

REPORT FORMAT: V-L3 (Medium) | Version: 6.0\_2018

File No.: VIS (2021-22)-PL674-585-754

Dated:01.12.2021

# PROJECT TIE -UP REPORT

## OF

## GROUP HOUSING SOCIETY

**EUREKA PARK**

SITUATED AT

PLOT NO. SC-02/A1, SPORTS CITY, SECTOR-150, NOIDA, UTTAR PRADESH

**DEVELOPED & OWNED BY**

**M/S. LAND KART BUILDERS PVT. LTD.**

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)

**REPORT PREPARED FOR**

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

- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors

*Important: In case of any query/ issue or escalation you may please contact Incident Manager at [valuers@rkassociates.org](mailto:valuers@rkassociates.org). We will appreciate your feedback in order to improve our services.*

- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants

*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.*

- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

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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. Land Kart Builders Pvt. Ltd.		
d.	Name of Property Owner	M/s. Land Kart Builders Pvt. Ltd.		
e.	Address & Phone Number of the owner	Registered Office : 7 <sup>th</sup> Floor, Tower-B, Plot No.08, Sector-127 Noida - 201301		
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	29 November 2021		
k.	Date of Valuation Report	1 December 2021		
l.	Surveyed in presence of	Promoter's representative	Mrs. Minakshi Contact No.8802570553	
m.	Purpose of the Valuation	Project Tie- up Report		
n.	Scope of the Report	Project Tie- Up Report		
o.	Out-of-Scope of Report	i. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. ii. Legal aspects of the property are out-of-scope of this report. iii. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. iv. Getting cizra map or coordination with revenue officers for site identification is not done at our end. v. Measurement is only limited upto sample random measurement. vi. Measurement of the property as a whole is not done at our end. vii. Drawing Map & design of the property is out of scope of the work.		
p.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total 05 documents requested.	Total 05 documents provided.	07
		Property Title document	Sub - Lease Deed	Dated 15/06/2016
		Approved Map	Sanctioned letter of building plans from NOIDA (obtained from UP-RERA)	Dated 24/10/2016
		Copy of TIR	Approved Map	IV-1500/934



**VALUATION REPORT**  
EUREKA PARK, SECTOR-105, NOIDA

		Project Approval Letter	Height Clearance NOC from Airport Authority of India	Dated 18/05/2015
		Project NOC's issued from the concern authority	Environmental clearance NOC from SEIAA	Dated 07/10/2016
		None	Copy of RERA Certificate	UPRERAPRJ5 448
		None	NOC from Pollution control Board, U.P	Dated 02/10/2019
		None	NOC from Fire Service Department, Lucknow	Dated 21/04/2015
		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 “Eureka Park” being developed at the aforesaid address having total land admeasuring 83970 sq.mtr. / 20.75 Acres as per the sub-lease deed provided to us by the bank.

This is a Lease hold land purchased by the virtue of a sub - lease deed executed in favour of M/s. Lotus Greens Construction Pvt. Ltd. by Noida Authority for the developing a group housing society on total land area measuring 12,00,000 sq. mtr. Further the lessee (M/s. Lotus Greens Construction Pvt. Ltd.) has sub- divided this whole project land into thirteen different plots, namely nos. SC-02/A, SC-02/A1 to SC-02/A10, SC-02/H&I and SC-02/J&K with each having different land area's and has transferred these various land parcels to twelve different Special Purpose Companies (SPC's) by execution of sub lease deeds in their favour and these land parcel are leased for 90- years starting from 14 Dec 2014.

**This project Tie- Up report is prepared for the project being developed at plot No. SC-02/A1 having total land area measuring 83970.00 m2 (20.75 acres).**

This land parcel has been transferred by the Lessee in favour M/s. Land Kart Builder Pvt. Ltd. (which is a 100% owned subsidiary company of M/s. Lotus Greens Construction Pvt. Ltd) by the virtue of sub-lease deed dated on 15 Jun 2016.

Further, the sub- lessee M/s. Land Kart Builders Pvt. Ltd. (Referred to as Promoter) has given all the development & marketing rights to M/s. Tata Value Homes Limited (Referred to as developer) by the virtue of Development Management Agreement (DMA) signed between them.

The developer of the project has proposed to develop a modern group housing project with all the basic amenities in the name of 'Eureka Park.' As per the copy of master plan, this project is comprised of 20 towers. The details of each tower are tabulated below:-

Sr. No	Tower Details	Total no of Towers	Total no of Floors	Total no of Dwelling units
1	Type A	7	S+28	980
2	Type B1	2	G/S+28	224
3	Type B2	4	G/S+28	448
4	Type C1	1	G/S+22	88
5	Type C2	6	G/S+22	528
<b>Total</b>				<b>2268</b>





The developer of the project has proposed to develop the whole project in two phases i.e. phase-I & phase-II and each phase consist of 10 towers. At present, developer has launched the phase-I of the project and details of the project is tabulated below:-

S. No.	Flat Type	Number of Units	Carpet Area (sq.ft)	Super Area/ Saleable Area (sq.ft.)
<b>TYPE-A (TOWER-1)</b>				
1	2BHK+2T	140	647.61	1100
<b>TYPE-A (TOWER-2)</b>				
1	2BHK+2T	140	647.61	1100
<b>TYPE-A (TOWER-3)</b>				
1	2BHK+2T	140	647.61	1100
<b>TYPE-A (TOWER-4)</b>				
1	2BHK+2T	140	647.61	1100
<b>TYPE-B2 (TOWER-8)</b>				
1	3BHK+2T	112	783.41	1285
<b>TYPE-B2 (TOWER-9)</b>				
1	3BHK+2T	112	783.41	1285
<b>TYPE-B1 (TOWER-10)</b>				
1	3BHK+2T	112	783.41	1285
<b>TYPE-C1 (TOWER-19)</b>				
1	3BHK+3T	88	981.46	1575
<b>TYPE-C2 (TOWER-20)</b>				
1	3BHK+3T	88	981.46	1575
<b>TYPE-C2 (TOWER-21)</b>				
1	3BHK+3T	88	981.46	1575
<b>Total</b>		<b>1160</b>		
<b>Total Carpet Area</b>			<b>884993</b>	
<b>Total Super Area</b>			<b>1463560</b>	

Developer has obtained most of the preliminary necessary statutory approvals from different government agencies to develop a Sports City comprising of 20 High Rise Towers and 02 commercial



units. This is as a modern housing society being developed with all basic & urban facilities and amenities.

As per the site survey following observation has been made are as follows:

Progress report of M/s. Eureka Park - Phase 1			
Type of Tower	Tower Name	Total No Of Floors	Comment
A	A1	S+28	Super structure done upto 25 floor and 26th floor is in under construction phase
	A2	S+28	Super structure done upto 25 floor and 26th floor is in under construction phase
	A3	S+28	Super structure done upto 24 floor and 25th floor is in under construction phase
	A4	S+28	Super structure done upto 24 floor and 25th floor is in under construction phase
B	B8	G/S+28	Super structure is completed of all 28 floors
	B9	G/S+28	Super structure is completed of all 28 floors
	B10	G/S+28	Super structure is completed of all 28 floors
C	C19	G/S+22	Super structure is completed upto 18 floor and 19 floor is in under construction phase
	C20	G/S+22	Super structure is completed upto 17 floor and 18 floor is in under construction phase
	C21	G/S+22	Super structure is completed upto 16 floor and 17 floor is in under construction phase

The location of the subject project is in a good developing Sector-150, Noida in which other group housing projects are proposed and some are under development. Subject project is located 5 Km from main Noida-Greater Noida Expressway which is 160 mtr wide.

### 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. Land Kart Builders Pvt. Ltd.

S.NO.	CONTENTS	DESCRIPTION
<b>1.</b>	<b>INTRODUCTION</b>	
a.	Name of Property Owner	M/s. Land Kart Builders Pvt. Ltd.
	Address & Phone Number of the Owner	Registered Office : 7 <sup>th</sup> Floor, Tower-B, Plot No.08, Sector-127, Noida - 201301
b.	Purpose of the Valuation	Project Tie-up Report
c.	Date of Inspection of the Property	29 November 2021
d.	Date of Valuation Report	1 December 2021
e.	Name of the Developer of the Property	M/s. Land Kart Builders Pvt. Ltd.
	Type of Developer	Private developer promoted

<b>2.</b>	<b>PHYSICAL CHARACTERISTICS OF THE PROPERTY</b>	
a.	<b>Location attribute of the property</b>	
i.	Nearby Landmark	Near- ATS Pristine Golf Villas
ii.	Postal Address of the Property	Plot No. SC-02/A1, Sports City, Sector-150, Noida, Uttar Pradesh
iii.	Area of the Plot/ Land	83970 sq.mtr. (20.75 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°25'11.6"N 77°29'01.1"E
vii.	Details of the roads abutting the property	
	1. Main Road Name & Width	Noida- Greater Noida Expressway 160 mtr wide road
	2. Front Road Name & width	Private Road 18 mtr wide road
	3. Type of Approach Road	Bituminous Road
	4. Distance from the Main Road	3.5 km from Noida-Greater Expressway
viii.	Description of adjoining property	Residential Area
ix.	Plot No./ Survey No.	Plot No. REP-1
x.	Zone/ Sector	Residential Sector-150
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/ owner representative. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the



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



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	
	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 Greater Noida Industrial Development Authority (NOIDA)	
f.	i. Planning Area/ Zone	NOIDA Master Plan	
	ii. Master Plan currently in force	NOIDA Master Plan - 2031	
	iii. Municipal limits	NOIDA	
g.	Developmental controls/ Authority	NOIDA	
h.	Zoning regulations	Residential	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	Other Group Housing Societies is under construction	
j.	Comment of Demolition proceedings if any	Not applicable, since project is under construction	
k.	Comment on Compounding/ Regularization proceedings	Not Applicable since construction of the project is going on	
l.	Any other aspect		
	i. Any information on encroachment	No	
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)	

4. DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	Sub Lease Deed	None
b.	Names of the Legal Owner/s	M/s. Land Kart Builders 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	



# VALUATION REPORT

EUREKA PARK, SECTOR-105, NOIDA

e.	Notice of acquisition if any and area under acquisition	No, as per general information available in the public domain	
f.	Notification of road widening if any and area under acquisition	No, as per general information available in the public domain	
g.	Heritage restrictions, if any	No	
h.	Comment on Transferability of the property ownership	Lease hold, have to take NOC in order to transfer	
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Developer	NA
j.	Comment on whether the owners of the property have issued any guarantee( <i>personal or corporate</i> ) as the case may be	No Information available to us. Bank to obtain details from the Developer.	NA
k.	<b>Building plan sanction:</b>		
	i. Authority approving the plan	NOIDA	
	ii. Name of the office of the 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		
	i. Since how long owners owing the Property	05 Years as per lease deed	
	ii. Year of Acquisition/ Purchase	Year 2016 as per lease deed	
	iii. Property presently occupied/ possessed by	Developer	
	iv. Title verification	To be done by the competent Advocate	
	v. Details of leases if any	Yes, Sub-lease was executed in favor of the sub lessee on 15/06/2016	





# VALUATION REPORT

EUREKA PARK, SECTOR-105, NOIDA

<b>5.</b>	<b>ECONOMIC ASPECTS OF THE PROPERTY</b>			
a.	Reasonable letting value/ Expected market monthly rental		NA	
b.	Is property presently on rent		No	
	i. Number of tenants		NA	
	ii. Since how long lease is in place		NA	
	iii. Status of tenancy right		NA	
	iv. Amount of monthly rent received		NA	
c.	Taxes and other outgoing		Owner/Developer company to provide this information	
d.	Property Insurance details		Owner/Developer company to provide this information	
e.	Monthly maintenance charges payable		Owner/Developer company to provide this information	
f.	Security charges, etc.		Owner/Developer company to provide this information	
g.	Any other aspect		NA	
<b>6.</b>	<b>SOCIO - CULTURAL ASPECTS OF THE PROPERTY</b>			
a.	Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.		Urban Developing Area	
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.		No	
<b>7.</b>	<b>FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES &amp; AMENITIES</b>			
a.	Description of the functionality & utility of the property in terms of :			
	i. Space allocation		Yes (Proposed)	
	ii. Storage spaces		Yes (Proposed)	
	iii. Utility of spaces provided within the building		Yes (Proposed)	
	iv. Car parking facilities		Yes (Proposed)	
	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



# VALUATION REPORT

EUREKA PARK, SECTOR-105, NOIDA

	Yes (Proposed)	Yes (Proposed)	Yes (Proposed)	Yes (Proposed)	Yes/ 6' high 9" brick wall
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## 8. INFRASTRUCTURE AVAILABILITY

a.	Description of Aqua Infrastructure availability in terms of:						
	i. Water Supply			Yes (Proposed)			
	ii. Sewerage/ sanitation system			Underground (Proposed)			
	iii. Storm water drainage			Yes (Proposed)			
b.	Description of other Physical Infrastructure facilities in terms of:						
	i. Solid waste management			Yes, to be done by Authority (Proposed)			
	ii. Electricity			Yes, for construction & office purpose at present			
	iii. Road and Public Transport connectivity			Yes			
	iv. Availability of other public utilities nearby			Transport, Market, Hospital etc. are available in close vicinity			
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	6 km	7 km	3.5 km	6 km	36 km	6 km	55 km
	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby			

## 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	
	ii. Any negativity/ defect/ disadvantages in the property/ location	No	Construction of many other group housing societies is in progress.

## 10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:

a.	Type of construction & design	RCC framed structure (under construction)
b.	Method of construction	Construction done using professional contractor workmanship based on architect plan (under construction)
c.	Specifications	





	i. Class of construction	Under construction	
	ii. Appearance/ Condition of structures	Internal -Under construction	
		External -Under construction	
	iii. Roof	<b>Floors/ Towers</b>	<b>Type of Roof</b>
		20 Towers, Proposed to be B+S+22 to B+S+28 Story as per the master site plan	RCC (Proposed)
	iv. Floor height	Approx. 10 feet (Proposed)	
	v. Type of flooring	Ceramic Tiles, Vitrified tiles (Proposed)	
	vi. Doors/ Windows	Wooden frame & panel doors, Wooden frame & panel doors (Proposed)	
	vii. Interior Finishing	Neatly plastered and putty coated walls (Proposed)	
	viii. Exterior Finishing	Simple plastered walls (Proposed)	
	ix. Interior decoration/ Special architectural or decorative feature	Good looking interiors. Medium use of interior decoration. (Proposed)	
	x. Class of electrical fittings	Internal/ High quality fittings used (Proposed)	
	xi. Class of sanitary & water supply fittings	Internal/ High quality fittings used (Proposed)	
d.	Maintenance issues	Not Applicable since construction work is in progress	
e.	Age of building/ Year of construction	Under Construction	Under Construction
f.	Total life of the structure/ Remaining life expected	Approx. 60-65 years (After Completion)	Approx. 60-65 years (After Completion)
g.	Extent of deterioration in the structure	Not Applicable as construction work is in progress	
h.	Structural safety	Not Applicable since construction work of the project is in progress	
i.	Protection against natural disasters viz. earthquakes etc.	Proposed to be designed for seismic consideration for Zone IV	
j.	Visible damage in the building if any	Not Applicable since construction work of the project is in progress	
k.	System of air conditioning	Under construction property	
l.	Provision of firefighting	Yes (Proposed)	
m.	Status of Building Plans/ Maps	Building plans are approved by the development authority	
	i. Is Building as per approved Map	Cannot comment since construction of the project in progress	
	ii. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	Not Applicable
		<input type="checkbox"/> Not permitted alteration	Not Applicable
	iii. Is this being regularized	NA	

#### 11. ENVIRONMENTAL FACTORS:

a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No information available to us	
b.	Provision of rainwater harvesting	Yes (Proposed)	
c.	Use of solar heating and lighting systems, etc.	No information available to us	



# VALUATION REPORT

EUREKA PARK, SECTOR-105, NOIDA

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
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## 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.	Not Applicable since construction work of the project is in progress
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## 13. PROJECT DETAILS:

a.	Name of the Developer	M/s. Land Kart Builders Pvt. Ltd. (100% Owned Subsidiary Company of M/s. Lotus Greens Constructions Pvt. Ltd.)
b.	Name of the Architect	AR. Smita Jain CA No. 2014/62840
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	As per RERA- 31-03-2023 (For Phase-I)
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`

## 14. VALUATION:

a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to <b>Sub-Point 'n' of Point 1 of Part D: Valuation Assessment Factors</b> of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the <b>Sub-Point 'o' of Point 1 of Part D: Valuation Assessment Factors</b> of the report and the screenshot annexure in the report.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to <b>Part D: Valuation Assessment Factors</b> of the report and the screenshot annexure in the report.
d.	<b>Summary of Valuation</b>	For detailed Valuation calculation please refer to <b>Point 1, 2, 3 &amp; 4 of the Part D: Valuation Assessment Factors</b> of the report.
	<b>i. Guideline Value</b>	<b>Rs.487,02,60,000/-</b>
	<b>1. Land</b>	<b>Rs.487,02,60,000/-</b>
	<b>2. Building</b>	NA
	<b>ii. Prospective Fair Market Value</b>	<b>Rs.8,26,68,00,000/-</b>
	<b>iii. Realizable Value</b>	<b>Rs.702,67,80,000/-</b>
	<b>iv. Distress Value*</b>	<b>Rs.620,01,00,000/-</b>






# VALUATION REPORT

EUREKA PARK, SECTOR-105, NOIDA

	<b>v. Valuation of structure for Insurance purpose</b>	<b>NA</b>
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 <b>Point 'o' of Part D: Valuation Assessment Factors</b> of the report and the screenshots of the references are annexed in the report for reference.

<b>15.</b>	<b>Declaration</b> (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 &amp; 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 AE Harshit Mayank has visited the subject property on 29 November 2021 in the presence of the developer's representative.</p> <p>vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.</p> <p>vii. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank.</p> <p>viii. We have submitted Valuation report directly to the Bank.</p> <p>ix. This valuation work is carried out by our Engineering team on the request from <b>STATE BANK OF INDIA, HLST, NOIDA.</b></p>
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<b>16.</b>	<b>VALUATION COMPANY DETAILS:</b>		
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	49	
d.	Engineering Team worked on the report	<p><b>SURVEYED BY:</b> AE Harshit Mayank</p> <p><b>PREPARED BY:</b> Er. Ritesh kumar Singh</p> <p><b>REVIEWED BY:</b> HOD Valuations</p>	





# VALUATION REPORT

EUREKA PARK, SECTOR-105, NOIDA

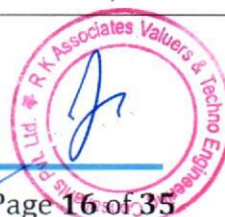
17.	ENCLOSED DOCUMENTS:	
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates
b.	Building Plan	Enclosed with the report
c.	Floor Plan	Enclosed with the report
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Enclosed with the report
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<ul style="list-style-type: none"><li>i. <b>Part C: Area Description of the Property</b></li><li>ii. <b>Part D: Valuation Assessment of the Property</b></li><li>iii. Assumption, Remarks &amp; Limiting conditions</li><li>iv. Valuer's Remark - Page No.39-40</li><li>v. Google Map – Page No.45</li><li>vi. Photographs – Pages 03</li><li>vii. Copy of Circle Rate – Pages 01</li><li>viii. Survey Summary Sheet – Pages xx</li><li>ix. Copy of relevant papers from the property documents referred in the Valuation – Pages 06</li></ul>



**PART C**

**AREA DESCRIPTION OF THE PROPERTY**

1.	Land Parcel Area		83970 m <sup>2</sup> (20.75 Acres) (for whole Project)		
2.	Land Parcel Area		48422 m <sup>2</sup> (for Phase 1)		
3.	Ground Coverage Area	Proposed	10679.615 m <sup>2</sup> (for whole Project)		
		Permissible	--		
4.	Covered Area	<b>UNDER FAR</b>		<b>Proposed</b>	<b>Present Status</b>
		Residential		203605.522 m <sup>2</sup>	Under Construction
		Commercial		435.080 m <sup>2</sup>	
		Sports Centre		1523.446 m <sup>2</sup>	
		TOTAL	<b>Proposed</b>	205564.048 m <sup>2</sup>	
			<b>Permissible</b>	No such information mentioned in the provided documents	
		15 % Facility FAR	<b>Proposed</b>	33699.621 m <sup>2</sup>	
			<b>Permissible</b>	No such information mentioned in the provided documents	
		Total	<b>Proposed</b>	239263.669 m <sup>2</sup> <b>(2575410.20 ft.<sup>2</sup>)</b>	
			<b>Permissible</b>	No such information mentioned in the provided documents	
		<b>UNDER NON FAR</b>			
		Stilt		4385.686 m <sup>2</sup>	Under Construction
		Basement Area		65317.126 m <sup>2</sup>	
		TOTAL	<b>Proposed</b>	69702.812 m <sup>2</sup> <b>(750274.098 ft.<sup>2</sup>)</b>	
			Permissible	NA	
5.	Open/ Green Area	Proposed	39077.624 m <sup>2</sup>		
		Minimum Required	36645.193 m <sup>2</sup>		
6.	Density	Proposed	10206 Persons (for whole Project)		
		Permissible	No such information mentioned in the provided documents		
7.	Plinth/ Built-up Area <b>(As per IS 3861-1966)</b>		308966.481 m <sup>2</sup> (FAR + NON FAR)		
8.	Carpet Area		884993 sq.ft (for Phase-I)		
9.	Net Floor Area		NA		
10.	Super Area		1463560 sq.ft (for Phase-I)		
11.	Shed Area		NA		
12.	Salable Area		1463560 sq.ft (for Phase-I)		





Total Blocks/ Floors/ Flats			
1.	Approved as per Sanctioned Plan	Actually provided (Phase-I) (as per inventory list/ brochure)	Current Status
	<b>Phase-I &amp; II</b> <b>Tower Type – A (7 Nos):</b> S+28 Floors – 980 DUs <b>Tower Type – B1 (2 Nos):</b> G/S+28 Floors – 224 DUs <b>Tower Type – B2 (4 Nos):</b> G/S+28 Floors – 448 DUs <b>Tower Type – C1 (1 Nos):</b> G/S+22 Floors – 88 DUs <b>Tower Type – C2 (6 Nos):</b> G/S+22 Floors – 528 DUs  <b>Total DUs : 2268 DU</b>	<b>Phase-I</b> <b>Tower Type – A (Tower No. 1 to 4):</b> G/S+28 Floors – 560 DUs <b>Tower Type – B1 (Tower No. 10):</b> G/S+28 Floors – 112 DUs <b>Tower Type – B2 (Tower No. 8 &amp; 9):</b> G/S+28 Floors – 224 DUs <b>Tower Type – C1 (Tower No. 19):</b> G/S+22 Floors – 88 DUs <b>Tower Type – C2 (Tower No. 20 &amp; 21):</b> G/S+22 Floors – 176 DUs  <b>Total DUs : 1160 DU (In Phase-I)</b>	Refer to the Table 1 attached below
2.	Total no. of Flats/ Units	<b>Main Units</b>	<b>1160 DUs (in Phase-I)</b>
		<b>Service Units</b>	NA
	Type of Flats	Refer to the sheet attached below	
	Number of Car Parking available	Required	2584 ECS
		Basement Car Parking	2014 ECS
		Stilt Car Parking	80 ECS
		Open Car Parking	501 ECS
		<b>Total</b>	<b>2596 ECS</b>

**Table 1:**

Progress report of M/s. Eureka Park - Phase 1			
Type of Tower	Tower Name	Total No Of Floors	Comment
A	A1	S+28	Super structure done upto 25 floor and 26th floor is in under construction phase
	A2	S+28	Super structure done upto 25 floor and 26th floor is in under construction phase
	A3	S+28	Super structure done upto 24 floor and 25th floor is in under construction phase
	A4	S+28	Super structure done upto 24 floor and 25th floor is in under construction phase
B	B8	G/S+28	Super structure is completed of all 28 floors
	B9	G/S+28	Super structure is completed of all 28 floors
	B10	G/S+28	Super structure is completed of all 28 floors
C	C19	G/S+22	Super structure is completed upto 18 floor and 19 floor is in under construction phase
	C20	G/S+22	Super structure is completed upto 17 floor and 18 floor is in under construction phase
	C21	G/S+22	Super structure is completed upto 16 floor and 17 floor is in under construction phase





**PART D**

**PROJECT APPROVAL DETAILS**

S.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Approved Building Plan	Letter No.IV-1500/934 (Dated:24/10/2016 valid for 5 years)	Approved
2.	Building Plan Approval Letter	Letter No. Noida/M.V.N/2016/IV-1500/934 (Dated:24/10/2016 valid for 5 years)	Approved
3.	NOC from Airport Authority of India	No. AAI/R.Hq/NR/ATM/NOC/2015/164/2642-45 (Dated:18/05/2015 valid for 5 years)	Approved
4.	Environmental clearance NOC from SEIAA	Ref No. 276/Parya/SEAC/2901/2016 (Dated:07/10/2016 valid for 5 years)	Approved
5.	NOC from Pollution Control Board	Ref No. 60668/UPPCB/Noida(UPPCBRO)/CTE/NOIDA/2019 (Dated:02/10/2019 valid for 5 years)	Approved
6.	Provisional NOC from Fire Authority	Letter No.Bha-16/J.D/Fa.Sa/Lucknow-15/165 (Dated: 21/04/2015 valid for 5 years)	Approved
7.	Certificate of assurance for Water Supply	-----	-----
8.	Certificate of assurance for Electricity Supply	-----	-----
9.	NOC from Forest Department	-----	-----
10.	NOC for ground water extraction	-----	-----
11.	NOC from Sewerage and Solid Waste Authority	-----	-----
12.	RERA Registration Certificate	RERA No. UPRERAPRJ5448 (Dated: 05/08/2017 valid for 6 years)	Approved
13.	Structural Stability Certificate	-----	-----

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





**PART E**

**VALUATION ASSESSMENT OF THE PROPERTY**

1.	ASSESSMENT FACTORS				
a.	Valuation Type	Group Housing Society Value		Group Housing Society Value	
b.	Scope of the Valuation	To assess Project Establishment Replacement Value			
c.	Property Use factor	Current Use		Highest & Best Use	
		Construction of Group Housing Society		Group Housing Society	
d.	Legality Aspect Factor <i>(Refer sub clause I &amp; j of Point 7)</i>	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	On wide approach road	Not Applicable
			Property within developed residential zone	NA	
				NA	
		Property Facing	West 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.	Methodology/ Basis of Valuation	Govt. Guideline Value: Circle Rates of NOIDA-2019			
		Market Value: Land Value is calculated on the basis of 'Market Comparable Sales approach' and Building construction value is calculated on the basis of 'Depreciated Replacement Cost approach'			



# VALUATION REPORT

EUREKA PARK, SECTOR-105, NOIDA

		<i>For knowing comparable market sales, significant local enquiries has been made from our side representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been judiciously taken seeing the market scenario. Kindly please refer below section to know the name &amp; contact numbers from whom enquiries have been made.</i>
o.	References on prevailing market Rate/Price trend of the property and Details of the sources from where the information is gathered <i>(from property search sites &amp; local information)</i>	
	i.	Name: NA
		Contact No.: ----
		Nature of reference: ----
		Size of the Property: ----
		Location: ----
		Rates/ Price informed: ----
		Any other details/ Discussion held: ----
	ii.	Name: NA
		Contact No.: ----
		Nature of reference: ----
		Size of the Property: ----
		Location: ----
		Rates/ Price informed: ----
		Any other details/ Discussion held: ----
	Adopted Rates Justification	<i>This land is for the specific purpose to develop 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 on 18 mtr. wide Road. Hence, considering all these factors and premium for the development of the land, the prevailing rates for these type of specific land should be between Rs.30,000/- per sq. mtr. to Rs.35,000/- per sq.mtr. We have taken Rs.32,000/- per sq. mtr. as the land 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.58,000/- per m <sup>2</sup>	Rs.30,000/- to Rs.35,000/- per m <sup>2</sup>
b.	Rate adopted considering all characteristics of the property	Rs.58,000/- per m <sup>2</sup>	Rs.32,000/- per m <sup>2</sup>
c.	Total Development Land Area considered <i>(documents vs site survey whichever is less)</i>	83970 m <sup>2</sup> (20.75 Acres)	83970 m <sup>2</sup> (20.75 Acres)
d.	Total Permissible FAR	83970 m <sup>2</sup> x Rs.58,000/-per m <sup>2</sup>	83970 m <sup>2</sup> x Rs.32,000/- per m <sup>2</sup>
e.	<b>Total Value of land (A)</b>	<b>Rs.487,02,60,000/-</b>	<b>Rs.268,70,40,000/-</b>

3.	VALUATION OF BUILDING CONSTRUCTION	
	Particulars	Expected Building Construction Value





		FAR	NON FAR
Structure Construction Value	Rate range	Rs.1,200/- to 1,700/- per ft. <sup>2</sup>	Rs.1,000/- to 1,500/- per ft. <sup>2</sup>
	Rate adopted	Rs.1,550/- per ft. <sup>2</sup>	Rs.1,250/- per ft. <sup>2</sup>
	Covered Area	239263.669 m <sup>2</sup> / 2575410.20 ft. <sup>2</sup>	69702.812 m <sup>2</sup> / 750274.098 ft. <sup>2</sup>
	Valuation Calculation	Rs.1,550/- per ft. <sup>2</sup> X 2575410.20 ft. <sup>2</sup>	Rs.1,250/-per ft. <sup>2</sup> X 750274.098 ft. <sup>2</sup>
	<b>Total Value</b>	<b>Rs.399,18,85,810/-</b>	<b>Rs.93,78,42,623/-</b>
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)	<b>Rs.492,97,28,433/-</b>	

4.	<b>VALUATION OF ADDITIONAL BUILDING &amp; SITE AESTHETIC WORKS</b>		
	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	----
b.	Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	Rs.25,00,00,000/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Rs.25,00,00,000/-
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.15,00,00,000/-
e.	<b>Depreciated Replacement Value (C)</b>	<b>NA</b>	<b>Rs.65,00,00,000/-</b>

5.	<b>MARKET/ SALABLE VALUE OF THE FLATS</b>	
a.	Total No. of Flats (Launched at present)	1160 DUs (In Phase-I)
b.	Total No. Villas (Launched at present)	NA
c.	Total No. of Studio apartments (Launched at present)	NA
d.	Total Proposed Salable Area	1463560 sq.ft (for Phase-I)
e.	Launch Price = (approx.) (including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.4,800 to Rs.5,500 per sq.ft on super area





	Government Circle rate	Rs.40,000/- per sq.mtr. (Rs.3716/-per sq.ft.) on super area
	Present Market Rate (including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.6,000 to Rs.6,500 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 &amp; villa 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 &amp; market participants of that area, and it is found that booking rate for these flats is between Rs.6,000/- to Rs.6,500/- per sq.ft. on super area.</i>

S. No	Flat Type	Number of Units	Carpet area (In sq ft)	Super area (In sq ft)	Average Price per unit (INR)	Total (INR)
TYPE A (TOWER 1)						
1	2BHK+2T	140	647.61	1100	68,20,000	95,48,00,000
TYPE A (TOWER 2)						
2	2BHK+2T	140	647.61	1100	68,20,000	95,48,00,000
TYPE A (TOWER 3)						
3	2BHK+2T	140	647.61	1100	68,20,000	95,48,00,000
TYPE A (TOWER 4)						
4	2BHK+2T	140	647.61	1100	68,20,000	95,48,00,000
TYPE B2 (TOWER 8)						
5	3BHK+2T	112	783.41	1285	79,67,000	89,23,04,000
TYPE B2 (TOWER 9)						
6	3BHK+2T	112	783.41	1285	79,67,000	89,23,04,000
TYPE B1 (TOWER 10)						
7	3BHK+2T	112	783.41	1285	79,67,000	89,23,04,000
TYPE C1 (TOWER 19)						
8	3BHK+3T	88	981.46	1575	97,65,000	85,93,20,000
TYPE C2 (TOWER 20)						
9	3BHK+3T	88	981.46	1575	97,65,000	85,93,20,000
TYPE C2 (TOWER 21)						
10	3BHK+3T	88	981.46	1575	97,65,000	85,93,20,000
Total		1160	7885.05	12980		9,07,40,72,000
Total carpet area (In sq ft )		884993				
Total super area (In sq ft )		1463560				
Remarks:						
1. The market of flats varies from Rs.6,000/- to Rs.6,500/- per sq ft on super area. So we have calculated the average price which is Rs.6,200/- per sq ft and calculated the fair market value						

**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





## VALUATION REPORT

EUREKA PARK, SECTOR-105, NOIDA

Charges, Electricity/Water/Sewerage Board one time charges/deposits, cost of rooftop Solar Photo Voltiac System) are charged. Now GST will be added as part of Project Cost for assessing the loan amount in lieu of VAT, Service Tax, etc. However, Stamp Duty, Registration Charges and other documentation Charges, which are not realizable in nature will not be included in the value of the property/agreement to sale for arriving at the loan eligibility.





**VALUATION REPORT**

EUREKA PARK, SECTOR-105, NOIDA

6.	<b>CONSOLIDATED VALUE</b>		
	<b>Particulars</b>	<b>Govt. Circle/ Guideline Value</b>	<b>Prospective Fair Market Value</b>
a.	Land (A)	Rs.487,02,60,000/-	Rs.268,70,40,000/-
b.	Structure Construction Value(B)	NA	Rs.492,97,28,433/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs.65,00,00,000/-
d.	<b>Total Add (A+B+C)</b>	<b>Rs.487,02,60,000/- (Land Value Only)</b>	<b>Rs.826,67,68,433/-</b>
e.	Additional Premium if any	----	----
	Details/ Justification	----	----
f.	Deductions charged if any	----	----
	Details/ Justification	----	----
g.	<b>Total Prospective Fair Market Value<sup>#</sup></b>	<b>NA</b>	<b>Rs.826,67,68,433/-</b>
h.	<b>Rounded Off</b>	<b>----</b>	<b>Rs.826,68,00,000/- (After Completion of the whole project)</b>
i.	<b>Realizable Value</b>		<b>Rs.702,67,80,000/-</b>
j.	<b>Distress Value*</b>		<b>Rs.620,01,00,000/-</b>
k.	Valuation of structure for Insurance purpose	NA	NA

**(Rupees Eight Hundred Twenty Six Crores Sixty Eight Lakhs Only)**

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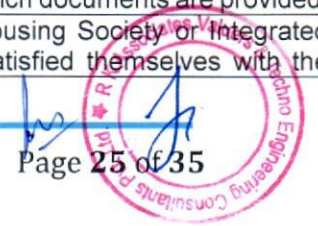




# VALUATION REPORT

EUREKA PARK, SECTOR-105, NOIDA

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





## VALUATION REPORT

EUREKA PARK, SECTOR-105, NOIDA

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

### R.K ASSOCIATES IMPORTANT NOTES:

- 1. DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org). We ensure 100% accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of the report, please help us by bringing all such points into our notice in writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org) within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.
- 2. COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

### IF REPORT IS USED FOR BANK/ FIs

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

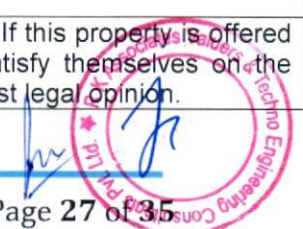
**At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.**





## ENCLOSURE: 1- VALUER'S REMARKS

1.	<b>Fair Market Value</b> * suggested by the competent Valuer is that prospective estimated amount of the subject asset/ property in his expert & prudent opinion without any prejudice after he has carefully & exhaustively evaluated all the facts & information related to the subject asset at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.
2.	<b>Realizable Value</b> ^ is the minimum prospective value of the property which it may be able to realize at the time of actual property transaction factoring in potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction. Realizable value may be 10-20% less of the Fair Market Value depending on the various salability prospects of the subject property.
3.	<b>Forced/ Distress Sale Value</b> * 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

EUREKA PARK, SECTOR-105, NOIDA

15.	Value varies with the Purpose/ Date/ Condition of the market. This report should not to be referred if any of these points are different from the one mentioned aforesaid in the Report. The Value indicated in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
16.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work.
17.	This report is prepared on the RKA V-L6 (Medium) Valuation format as per the client requirement, charges paid and the time allotted. This report is having limited scope as per its fields to provide only the general estimated basic idea of the value of the property prevailing in the market based on the information provided by the client. The Valuation assessed in this Valuation Report should hold good only if transaction is happened as per free market transaction. No detailed analysis or verification of the information is carried upon pertaining to the value of the subject property. No claim for any extra information will be entertained whatsoever be the reason. For any extra work over and above the fields mentioned in the report will have an extra cost which has to be borne by the customer.
18.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors also before taking any business decision based on the content of this report.
19.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
20.	Defect Liability Period is <b>30 DAYS</b> . We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above.
21.	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at <b>valuers@rkassociates.org</b> in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Valuation Services can be entertained due to possible change in situation and condition of the property.
22.	Our Data retention policy is of <b>ONE YEAR</b> . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
23.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
24.	R.K Associates never releases any report doing alterations or modifications from pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
25.	If this report is prepared for the matter under litigation in any Indian court, no official or employee of R.K Associates will be under any obligation to give in person appearance in the court as a testimony. For any explanation or clarification, only written reply can be submitted on payment of charges by the plaintiff or respondent which will be 10% of the original fees charged where minimum charges will be Rs.2500/-.





**ENCLOSURE: 2- REFERENCE FROM PUBLIC DOMAIN**



3 BHK Apartment in Sector-150 Noida

**TATA Eureka Park**

₹ 1.05 Cr

1,575 sq.ft.

3 BHK

₹ 6,666/sq.ft.

(145 sq.m.) Super built-up Area

4 Baths

Smart homes. 21 acres of the project of which 8 acres is green in th... more

UNDER CONSTRUCTION RESALE RERA

Posted on 05th Oct, 2021 by Dealer  
right choice investments

[View Phone Number](#)

[Contact Dealer](#)



3 BHK Apartment in Sector-150 Noida

**TATA Eureka Park**

₹ 97 L

1,575 sq.ft.

3 BHK

₹ 6,158/sq.ft.

(145 sq.m.) Super built-up Area

4 Baths

On this festive season "tata value homes" presents "eureka park ph... more

UNDER CONSTRUCTION RESALE RERA

Posted on 22nd Oct, 2021 by RERA Registered Dealer  
Citipropmart Pvt. Ltd.

[View Phone Number](#)

[Contact Dealer](#)



2 BHK Apartment in Sector-150 Noida

**TATA Eureka Park**

₹ 69.14 L

1,100 sq.ft.

2 BHK

₹ 6,285/sq.ft.

(102 sq.m.) Super built-up Area

2 Baths

Tata eureka park phase 1 by tata value homes is located in the sect... more

UNDER CONSTRUCTION RESALE RERA

Posted on 05th Oct, 2021 by RERA Registered Dealer  
Angel Homz Realtech Pvt Ltd.

[View Phone Number](#)

[Contact Dealer](#)



2 BHK Apartment in Sector-150 Noida

**TATA Eureka Park**

₹ 69.8 L

1,100 sq.ft.

2 BHK

₹ 6,345/sq.ft.

(102 sq.m.) Super built-up Area

2 Baths

Tata eureka park phase 1 by tata value homes is located in the sect... more

UNDER CONSTRUCTION RESALE RERA

Posted on 05th Oct, 2021 by RERA Registered Dealer  
Angel Homz Realtech Pvt Ltd.

[View Phone Number](#)

[Contact Dealer](#)





3 BHK Apartment in Sector-150 Noida

**TATA Eureka Park**

₹ 80.77 L

1,285 sq.ft.

3 BHK

(6.287/sq.ft.)

(119/sq.m) Super built-up Area

(2 Baths)

Tata eureka park phase 1 by tata value homes is located in the sect... more

UNDER CONSTRUCTION RESALE RERA

Posted on 05th Oct, 2021 by RERA Registered Dealer  
**Angel Homz Realtech Pvt Ltd.**

[View Phone Number](#)

[Contact Dealer](#)



2 BHK Apartment in Sector-150 Noida

**TATA Eureka Park**

₹ 67 L

1,100 sq.ft.

2 BHK

(6.090/sq.ft.)

(102/sq.m) Super built-up Area

(2 Baths)

✓ North-East Facing ✓ Gated Society ✓ Corner Property ✓ Overlookin... ✓

Tata eureka park is a residential project, offering a range of 2 bh... more

UNDER CONSTRUCTION RESALE RERA

Posted on 29th Oct, 2021 by RERA Registered...  
**RAVS Infratech Pvt. Ltd.**

[View Phone Number](#)

[Contact Dealer](#)



3 BHK Apartment in Sector-150 Noida

**TATA Eureka Park**

₹ 97.03 L

1,575 sq.ft.

3 BHK

(6.160/sq.ft.)

(146/sq.m) Super built-up Area

(3 Baths)

Tata eureka park phase 1 by tata value homes is located in the sect... more

UNDER CONSTRUCTION RESALE RERA

Posted on 05th Oct, 2021 by RERA Registered Dealer  
**Angel Homz Realtech Pvt Ltd.**

[View Phone Number](#)

[Contact Dealer](#)



3 BHK Apartment in Sector-150 Noida

**TATA Eureka Park**

₹ 1 Cr

1,575 sq.ft.

3 BHK

(6.349/sq.ft.)

(146/sq.m) Super built-up Area

(3 Baths)

✓ Fitness Center/ Gym ✓ Club/ Community Center ✓ Swimming Pool Ava... ✓

South west facing & park facing & river facing unit, corner unit

UNDER CONSTRUCTION RESALE RERA

Posted on 15th Nov, 2021 by Owner  
**Sumon Chatterjee**

[View Phone Number](#)

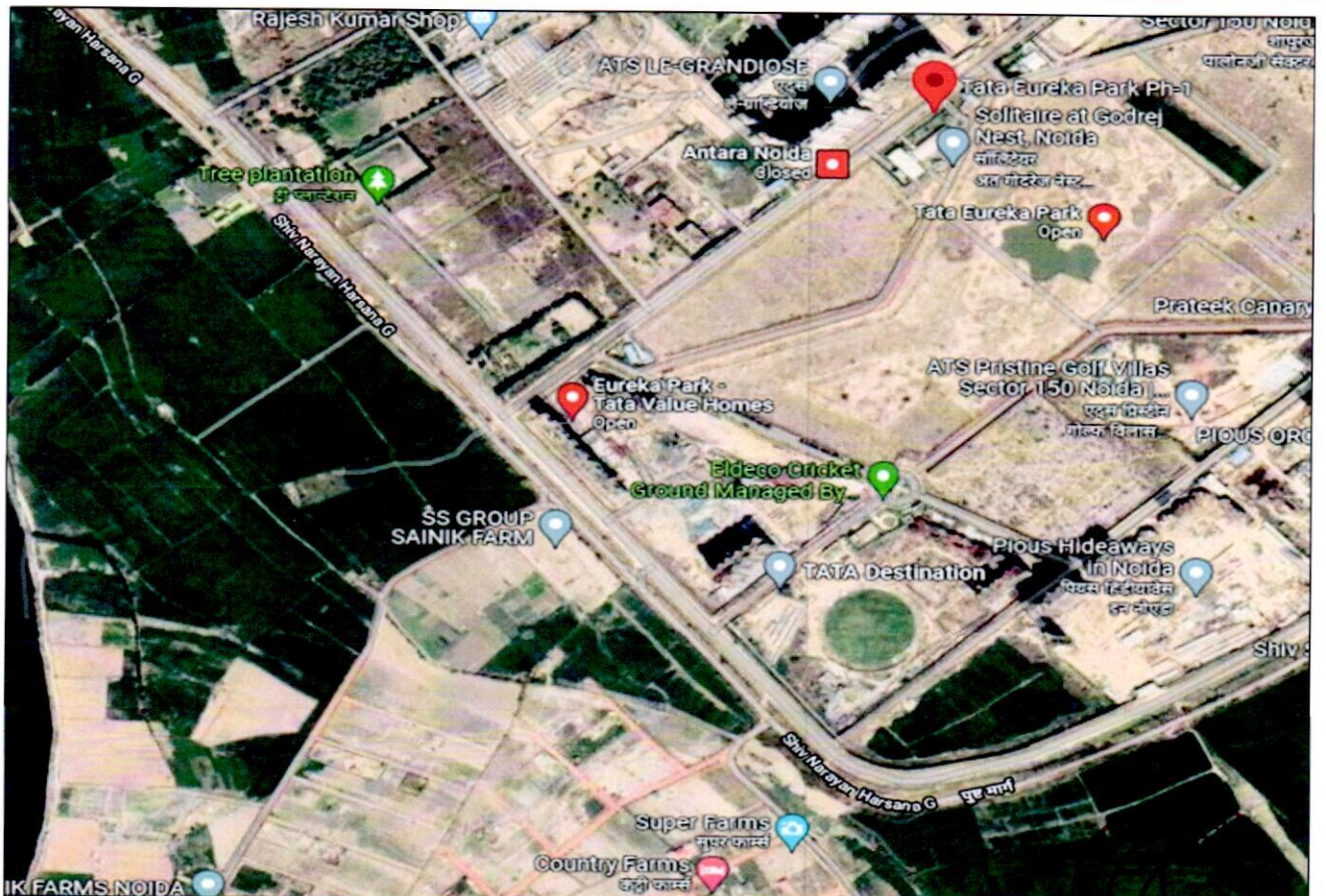
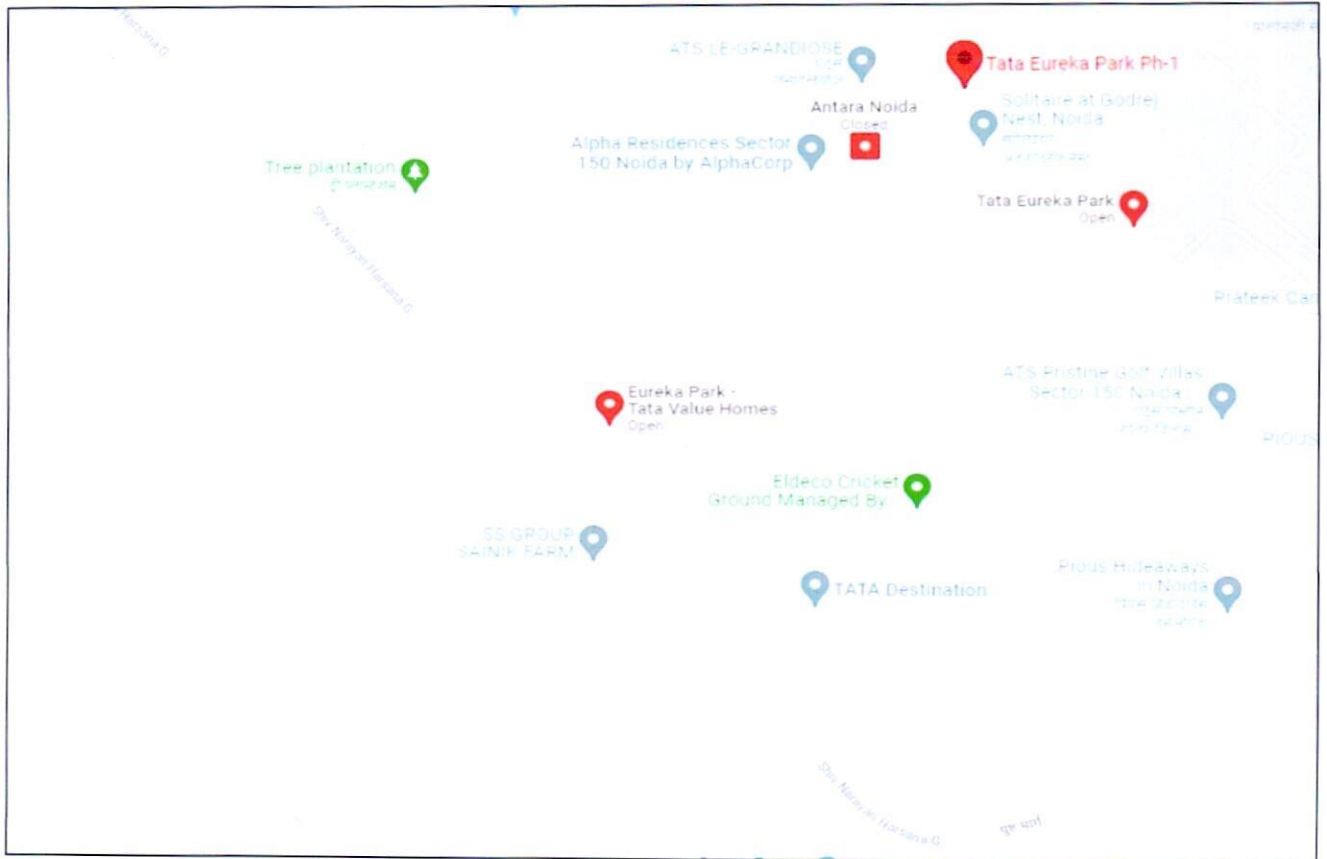
[Contact Dealer](#)



# VALUATION REPORT

EUREKA PARK, SECTOR-105, NOIDA

## ENCLOSURE: 3- GOOGLE MAP LOCATION





ENCLOSURE: 4- CIRCLE RATES

संकेतदेवर में आवंटित किस्मा गया सी-कोड	सैक्टर का कमाल	वर्क का नाम, उप निबंध, कार्यालयों के वैयक्तिक प्रयोग, द्वितीय व तृतीय के अनुसार	मुख्य बावरीय प्रयोग, 12 मीटर एक चौड़ी 115क पर (सिंक वेल्यू)	सिस्टिम प्रयोग, 10000 वर्ग मीटर से अधिक के मुख्य के लिए	जोडिमिक प्रयोग 10000 वर्ग मीटर से अधिक के मुख्य के लिए	युप हासिंग मुख्य हेतु निर्धारित दर	अतिरिक्त द्वारा संलग्न प्रयोग हेतु अतिरिक्त मुख्य की दर संलग्न के नीचे के प्रयोग के अलावा ह	कार्यालय उपयोग का मुख्य	संरचना / टेलिकॉम के-ए / रोड अतिरिक्त / सिविल एन प्रयोग, मुख्य द्वारा आवृत्ति की भूमि पर कर्म हाउस	अतिरिक्त / डिवाय मशी / सुपरवाइज / युप / हाथी एवं कम प्रयोग के-ए
0145	137	प्रथम	52500	159000	-	84500	-	78500	-	-
0146	138	द्वितीय	40000	121000	12500	-	22000	60000	10000	20000
0147	139	तृतीय	40000	121000	-	-	-	60000	-	-
0148	140	प्रथम	40000	121000	12500	75000	22000	78500	10000	20000
0149	140A	प्रथम	40000	121000	12500	75000	22000	78500	10000	20000
0150	141	द्वितीय	40000	121000	-	58000	-	60000	-	-
0151	142	तृतीय	52500	159000	-	75000	28000	78500	-	-
0152	143	प्रथम	52500	159000	-	84500	28000	78500	-	-
0153	143B	प्रथम	52500	159000	-	75000	-	78500	-	-
0154	144	द्वितीय	52500	159000	-	84500	28000	78500	-	-
0155	145	तृतीय	40000	121000	-	58000	-	60000	-	-
0156	146	प्रथम	40000	121000	-	58000	-	60000	-	-
0157	147	द्वितीय	40000	121000	-	58000	-	60000	-	-
0158	148	तृतीय	40000	159000	-	58000	-	60000	-	-
0159	149	प्रथम	40000	121000	-	58000	-	60000	-	-
0160	150	द्वितीय	40000	121000	-	58000	-	60000	-	-
0161	151	तृतीय	52500	159000	-	75000	-	78500	-	-
0162	152	प्रथम	52500	159000	-	75000	28000	78500	-	-
0163	153	द्वितीय	52500	121000	-	75000	28000	78500	-	-
0164	154	तृतीय	52500	121000	-	75000	28000	78500	-	-

सहायक महानिरीक्षक निबंधन (प्रथम)  
गौतमबुद्धनगर।

अपर जिलाधिकारी (वित्त एवं राजस्व)  
गौतमबुद्धनगर।

जिलाधिकारी  
गौतमबुद्धनगर।

मल्टीस्टोरीज कॉम्प्लेक्स का प्रचलित नाम	सेक्टर का क्रमांक/ मोडल का नम जहाँ कॉम्प्लेक्स अवस्थित है।	मोडल का प्रारूप-1 के अधीन जायदस्त की-कोड	सुपर एरिया के विभाजन की दर (प्रति वर्गमीटर रु० में)	कार पार्किंग	
				कवर्ड पार्किंग	ओपन पार्किंग
1	2	3	4	5	
तदैव	143	0152	40000	3 लाख	1.5 लाख
तदैव	143B	0153	40000	3 लाख	1.5 लाख
तदैव	144	0154	40000	3 लाख	1.5 लाख
तदैव	145	0155	-	-	-
तदैव	146	0156	-	-	-
तदैव	147	0157	-	-	-
तदैव	148	0158	-	-	-
तदैव	149	0159	-	-	-
तदैव	150	0160	40000	3 लाख	1.5 लाख
तदैव	151	0161	40000	3 लाख	1.5 लाख
तदैव	152	0162	-	-	-
तदैव	153	0163	-	-	-
तदैव	154	0164	-	-	-
तदैव	155	0165	-	-	-

सहायक महानिरीक्षक निबंधन (प्रथम)  
गौतमबुद्धनगर।

अपर जिलाधिकारी (वित्त एवं राजस्व)  
गौतमबुद्धनगर।

जिलाधिकारी  
गौतमबुद्धनगर।



# VALUATION REPORT

EUREKA PARK, SECTOR-105, NOIDA

## ENCLOSURE: 5- PHOTOGRAPHS

