

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

File No.: VIS(2021-22)-PL695-602-778

Dated: 07.12.2021

PROJECT TIE -UP REPORT

OF

GROUP HOUSING SOCIETY

"CITY APARTMENTS" (ADITYA WORLD CITY)

SITUATED AT

"CITY APARTMENTS" (ADITYA WORLD CITY), PLOT NO. GH-06, INTEGRATED
TOWNSHIP, SHAHPUR-BAMHETA, GHAZIABAD, UTTAR PRADESH

DEVELOPED & PROMOTED BY

- Corporate Valuers
 - Business/ Enterprise/ Equity Valuations
- V/S AGARWAL ASSOCIATES PROMOTERS LIMITED**

- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)

REPORT PREPARED FOR

- Agency for Specialized Account Monitoring (ASM)
 - Project Techno-Financial Advisors
- STATE BANK OF INDIA, HLST-1, PARLIAMENT STREET, NEW DELHI**

- Chartered Engineers
 - Industry/ Trade Rehabilitation Consultants
 - NPA Management
- **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.*

- Panel Valuer & Techno Economic Consultants for PSU Banks

CORPORATE OFFICE:

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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-1, Parliament Street, Delhi			
c.	Name of Promoter	M/s. Agarwal Associates (Promoters) limited			
d.	Name of Property Owner	M/s. Agarwal Associates (Promoters) Limited			
e.	Address & Phone Number of the owner	Registered Office: 10, New Rajdhani Enclave, Vikas Marg, Delhi - 110092			
f.	Type of the Property	Group Housing society			
g.	Type of Loan	NA			
h.	Type of Valuation	Group Housing Society Value			
i.	Report Type	Project Tie-Up Report			
j.	Date of Inspection of the Property	4 December 2021			
k.	Date of Valuation Report	7 December 2021			
l.	Surveyed in presence of	Developer's Representative	Mr. Bhushan Tyagi (9953450101)		
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.	05	
		Property Title document	Form LC-V - Formal Grant of license for setting Group Housing Society from DTCP	License No. IH/Ghaziabad/05 Dated:28/04/2006	



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		Approved Map	Approved Building Plan From Ghaziabad Development Authority	No.884/Zone-5/G.H./212-13 Dated: 21-09-2013
		Copy of TIR	Completion Certificate	Refer Project Approval Details
		Project Approval Letter	NOC for Height Clearance from Airport Authority of India	NOC ID- AAI/NOC/2013/ 376/2471 Dated: 22/08/2013
		Project NOC's issued from the concern authority	Copy of RERA Certificate	Phase-2 Registration No. UPRERAPRJ14 98 Dated: 21/09/2013 Phase-3 Registration No. UPRERAPRJ21 15 Dated: 21/09/2013
		None	Other NOC's	Refer Project Approval Details
		None	None	None
		None	None	None
		None	None	None
		None	None	None
		None	None	None
q.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Promoter's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	



2. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION



This project tie-up report is prepared for group housing project "CITY APARTMENTS" (ADITYA WORLD CITY) being developed at the aforesaid address having total land area admeasuring 53,000 sq. mtr. as per the copy of Approved Map provided to us by the bank.

Annexure-3				
S. No.	Khasra No.	Area falls Under GH-06 in Sq. Mtrs.	Sale Deed No.	Sale Deed Date
1	2248	5060.00	1131	25.02.2011
2	2261	501.38	1123	25.02.2011
3	2267	3160.00	1131	25.02.2011
4	2268	2910.00	1131	25.02.2011
5	2269	868.62	2917	16.05.2011
6	2365	7500.00	3479 3745	09.06.2011 20.06.2011
7	2367	3540.00	1131	25.02.2011
8	2368	4050.00	1131	25.02.2011
9	2369	2780.00	1131	25.02.2011
10	2370	2780.00	1131	25.02.2011
11	2371	4170.00	1121 2919	25.02.2011 16.05.2011
12	2372	4050.00	1131	25.02.2011
13	2373	3540.00	7827 1131	27.08.2012 25.02.2011
14	2374	8090.00	4546 4547	25.07.2011 25.07.2011
Total		53000.00		

As per the License allotted to M/s. Agarwal Associates (Constorium) in 2006 by GDA (Ghaziabad Development Authority) for developing a group housing project. The subject project is being developed and promoted by M/s. Agarwal Associates (Promoters) Limited and all the NOCs and Approvals are vested in favor of M/s. Agarwal Associates (Promoters) Limited.

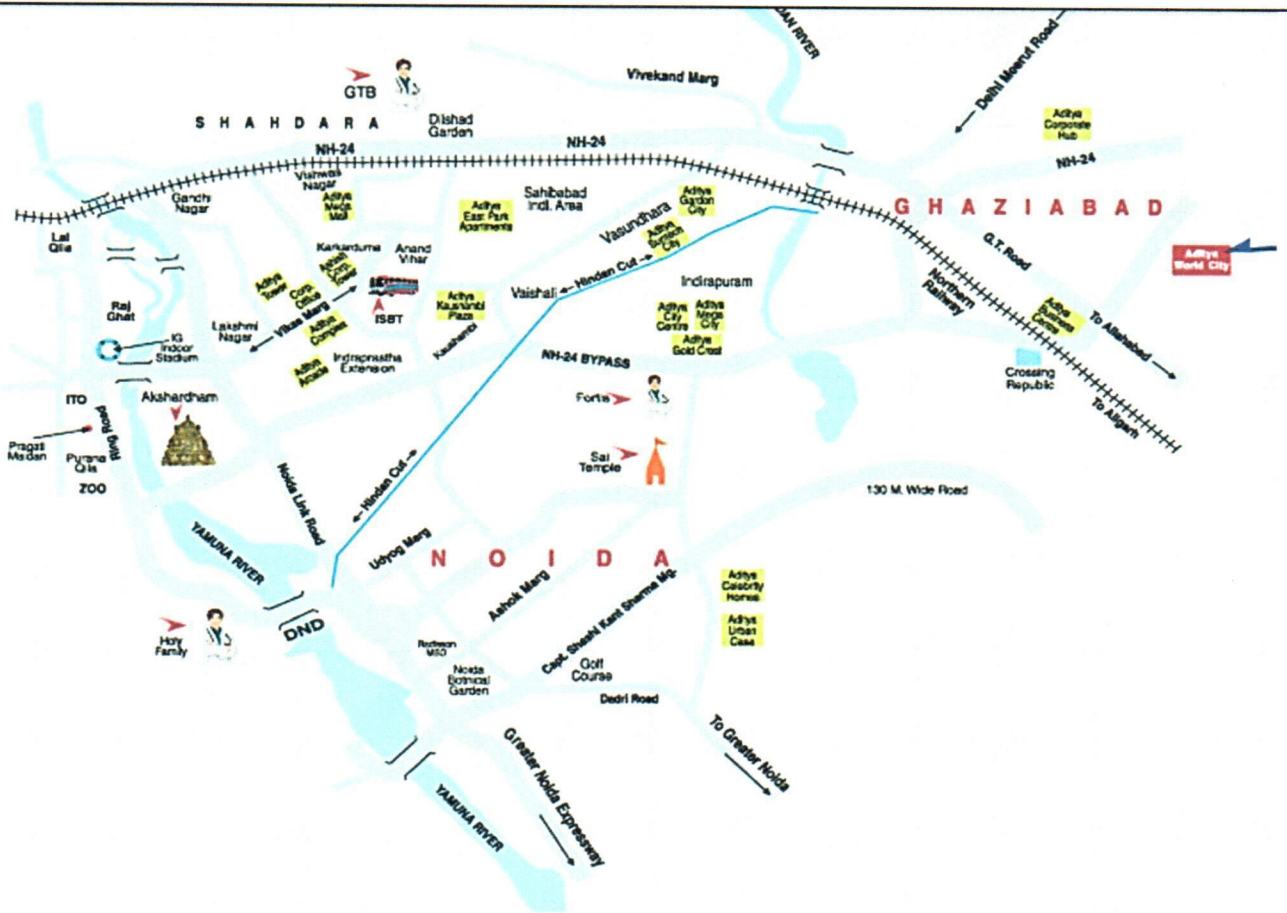
The subject project comprised of 14 high rise towers namely Tower-A to Tower-P (excluding Tower-I and O) and the developer has proposed to launch this project in four phases. At present the developer has launched phase-I, II and III of the projects which consist of 12 towers i.e., Tower-A, B, C, D, E, F, G, H, J, K, N, P. Rest of the two towers (L& M) will be launched in phase-IV of the project in future. The tower L& M are in under construction stage.

The developer had to develop 14 high rise towers comprised of 2B+G+19 and a commercial Building having a total of 2043 DUs with all the basic and modern amenities. The building plans is approved for developing 2043 DUs and Phase- 1,2 and 3 is completed and ready to move in. Out of 2043 DUs 2018 are residential and the 25 units are commercial. The subject project will be comprising of mainly following Configuration.

S.no.	Type	Nos.	BHK
1	I	38	3B3T
2	II	76	3B2T+Store
3	III	76	3B2T
4	IV	380	3B2T
5	V	192	2B2T
6	VI	114	2B2T
7	VII	190	2B2T
8	VIII	66	1B1T
9	IV(A)	270	3B2T
10	V(A)	160	2B2T
11	VI(A)	95	2B2T
12	VII(A)	361	2B2T
13	Shops	25	1 Hall
Total		2043	

The Developer has obtained most of the preliminary necessary statutory approvals from different government agencies to develop this modern group housing society. Partial Occupation Certificate for 12 towers (A, B, C, D, E & F, G, H, J, K, N, P) are obtained.





The location of the subject project is in a good developing Zone of Shahpur-Bamheta, Ghaziabad. Subject land can be clearly approached from 45 mtr. wide approach road and the subject project is located approx. 2.5 km from Delhi- Meerut Expressway. There are other residential projects under development nearby and some projects are already occupied.

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. 28-29
e.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 30
f.	Enclosure 3	Google Map – Page No.31
g.	Enclosure 4	Photographs – Page No. 33-34
h.	Enclosure 5	Copy of Circle Rate – Page no. 32
i.	Enclosure 6	Survey Summary Sheet – Pages xx
j.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages 02

PART B

SBI FORMAT OF VALUATION REPORT

Name & Address of Branch	State Bank of India, HLST-1, Parliament Street, New Delhi
Name of Promoter	M/s. Agarwal Associates (Promoters) Ltd.

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Property Owner	M/s. Agarwal Associates (Promoters) Limited
	Address & Phone Number of the Owner	Registered Office: 10, New Rajdhani Enclave, Vikas Marg, Delhi - 110092
b.	Purpose of the Valuation	Project Tie-up Report
c.	Date of Inspection of the Property	4 December 2021
d.	Date of Valuation Report	7 December 2021
e.	Name of the Developer of the Property	M/s. Agarwal Associates (Promoters) Limited
	Type of Developer	Private developer promoted

2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY	
a.	Location attribute of the property	
i.	Nearby Landmark	Self
ii.	Postal Address of the Property	"City Apartments" (Aditya World City), Plot No. GH-06, Integrated Township, Shahpur-Bamheta, Ghaziabad, Uttar Pradesh
iii.	Area of the Plot/ Land	Total Site area: 5.3 Hectare/ 53000 sq.mtr. <i>Also please refer to Part-B Area description of the property. All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.</i>
iv.	Type of Land	Solid/ On road level
v.	Independent access/ approach to the property	Clear independent access is available
vi.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°38'43.1"N 77°29'23.4"E
vii.	Details of the roads abutting the property	
	1. Main Road Name & Width	Delhi- Meerut Express Road 150 mtr. wide road
	2. Front Road Name & width	Approach Road 45 mtr. wide road
	3. Type of Approach Road	Bituminous Road
	4. Distance from the Main Road	Approx. 2.5 km from Delhi-Meerut Express Road
viii.	Description of adjoining property	Other Residential Project nearby
ix.	Plot No./ Survey No.	Please refer to the copy of deeds
x.	Zone/ Sector	Residential NA
xi.	Sub registrar	Ghaziabad
xii.	District	Ghaziabad, U.P



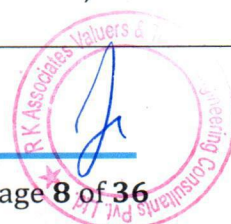
VALUATION REPORT

"CITY APARTMENTS" (ADITYA WORLD CITY)

xiii.	Any other aspect	<p>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 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 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. 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	Scale-B City		Urban developing
	5. Characteristics of the locality	Good		Within developing Residential zone
	6. Property location classification	On Wide Road	3 Side Open	None
	7. Property Facing	North Facing		
b.	Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	<p>Please refer to the area description section of the report</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.	Boundaries schedule of the Property			
i.	Are Boundaries matched	No, since no concerned documents provided.		
ii.	Directions	As per Lease Plan	Actual found at Site	
	North	NA	Entry	

	South	NA	Entry/ Urban Homes
	East	NA	Entry/45 M Road
	West	NA	Open Land

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	No	
	ii. Current activity done in the property	Construction of Residential Apartment in multistoried building	
	iii. Is property usage as per applicable zoning	Yes proposed to be used as Group Housing as per zoning after completion	
	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	Obtained for 12 towers and 2 towers are still under construction.	Obtained for 12 towers and 2 towers are still under construction.
d.	Comment on unauthorized construction if any	None, Since OC for 12 towers are obtained	
e.	Comment on Transferability of developmental rights	As per regulation of Ghaziabad Development Authority (GDA)	
f.	i. Planning Area/ Zone	GDA Master Plan	
	ii. Master Plan currently in force	GDA Master Plan - 2021	
	iii. Municipal limits	Ghaziabad Nagar Nigam	
g.	Developmental controls/ Authority	Ghaziabad Development Authority (GDA)	
h.	Zoning regulations	Residential	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	Adjoining properties are used for Residential purpose & Other Group Housing Societies are present in close vicinity	
j.	Comment of Demolition proceedings if any	No	
k.	Comment on Compounding/ Regularization proceedings	No	
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	Execution of Lease Deed Letter	GPA	None
b.	Names of the Legal Owner/s	M/s. Agarwal Associates Promoter. Ltd.		
c.	Constitution of the Property	Free hold, complete transferable rights		
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	Free hold, complete transferable rights		
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	Ghaziabad Development Authority (GDA)		
	ii. Name of the office of the Authority	Ghaziabad Development Authority (GDA)		
	iii. Any violation from the approved Building Plan	O.C for 12 Towers is obtained and two towers still 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	Yes		
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	14 Years as per Approval Letter		
	ii. Year of Acquisition/ Purchase	Year 2006		



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iii. Property presently occupied/ possessed by	Developer
iv. Title verification	To be done by the competent Advocate
v. Details of leases if any	NA

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	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

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
ii. Storage spaces	Yes
iii. Utility of spaces provided within the building	Yes
iv. Car parking facilities	Yes
v. Balconies	Yes
b. Any other aspect	
i. Drainage arrangements	Yes
ii. Water Treatment Plant	Yes
iii. Power Supply arrangements	Permanent Yes Auxiliary DG
iv. HVAC system	No
v. Security provisions	Yes/ Private security guards
vi. Lift/ Elevators	Yes, proposed



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"CITY APARTMENTS" (ADITYA WORLD CITY)

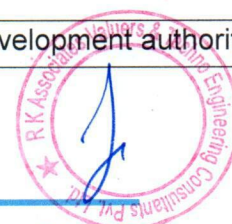
	vii. Compound wall/ Main Gate		Yes		
	viii. Whether gated society		Yes, proposed		
	ix. Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes	Yes	Yes	Yes	Yes

8.	INFRASTRUCTURE AVAILABILITY						
a.	Description of Aqua Infrastructure availability in terms of:						
	i. Water Supply			Yes			
	ii. Sewerage/ sanitation system			Underground			
	iii. Storm water drainage			Yes			
b.	Description of other Physical Infrastructure facilities in terms of:						
	i. Solid waste management			Yes			
	ii. Electricity			Yes			
	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
	1.4 Km.	800 m	1.8 km	5.7 Km	7.2 km	10.8 km	38 km
	Availability of recreation facilities (parks, open spaces etc.)			Yes ample recreational facilities are available in the vicinity.			

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	Many residential projects are proposed and some projects are in progress
	ii. Any negativity/ defect/ disadvantages in the property/ location	No	NA



10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
a.	Type of construction & design	RCC framed structure	
b.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
c.	Specifications		
	i. Class of construction	Under construction	
	ii. Appearance/ Condition of structures	Internal -Under construction	
		External -Under construction	
	iii. Roof	Floors/ Towers	Type of Roof
		14 Towers proposed to be 2B+G+19 Floors and commercial	RCC=12 Tower Completed and Tower L&M = Ready to move in
	iv. Floor height	12 feet	
	v. Type of flooring	Vitrified tiles, Laminated Wooden Flooring, Anti-Skid Tiles	
	vi. Doors/ Windows	UPVC/ Aluminum windows, door frame in wood, Flush door laminated on both sides	
	vii. Interior Finishing	Neatly plastered and putty coated walls and proposed for Tower L & M	
	viii. Exterior Finishing	Simple plastered walls	
	ix. Interior decoration/ Special architectural or decorative feature	Good looking interiors. Medium use of interior decoration. and proposed for Tower L & M	
	x. Class of electrical fittings	Internal/ Normal quality fittings and proposed for Tower L & M	
	xi. Class of sanitary & water supply fittings	Internal/ Normal quality fittings and proposed for Tower L & M	
d.	Maintenance issues	No maintenance issue, structure is maintained properly and Not Applicable for Tower L & M	
e.	Age of building/ Year of construction	In b/w 0-5 years and tower L&M Under construction	In b/w 55-60 years and tower L&M Under construction
f.	Total life of the structure/ Remaining life expected	Approx. 60-65 years (After Completion)	Approx. 55-60years (For completed Towers) Approx. 60-65 years (After Completion)
g.	Extent of deterioration in the structure	Not Applicable as construction work is in progress	
h.	Structural safety	Proposed RCC structure so assumed to be structurally stable	
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	Individual AC will be installed as per buyer's requirement	
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	Yes, Proposed RCC structure so will be structurally stable, however structural stability certificate is pending to be obtained	
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	No	

11.	ENVIRONMENTAL FACTORS:	
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Yes
b.	Provision of rainwater harvesting	Yes
c.	Use of solar heating and lighting systems, etc.	Yes
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 and proposed for Tower L & M

13.	PROJECT DETAILS:	
a.	Name of the Developer	M/s. Agarwal Associates Promoters Limited
b.	Name of the Architect	N+U Design Studio (Ketan Hinganikar) (CA/2006/37536)
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	Registration No. UPRERAPRJ1498 Dated: 21/09/2013 Registration No. UPRERAPRJ2115 Dated: 21/09/2013
e.	Progress of the Project	At present Tower L & M are under construction
f.	Other Salient Features of the Project (Proposed)	<input type="checkbox"/> High end modern apartment, <input checked="" 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 type="checkbox"/> Walking Trails, <input checked="" 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`



VALUATION REPORT

"CITY APARTMENTS" (ADITYA WORLD CITY)

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	Rs.64,54,24,000/- (Land Value Only)
	1. Land	Rs.64,54,24,000/-
	2. Building	NA
	ii. Prospective Fair Market Value	Rs.600,00,00,000/- (For the completed and ready to move project)
a.	iii. Realizable Value	Rs.510,00,00,000/- (For the completed and ready to move project)
b.	iv. Distress Value	Rs.450,00,00,000/- (For the completed and ready to move project)
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)	i. The information provided is true and correct to the best of my knowledge and belief.
		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.
		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.
		iv. No employee or member of R.K Associates has any direct/ indirect interest in the property.
		v. Our authorized surveyor by name of AE Harshit Mayank has visited the subject property on 4 December 2021 in the presence of the developer's representative Brushan Tyagi .
		vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.

VALUATION REPORT

"CITY APARTMENTS" (ADITYA WORLD CITY)

- 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-1, PARLIAMENT STREET, NEW DELHI.**

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. D-39, 2 nd Floor, Sector-02, Noida 201301	2303/ 1988	<i>Indrajit</i>
c.	Total Number of Pages in the Report with enclosures	34	
d.	Engineering Team worked on the report	SURVEYED BY: Er. Harshit Mayank	
		PREPARED BY: AE Abhishek Sharma	
		REVIEWED BY: HOD Valuations	<i>Indrajit</i>

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, Makaan.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.28-29 v. Google Map – Page No.31 vi. Photographs – Page No. 33-34 vii. Copy of Circle Rate – Page No. 32 viii. Survey Summary Sheet – Pages xx ix. Copy of relevant papers from the property documents referred in the Valuation – Pages 02

AREA DESCRIPTION OF THE PROPERTY

1.	Total Site Area		44512.50 m ²	
2.	Ground Coverage Area	Proposed	15579.375 m ²	
		Permissible	9822.25 m ²	
Covered Area	UNDER FAR		Proposed	Present Status
	Residential		163485.185 m ²	Phase-1 Tower A– Ready to move in Tower B- Ready to move in Tower C- Ready to move in Tower D – Ready to move in Tower E– Ready to move in Tower F – Ready to move in Tower G– Ready to move in
	Community		358.317 m ²	
	Commercial Shopping		3054.033 m ²	
	Kiosk Area		37.5 m ²	
	Nursery School		394.375 m ²	
	TOTAL	Total Proposed	167329.410 m² (1801117.04 ft.²)	
	Permissible Principal FAR for Group Housing		111281.250 m ²	Phase-2 Tower N- Ready to move in Tower P- Ready to move in
	Permissible Purchasable FAR for Group Housing		55640.625 m ²	
	Total Permissible FAR		166921.875 m²	
				Phase-3 Tower H– Ready to move in Tower J– Ready to move in. Tower K – Ready to move in DUs Shop(G+4) – Complete Community - Complete
			Phase-4 Tower L- Yet to be launched, construction work of first floor in Progress	

VALUATION REPORT

"CITY APARTMENTS" (ADITYA WORLD CITY)

				Tower M- Yet to be launched, construction work of 6 th floor in Progress
		UNDER NON FAR		
		Basement -01 Parking	36678.194 m ²	Completed
		Basement -02 Parking	36678.194 m ²	
		Mumty+ Machine Room	8738.479 m ²	
		TOTAL	Proposed 89093.943 m² (958998.293 ft.²)	
			Permissible NA	
3.	Open/ Green Area	Proposed	10531.842 m ²	
		Required	10215 m ²	
4.	Density	Proposed	6810 PPH	
		Permissible	7344 PPH	
5.	Plinth/ Built-up Area (As per IS 3861-1966)		256423.35 m ² (FAR + NON-FAR)	
6.	Carpet Area		1293365.17 sq.ft. (Residential)	
7.	Net Floor Area		NA	
8.	Super Area		2031165 ft ²	
9.	Shed Area		NA	
10.	Salable Area		NA	

Total Blocks/ Floors/ Flats				
1.	As per Approved Sanctioned Plan		Actually provided (as per the inventory sheet)	Current Status
	Tower A- 2B+G+19 = 190 DUs Tower B- 2B+G+19 = 152 DUs Tower C- 2B+G+19 = 152 DUs Tower D - 2B+G+19 = 152 DUs Tower E- 2B+G+19 = 152 DUs Tower F - 2B+G+19 = 152 DUs Tower G- 2B+G+19 = 152 DUs Tower H- 2B+G+19 = 78 DUs Tower J- 2B+G+19 = 152 DUs Tower K - 2B+G+19 = 152 DUs Tower L- 2B+G+19 = 152 DUs Tower M- 2B+G+19 = 152 DUs Tower N- 2B+G+19 = 152 DUs Tower P- 2B+G+19 = 78 DUs Shops/1BR - G+4 = 25 DUs		Tower A- 2B+G+19 = 190 DUs Tower B- 2B+G+19 = 152 DUs Tower C- 2B+G+19 = 152 DUs Tower D - 2B+G+19 = 152 DUs Tower E- 2B+G+19 = 152 DUs Tower F - 2B+G+19 = 152 DUs Tower G- 2B+G+19 = 152 DUs Tower H- 2B+G+19 = 78 DUs Tower J- 2B+G+19 = 152 DUs Tower K - 2B+G+19 = 152 DUs Tower L- 2B+G+19 = 152 DUs Tower M- 2B+G+19 = 152 DUs Tower N- 2B+G+19 = 152 DUs Tower P- 2B+G+19 = 78 DUs Shops- G+4 = 25 DUs	Tower A- Ready to move in Tower B- Ready to move in Tower C- Ready to move in Tower D - Ready to move in Tower E- Ready to move in Tower F - Ready to move in Tower G- Ready to move in Tower H- Ready to move in Tower J- Ready to move in Tower K - Ready to move in Tower L- construction work of first floor in Progress Tower M- construction work of 6 th floor in Progress Tower N- Ready to move in Tower P- Ready to move in Shop(G+4) - Complete Community - Complete
2.	Total no. of Flats/ Units	Main Units: 2043 DU EWS: NA	Main Units: 1739 DU (Launched at Present) Unit yet to be Launch: 304 EWS: NA	

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 "CITY APARTMENTS" (ADITYA WORLD CITY)

Type of Flats	Refer to the sheet attached below	
Number of Car Parking available	Required	2529 ECS
	Stilt Parking	245 ECS
	Basement	2292 ECS
	Surface parking	183 ECS
	Total	2721 ECS

AREA STATEMENT FOR F.A.R. & NON FAR									
F.A.R. AREA					NON F.A.R. AREA				TOTAL NO. OF DU's
TOWER	NO.OF STORIES	GROUND COVERAGE	F.A.R ON GROUND	F.A.R	STILT AREA	FIRE ESCAPE STAIRCASE	{MUMTY }	MACHINE ROOM	
AREA IN SQ.M.					AREA IN SQ.M.				
BLOCK- A	S+19/G+19	1214.027	582.483	20057.369	631.544	417.140	65.741	65.540	190
BLOCK- B	S+19	658.423	92.382	12272.962	566.041	511.158	44.736	45.004	152
BLOCK- C	S+19	658.423	92.382	12272.962	566.041	511.158	44.736	45.004	152
BLOCK- D	S+19	658.423	92.382	12272.962	566.041	511.158	44.736	45.004	152
BLOCK- E	S+19	658.423	92.382	12272.962	566.041	511.158	44.736	45.004	152
BLOCK- F	S+19	627.111	94.012	11713.934	533.098	511.158	44.736	45.004	152
BLOCK- G	S+19	627.111	94.012	11713.934	533.098	511.158	44.736	45.004	152
BLOCK- H	S+19/G+19	347.200	212.248	6351.287	121.099	565.080	48.846	36.767	78
BLOCK- J	S+19	640.730	94.012	11754.791	522.831	511.158	44.736	45.004	152
BLOCK- K	S+19	627.111	94.012	11713.934	533.098	511.158	44.736	45.004	152
BLOCK- L	S+19	627.111	94.012	11713.934	533.098	511.158	44.736	45.004	152
BLOCK- M	S+19	651.595	93.464	11658.349	558.131	511.158	44.736	45.004	152
BLOCK- N	S+19	630.078	94.012	11722.835	522.831	511.158	44.736	45.004	152
BLOCK- P	S+19/G+19	347.200	212.248	6351.287	121.099	565.080	48.846	36.767	78
SHOPS./1BR	G+4	724.304	724.304	3054.033	-	127.090	50.836	58.581	25
GUARD RM.	G	24.000	-	-	-	-	-	-	-
ESS	G	25.984	-	-	-	-	-	-	-
DUSTBIN	G	75.000	-	-	-	-	-	-	-
TOTAL		9822.251	2758.347	166897.535	6874.092	7297.128	706.365	692.699	2043



VALUATION REPORT

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Sr. No	AREA STATEMENT (FOR F.A.R. CALCULATION)	AREA (SQ.MT.)	PROPOSED AREA (SQ.MT.)
1	TOTAL PLOT AREA AS/SANCTIONED LAYOUT	53058.620	
2	TOTAL AREA OF PLOT - DEDUCT AREA OF OTHER LAND (53058.620 - 58.620)	53000.000	
3	LAYOUT GREEN AREA @ 15 % OF 53000.000 SQ.MT.	7950.000	7950.000
4	PLOT AREA (TOTAL AREA OF PLOT - LAYOUT GREEN AREA)	45050.000	
5	NURSERY SCHOOL AREA (FOR 2500 PERSON)	500.000	500.000
6	KIOSK AREA = 5 NOS @ 7.5 SQ.M	37.500	37.500
7	NET PLOT AREA (PLOT AREA - (NURSERY SCHOOL AREA+ KIOSK AREA)	44512.500	
8	PERMISSIBLE GROUND COVERAGE @ 35 % OF 44512.500 SQ.M.	15579.375	9822.251
9	PERMISSIBLE PRINCIPAL F.A.R.@ 2.5 OF 44512.500 SQ.M.	111281.250	
10	PERMISSIBLE PURCHASEABLE F.A.R.@ 50 %OF BASIC F.A.R. @2.5	55640.625	
11	TOTAL PERMISSIBLE F.A.R. (PERM. BASIC F.A.R. - PERM. PURCHASEABLE F.A.R.)	166921.875	166897.535
12	CONVENIENT SHOP @ 0.5% OF TOTAL PERMISSIBLE F.A.R.	834.609	831.512
13	TOTAL COVD. AREA ON GROUND FLOOR (22.06 %)	9822.251	
14	PROPOSED COVD. AREA ON ALL FLOOR AS/F.A.R. CALCULATION (GR.FL AREA + ALL TYP. FL AREA)	166897.535	
15	TOTAL PROPOSED COVD. AREA ON BASEMENT		
	COVD AREA ON BASEMENT - I	36678.194	
	COVD AREA ON BASEMENT - II	36678.194	
	TOTAL COVD. AREA ON BASEMENT-1 & BASEMENT-2	73356.388	
16	F.A.R. ACHIVED	3.749	
17	TOTAL PERMISSIBLE DWELLING UNIT	2203	2043
18	REQUIRED GREEN AREA @ 1.0 SQ.M. / PERSON (2043 X 5)	10215	10531.842

Proportionate Land w.r. to FAR			
Phase	Tower	FAR (SQM)	Proportionate Land (SQM)
I	A,B,C,D,E,F & G	92577.085	29121.44
II	N & P	18074.122	5685.48
III	H, J, K & Commercial	32874.045	10341
IV	M & L	23372.283	7352.08
	Total	166897.535	52500



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Annexure-3				
S. No.	Khasra No.	Area falls Under GH-06 in Sq. Mtrs.	Sale Deed No.	Sale Deed Date
1	2248	5060.00	1131	25.02.2011
2	2261	501.38	1123	25.02.2011
3	2267	3160.00	1131	25.02.2011
4	2268	2910.00	1131	25.02.2011
5	2269	868.62	2917	16.05.2011
6	2365	7500.00	3479 3745	09.06.2011 20.06.2011
7	2367	3540.00	1131	25.02.2011
8	2368	4050.00	1131	25.02.2011
9	2369	2780.00	1131	25.02.2011
10	2370	2780.00	1131	25.02.2011
11	2371	4170.00	1121 2919	25.02.2011 16.05.2011
12	2372	4050.00	1131	25.02.2011
13	2373	3540.00	7827 1131	27.08.2012 25.02.2011
14	2374	8090.00	4546 4547	25.07.2011 25.07.2011
	Total	53000.00		



PART D

PROJECT APPROVAL DETAILS

S.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Sale Deeds	Numerous Sale deeds we have randomly checked them and bank is advised to get Legal perspective from Advocate	Executed
2.	NOC from Fire department	पत्रांक:रिनु/जे0डी0/फा0स0/लखनऊ-18(गाज0)/231/254 Dated: 14/03/2018 पत्रांक:आर-153/जे0डी0/लखनऊ-13(गाज0बाद)/245 Dated: 11/07/2013	Approved
3.	Electricity Assurance Certificate	Dated: 24/05/2011	Approved
4.	Building Plan Approval Letter from Ghaziabad Industrial Development Authority	No.250/M.P./3013 Dated:20/09/2013	Approved
5.	Grant of License	License No. IH/Ghaziabad/05 Dated:28/04/2006	Approved
6.	NOC for Construction	Dated: 21/04/2008	Approved
7.	Approved Building Plan From Ghaziabad Development Authority	No.884/Zone-5/G.H./212-13 Dated: 21-09-2013	Approved
8.	NOC for Height Clearance from Airport Authority of India	NOC ID- AAI/NOC/2013/376/2471 Dated: 22/08/2013	Approved
9.	Completion Certificate	For (A,B,C,D,E,F&G) Letter No.32/4/changed Zone-5/2017 Dated 09/03/2017 For (N&P) Dated:01/08/2018 Letter No.20/changed Zone-5/2018 For H, J & K Dated:28/01/2019 Letter No.63/changed Zone-5/2019	Approved
10.	Environmental clearance NOC from SEIAA	Ref. No.119/Parya/SEIAA/1602/2020 Dated: 21/06/2021	Approved



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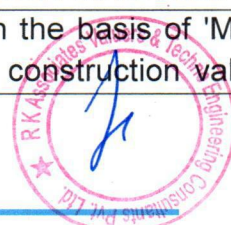
11.	Fire and safety Certificate , U.P.	UID No.- 2018/53468/GJDB/Ghaziabad/3610/JD Dated: 03/11/2018	Approved
12.	RERA Registration Certificate (Phase-III)	Registration No. UPRERAPRJ2115 Dated: 21/09/2013	Approved
13.	RERA Registration Certificate (Phase-II)	Registration No. UPRERAPRJ1498 Dated: 21/09/2013	Approved

OBSERVATIONS: - Project meets preliminary necessary compliance statutory approvals and RERA for Phase-1 and 4 is not provided to us. As Phase-1 is completed before the RERA was introduced and Phase-4 RERA is not yet obtained by the owner



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 (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	Very Large	On Road Level	Normal frontage
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Scale-B City	Good	On wide approach road	Not Applicable
			Property within developing Residential zone	Corner Plot	
				NA	
		Property Facing	North Facing		
g.	Any New Development in surrounding area	Other development		Development of other group housing project 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: Collector Rate of GDA 2019-2020			
		Market Value: Land Value is calculated on the basis of 'Market Comparable Sales approach' and Building construction value is			



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		calculated on the basis of 'Depreciated Replacement Cost approach'
		<i>For knowing comparable market sales, significant local enquiries has been made from our side representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been judiciously taken seeing the market scenario. Kindly please refer below section to know the name & contact numbers from whom enquiries have been made.</i>
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. As per information available in public domain and discussion with market participants the prevailing FSI rate for group housing project is between Rs.900/- to Rs.1,100/- per sq.ft. For valuation purpose we have adopted land rate of Rs.1,000/- per sq.ft. which is reasonable in our opinion.</i>

2.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	Rs.14,500/- per m ²	Rs.900/- to Rs.1,100/- per m ²
b.	Rate adopted considering all characteristics of the property	Rs.14,500/- per m ²	Rs.1,000/- per m ²
c.	Total Development Land Area considered <i>(documents vs site survey whichever is less)</i>	44512 m ² / 4.45 Ha	44512 m ² / 4.45 Ha
d.	Total Permissible FAR	166921.875 m ²	1796730.37ft ² /166921.875 m ²
e.	Total Value of land (A)	44512 m ² x Rs.14,500/- per m ² Rs.64,54,24,000/-	1796730.37 ft ² x Rs.1000/- per ft ² Rs.179,67,30,370/-

VALUATION REPORT

"CITY APARTMENTS" (ADITYA WORLD CITY)

3. VALUATION OF BUILDING CONSTRUCTION

Particulars	Expected Building Construction Value		
	FAR		NON FAR
Structure Construction Value	Rate range	Rs.1,200/- to 1,600/-per sq.ft.	Rs.1,000/- to 1,200/-per sq.ft.
	Rate adopted	Rs.1,400/-per sq.ft.	Rs.1,100/-per sq.ft.
	Covered Area	167329.410 m ² (1801117.04 ft. ²)	89093.943 m ² (958998.29 ft. ²)
	Valuation Calculation	Rs.1,550/- per sq.ft. X 1801117.04 ft. ²	Rs.1,100/- per sq.ft. X 958998.29 ft. ²
	Total Value	Rs.279,17,31,412/-	Rs.105,48,98,122.36/-
a. Depreciation percentage (assuming salvage value % per year)	NA (Above replacement rate is calculated after deducting the prescribed depreciation)		
b. Age Factor	2-5 years old construction		
c. Structure Type/ Condition	RCC framed structure		
d. Construction Depreciated Replacement Value (B)	Rs.384,66,29,534/-		

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)	----	----
b. Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	Rs.13,00,00,000/-
c. Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Rs. 9,00,00,000/-
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.13,00,00,000/-
e. Depreciated Replacement Value (C)	NA	Rs.35,00,00,000/-

5. MARKET/ SALABLE VALUE OF THE FLATS

a. Total No. of DU	2043 DU
b. Total No. Villas	NA
c. Total No. of Studio apartments	NA
d. Total Proposed Salable Area for flats	NA
e. Launch Price = (approx.) (including PLC + Car Parking + EDC + IDC + Club & other charges)	Approx. 3000/- to 3500/- depending on the tower and type (as per the company representative Alok Jain)
Government Circle rate	NA



	Present Market Rate (New Booking Price) (excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.3600/- to Rs.4,000/- per sq.ft. on super area
f.	Remark	<p><i>This project is recently launched in the market and as per the information gathered on public domain there is no 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 of the flat and location of the flat i.e. park facing, corner etc. This will be a modern society and the builder proposes to construct modern flats as per the information available on public domains. As per information gathered from the public domain & market participants of that area, and it is found that basic booking rate for these flats is between Rs.3,600/- to Rs.4,000/- per sq.ft. on super area.</i></p> <p><i>The booking rates of the subject flats seems to be reasonable in our opinion considering the ongoing market rates of similar projects in the subject locality.</i></p>

S.no.	Type	Nos.	BHK	Carpet Area	Total Carpet Area	Super Area	Total Super Area	Rate	Amount
1	I	38	3B3T	890.323	33832.274	1380	52440	3750	₹ 19,66,50,000
2	II	76	3B2T+Store	861.432	65468.832	1340	101840	3750	₹ 38,19,00,000
3	III	76	3B2T	781.509	59394.684	1205	91580	3750	₹ 34,34,25,000
4	IV	380	3B2T	723.761	275029.18	1125	427500	3750	₹ 1,60,31,25,000
5	V	192	2B2T	588.156	112925.952	950	182400	3750	₹ 68,40,00,000
6	VI	114	2B2T	563.366	64223.724	924	105336	3750	₹ 39,50,10,000
7	VII	190	2B2T	558.652	106143.88	925	175750	3750	₹ 65,90,62,500
8	VIII	66	1B1T	479.289	31633.074	783	51678	3750	₹ 19,37,92,500
9	IV(A)	270	3B2T	723.761	195415.47	1100	297000	3750	₹ 1,11,37,50,000
10	V(A)	160	2B2T	588.156	94104.96	900	144000	3750	₹ 54,00,00,000
11	VI(A)	95	2B2T	563.366	53519.77	880	83600	3750	₹ 31,35,00,000
12	VII(A)	361	2B2T	558.652	201673.372	881	318041	3750	₹ 1,19,26,53,750
Total		2018			1293365.172		2031165		₹ 7,61,68,68,750

Note: Normally, apart from the Basic Sale Price (BSP) mentioned in the Agreement to Sale, a one time cost of additional amenities & other costs related to the property which are permanent in nature and add up to the realizable value of security/property (viz. Township Corpus Fund, One Time Maintenance fund/deposit/corpus, Development Charges, Premium for insurance of Mortgaged Property, Electrical Fittings, One Time Generator Charges, Club House Membership Charges, Electricity/Water/Sewerage Board one time charges/deposits, cost of rooftop Solar Photo Voltiac System) are charged. Now GST will be added as part of Project Cost for assessing the loan amount in lieu of VAT, Service Tax, etc. However, Stamp Duty, Registration Charges and other documentation Charges, which are not realizable in nature will not be included in the value of the property/agreement to sale for arriving at the loan eligibility.



VALUATION REPORT

"CITY APARTMENTS" (ADITYA WORLD CITY)

6.	CONSOLIDATED VALUE		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land (A)	Rs.64,54,24,000/-	Rs.179,67,30,370/-
b.	Structure Construction Value(B)	NA	Rs.384,66,29,534/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs. 35,00,00,000/-
d.	Total Add (A+B+C)	Rs.64,54,24,000/- (Land Value Only)	Rs.599,33,59,904/-
e.	Additional Premium if any	----	----
	Details/ Justification	----	----
f.	Deductions charged if any	----	----
	Details/ Justification	----	----
g.	Total Prospective Fair Market Value[#]	NA	Rs.599,33,59,904/-
h.	Rounded Off	----	Rs.600,00,00,000/- (For the completed and ready to move project)
i.	Realizable Value	---	Rs.510,00,00,000/- (For the completed and ready to move project)
j.	Distress Value	---	Rs.450,00,00,000/- (For the completed and ready to move project)
k.	Valuation of structure for Insurance purpose	NA	Rs.350,00,00,000/- (For the completed and ready to move project)

(Rupees Six Hundred Crores Only)

7.	Concluding comments if any	<p>a. 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.</p> <p>b. Valuation of the asset is done as found on as-is-where basis.</p> <p>c. 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>d. 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>e. As per the scope of the assignment, Value assessment is subject to <u>Assumptions, Remarks & Limiting Conditions mentioned in Point '7' below, R.K Associates Important Notes and Valuer's Remarks(Enclosure: 1)& other enclosed documents</u> with the Report which will remain part & parcel of the report. Without these enclosures/ documents report shall stand null & void.</p>
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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/ Financer 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

	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

"CITY APARTMENTS" (ADITYA WORLD CITY)

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/-.



VALUATION REPORT

"CITY APARTMENTS" (ADITYA WORLD CITY)

ENCLOSURE: 2- REFERENCE FROM PUBLIC DOMAIN

PRICE LIST

w.e.f. 05-04-2021

CITY
Apartment
Essence of being elite
NH-24, GHAZIABAD

TYPE OF UNITS	TYPE I (3BHK)	TYPE II (3BHK)	TYPE III (3BHK)	TYPE IV (3BHK)	TYPE V (2BHK)	TYPE VI (2BHK)	TYPE VII (2BHK)	TYPE VI A (2BHK)	TYPE IV A (3BHK)
FLOORS	Sale Price (In Lacs)								
19	49.54	48.11	43.26	38.14	34.11	33.17	33.21	31.59	37.29
18	49.89	48.44	43.56	38.42	34.34	33.40	33.44	31.81	37.57
17	50.23	48.78	43.86	38.70	34.58	33.63	33.67	32.03	37.84
16	50.58	49.11	44.16	38.98	34.82	33.86	33.90	32.25	38.12
15	50.92	49.45	44.46	39.26	35.06	34.10	34.13	32.47	38.39
14	51.27	49.78	44.77	39.54	35.29	34.33	34.36	32.69	38.67
13	51.61	50.12	45.07	39.83	35.53	34.56	34.60	32.91	38.94
12	51.96	50.45	45.37	40.11	35.77	34.79	34.83	33.13	39.22
11	52.30	50.79	45.67	40.39	36.01	35.02	35.06	33.35	39.49
10	52.65	51.12	45.97	40.67	36.24	35.25	35.29	33.57	39.77
9	52.99	51.46	46.27	40.95	36.48	35.48	35.52	33.79	40.04
8	53.34	51.79	46.57	41.23	36.72	35.71	35.75	34.01	40.32
7	53.68	52.13	46.87	41.51	36.96	35.94	35.98	34.23	40.59
6	54.03	52.46	47.18	41.79	37.19	36.17	36.21	34.45	40.87
5	54.37	52.80	47.48	42.08	37.43	36.41	36.45	34.67	41.14
4	54.72	53.13	47.78	42.36	37.67	36.64	36.68	34.89	41.42
3	55.06	53.47	48.08	42.64	37.91	36.87	36.91	35.11	41.69
2	55.41	53.80	48.38	42.92	38.14	37.10	37.14	35.33	41.97
1	55.75	54.14	48.68	43.20	38.38	37.33	37.37	35.55	42.24

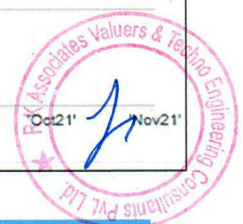
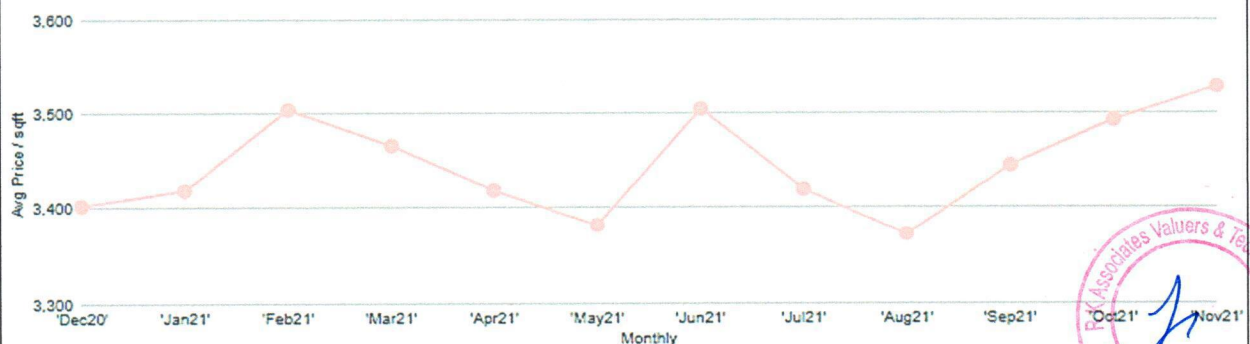
Down Payment Plan

Particulars	Amount
At the time of Booking	5% of Sale Consideration
Within 45 days of Booking	80% of Sale Consideration
On Offer of Possession	15% + Other Charges

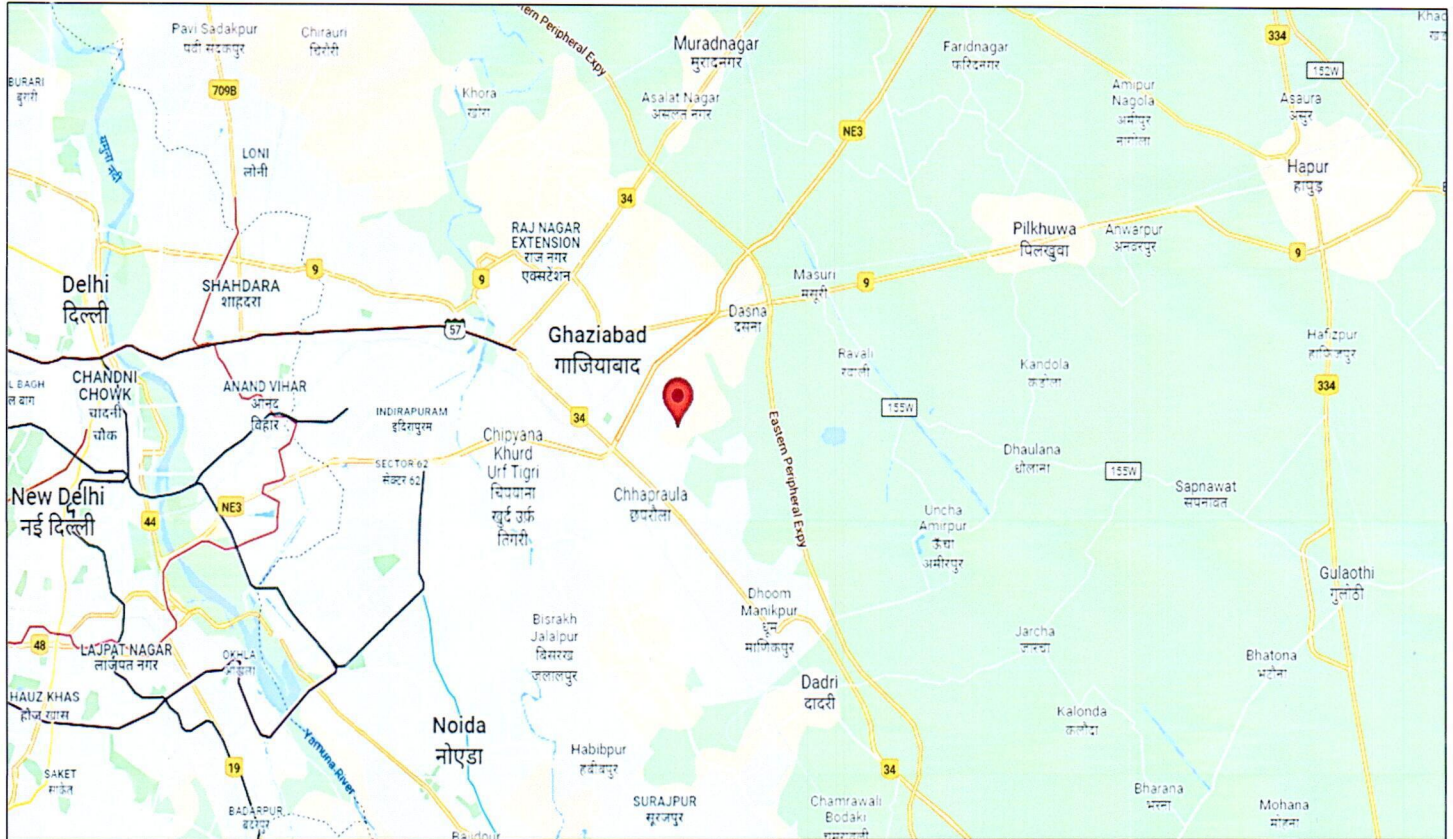
Other Charges

Particulars	Amount in INR
Power Back Up Charges	Rs. 20,000/- Per KVA plus GST
Registration Charges and any other Government Charges	At actuals
IFMS	As applicable
Advance Maintenance Charges	As applicable
Electricity Infrastructure Cost and Prepaid Meter Cost	As applicable

The Average Price of property in Aditya World City is estimated to be ₹3528 for the 'Nov21' month and it witnessed an increase of 1.0% from 'Oct21' month.





ENCLOSURE: 3- GOOGLE MAP LOCATION





ENCLOSURE: 4- CIRCLE RATES

क्रम सं०	प्रारूप-1 में आवंटित किया गया वी-कोड	मीहल्ले या राजस्व ग्राम का नाम	श्रेणी नगरीय अर्धनगरीय या ग्रामीण	अक्षक भूमि की न्यूनतम दरें प्रति वर्ग मीटर		
				9 मीटर/30 फिट तक चौड़े रास्ते पर बेसिक दरें	9 मीटर/30 फिट से अधिक व 18 मीटर/60 फिट तक चौड़े रास्ते पर बेसिक दरें	9 मीटर/30 फिट से अधिक व 18 मीटर/60 फिट तक चौड़े रास्ते पर
115	0326	BROOK Wood Enclave (Sec-18)	नगरीय	10000	10200	10500
116	0329	Wave Royal Castle	नगरीय	12000	12200	12500
117	0332	Wave Royal Retreat	नगरीय	12000	12200	12500
118	0130	आदित्य वर्ल्ड सिटी के प्लॉट की दर	नगरीय	14000	14200	14500
119	0108	जयपुरिया सनराइज ग्राम	नगरीय	14000	14200	14500
120	0109	शौर्यापुरम	नगरीय	19000	19500	20000
121	0235	पार्क टाउन	नगरीय	14000	14200	14500
122	0251	अर्बन होमस	नगरीय	14000	14200	14500
123	0254	शाहपुर बम्हैटा अन्य बिल्डर	नगरीय	14000	14200	14500
124	0133	शंकर विहार कालोनी व खसरा नं० 1082 से 1137	नगरीय	18000	19000	21000
125	0335	शाहपुर बम्हैटा ख० नं० 2969 से 2973, 2981 से 2989, 2992 से 2996, श्याम एन्कलेव, फेरी एन्कलेव	नगरीय	15000	16000	17000
126	0134	राज कम्पाउण्ड (खसरा नं० 1241 से 1246)	नगरीय	17000	17500	18000


 उप निबन्धक, प्रथम,
गाजियाबाद।


 सहायक आयुक्त स्टाम्प,
गाजियाबाद।


 अपर कमिश्नर (वि०/रा०)
गाजियाबाद।


 कलेक्टर,
गाजियाबाद।



ENCLOSURE: 5- PHOTOGRAPHS



VALUATION REPORT

"CITY APARTMENTS" (ADITYA WORLD CITY)

