,18,000/-
b.	Structure Construction Value(B)	NA	Rs.289,45,07,570/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs. 30,00,00,000/-
d.	Total Add (A+B+C)	NA	Rs.402,17,25,570/-
e.	Additional Premium if any	-----	-----
	Details/ Justification	-----	-----
f.	Deductions charged if any	-----	-----
	Details/ Justification	-----	-----
g.	Total Prospective Fair Market Value[#]	NA	Rs.402,17,25,570/-
h.	Rounded Off	----	Rs. 402,00,00,000/-
i.	EXPECTED REALIZABLE VALUE[^](@ ~15% less)	----	Rs.341,70,00,000/-
j.	Distress VALUE[*](@ ~25% less)	----	Rs.301,50,00,000/-
k.	Valuation of structure for Insurance purpose	NA	Rs.289,00,00,000/-

(Rupees Four Hundred and Two Crores Only)

7.	Concluding comments if any	<p>a. Valuation of the asset is done as found on as-is-where basis.</p> <p>b. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.</p> <p>c. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.</p> <p>d. As per the scope of the assignment, Value assessment is subject</p>
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		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.
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8.	ASSUMPTIONS REMARKS LIMITING CONDITIONS
a.	Information of the average market rates is taken based on the verbal market survey in the subject area from the local people, property agents, recent deals, demand-supply, internet postings which has been relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.
b.	Forced, compulsion, constraint, obligatory sales transactions data doesn't forms part of the Fair Market Valuation exercise.
c.	Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset.
d.	This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
e.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risks and should loan conservatively to keep the advanced money safe in case of any such situation.
f.	This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
g.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
h.	All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents which has been relied upon.
i.	Legal aspects for eg. ownership rights, lien, charge, mortgage, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has first got the legal verification cleared by the competent Advocate before requesting for the Valuation report. In case Valuation is obtained before taking legal scrutiny or opinion then it is expected from the Bank to inform back the Valuer timely about such change of rights on the property as soon as it comes into the notice of the Bank/ 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.
j.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.
k.	Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. At our end we can just cross verify the identification of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest.
l.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to

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	get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
m.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then it is assumed that the Banker or the concerned organization has satisfied themselves with the approval of the Group Housing Society/ particular floor & building before allotting the Valuation case to the Valuer company.
n.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough to determine the exact lawful situation on ground for the Valuer. In case nothing specific is noted on the covered built-up area considered in the Valuation Report, the covered area present on the site as per site survey will be considered in the Valuation.
o.	In case of Valuation of Plant & Machinery or equipment, condition of machines is evaluated by visual observation only. No technical/ mechanical testing of any kind has been carried out at our end to ascertain the condition and efficiency of the machines. Valuation of Plant & Machinery is done on the basis of physical existence of the assets rather than their technical expediency.
p.	Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest, etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.
q.	Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.
r.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
s.	At the outset, it is to be noted that Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formulae to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However our Valuation analysis can definitely help the stakeholders to make them informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.

R.K ASSOCIATES IMPORTANT NOTES:

- DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. 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.
- COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

IF REPORT IS USED FOR BANK/ FIs

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

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

ENCLOSURE: 1- VALUER'S REMARKS

1.	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.
2.	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.
3.	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.
4.	Best rates are rationally adopted based on the facts of the case came to our knowledge during the course of the assignment considering many factors like nature of the property, size, location, approach, market situation and trends.
5.	Construction rates are adopted based on present replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition, specifications based on the visual observation of the structure. No structural, physical tests have been carried out in respect of it.
6.	This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
7.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of any such situation.
8.	No employee or member of R.K Associates has any direct/ indirect interest in the property.
9.	Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
10.	Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
11.	This report is having limited scope as per its fields to provide only the general basic idea of the value of the property prevailing in the market based on the documents/ data/ information provided by the client. The suggested value should be considered only if transaction is happened as free market transaction.
12.	The condition assessment and the estimation of residual economic life of the structure is based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
13.	This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the original has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
14.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.

VALUATION REPORT

M/S. PURVANCHAL PROJECTS PRIVATE LIMITED

15.	Value varies with the Purpose/ Date/ Condition of the market. This report should not to be referred if any of these points are different from the one mentioned aforesaid in the Report. The Value indicated in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
16.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work.
17.	This report is prepared on the RKA V-L6 (Medium) Valuation format as per the client requirement, charges paid and the time allotted. This report is having limited scope as per its fields to provide only the general estimated basic idea of the value of the property prevailing in the market based on the information provided by the client. The Valuation assessed in this Valuation Report should hold good only if transaction is happened as per free market transaction. No detailed analysis or verification of the information is carried upon pertaining to the value of the subject property. No claim for any extra information will be entertained whatsoever be the reason. For any extra work over and above the fields mentioned in the report will have an extra cost which has to be borne by the customer.
18.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors also before taking any business decision based on the content of this report.
19.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
20.	Defect Liability Period is 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.
21.	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.
22.	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.
23.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
24.	R.K Associates never releases any report doing alterations or modifications from pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
25.	If this report is prepared for the matter under litigation in any Indian court, no official or employee of R.K Associates will be under any obligation to give in person appearance in the court as a testimony. For any explanation or clarification, only written reply can be submitted on payment of charges by the plaintiff or respondent which will be 10% of the original fees charged where minimum charges will be Rs.2500/-.

ENCLOSURE: 2 – RERA DETAILS

Project Name: PURVANCHAL PROJECTS PRIVATE LIMITED
Project Id: (UPRERAPRJ295195)
Registration Date: 05-03-2019
Promoter Name: PURVANCHAL PROJECTS PRIVATE LIMITED
Promoter Id: (UPRERAPRM73757)

Basic Details

Project Type	: New	Total area in round figure (Sq.mt.)	: 35966
Project Category	: Residential	Registration Fee (in Rs.)	: 185000
Project Name	PURVANCHAL ROYAL CITY (PHASE-II)	Project Duration (In month)	: 60
State	: Uttar Pradesh	Original Start Date	: -
District	Gautam Buddha Nagar	Proposed Start Date	: 01-02-2019
Tehsil	Dadri		
Sanctioning Competent Authority*	Greater Noida Authority		

ENCLOSURE: 3- GOOGLE MAP LOCATION

