

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

File No.: VIS (2021-22)-PL742-640-821

Dated: 24.12.2021

PROJECT TIE UP REPORT

OF

GROUP HOUSING SOCIETY

HINDON GREEN VALLEY

SITUATED AT

VILLAGE-MAHIUDDINPUR, KANAWANI, INDIRAPURAM, GHAZIABAD

DEVELOPED & PROMOTED BY

M/S RISHABH BUILDWELL PVT LTD.

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU Banks

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, NOIDA

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.

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PART A

SUMMARY OF THE VALUATION REPORT

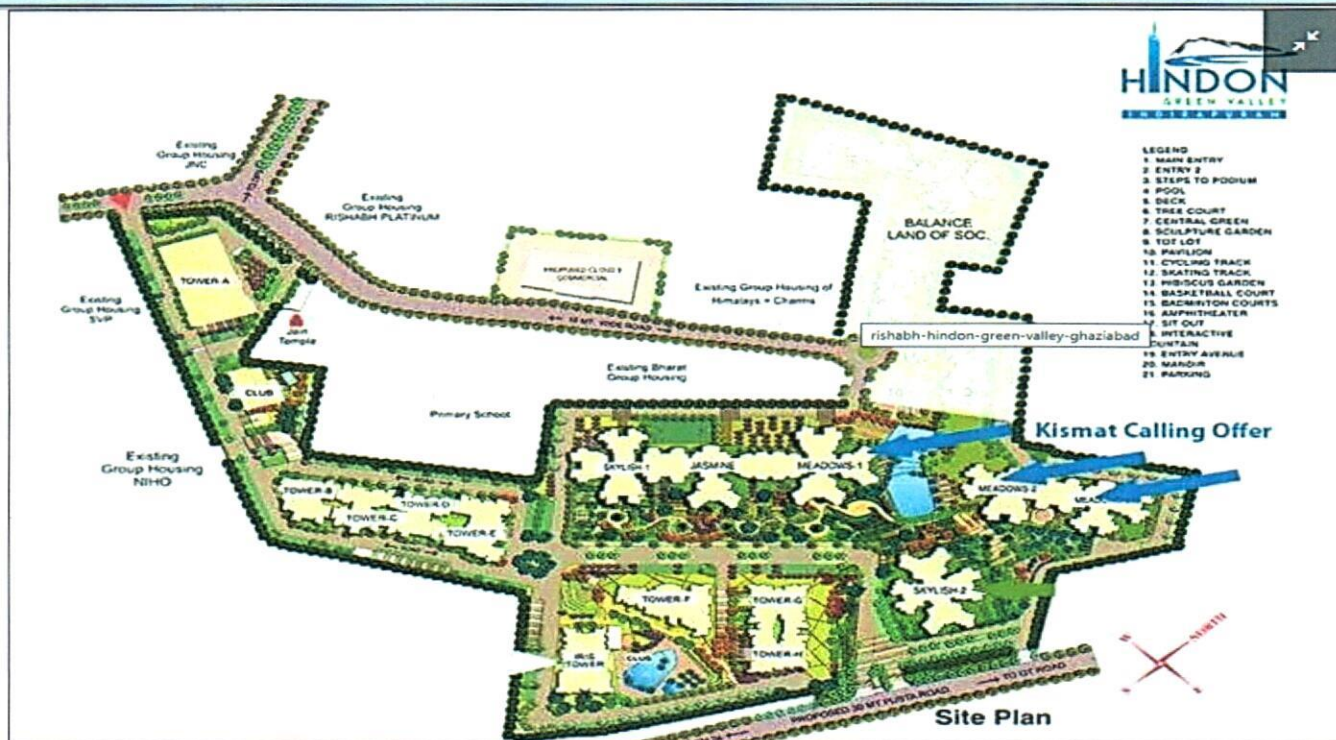
S.NO.	CONTENTS		DESCRIPTION	
1.	GENERAL DETAILS			
a.	Report prepared for	Bank		
b.	Name & Address of Organization	State Bank of India, HLST Branch, Noida		
c.	Name of Promoter	M/s Rishabh Buildwell Pvt Ltd.		
d.	Name of Owner	M/s Rishabh Buildwell Pvt Ltd.		
e.	Address & Phone Number of the promoter's	Regd. Office: Ground floor,196, Ram Vihar, Delhi-110092		
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	21 December 2021		
k.	Date of Valuation Report	24 December 2021		
l.	Surveyed in presence of	Promoter's Representative	Mr. Rakesh Bambola (+91 9911131888)	
m.	Purpose of the Valuation	Project Tie-Up Report		
n.	Scope of the Report	Non Binding Opinion on General Prospective Valuation Assessment of the Property identified by Property owner or through its representative		
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.
		Total04documents requested.	Total 04 documents provided.	03
		Property Title document	RERA Registration Certificate	Dated: 11/01/2018
		Approved Map	Approved Map	Dated: 18/06/2016



		Approval for Setting up Group housing society		Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	Dated: 18/12/2015
		Project Approval Letter		NOC'S and other Approvals	refer project approval details
q.	Identification of the property	☐	Cross checked from boundaries of the property mentioned in the deed		
		☒	Done from the name plate displayed on the property		
		☒	Identified by the Owner's representative		
		☐	Enquired from local residents/ public		
		☐	Identification of the property could not be done properly		
		☐	Survey was not done		

2.	BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION
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a.



This Project Tie Up Report is prepared for the residential Group Housing project in the name of “**Hindon Green Valley**” being developed at Village-Mahiuddinpur, Kanawani, Indirapuram, Ghaziabad on net land area ad-measuring 26,539.41 m² (**6.58 Acres**) as per the Approved map and other documents provided to us by the bank. The Land for the subject Project is owned by M/s Rishabh Buildwell Pvt Ltd.

The Area details of the property is taken as per the approved area statement of the project. However latest construction status of the project and latest prevailing market rates of the floors is taken as per

the site survey and market research done by us. The subject project is under construction and currently super structure of Meadows-1, 2 & 3 is in Progress:

Sr. No.	Towers	Floors (As per Map)	No. of Dwelling Units	Description
1.	Skylish-1	3B+2S+11	48	Residential Tower Proposed to be constructed in Future.
2.	Skylish-2	3B+2S+8	32	Residential Tower Proposed to be constructed in Future.
3.	Skylish-3	2S+12	90	Residential Tower Proposed to be constructed in Future.
4.	Jasmine	3B+2S+11	44	Residential Tower Proposed to be constructed in Future.
5.	Meadows-1	3B+2S+32+S.F.	248	Residential Tower currently under construction
6.	Meadows-2	3B+S+31+S.F.	248	Residential Tower currently under construction
7.	Meadows-3	3B+S+31+S.F.	248	Residential Tower currently under construction
Total of 07 residential tower			958	
8.	EWS and LIG Block	S+18	176	Yet to be started
Grand Total			1134	

Notes:

1. There are three basement as per the MAP provided by the company, whereas as per the site survey, three towers have been constructed on site only with 2 basements.

2. Skylish-3 Tower Consist of Convenient Shopping Space at Lower ground floor, nursery school at upper Ground floor and first floor and all the other floors are proposed to be residential.

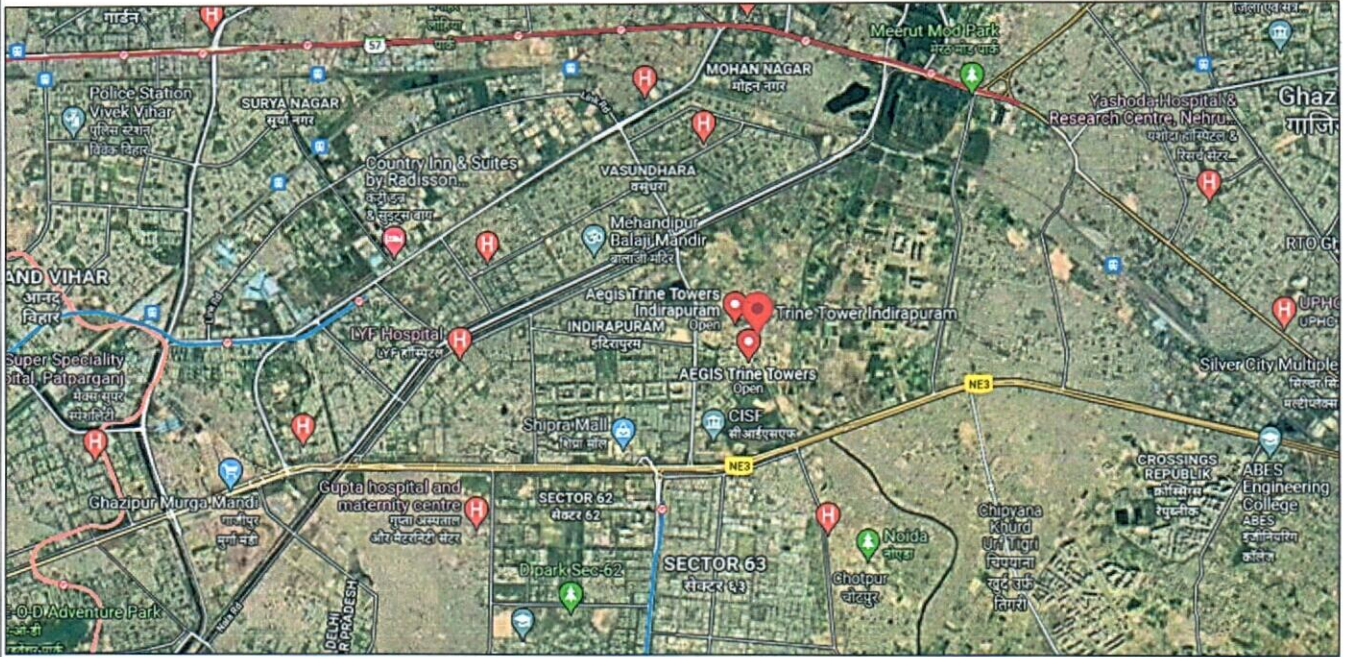
As Per the development plan fetched from RERA Website, The development of the whole project will be done in two (2) phases. In 1st phase, the company is developing the following towers:

1. Meadows – 1
2. Meadows – 2
3. Meadows – 3
4. Skylish – 2
5. EWS/LIG tower.

However as per discussion during site survey it has been informed that the Phase 1 of the project will consist of only 3 Towers i.e. Meadows 1, Meadows 2 and Meadows 3. The same has been considered in Phase 1 area calculation sheet.

Project tie up report has been prepared for Phase 1 of the project only. Phase 2 will be developed after approx. 18 months to 24 months after getting all the requisite approvals & sanctions of 400 FAR from the competent authority i.e. G.D.A.

The subject project is located in midst of Developing area of Indirapuram, Ghaziabad. The subject project can be clearly approached from 24 mtr. wide Pusta road and 16 mtr. wide Mall Road and main road to the subject Property is Pusta Road. Many Group housing Projects are already being inhabited in the area.



3. ENCLOSURES

a.	Part B	Valuation Report as per SBI Format Annexure-II
b.	Part C	Area description of the Property
c.	Part D	Project Statutory Approvals
d.	Part E:	Valuation Assessment of the Property
e.	Enclosure 1	Valuer's Remark - Page No. 28
f.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 30
g.	Enclosure 3	Google Map – Page No.32
h.	Enclosure 4	Photographs – Pages 35
i.	Enclosure 5	Copy of Circle Rate – Page no. 33
j.	Enclosure 6	Survey Summary Sheet – Pages x
k.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pagesxx



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PART B**SBI FORMAT OF VALUATION REPORT**

Name & Address of Branch	State Bank of India, HLST Branch, Noida
Name of the Promoter	M/s Rishabh Buildwell Pvt Ltd.

S.NO.	CONTENTS	DESCRIPTION
i.	INTRODUCTION	
a.	Name of Property Owner	M/s Rishabh Buildwell Pvt Ltd.
	Address & Phone Number of the Owner	Regd. Office: Regd. Office: Ground floor, 196, Ram Vihar, Delhi-110092
b.	Purpose of the Valuation	Project Tie-Up Report
c.	Date of Inspection of the Property	21 December 2021
d.	Date of Valuation Report	24 December 2021
e.	Name of the Developer of the Property	M/s Rishabh Buildwell Pvt Ltd.
	Type of Developer	Private developer promoted

ii.	PHYSICAL CHARACTERISTICS OF THE PROPERTY	
1.	Location attribute of the property	
i.	Nearby Landmark	Jain Mandir, DPS school
ii.	Postal Address of the Property	Hindon Green Valley, Khasra No. 519, 530, 532, 541, 542, 543, 602, 603/2 603/3, 519m, 603/1, 536, 537, 538, 540/1, 540/2 and 543m, Village-Mahiuddinpur, Kanawani, Indirapuram, Ghaziabad.
iii.	Area of the Plot/ Land	26,539.41 m ² (6.58 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°38'45.4"N 77°23'05.4"E
vii.	Details of the roads abutting the property	
	a. Main Road Name & Width	Pusta Road
	b. Front Road Name & width	Pusta Road
	c. Type of Approach Road	Bituminous Road
	d. Distance from the Main Road	On main road
viii.	Description of adjoining property	Other Group Housing Societies



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ix.	Plot No./ Survey No.	Khasra No. 519, 530, 532, 541, 542, 543, 602, 603/2 603/3, 519m, 603/1, 536, 537, 538, 540/1, 540/2 and 543m		
x.	Zone/ Ward	Residential (Medium Density)	NA	
xi.	Sub registrar	Ghaziabad		
xii.	District	Ghaziabad		
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 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. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. 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.		
	i. Identification of the property	☐ Cross checked from boundaries of the property mentioned in the deed ☒ Done from the name plate displayed on the property ☒ Identified by the promoter's representative ☐ Enquired from local residents/ public ☐ Identification of the property could not be done properly ☐ Survey was not done		
	ii. Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
	iii. Is the property merged or colluded with any other property	No, it is an independent single bounded property NA		
	iv. City Categorization	Metro City	Urban developing	
	v. Characteristics of the locality	Good	Within developing Residential zone	
	vi. Property location classification	Ordinary location within the locality	None	None
	vii. Property Facing	West Facing		
a.	Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	Please refer to the attached sheet below. <i>Also please refer to Part C - Area description of the property. All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on</i>		



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•		sample random checking and not based on full scale measurement.	
2.	Boundaries schedule of the Property		
i.	Are Boundaries matched	No, since boundaries are not mentioned in the provided documents	
ii.	Directions	As per Sale Deed/TIR	Actual found at Site
	East	Not Available	Main Road Pusta Road
	West	Not Available	Mall Road
	North	Not Available	Kanwani Village
	South	Not Available	Cloud-09

iii.	TOWN PLANNING/ ZONING PARAMETERS		
a.	Master Plan provisions related to property in terms of Land use	Residential (Medium Density)	
	i. Any conversion of land use done	Change in Land Use from Agricultural to Residential must have been obtained by the developer since the project has approval from Ghaziabad Development Authority.	
	ii. Current activity done in the property	Used as Group Housing Society	
	iii. Is property usage as per applicable zoning	Yes used as residential as per zoning	
	iv. Any notification on change of zoning regulation	NA	
	v. Street Notification	Residential	
b.	Provision of Building by-laws as applicable	PERMITTED	CONSUMED
	i. FAR/ FSI	Please refer to area chart description	Please refer to area chart description
	ii. Ground coverage	-----do-----	-----do-----
	iii. Number of floors	-----do-----	-----do-----
	iv. Height restrictions	-----do-----	-----do-----
	v. Front/ Back/ Side Setback	-----do-----	-----do-----
c.	Status of Completion/ Occupational certificate	Not Applicable since construction of the project is going on	NA
d.	Comment on unauthorized construction if any	None	
e.	Comment on Transferability of developmental rights	As per regulation of GDA	
f.	b. Planning Area/ Zone	GDA Master Plan	
	c. Master Plan currently in force	GDA Master Plan - 2021	
	d. 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	Other Group Housing Societies	
j.	Comment of Demolition proceedings if any	NA	



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* k.	Comment on Compounding/ Regularization proceedings	NA
l.	Any other aspect	NA
	• Any information on encroachment	Under Construction
	• Is the area part of unauthorized area/ colony	No (As per general information available)

iv. DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	NOC from GDA	RERA Certificate
b.	Names of the Legal Owner/s	M/s Rishabh Buildwell Pvt 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	
f.	Notification of road widening if any and area under acquisition	No	
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	Not Known to us	-----
j.	Comment on whether the owners of the property have issued any guarantee(<i>personal or corporate</i>) as the case may be	Not Known to us	-----
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	Cannot comment since property 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	NA
		Receipt number	NA
		Receipt in the name of	NA
		Tax amount	NA
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	No information available	
	iii. Is property tax been paid for this property	Not available. Please confirm from the owner.	
	iv. Property or Tax Id No.	Not known	
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Not Known to us	



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p.	Qualification in TIR/Mitigation suggested if any	Cannot comment since no copy of TIR is made available to us.
q.	Any other aspect	This is just a Valuation Report of the property identified to us by the owner/ owner representative based on the copy of the documents provided to us. Legal aspects or Title verification of the property are not done at our end. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not carried out at our end and the copy of the documents provided to us by Bank/ customer has been relied upon in good faith.
	a. Since how long owners owing the Property	Please refer to the copy of title deeds
	b. Year of Acquisition/ Purchase	Please refer to the copy of title deeds
	c. Property presently occupied/ possessed by	Owners/Developer
	d. Title verification	To be done by the competent Advocate
	e. Details of leases if any	NA

v. ECONOMIC ASPECTS OF THE PROPERTY		
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	NA
d.	Property Insurance details	Please ask to the developer
e.	Monthly maintenance charges payable	NA
f.	Security charges, etc.	NA
g.	Any other aspect	NA
vi. SOCIO - CULTURAL ASPECTS OF THE PROPERTY		
a.	Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Medium Income Group
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No



vii. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES				
a. Description of the functionality & utility of the property in terms of :				
i. Space allocation		Yes, (proposed)		
ii. Storage spaces		Yes, (proposed)		
iii. Utility of spaces provided within the building		Yes, (proposed)		
iv. Car parking facilities		Yes, (proposed)		
v. Balconies		Yes, (proposed)		
b. Any other aspect				
a. Drainage arrangements		Yes, (proposed)		
b. Water Treatment Plant		No		
c. Power Supply arrangements		Permanent	Yes, used for construction purpose at present.	
		Auxiliary	No	
d. HVAC system		No		
e. Security provisions		Yes/ Private security guards		
f. Lift/ Elevators		Yes, (proposed)		
g. Compound wall/ Main Gate		Yes (proposed)		
h. Whether gated society		Yes (proposed)		
i. Internal development				
Garden/ Park/ Land scraping		Water bodies	Internal roads	Pavements
Yes, (proposed)		Yes, (proposed)	Yes (proposed)	Yes, (proposed)

viii INFRASTRUCTURE AVAILABILITY							
a. Description of Aqua Infrastructure availability in terms of:							
i. Water Supply		Yes, (proposed)					
ii. Sewerage/ sanitation system		Underground, (proposed)					
iii. Storm water drainage		Yes, (proposed)					
b. Description of other Physical Infrastructure facilities in terms of:							
i. Solid waste management		Yes, (proposed)					
ii. Electricity		Yes, (proposed)					
iii. Road and Public Transport connectivity		Yes, (proposed)					
iv. Availability of other public utilities nearby		Public transport, Market, Hospital etc. available nearby					
c. Proximity & availability of civic amenities & social infrastructure							
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport (IGI Airport, New Delhi)
	02 km	03 km	03 km.	7 km	9 Km	5 Km	33 Km
	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby			



ix. MARKETABILITY ASPECTS OF THE PROPERTY:			
a.	Marketability of the property in terms of		
	i. Location attribute of the subject property	Good	
	ii. Scarcity	Similar kind of properties are not easily available in this area.	
	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 E: Valuation Assessment of the Property.	
c.	Any other aspect which has relevance on the value or marketability of the property		No
	a. Any New Development in surrounding area	No	NA
	b. Any negativity/ defect/ disadvantages in the property/ location	No	NA

x. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
d.	Type of construction & design	RCC framed pillar beam column structure on RCC slab, (proposed)	
e.	Method of construction	Construction Being done using professional contractor workmanship based on architect plan	
f.	Specifications		
	1. Class of construction	RCC: Class B construction (Good), (proposed)	
	2. Appearance/ Condition of structures	Internal -Under construction	
		External -Under construction	
	3. Roof	Floors/ Towers	Type of Roof
		3 High Rise Towers and 1 EWS Tower	RCC
	4. Floor height	Approx. 10 feet	
	5. Type of flooring	Vitrified tiles, Ceramic Tiles, (proposed)	
	6. Doors/ Windows	Wooden frame with glass panel windows, Aluminum flushed doors & windows, (proposed)	
	7. Interior Finishing	Neatly plastered and putty coated walls, (proposed)	
	8. Exterior Finishing	Simple plastered walls, (proposed)	
	9. Interior decoration/ Special architectural or decorative feature	Simple plain looking structure., (proposed)	
10. Class of electrical fittings	Internal/ Normal quality fittings, (proposed)		
11. Class of sanitary & water supply fittings	Internal/ Normal quality fittings, (proposed)		
g.	Maintenance issues	Under Construction	
h.	Age of building/ Year of construction	Under Construction	Under Construction
i.	Total life of the structure/ Remaining life expected	Approx. 60-65 Years	Approx. 60-65 Years
j.	Extent of deterioration in the structure	Under Construction	



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k.	Structural safety	Proposed RCC structure so will be structurally stable, however structural stability certificate is pending to be obtained	
l.	Protection against natural disasters viz. earthquakes etc.	No information available	
m.	Visible damage in the building if any	Under Construction Property	
n.	System of air conditioning	Individual AC as per required by the Purchaser (Proposed)	
o.	Provision of firefighting	Yes, (Proposed)	
p.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority	
	c. Is Building as per approved Map	Under Construction	
	d. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	☐ Permissible Alterations	NA
		☐ Not permitted alteration	NA
	e. Is this being regularized	NA	

x.	xi. ENVIRONMENTAL FACTORS:		
b.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No information Available	
c.	Provision of rainwater harvesting	Yes, (proposed)	
d.	Use of solar heating and lighting systems, etc.	Yes (Proposed)	
e.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal construction and vehicular pollution present	

x.	xii. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:		
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern structure, (proposed)	



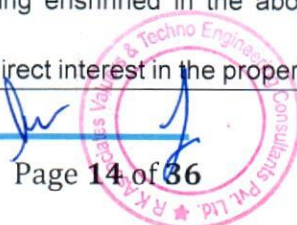

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12.	PROJECT DETAILS:	
a.	Name of the Developer	M/s Rishabh Buildwell Pvt Ltd.
b.	Name of the Architect	Gian P Mathur and Associates (P) Ltd. (CA No. 80/5769)
c.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.
d.	Proposed completion date of the Project	Project is Under construction
e.	Progress of the Project	As per observation during site survey the project is under construction.
f.	Other Salient Features of the Project	☒ High end modern apartment, ☐ Ordinary Apartments, ☐ Affordable housing, ☐ Club, ☐ Swimming Pool, ☒ Play Area, ☒ Walking Trails, ☐ Gymnasium, ☒ Convenient Shopping, ☒ Parks, ☐ Multiple Parks, ☒ Kids Play Area

xiii.	VALUATION:	
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Sub-Point 'n' of Point 1 of Part E: 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 E: 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 E: Valuation Assessment Factors of the report and the screenshot annexure in the report.
d.	a. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation assessment factors.
	b. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in Point 'O' of Part E: Valuation Assessment Factors of the report and the screenshots of the references are annexed in the report for reference.

13.	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 E: 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.
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- v. Our authorized surveyor by name of A.E. Parveen Sharma has visited the subject property on 21 December 2021 in the presence of the developer's representative.
- i. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.
- ii. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank.
- iii. We have submitted Valuation report directly to the Bank.
- iv. This valuation work is carried out by our Engineering team on the request from **STATE BANK OF INDIA, HLST BRANCH, NOIDA.**

xiv VALUATION COMPANY DETAILS:

1.	Name & Address of Valuer company	Wealth Tax Registration No.	Signature of the authorized person
j.	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D-39, Second Floor, Sector-02, Noida, U.P.	2303/ 1988	
2.	Total Number of Pages in the Report with enclosures		
k.	Engineering Team worked on the report	<i>SURVEYED BY A.E. Parveen Sharma</i>	
		<i>PREPARED BY: AE Abhishek Sharma</i>	
		<i>REVIEWED BY: HOD Valuations</i>	

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xv.	ENCLOSED DOCUMENTS:	
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Not Available
b.	Building Plan	Enclosed with the report
c.	Floor Plan	Not Available
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Enclosed with the report
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	i. Part C: Area Description of the Property ii. Part D: Project Approvals Details iii. Part E: Valuation Assessment of the Property iv. Assumption, Remarks & Limiting conditions v. Valuer's Remark - Page No.28 vi. Google Map – Page No.32 vii. Photographs – Pages 35 viii. Copy of Circle Rate – Pages 33 ix. Survey Summary Sheet – Pages xx x. Copy of relevant papers from the property documents referred in the Valuation – Pages xx



PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Total plot area of site		26,625.580 m ² (6.57 Acres)		
2.	Net plot area		26,539.410 m ² (6.55 Acres)		
3.	Ground Coverage Area	Permitted	10,615.764 m ² (1,14,267.13 ft ²)		
		Proposed	10,285.366 m ² (1,10,710.76 ft ²)		
4.	Covered Area (Complete Project-After Completion)	UNDER FAR		Proposed	As per the observations during site survey the construction of Meadows 1, Meadows 2 and Meadows 3 is under process. As per the site survey it was observed that only 2 basements have been constructed. However as per approved map 3 basements have been envisaged for the project. Bank to take note of it.
		Residential + Commercial		7,23,49.482 m ² (7,78,763.34 ft ²)	
		Service area considered under FAR		76.419 m ² (822.567 ft ²)	
		TOTAL	Proposed	72,425.901 m ² (7,79,585.91 ft ²)	
			Permitted	72,585.360 m ² (7,81,302.31 ft ²)	
		UNDER NON-FAR			
		Service Area		3,317.426 m ² (35,708.48 ft ²)*	
		Non-FAR area of Towers		9,600.70 m ² (1,03,341.07 ft ²)	
		Non-FAR EWS and LIG area		630.87 m ² (6,790.63 ft ²)	
		Basement		45,413.23 m ² (4,88,823.47 ft ²)	
		TOTAL	Proposed	58,962.23 m ² (6,34,663.50 ft ²)	
			Permitted	NA	
5.	Covered Area (Phase-1) (Complete Project-After Completion)	UNDER FAR		Proposed	As per the observations during site survey the construction of Meadows 1, Meadows 2 and Meadows 3 is under process. As per the site survey it was observed that only 2 basements have been constructed. However as per approved map 3 basements have been envisaged for the project. Bank to take note of it.
		Meadows 1		19,499.19 m ² (2,09,887.53 ft ²)	
		Meadows 2		14,648.80 m ² (1,57,678.37 ft ²)	
		Meadows 3		14,700.50 m ² (1,58,234.86 ft ²)	
		EWS		5,954.75 m ² (64,096.40 ft ²)	
		Total FAR		54,803.26 m ² (5,89,897.38 ft ²)	
		UNDER NON-FAR (Excl. Basement area)			
		Meadows 1		2,424.82 m ² (26,100.54 ft ²)	
		Meadows 2		1,465.60 m ² (15,775.59 ft ²)	
		Meadows 3		1,468.70 m ²	



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M/S HINDON GREEN VALLEY

			(15,808.95 ft ²)	
		EWS	630.87 m ² (6,790.63 ft ²)	
		Total Non-FAR	5,989.99 m ² (64,475.72 ft ²)	
6.	Open/ Green Area	Minimum Required	3,980.912 m ² (42,850.18 ft ²)	
		Proposed	3,999.828 m ² (43,053.80 ft ²)	
7.	Density	Permitted	4790 persons	
		Proposed	4790 persons	
8.	Proposed Plinth/ Built-up Area Of Complete Project as per details in the area statement (FAR + Non FAR) (As per IS 3861-1966)		1,31,388.131 m ² (14,14,250.07 ft ²)**	
9.	Carpet Area		NA	
10.	Net Floor Area		NA	
11.	Super Area		855 ft ² , 965 ft ² , 1100 ft ² , 1475 ft ² , 1145 ft ² , 1475 ft ² , 1275 ft ² , 1305 ft ² , 1645 ft ²	
12.	Shed Area		NA	
13.	Salable Area		9,11,710 ft ² / 84700.71 ft ²	

Note:

* The stilt area has been considered by deducting 76.419 m² as the same has already been adjusted in FAR.

** As per the Area Calculation Sheet the total Built-up Area (BUA) of the project is 1,45,371.194. However as per detailed breakup of area mentioned in the area statement the BUA of the project is 1,31,388.131 m². We have considered lowest of the two for valuation purpose i.e. BUA ad-measuring 1,31,388.131 m². The same is also excluding 3rd basement which was not observed during site survey.



Total Blocks/ Floors/ Flats				
1.	Approved as per Submission drawing/ Scrutiny Report	Actually provided (as per inventory list/ brochure/ Site Survey)		Current Status
	Tower Skylish-1= 3 B+2S+11 Floors Tower Jasmine= 3 B+2S+11 Floors Tower Skylish-2= 3 B+S+8 Floors Tower Skylish 3= 1 B + L. Ground & U. Ground Floor) Convenient Shopping+ (U. Ground & 1ST) Nursery School + (1ST to 12TH Floor) Residential Current Phase (Phase-1) Tower Meadows-1= 3B+2S+32 floors+ Service floor Tower Meadows-2= 3B+ S+ 31 floors+ Service Floor Tower Meadows-3= 3B+S+ 31 floors+ Service Floor EWS & LIG Block= 3 B+S+18 Floors	Current Phase (Phase-1) Tower Meadows-1= 2B+2S+32 floors+ Service floor (Proposed) Tower Meadows-2= 2B+S+ 31 floors+ Service Floor (Proposed) Tower Meadows-3= 2B+S+ 31 floors+ Service Floor (Proposed) EWS & LIG=S+18 Floors (Proposed) The company has provided only 2 basements as against envisaged 3 no. of basements as approved in the layout plan. Bank to take note of it.		Construction in Tower Skylish-1, Tower Jasmine, Tower Skylish-2, Tower Skylish-3 is not yet started and is planned to be Constructed in future Phases. Current status of Phase 1 Tower Meadows-1= 10th floor completed Tower Meadows-2= 14th floor Slab work in progress Tower Meadows-3= 14th floor Slab work in progress. EWS & LIG= Construction of the same has not yet started
2.	Total no. of Flats/ Units	Main Units	958 Main Dwelling Units (Proposed), 28 Shops (Proposed)	
		EWS and LIG Units	88 LIG Units (Proposed) 88 EWS Units (Proposed)	
		Units in Phase 1	Meadows 1: 248 Dwelling Units ,Meadows 2: 248 Dwelling Units Meadows 3: 248 Dwelling Units, EWS/LIG Units: 176 Dwelling Units Total: 920 Dwelling Units	
	Number of Car Parking available	Required	Group Housing	1069 Units
			LIG	30 Units
			Convenient Shopping	13 Units
			Nursery School	05 Units
			Community Hall	13 Units
		Total		1130 Units
		Proposed	3 rd Basement	397 Units (Not Provided as per latest construction Update)
			Lower Basement	390 Units
			Upper basement	390 Units
			Stilt	412 Units
			2 nd Stilt	179 Units
			Open	33 Units
			Skylish 3 rd Basement	101 Units
			Open Parking	02 Units
		Total		1904 Units



PART D
PROJECT APPROVAL DETAILS

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS
1.	Form LC-V - Formal Grant of License for setting up Group Housing Society from GDA	Letter: 480/4/EE Zone-6/2015 Dated: 18/12/2015	Approved
2.	BR-III - Approval of Building Plans Letter from DTCP (HR Govt.)	Map No.201/566/zone-6/GH/15-16 Dated: 18/06/2016 Revalidated up to 05/04/2021 vide Doc. No. 707/Master Plan Zone-6/21 Dated: 27/10/2021	Approved
3.	Approved Layout plan for Group Housing Project	Map No.201/566/zone-6/GH/15-16 Dated: 18/06/2016 Revalidated up to 05/04/2024	Approved
4.	NOC for Height Clearance from Airport Authority of India	NOC ID: SAFD/NORTH/B/032716/123567 Dated: 01/04/2016 Valid till: 01/04/2024	The Approvals is expired.
5.	Environmental clearance NOC from SEACC*	File No. 21-126/2017-IA-III	Recommended for granting of environment clearance.
6.	Consent to Establish from Uttar Pradesh state Pollution Control Board	Ref. No. F99605 C-1/NOC-1136/2017/197 Dated: 07/04/2017	Provided
7.	Provisional NOC from Fire Authority, Municipal Corporation, Gurugram	Letter: R-72/JD/GBN-14Ghaziabad/71 Dated:26/04/2016	Provided
8.	RERA Registration	Doc. No. 117 /RERA/Registration-Verification/2017-18 UPRERAPRJ3203 Dated: 11.01.2018 Valid up to 29.12.2022	Provided
9.	Electricity Assurance Certificate by DHBVN	-	Not Provided
10.	Water Assurance certificate	-	Not Provided
11.	NOC from Forest Department	-	Not Provided

OBSERVATIONS:

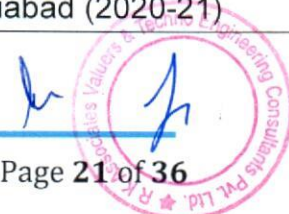
(*) The project has received recommendation from the committee for granting of Environment clearance vide File No. 21-126/2017-IA-III. However we have not received the copy of final environment clearance issued by SEACC for this project.

- NOC from AAI validity is expired. Company to apply for renewal of the same
- Khasra No. 602, 603/2, 603/3, are not mentioned in the NOC from UPSPCB provided to us. Bank to take note of this



PART E
VALUATION ASSESSMENT OF THE PROPERTY

12.	ASSESSMENT FACTORS				
a.	Valuation Type	Group Housing Project Tie-up Report		Group Housing Project Tie-up Report	
b.	Scope of the Valuation	Non binding opinion on the assessment of Plain Asset Valuation of the property identified by the owner or through his representative			
c.	Property Use factor	Current Use		Highest &Best Use	
		Group Housing Society		Group Housing Society	
d.	Legality Aspect Factor (Refer sub clause I & j of Point 7)	Positive as per documents produced to us			
e.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio
		Irregular	Very Large	On Road Level	Normal frontage
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Metro City	Good	Near to Metro Station	Not Applicable
			Property within developing Residential zone	NA	
				NA	
		Property Facing	East Facing		
g.	Any New Development in surrounding area	NA			
h.	Any specific advantage/ drawback in the property	NA			
i.	Overall property usability Factor	Good			
j.	Comment on Property Salability Outlook	Easily sellable			
k.	Comment on Demand & Supply in the Market	Good demand of such properties in the market			
l.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
m.	Best Sale procedure to realize maximum Value	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
n.		Govt. Guideline Value: Collector rates of Ghaziabad (2020-21)			



•	Methodology/ Basis of Valuation	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' <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> <table border="1"> <tr> <td data-bbox="199 667 231 701">i.</td><td data-bbox="231 667 614 701">Name:</td><td data-bbox="614 667 1535 701">----</td></tr> <tr> <td></td><td data-bbox="231 701 614 734">Contact No.:</td><td data-bbox="614 701 1535 734">----</td></tr> <tr> <td></td><td data-bbox="231 734 614 768">Nature of reference:</td><td data-bbox="614 734 1535 768">----</td></tr> <tr> <td></td><td data-bbox="231 768 614 801">Size of the Property:</td><td data-bbox="614 768 1535 801">----</td></tr> <tr> <td></td><td data-bbox="231 801 614 835">Location:</td><td data-bbox="614 801 1535 835">----</td></tr> <tr> <td></td><td data-bbox="231 835 614 869">Rates/ Price informed:</td><td data-bbox="614 835 1535 869">----</td></tr> <tr> <td></td><td data-bbox="231 869 614 947">Any other details/ Discussion held:</td><td data-bbox="614 869 1535 947">----</td></tr> <tr> <td data-bbox="199 947 231 981">ii.</td><td data-bbox="231 947 614 981">Name:</td><td data-bbox="614 947 1535 981">----</td></tr> <tr> <td></td><td data-bbox="231 981 614 1014">Contact No.:</td><td data-bbox="614 981 1535 1014">----</td></tr> <tr> <td></td><td data-bbox="231 1014 614 1048">Nature of reference:</td><td data-bbox="614 1014 1535 1048">----</td></tr> <tr> <td></td><td data-bbox="231 1048 614 1081">Size of the Property:</td><td data-bbox="614 1048 1535 1081">----</td></tr> <tr> <td></td><td data-bbox="231 1081 614 1115">Location:</td><td data-bbox="614 1081 1535 1115">----</td></tr> <tr> <td></td><td data-bbox="231 1115 614 1149">Rates/ Price informed:</td><td data-bbox="614 1115 1535 1149">----</td></tr> <tr> <td></td><td data-bbox="231 1149 614 1227">Any other details/ Discussion held:</td><td data-bbox="614 1149 1535 1227">----</td></tr> </table>	i.	Name:	----		Contact No.:	----		Nature of reference:	----		Size of the Property:	----		Location:	----		Rates/ Price informed:	----		Any other details/ Discussion held:	----	ii.	Name:	----		Contact No.:	----		Nature of reference:	----		Size of the Property:	----		Location:	----		Rates/ Price informed:	----		Any other details/ Discussion held:	----	
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	Location:	----																																										
	Rates/ Price informed:	----																																										
	Any other details/ Discussion held:	----																																										
p.	Adopted Rates Justification	<i>This land is used for the specific purpose to develop group housing society. As per the present market survey & verbal communication with local dealer we got the mixed information for the group housing land in this developing sector and no other sale/ purchase has taken place in current market due to the low demand & current economical & real estate market condition for similar kind of property.</i> <i>As per information available in public domain the FSI rate is prevailing in this sector is between Rs.1,600/- to Rs.2,000/- per sq.ft. and taking into consideration all the factors like size of the land and demand of flat in this sector we have taken Rs.1,700/- per sq.ft.. which is reasonable in our view.</i>																																										



VALUATION REPORT

M/S HINDON GREEN VALLEY

*3. VALUATION OF LAND			
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	Rs.44,000/- per m ²	Rs.1,600/- to Rs.2,000/- per ft ²
b.	Rate adopted considering all characteristics of the property	Rs.44,000/- per m ²	Rs.1,700/- per ft ²
c.	Total Development Land Area considered (<i>documents vs site survey whichever is less</i>)	26,539.410 m ² (6.55 Acres)	26,539.410 m ² (6.55 Acres)
d.	Total permissible FAR	72,585.36 m ² (7,81,302.31 ft ²)	72,585.36 m ² (7,81,302.31 ft ²)
e.	Total Value of land (A)	26,539.410 m ² X Rs.44,000/- per m ² Rs.116,77,34,040/-	7,81,302.31 ft ² X Rs.1,700/- per ft ² Rs.132,82,13,927/-

xi. VALUATION OF BUILDING CONSTRUCTION				
	Particulars		Expected Building Construction Value	
			FAR	NON-FAR
	Structure Construction Value	Rate range	Rs.1,300/- to 1,700/- per ft ²	Rs.1000/- to 1,200/- per ft ²
		Rate adopted	Rs.1,550/- per ft ²	Rs.1,100/- per ft ²
		Covered Area	72,425.901 m ² (7,79,585.91 ft ²)	58,962.23 m ² (6,34,663.5 ft ²)
		Valuation Calculation	7,79,585.15 ft ² X Rs.1,550/- per ft ²	6,34,663.50 ft ² X Rs.1,100/- per ft ²
		Total Value	Rs.120,83,56,982/-	Rs.69,81,29,850/-
a.	Depreciation percentage (<i>assuming salvage value % per year</i>)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor		Under construction	
c.	Structure Type/ Condition		RCC framed structure	
d.	Construction Depreciated Replacement Value (B)		Rs.190,64,86,832/-	

xii. VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS			
	Particulars	Specifications	Depreciated Replacement Value
f.	Add extra for Architectural aesthetic developments, improvements (<i>add lump sum cost</i>)	----	---
g.	Add extra for fittings & fixtures (<i>doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings</i>)	----	Rs.12,00,00,000/-
h.	Add extra for services (<i>Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.</i>)	----	Rs.10,00,00,000/-
i.	Add extra for internal & external development (<i>Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.</i>)	----	Rs.15,00,00,000/-
j.	Depreciated Replacement Value (C)	NA	Rs.37,00,00,000/-

4. MARKET/ SALABLE VALUE OF THE FLATS		
c.	Total No. of Floors	2S+11 Floors to 2S+32 Floors (Proposed)
d.	Total No. of EWS	88 DUs
e.	Launch Price = (approx.) (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.3600/- to Rs.3900/- per ft ² on salable area
	Current Market Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.4,700/- to Rs.5,500/- per ft ² on Super Area
f.	Remark	The market value of the Floors varies from floor to floor, size of the flat and Vastu Compliance status and will depend upon the direction of the flat and also on which floor flat is situated. It also greatly depends upon the quality of construction, amenities and internal finishing and furnishing done by the builder. This is a modern society and the builder proposes to construct modern flats. As per information gathered from the public domain & dealers of that area, it is found that present market rates for these flats may vary in between Rs.4,700/- to per ft ² Rs.5,500/- per ft ² on super area.

Sr. No.	Tower	Unit Type (ft ²)	No. of Units	Total Saleable area (ft ²)	Rate @ Rs.4700 per ft ²	Market Value @Rs.4700/- per ft ²	Rate(per sq.ft.)@Rs.5500/- per ft ²	Market Value @Rs.5500/- per ft ²
1	MEADOWS-1	1275	62	79,050.00	₹ 4,700	₹ 371,535,000	₹ 5,500	₹ 434,775,000
		1305	62	80,910.00	₹ 4,700	₹ 380,277,000	₹ 5,500	₹ 445,005,000
		1645	124	203,980.00	₹ 4,700	₹ 958,706,000	₹ 5,500	₹ 1,121,890,000
2	MEADOWS-2	855	62	53,010.00	₹ 4,700	₹ 249,147,000	₹ 5,500	₹ 291,555,000
		965	62	59,830.00	₹ 4,700	₹ 281,201,000	₹ 5,500	₹ 329,065,000
		1100	62	68,200.00	₹ 4,700	₹ 320,540,000	₹ 5,500	₹ 375,100,000
		1475	62	91,450.00	₹ 4,700	₹ 429,815,000	₹ 5,500	₹ 502,975,000
3	MEADOWS-3	855	62	53,010.00	₹ 4,700	₹ 249,147,000	₹ 5,500	₹ 291,555,000
		965	62	59,830.00	₹ 4,700	₹ 281,201,000	₹ 5,500	₹ 329,065,000
		1145	62	70,990.00	₹ 4,700	₹ 333,653,000	₹ 5,500	₹ 390,445,000
		1475	62	91,450.00	₹ 4,700	₹ 429,815,000	₹ 5,500	₹ 502,975,000
Grand Total			744	911,710.00		₹ 4,285,037,000		₹ 5,014,405,000

Note: Normally, apart from the Basic Sale Price (BSP) mentioned in the Agreement to Sale, a onetime 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

[Handwritten Signature]
[Circular Stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]

VALUATION REPORT

M/S HINDON GREEN VALLEY

5.	CONSOLIDATED VALUE		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land (A)	Rs.116,77,34,040/-	Rs.132,82,13,927/-
b.	Structure Construction Value(B)	NA	Rs.190,64,86,832/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs.37,00,00,000/-
d.	Total Add (A+B+C)	Rs.116,77,34,040/-	Rs.360,47,00,759/-
e.	Additional Premium if any	----	----
	Details/ Justification	----	----
f.	Deductions charged if any	----	----
	Details/ Justification	----	----
g.	Total Prospective Fair Market Value[#]	NA	Rs.360,47,00,759/- (After completion of Project)
h.	Expected Realizable Value[^]	----	Rs.306,39,95,645/- (After completion of Project)
i.	Distress Value[*]	----	Rs.270,35,25,569/- (After completion of Project)
j.	Valuation of structure for Insurance purpose	NA	NA

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




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



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

R.K ASSOCIATES IMPORTANT NOTES:

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

IF REPORT IS USED FOR BANK/ FIs

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

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



ENCLOSURE: 1- VALUER'S REMARKS

i.	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.
ii.	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.
iii.	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.
iv.	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.
v.	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.
vi.	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.
vii.	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.
viii.	No employee or member of R.K Associates has any direct/ indirect interest in the property.
ix.	Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
x.	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.
xi.	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.
xii.	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.
xiii.	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.
xiv.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.



VALUATION REPORT

M/S HINDON GREEN VALLEY

xv.	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.
xvi.	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.
xvii.	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.
xviii.	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.
xix.	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.
xx.	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.
xxi.	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.
xxii.	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.
xxiii.	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.
xxiv.	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.
xxv.	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/-.



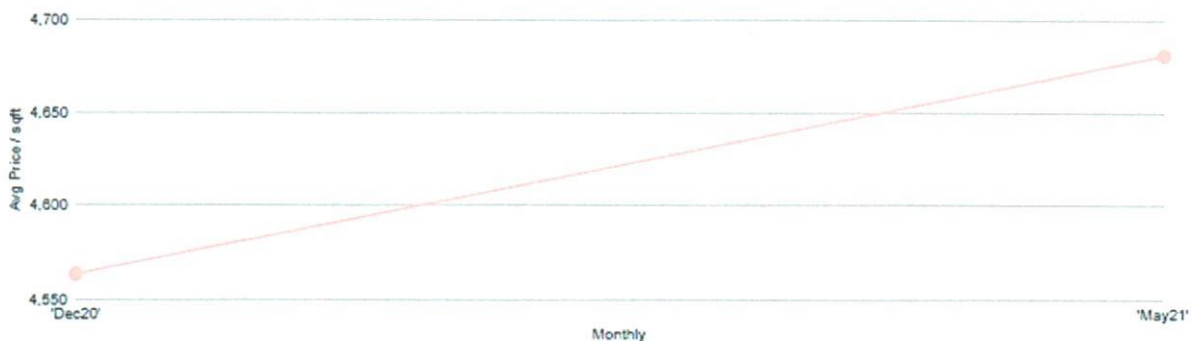
ENCLOSURE: 2 - PRICE TRENDREFERENCES OF THE SIMILAR RELATED PROPERTIES AVAILABLE ON PUBLIC DOMAIN

PRICE LIST PER SQ. FT. (IN RS.)			
Floor	Basic Rate	Floor PLC	Total Cost
Ground - 6 th Floor	4500	375	4875
7 th - 11 th Floor	4500	300	4800
12 th - 16 th Floor	4500	225	4775
17 th - 21 st Floor	4500	150	4650
22 nd - 26 th Floor	4500	75	4575
27 th - 31 st Floor	4500	NA	4500

ADDITIONAL CHARGES	
Facilities	Rate
Covered Car Parking	Rs. 300000/-
Club Membership	Rs. 150000/-

Price Trends

The Average Price of property in Rishabh Hindon Green Valley is estimated to be ₹4681 for the 'May21' month and it witnessed an increase of 2.5% from 'Dec20' month.



[Signature]

[Circular Stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]

VALUATION REPORT

M/S HINDON GREEN VALLEY



Posted: Yesterday

18 Photos

₹ 33.7 Lac | 855 Sqft

2 BHK Flat @ ₹3942 per sqft
Under Construction

[Contact Builder](#)



Posted: Yesterday

18 Photos

₹ 45.2 Lac | 1145 Sqft

3 BHK Flat @ ₹3948 per sqft
Under Construction

[Contact Builder](#)



Posted: Jan 01, '22

18 Photos

₹ 50.3 Lac | 1275 Sqft

4 BHK Flat @ ₹3945 per sqft
Under Construction

[Contact Builder](#)

₹ 58.9 Lac

2 BHK 1275 Sq-ft Flat

[See Other Charges](#)

For Sale Ahinsa Khand 2, Ghaziabad

Agent Name: Subodh Kumar

Certified Agent

Trusted by Users

Genuine Listings

Market Knowledge

[Contact Now](#)

PROPERTY DETAILS

PROJECT DETAILS

LOCALITY DETAILS

PRICE TRENDS

AGENT DETAILS

Posted on: Jan 02, '22



18 photos

Bedrooms
2 [See Dimensions](#)

Super area
1275 sqft -
₹ 4,628/sqft

Developer
[Aegis Homes](#)

Transaction type
New Property
[Get Documents Verified](#)

Bathrooms
2

Carpet area
900 sqft -
₹ 5,549/sqft

Project
[Trine Towers](#)

Floor
9 (Out of 31 Floors)

Balconies
3

Loading
29%

Car parking
1 Covered

Study Room
1

Furnished status
Semi-Furnished

Aegis Trine Towers

by [Aegis Homes](#)

[Ahinsa Khand 2, Ghaziabad \(show on map\)](#)

2, 3 BHK
Apartment

855 - 1,475 sq ft
Builtup area

₹ 33.77 L - ₹ 58.26 L
Builder price
[See Inclusions](#)



Aegis Trine Towers, Ahinsa Khand li 2.5 Bhk Apartment For Sale Indirapuram

₹ 50.36 lakhs

Ghaziabad, Uttar Pradesh

2 BHK 1,275 sq.foot

Apartments with a perfect combination of contemporary architecture and features to provide comfortable living. The

2 weeks + 4 days ago in Housing.com



Aegis Trine Towers, Ahinsa Khand li 3 Bhk Apartment For Sale Indirapuram

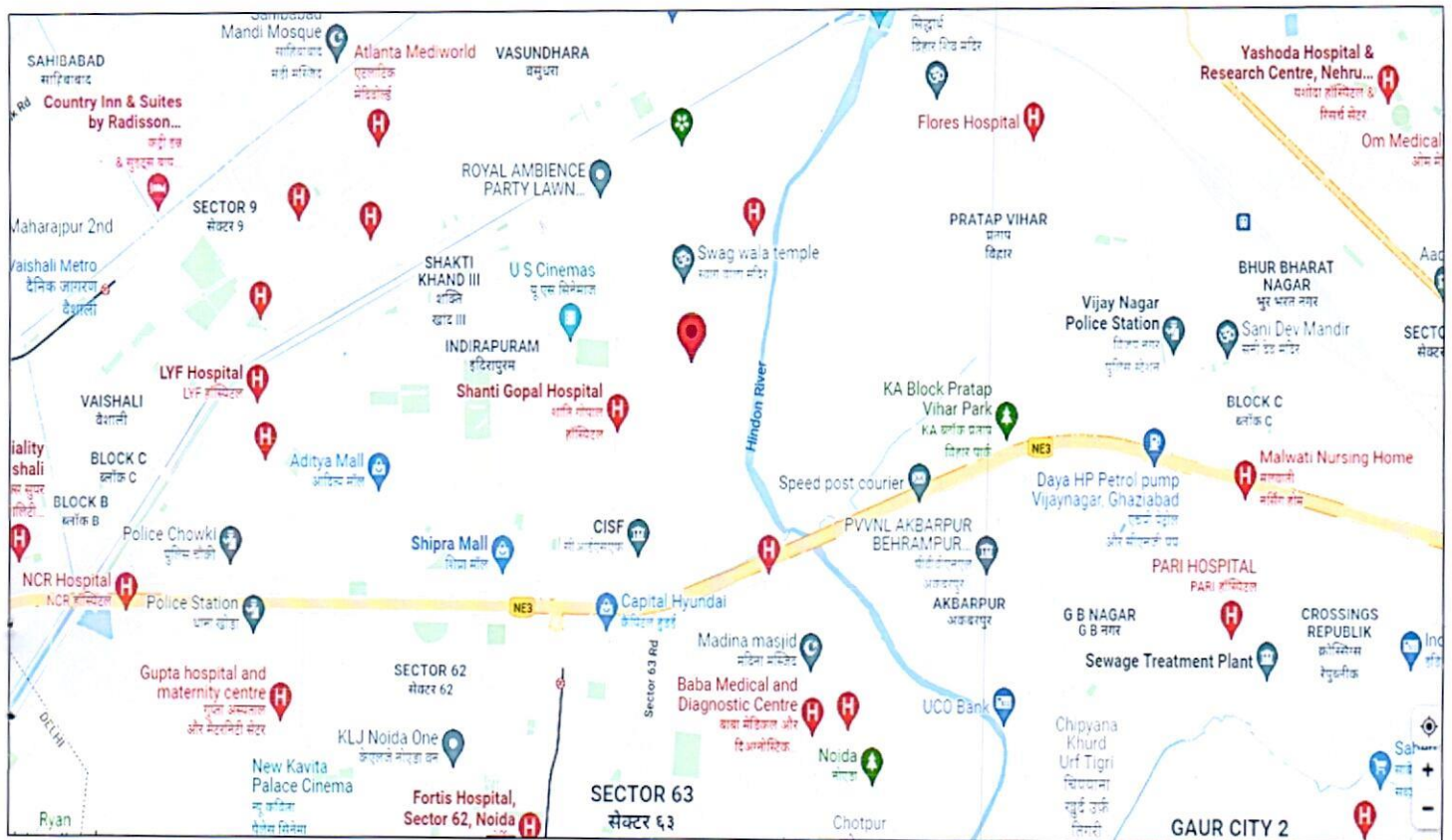
₹ 58.26 lakhs

Ghaziabad, Uttar Pradesh

3 BHK 1,475 sq.foot



ENCLOSURE: 3- GOOGLE MAP LOCATION



ENCLOSURE: 4 – CIRCLE RATE

(38)
प्रारूप-5(क)-2

चार मंजिला से अधिक मंजिला वाले मल्टीस्टोरीज गैर वाणिज्यिक फ्लैटों, भूमि के निर्माण की तथा कॉमन फेसिलिटीज हेतु न्यूनतम मूल्य में होने वाली वृद्धि का प्रतिशत

मल्टीस्टोरीज बिल्डिंग में फ्लैट या अपार्टमेंट के सुपर ऐरिया की निर्माण दर तथा कॉमन फेसिलिटीज हेतु वृद्धि दर का प्रतिशत

मल्टीस्टोरीज कॉम्प्लेक्स का प्रचलित नाम	मोहल्ले का नाम जहाँ कॉम्प्लेक्स अवस्थित है	मोहल्ले का प्रारूप-1 के अधीन आवंटित ग्री-फोड	भूमि+ सुपर ऐरिया के निर्माण की दर	भूमि का मूल्य तथा निर्माण के मूल्य के योग पर कॉमन फेसिलिटीज का न्यूनतम मूल्य आंकने के लिये वृद्धि दर का प्रतिशत							
1	2	3	4	प्रति पार्किंग	पावर बैकअप	सुरक्षा गार्ड	कम्यूनिटी सेंटर	स्वीमिंग पूल	जिम	लिफ्ट	
	अन्यखण्ड	0463	52000	3	1	1	1	1	1	1	
कलाउड-9, गुलमोहर ग्रीन्स व अन्य समस्त टावर	महीउददीनपुर कनावनी	0710	42000	3	1	1	1	1	1	1	
	वैशाली										
	वैशाली से-1, 2 व 3	0465	52000	3	1	1	1	1	1	1	
गोड हाईट	वैशाली से-4 व 4	0466	52000	3	1	1	1	1	1	1	
कृष्ण कान्त	वैशाली से-4 व 5	0466	52000	3	1	1	1	1	1	1	
महागुन वैशाली टावर	वैशाली से-4 व 5	0466	52000	3	1	1	1	1	1	1	
गार्डनिया ई-होम्स	वैशाली से-4 व 5	0466	52000	3	1	1	1	1	1	1	
सुपरटेक अवैत ग्रेड व अन्य समस्त टावर	वैशाली से-4 व 5	0466	52000	3	1	1	1	1	1	1	
अजानारा लेण्ड मार्क	वैशाली एक्स0 व अन्य से0	0572	52000	3	1	1	1	1	1	1	
स्काईटेक भगध	वैशाली एक्स0 व अन्य से0	0572	52000	3	1	1	1	1	1	1	
नीलपदम कुंज	वैशाली एक्स0 व अन्य से0	0572	52000	3	1	1	1	1	1	1	
कनिष्ठा टावर	वैशाली एक्स0 व अन्य से0	0572	52000	3	1	1	1	1	1	1	
लीला होम्स	वैशाली एक्स0 व अन्य से0	0572	52000	3	1	1	1	1	1	1	


 उप निबन्धक चतुर्थ
गाजियाबाद।


 सहायक महानिरीक्षक निबन्धन
गाजियाबाद।


 असर कलक्टर वि/रा
गाजियाबाद।


 कलक्टर
गाजियाबाद।

प्रारूप-2

नगरी, अर्द्धनगरी तथा ग्रामीण क्षेत्र में अकृषक भूमि की दरें प्रति वर्गमीटर (बेसिक वेल्यू)

क्र. सं.	सेप्टेम्बर में आवंटित किया गया ग्री-फोड	मोहल्ले या राजस्व ग्राम का नाम	परगना या वार्ड या हल्का का नाम	नगरी, अर्द्धनगरी तथा ग्रामीण क्षेत्र	अकृषक भूमि की दरें प्रति वर्गमीटर 9मीटर/30 फीट तक	9 मीटर/30 फीट से अधिक 18 मीटर/60 फीट तक	18 मीटर/60 फीट से अधिक चौड़े रास्ते पर
1	2	3	4	5	6	7	
20	0710	महीउददीनपुर कनावनी (बन्ध एवं हिन्दन नदी के बीच)			25000	26500	27500
21	0711	ग्राम महीउददीनपुर कनावनी (बन्ध एवं हिन्दन नदी के बीच के क्षेत्र को छोड़कर)		नगरीय	40000	42000	44000
22	0584	इन्दिरापुरा में स्थित मॉल		नगरीय	80000	84000	88000
23	0458	वैशाली सेक्टर 1 कामना	058 वैशाली	नगरीय	67500	71000	74200
24	0465	वैशाली सेक्टर 1, 2 व 3		नगरीय	67500	71000	74200
25	0466	वैशाली सेक्टर 4 व 5		नगरीय	67500	71000	74200
26	0572	वैशाली एक्स व अन्य		नगरीय	67500	71000	74200
27	0582	वैशाली में स्थित मॉल		नगरीय	67500	71000	74200
28	0467	सूर्यनगर	078 सूर्यनगर चन्द्रनगर	नगरीय	80000	84000	88000
29	0468	चन्द्रनगर		नगरीय	67500	71000	74200
30	0469	रामप्रस्थ		नगरीय	67500	71000	74200
31	0581	सूर्यनगर, चन्द्रनगर रामप्रस्थ में मॉल		नगरीय	80000	84000	88000
32	0562	हस्तिनापुरम		नगरीय	12000	12600	13200
33	0563	इन्द्रप्रस्थ		नगरीय	21000	22100	23100
34	0585	सालेनगर	वार्ड नं०-1 सालेनगर, विकास नगर	नगरीय	10000	10500	11000
35	0470	विकास नगर		नगरीय	12000	12600	13200
36	0601	लक्ष्मी एन्कलेव		नगरीय	10000	10500	11000

उप निबन्धक चतुर्थ
गाजियाबाद।

सहायक महानिरीक्षक निबन्धन
गाजियाबाद।

अपर कलक्टर वि/रा
गाजियाबाद।

कलक्टर
गाजियाबाद।

VALUATION REPORT

M/S HINDON GREEN VALLEY

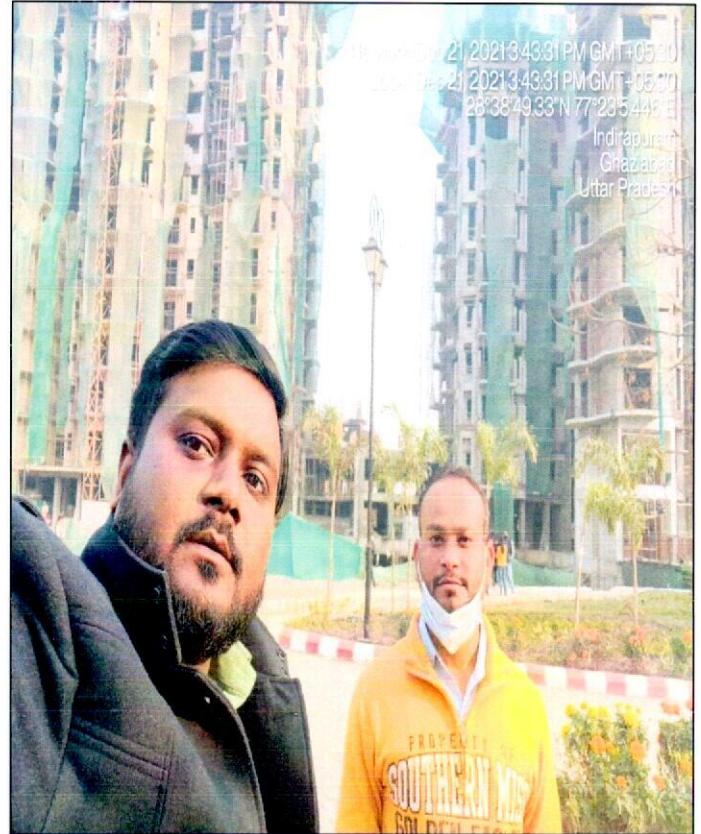
- 28- गाजियाबाद विकास प्राधिकरण या सरकारी उपक्रमों द्वारा विकसित / स्वीकृत योजनाओं की सम्पत्ति हेतु ऐसे विकास प्राधिकरण/उपक्रमों द्वारा निर्धारित नवीनतम दर या कलेक्टर की एतद्द्वारा निर्धारित दर में से जो भी अधिक हो, पर हस्तान्तरित सम्पत्ति का मूल्यांकन किया जायेगा।
- 29- गाजियाबाद विकास प्राधिकरण उ०प्र०आवास विकास परिषद एवं अन्य सरकारी एवं अर्द्धसरकारी संस्थाओं द्वारा स्वीकृत मानचित्र के आधार पर विकसित कालोनी/ग्रुप हाउसिंग जिनकी दरें अलग से निर्धारित नहीं हैं उसी सम्पत्ति का मूल्यांकन स्वीकृत मानचित्र में दी गई सड़क /मार्ग के आधार पर किया जाएगा।
- 30- गाजियाबाद विकास प्राधिकरण या सरकारी उपक्रमों द्वारा विकसित / स्वीकृत कालोनी/बहुमंजिले भवन आदि की भूमि एक या एक से अधिक राजस्व ग्रामों की एक इकाई के रूप में अवस्थित हो, तथा हस्तान्तरित सम्पत्ति/सम्पत्तियां एक से अधिक मार्गों पर स्थित हो, तो कुल ग्रामों के सर्वाधिक चौड़े मार्गों की अधिकतम निर्धारित दर के आधार पर हस्तान्तरित सम्पत्ति का मूल्यांकन किया जायेगा।
- 31- यदि हस्तान्तरित अकृषक सम्पत्ति एक से अधिक मार्ग पर स्थित है, तो अधिक चौड़े मार्ग की निर्धारित दर के आधार पर हस्तान्तरित सम्पत्ति का मूल्यांकन किया जायेगा।

[Handwritten Signature]



ENCLOSURE: 5 PHOTOGRAPHS





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