

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

File No.: VIS (2021-22)-PL752-648-828

Dated: 29.01.2022

PROJECT TIE UP REPORT

OF

GROUP HOUSING SOCIETY

GODREJ PALM RETREAT

SITUATED AT

PLOT NO. SC-02-F, SECTOR-150, NOIDA, DISTRICT- GAUTAM BUDH NAGAR,
UTTAR PRADESH- 201 301

PROMOTER

■ Corporate Valuers M/S ACE INFRACITY DEVELOPERS PVT LTD

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Adviser

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU

Banks FILE NO.: VIS (2021-22)-PL-752-648-828

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, NOIDA

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

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

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 ACE Infracity Developers Pvt. Ltd.		
d.	Name of Owner	M/s ACE Infracity Developers Pvt. Ltd.		
e.	Address & Phone Number of the promoter's	ACE Studio, 01-B, Sector-126, Noida, U.P.		
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	20 January 2022		
k.	Date of Valuation Report	29 January 2022		
l.	Surveyed in presence of	Promoter's Representative	Mr. Prateek (+91-9582922951)	
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.	04
		Property Title document	Lease Deed	Dated: 07/04/2015
		Approved Map	Approved Map	Dated: - 15/05/2019

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		RERA Registration		RERA Registration Certificate	Dated: 11/06/2019
		Other NOC's		NOC'S and other Approvals	Refer project approval details
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 Owner's representative		
		<input type="checkbox"/>	Enquired from local residents/ public		
		<input type="checkbox"/>	Identification of the property could not be done properly		
		<input type="checkbox"/>	Survey was not done		

2. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

a.

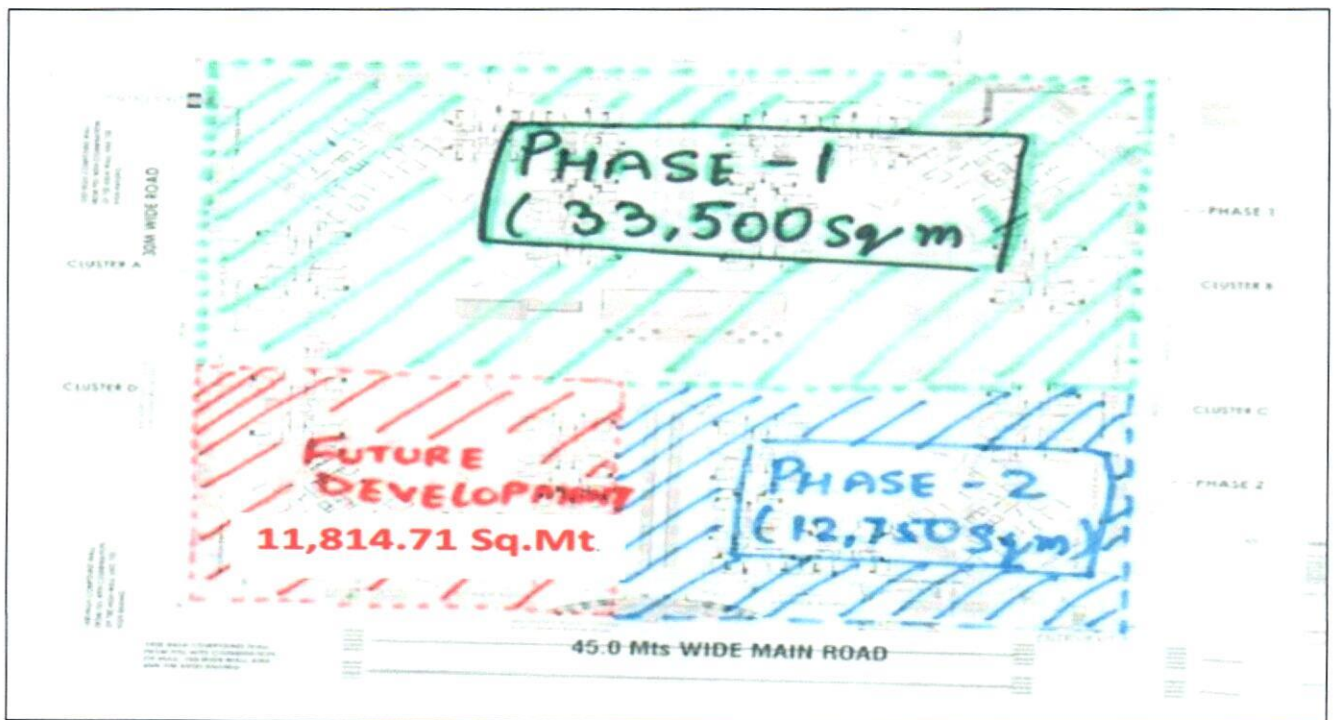


This Project Tie Up Report is prepared for the residential Group Housing project in the name of "Godrej Palm Retreat" being developed at the aforesaid address on land area ad measuring 14.351 Acres (58,064.71 sq. mtr.) as per the Approved map provided to us by the bank. The Land for the subject Project is owned by M/s ACE Infracity Developers Pvt. Ltd. (previously known as M/s. Crest Promoters Pvt. Ltd.) as per lease deed dated: 07/04/2015.

As per the information provided by the bank/Company and approved map provided to us the project is being developed in 2 phases vis-e-vis Phase 1 and Phase 2.

Phase 1 of the project consist of cluster A & Cluster B which constitutes a total of 10 towers. Out of 10 Towers Cluster A is having Tower LH1(A3), Tower LH2(A1), Tower LH3 (A4), Tower LH4 (A5) & Tower T1 Iconic (A2) and Cluster B is having Tower LH1 (B3), Tower LH2 (B5), Tower LH3 (B2), Tower LH4 (B1) & Tower T1 (Iconic B4).

Phase 2 consists of Cluster C and Cluster D which also constitutes a total of 10 no. of Towers. Out of total 10 no. of towers Cluster C is having towers naming Tower LH1 (C3), Tower LH2 (C1), Tower LH3 (C4), Tower LH4 (C5) & Tower T1 (Iconic C2) and Cluster D is having Tower LH1 (D3), Tower LH2 (D5), Tower LH3 (D2), Tower LH4 (D1) & Tower T1 (Iconic D4). However As per information available on RERA website the phase 2 of the project does not envisage construction of Tower D and is envisaged to be constructed in Future. Therefore we have only prepared this Tie-up report for Phase 1 (Cluster A and Cluster B) and Phase 2 (Cluster D).

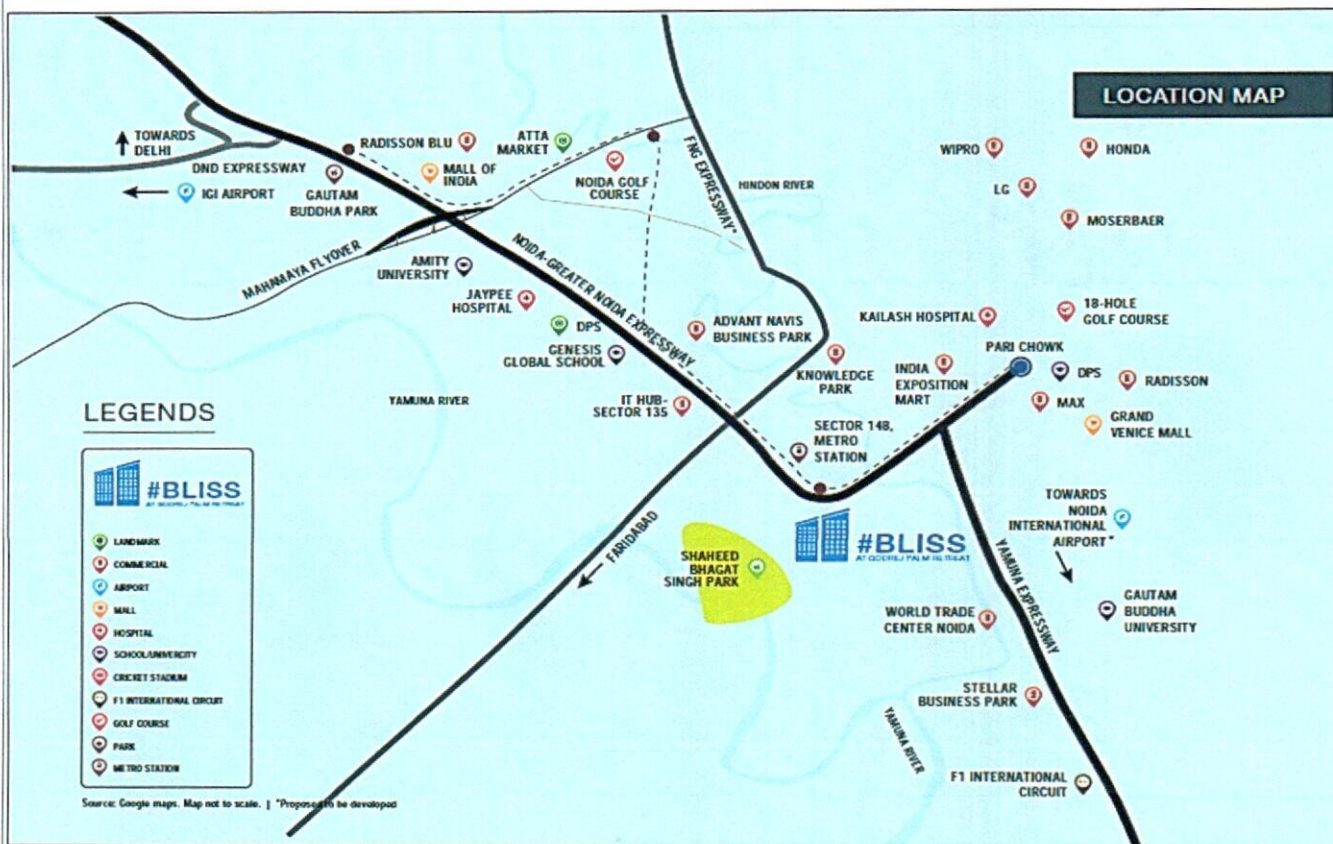


The Area details of the property is taken as per the Approved Map of the subject project. However latest construction status of the project and latest prevailing market rates of the floors is taken as per the site survey and market research done by us. The project is under construction at the moment. **Cluster D is having 5 towers as part of future development. Therefore no construction has started for cluster D at the moment and presently it is just a piece of land.**

The subject project is located in midst of Developing area of Noida Sector-150. The subject project can be clearly approached from 80 ft. wide internal Road and which is connected to the main Noida- Greater Noida Expressway road. Few Group housing Projects are under construction in the area.

As per our scope of report we have given the details and current status of Phase-1 of the project only. But since most of the common facilities and Non-FAR area of the project is common for all phases of the project so it was not possible to assign any portion of Non-FAR area specifically for phase-1 only.

Therefore, we have given estimated cost of Non-FAR area for complete project. However FAR cost is only given on FAR area of Phase-1.



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 Approval Details
d.	Part E	Valuation Assessment of the project
e.	Enclosure 1	Valuer's Remark - Page No.29
f.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No.31
g.	Enclosure 3	Google Map – Page No.33
h.	Enclosure 4	Copy of Circle Rate – Page no. 34
i.	Enclosure 5	Photographs – Pages 35-36
j.	Enclosure 6	Survey Summary Sheet – Pages xx
k.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages xx

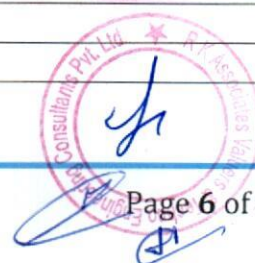


PART B**SBI FORMAT OF VALUATION REPORT**

Name & Address of Branch	State Bank Of India, HLST Branch, Noida
Name of the Promoter	M/s ACE Infracity Developers Pvt. Ltd.

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Property Owner	M/s ACE Infracity Developers Pvt. Ltd.
	Address & Phone Number of the Owner	ACE Studio, 01-B, Sector-126, Noida, U.P.
b.	Purpose of the Valuation	Project Tie-Up Report
c.	Date of Inspection of the Property	20 January 2022
d.	Date of Valuation Report	29 January 2022
e.	Name of the Developer of the Property	M/s ACE Infracity Developers Pvt. Ltd.
	Type of Developer	Private developer promoted

2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY	
a.	Location attribute of the property	
i.	Nearby Landmark	ACE Golfshire
ii.	Postal Address of the Property	Plot No. Sc-02-F, Sector-150, Noida, District- Gautam Budh Nagar, Uttar Pradesh
iii.	Area of the Plot/ Land	14.351 Acres (58,064.71 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°25'58.9"N 77°28'58.5"E
vii.	Details of the roads abutting the property	
	1. Main Road Name & Width	Pushta Road Approx. 20 feet road
	2. Front Road Name & width	Internal Road Sec-150 Approx 50 feet
	3. Type of Approach Road	Bituminous Road
	4. Distance from the Main Road	Approx 800 m
viii.	Description of adjoining property	Other Group Housing Societies
ix.	Plot No./ Survey No.	--
x.	Zone/ Ward	Recreational Green as per NOIDA Master Plan 2031
xi.	Sub registrar	Gautam Budh Nagar
xii.	District	Gautam Budh Nagar



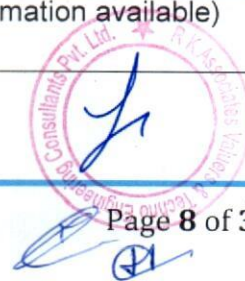
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xiii.	Any other aspect	<p>Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation 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	Metro City		Urban developing
	5. Characteristics of the locality	Good		Within developing Residential zone
	6. Property location classification	Near to Highway	On Wide Road	None
	7. Property Facing	South Facing		
b.	Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	<p>Please refer to the attached sheet below.</p> <p><i>Also please refer to Part C - Area description of the property. All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.</i></p>		
c.	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	Samridhi Luxuriya Avenue
	West	Not Available	Sethi Venice Noida
	North	Not Available	Open Land
	South	Not Available	Road

3.	TOWN PLANNING/ ZONING PARAMETERS		
a.	Master Plan provisions related to property in terms of Land use	Recreational Green as per Master Plan of Noida-2031	
	i. Any conversion of land use done	NA	
	ii. Current activity done in the property	Used as Group Housing Society, currently under construction.	
	iii. Is property usage as per applicable zoning	No , currently it is being used as Group Housing Society	
	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	The project is under construction	The project is under construction
d.	Comment on unauthorized construction if any	No	
e.	Comment on Transferability of developmental rights	As per regulation of NOIDA	
f.	i. Planning Area/ Zone	NOIDA	
	ii. Master Plan currently in force	NOIDA Development Plan-2031	
	iii. Municipal limits	Municipal Corporation of Gautam Budh Nagar	
g.	Developmental controls/ Authority	NOIDA	
h.	Zoning regulations	Recreational Green as per Master Plan of Noida-2031	
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	
k.	Comment on Compounding/ Regularization proceedings	NA	
l.	Any other aspect	NA	
	i. Any information on encroachment	NA	
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)	



4. DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY				
a.	Ownership documents provided	Lease Deed	RERA Certificate	Approved Map
b.	Names of the Legal Owner/s	M/s ACE Infracity Developers Pvt. Ltd.		
c.	Constitution of the Property	Lease hold, Transferable subject to NOC		
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	Lease hold, Transferable subject to NOC		
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	New Okhla Industrial Development Authority, NOIDA		
	ii. Name of the office of the Authority	New Okhla Industrial Development Authority, NOIDA		
	iii. Any violation from the approved Building Plan	No		
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		
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.		



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		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.
	i. Since how long owners owing the Property	Please refer to the copy of title deeds
	ii. Year of Acquisition/ Purchase	Please refer to the copy of title deeds
	iii. Property presently occupied/ possessed by	Owners/Developer
	iv. Title verification	To be done by the competent Advocate
	v. Details of leases if any	NA

5. ECONOMIC ASPECTS OF THE PROPERTY

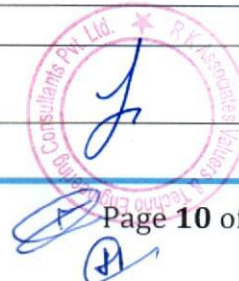
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	NA
d.	Property Insurance details	Please ask to the developer
e.	Monthly maintenance charges payable	NA
f.	Security charges, etc.	NA
g.	Any other aspect	NA

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.	Medium Income Group
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

7. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES

a.	Description of the functionality & utility of the property in terms of :	
	i. Space allocation	Yes (Proposed)
	ii. Storage spaces	Yes (Proposed)
	iii. Utility of spaces provided within the building	Yes (Proposed)



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	iv. Car parking facilities	Yes (Proposed)
	v. Balconies	Yes (Proposed)
b.	Any other aspect	
	i. Drainage arrangements	Yes (Proposed)
	ii. Water Treatment Plant	Yes (Proposed)
	iii. Power Supply arrangements	Permanent Auxiliary
		Yes (Proposed) DG sets (Proposed)
	iv. HVAC system	No
	v. Security provisions	Yes/ Private security guards
	vi. Lift/ Elevators	Yes (Proposed)
	vii. Compound wall/ Main Gate	Yes (Proposed)
	viii. Whether gated society	Yes
	ix. Internal development	
	Garden/ Park/ Land scraping	Water bodies Internal roads Pavements Boundary Wall
	Yes (Proposed)	Yes (Proposed) Yes (Proposed) Yes (Proposed) Yes (Proposed)

8. INFRASTRUCTURE AVAILABILITY

a.	Description of Aqua Infrastructure availability in terms of:						
	i. Water Supply	Yes (Proposed)					
	ii. Sewerage/ sanitation system	Underground (Proposed)					
	iii. Storm water drainage	Yes (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					
	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)
	6.7 km.	3.8 km	2.5 km.	9 km.	39 Km	7.7 Km	48 Km
	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby			

9. MARKETABILITY ASPECTS OF THE PROPERTY:

a.	Marketability of the property in terms of	
	i. Location attribute of the subject property	Normal
	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 E: Valuation/Assessment of the Property.

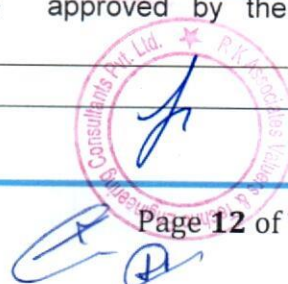
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b.	Any other aspect which has relevance on the value or marketability of the property	No	
	i. Any New Development in surrounding area	No	NA
	ii. Any negativity/ defect/ disadvantages in the property/ location	No	NA

10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:

a.	Type of construction & design	RCC framed pillar beam column structure on RCC slab	
b.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
c.	Specifications		
	i. Class of construction	RCC: Class B construction (Good)	
	ii. Appearance/ Condition of structures	Internal -Under construction External -Under construction	
	iii. Roof	Floors/ Towers	Type of Roof
		High Rise Towers	RCC
	iv. Floor height	Approx. 10 feet	
	v. Type of flooring	Under Construction,	
	vi. Doors/ Windows	Under Construction,	
	vii. Interior Finishing	Under construction	
	viii. Exterior Finishing	Under construction	
	ix. Interior decoration/ Special architectural or decorative feature	Under Construction	
	x. Class of electrical fittings	Internal/ Under construction	
	xi. Class of sanitary & water supply fittings	Internal/ Under construction	
d.	Maintenance issues	Not Applicable since construction work of the project is in progress	
e.	Age of building/ Year of construction	---	---
f.	Total life of the structure/ Remaining life expected	Approx. 60-65 Years	Approx. 60-65 Years
g.	Extent of deterioration in the structure	Not Applicable since construction work of the project is in progress	
h.	Structural safety	Proposed RCC structure so will be structurally stable, however structural stability certificate is pending to be obtained	
i.	Protection against natural disasters viz. earthquakes etc.	Should be able to withstand moderate intensity earthquakes	
j.	Visible damage in the building if any	Under Construction Property	
k.	System of air conditioning	Individual AC as per required by the Purchaser	
l.	Provision of firefighting	Yes (Proposed)	
m.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority	
	i. Is Building as per approved Map	Yes	



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	ii. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	iii. Is this being regularized	NA	

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

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	

13.	PROJECT DETAILS:		
a.	Name of the Developer	M/s ACE Infracity Developers Pvt. Ltd.	
b.	Name of the Architect	Mr. Akshay Kumar Garg (CA/92/14746)	
c.	Developer market reputation	Mid scale builder with successful track record of Project deliveries.	
d.	Proposed completion date of the Project	Phase-1:- 4/12/2024 Phase-2:- 30/12/2025	
e.	Progress of the Project	Refer Part-C	
f.	Other Salient Features of the Project	<input checked="" type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input type="checkbox"/> Club, <input type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area	

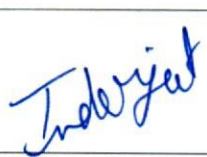
14.	VALUATION:		
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Sub-Point 'n' of Point 1 of Part E: Valuation Assessment Factors of the report.	
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please 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.	

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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.	<p>i. Justification for more than 20% difference in Market & Circle Rate</p> <p>ii. Details of last two transactions in the locality/ area to be provided, if available</p>	<p>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.</p> <p>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.</p>

15.	Declaration <i>(Also see Enclosure: 1 Valuer's Remarks)</i>	<p>i. The information provided is true and correct to the best of my knowledge and belief.</p> <p>ii. The analysis and conclusions are limited by the reported assumptions, limiting conditions and the information came to knowledge during the course of the work. Please see the Assumptions Remarks & Limiting conditions described in Part E: Valuation assessment section of the Report.</p> <p>iii. I/ firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.</p> <p>iv. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>v. Our authorized surveyor by name of A.E. Harshit Mayank has visited the subject property on 20 January 2022 in the presence of the developer's representative.</p> <p>vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.</p> <p>vii. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank.</p> <p>viii. We have submitted Valuation report directly to the Bank.</p> <p>ix. This valuation work is carried out by our Engineering team on the request from State Bank of India, HLST Branch, Noida.</p>
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16.	VALUATION COMPANY DETAILS:		
a.	Name & Address of Valuer company	Wealth Tax Registration No.	Signature of the authorized person
b.	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D-39, Second Floor, Sector-02, Noida, U.P.	2303/ 1988	
c.	Total Number of Pages in the Report with enclosures	36	
d.	Engineering Team worked on the report	<p>SURVEYED BY A.E. Harshit mayank</p> <p>PREPARED BY: Er. Zaid Ebne Mairaj</p> <p>REVIEWED BY: HOD Valuations</p>	

VALUATION REPORT

GODREJ PALM RETREAT

17.	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)	<ul style="list-style-type: none">i. Part C: Area Description of the Propertyii. Part D: Project Approval Detailsiii. Part E: Valuation Assessment of the Propertyiv. Assumption, Remarks & Limiting conditions 27v. Valuer's Remark - Page No.29vi. Google Map – Page No.33vii. Copy of Circle Rate – Pages 34viii. Photographs – Pages 35-36ix. Survey Summary Sheet – Pages xxx. 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			14.351 Acres (58,064.71 sq. mtr.)	
2.	Net plot area			14.351 Acres (58,064.71 sq. mtr.)	
3.	Ground Coverage Area (Complete Project)	Permitted		For Residential: 17,129.09m ² (1,84,736.00 ft ²) For Commercial: 290.32 m ² (3,124.98 ft ²) Total: 17,419.41 m² (1,87,500.8 ft²) (30%)	
		Proposed		For Residential: 12,029.25 m ² (1,29,481.6 ft ²) For Commercial: 289.67 m ² (3,117.97 ft ²) Total: 12,318.92 m² (1,32,599.6 ft²) (21%)	
4.	Covered Area	UNDER FAR		Proposed	Under Construction
		Residential		90,782.747 m ² (9,77,177.36 ft ²)	
		Commercial		580.243 m ² (6,245.68 ft ²)	
		TOTAL	Proposed	91,363 m ² (9,83,423.15 ft ²)	
			Permitted	1,21,906.86 m ² (For Whole Project)	
		UNDER NON-FAR		Proposed	Under Construction
		NON-FAR of Tower		2020.554 m ² (21,749.06 ft ²)	
		Service area		12,504.40 m ² (1,34,596.24 ft ²)	
		Basement		39,582.785 m ² (4,26,065.1395 ft ²)	
		TOTAL	Proposed	54,107.78 m ² (5,82,411.30 ft ²)	
			Permitted	NA	
5.	Open/ Green Area	Minimum Required		22,872.79 m ² (2,46,201.59 ft ²) (39%)	
		Proposed		23,027.08 m ² (2,47,861.43 ft ²) (45%)	
6.	Density	Permitted		Not Available	
		Proposed		3852 persons	
7.	Plinth/ Built-up Area Proposed incl. complete basement (As per IS 3861-1966)			1,76,688.12 m ² (19,01,855.10 ft ²)	
8.	Plinth/ Built-up Area achieved (As per IS 3861-1966)			Project is Under Construction	

VALUATION REPORT

GODREJ PALM RETREAT

9.	Carpet Area	S.No.	TYPE OF FLAT	CARPET AREA (sq. mtr.)
		1	4 BHK (T-1)	176.75
		2	4 BHK (T-2)	176.75
		3	1 BHK	55.81
		4	2 BHK (T-1)	71.84
		5	2 BHK (T-2)	90.81
		6	2 BHK (T-3)	74.37
		7	2 BHK (T-4)	71.62
		8	2 BHK (T-5)	90.81
		9	3 BHK (T-1)	111.68
		10	3 BHK (T-2)	135.17
10	Net Floor Area	NA		
11	Super Area	NA		
12	Shed Area	NA		
13	Salable Area	NA		

INVENTORY SHEET (PHASE-1)			
S.No.	TOWER NO.	Flat/ Shop/Plot Type	Number of Flats/Shop
1	Tower A1	2 BHK	6
		3 BHK	22
2	Tower A3	1 BHK	6
		2 BHK	22
3	Tower A4	1 BHK	4
		2 BHK	31
4	Tower A5	2 BHK	6
		3BHK	22
5	Tower B1	2 BHK	6
		3BHK	22
6	Tower B2	1 BHK	4
		2 BHK	31
7	Tower B3	1 BHK	6
		2 BHK	22
8	Tower B5	2 BHK	6
		3BHK	22
9	Tower E	Shop	21
10	Tower Iconic A2	2 BHK	4
		3BHK	46
		4 BHK	46
11	Tower Iconic B4	2 BHK	4
		3BHK	46
		4 BHK	46
TOTAL			451

INVENTORY SHEET (PHASE-2)			
S.No.	TOWER NO.	Flat/ Shop/Plot Type	Number of Flats/Shop
1	Tower C1	2 BHK	6
		3 BHK	22
2	Tower C3	1 BHK	6
		2 BHK	22
3	Tower C4	1 BHK	4
		2 BHK	31
4	Tower C5	2 BHK	6
		3BHK	22
5	Tower Iconic C2	2 BHK	4
		3BHK	42
		4 BHK	46
TOTAL			211

Total Blocks/ Floors/ Flats

1.	Approved as per Map		Actually provided (Proposed)		Current Status	
	Cluster A have 5 Tower		Cluster A have 5 Tower		Tower LH2(A1) - Superstructure works completed	
	Tower LH1(A3) - B + Stilt + 6 Floor		Tower LH1(A3) - B + Stilt + 6 Floor			
	Tower LH2(A1) - B + Stilt + 6 Floor		Tower LH2(A1) - B + Stilt + 6 Floor			
	Tower LH3(A4) - B + Stilt + 6 Floor		Tower LH3(A4) - B + Stilt + 6 Floor			
	Tower LH4(A5) - B + Stilt + 6 Floor		Tower LH4(A5) - B + Stilt + 6 Floor			
	Tower T1 (Iconic A2) – B + Stilt + 26 Floor		Tower T1 (Iconic A2) – B + Stilt + 26 Floor		Tower LH1(A3) - Superstructure work completed	
	Cluster B have 5 Tower		Cluster B have 5 Tower		Tower LH4(B1) – Superstructure works completed	
	Tower LH1(B3) - B + Stilt + 6 Floor		Tower LH1(B3) - B + Stilt + 6 Floor			
	Tower LH2(B5) - B + Stilt + 6 Floor		Tower LH2(B5) - B + Stilt + 6 Floor			
	Tower LH3(B2) - B + Stilt + 6 Floor		Tower LH3(B2) - B + Stilt + 6 Floor			
	Tower LH4(B1) - B + Stilt + 6 Floor		Tower LH4(B1) - B + Stilt + 6 Floor			
	Tower T1 (Iconic B4) - B + Stilt + 26 Floor		Tower T1 (Iconic B4) - B + Stilt + 26 Floor		Tower LH2(B5) – superstructure work completed	
	Cluster C have 5 Tower		Cluster C have 5 Tower			
	Tower LH1(C3) - B + Stilt + 6 Floor		Tower LH1(C3) - B + Stilt + 6 Floor			
	Tower LH2(C1) - B + Stilt + 6 Floor		Tower LH2(C1) - B + Stilt + 6 Floor			
	Tower LH3(C4) - B + Stilt + 6 Floor		Tower LH3(C4) - B + Stilt + 6 Floor			
	Tower LH4(C5) - B + Stilt + 6 Floor		Tower LH4(C5) - B + Stilt + 6 Floor			
	Tower T1 (Iconic C2) - B + Stilt + 26 Floor		Tower T1 (Iconic C2) - B + Stilt + 26 Floor			
	Cluster D have 5 Tower		Cluster D have 5 Tower (Propose for Future Development)			
	Tower LH1(D3) - B + Stilt + 6 Floor		Tower LH1(D3) - B + Stilt + 6 Floor			
	Tower LH2(D5) - B + Stilt + 6 Floor		Tower LH2(D5) - B + Stilt + 6 Floor			
	Tower LH3(D2) - B + Stilt + 6 Floor		Tower LH3(D2) - B + Stilt + 6 Floor			
	Tower LH4(D1) - B + Stilt + 6 Floor		Tower LH4(D1) - B + Stilt + 6 Floor			
	Tower T1 (Iconic D4) - B + Stilt + 27 Floor		Tower T1 (Iconic D4) - B + Stilt + 27 Floor			
	Commercial Tower		Commercial Tower E- B + Stilt +2			
2.	Total no. of Flats/ Units	Main Units	Proposed in complete Project- 856 Dwelling Units			
		EWS and LIG Units	Currently under construction (Cluster A, Cluster B and Cluster C)- 641 Dwelling units			
	Number of Car Parking available	Required	1529 ECS			
		Proposed	Basement			2205 Units
Surface Car Parking					50 Units	
		Total		2255 Units		

PART D

PROJECT APPROVAL DETAILS

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	RERA Certificate/Project approval document	Phase-1: UPRERAPRJ745601 Dated: 11/06/2019 Phase-2: UPRERAPRJ124632 Dated: 11/06/2019	Approved
2.	Lease Deed	Dated: 07/04/2015	Approved
3.	Building plan approval letter	Sanction Letter No.: NOIDA M/V/2019/IV-1485/1121 Dated: 15/05/2019	Approved
4.	Approved Layout plan for Group Housing Project	Dated: 15/05/2019	Approved
5.	Provisional Fire NOC	UID No.: UPFS/2019/6094/GBN/Gautam Budh Nagar/ 2438/DD Dated: 26/04/2019	Provided
6.	NOC from Pollution Department	No. H10674/C-1/ NOC-1157/2017 Dated: 14/10/2017	Provided
7.	Development Management Agreement	Dated: 31/01/2018	Provided
8.	Groundwater abstraction approval	NA	Not provided
9.	Final NOC from Fire Authority	---	To be obtained at the time of Commissioning
10.	Final Electricity Connection	---	To be obtained at the time of Commissioning
11.	Final Water Connection	---	To be obtained at the time of Commissioning
12.	Consent to Operate	---	To be obtained at the time of Commissioning

OBSERVATIONS:

- The project has obtained major preliminary statutory approvals except Groundwater abstraction approval. The copy of the same is not provided to us. Bank to obtain the application status of the same from the company.

PART E

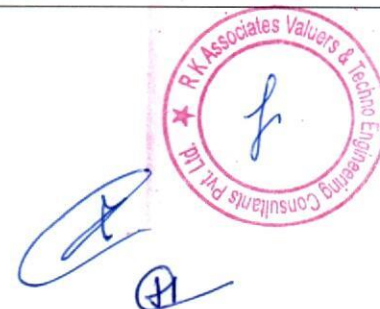
VALUATION ASSESSMENT OF THE PROPERTY

1.	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 Residential		Highest & Best Use Residential	
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 Highway	Not Applicable
			Property within developing Residential zone	On wide approach road	
				NA	
		Property Facing	South 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 NOIDA (2021-22)			

VALUATION REPORT

GODREJ PALM RETREAT

	Methodology/ Basis of Valuation	<p>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'</p> <p><i>For knowing comparable market sales, significant local enquiries has been made from our side representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been judiciously taken seeing the market scenario. Kindly please refer below section to know the name & contact numbers from whom enquiries have been made.</i></p>																																										
o.	References on prevailing market Rate/Price trend of the property and Details of the sources from where the information is gathered <i>(from property search sites & local information)</i>	<table><tr><td>i.</td><td>Name:</td><td>Mr. Subhash Chand</td></tr><tr><td></td><td>Contact No.:</td><td>+91-9540993054</td></tr><tr><td></td><td>Nature of reference:</td><td>Property Consultant</td></tr><tr><td></td><td>Size of the Property:</td><td>General Enquiry for group housing society land</td></tr><tr><td></td><td>Location:</td><td>Sec-150 Noida</td></tr><tr><td></td><td>Rates/ Price informed:</td><td>Rs.30,000/- per sq. mtr. to Rs.35,000/- per sq. mtr.</td></tr><tr><td></td><td>Any other details/ Discussion held:</td><td>He guided us that land availability is very low in this area as almost all parcels have been either developed or are in possession of developers. The only way out to fetch such a land in this locality is either through authority allotment or resale of distressed account which will cost around Rs.30,000/- to Rs.35,000/- per sq. mtr.</td></tr><tr><td>ii.</td><td>Name:</td><td>----</td></tr><tr><td></td><td>Contact No.:</td><td>----</td></tr><tr><td></td><td>Nature of reference:</td><td>----</td></tr><tr><td></td><td>Size of the Property:</td><td>----</td></tr><tr><td></td><td>Location:</td><td>----</td></tr><tr><td></td><td>Rates/ Price informed:</td><td>----</td></tr><tr><td></td><td>Any other details/ Discussion held:</td><td>----</td></tr></table>	i.	Name:	Mr. Subhash Chand		Contact No.:	+91-9540993054		Nature of reference:	Property Consultant		Size of the Property:	General Enquiry for group housing society land		Location:	Sec-150 Noida		Rates/ Price informed:	Rs.30,000/- per sq. mtr. to Rs.35,000/- per sq. mtr.		Any other details/ Discussion held:	He guided us that land availability is very low in this area as almost all parcels have been either developed or are in possession of developers. The only way out to fetch such a land in this locality is either through authority allotment or resale of distressed account which will cost around Rs.30,000/- to Rs.35,000/- per sq. mtr.	ii.	Name:	----		Contact No.:	----		Nature of reference:	----		Size of the Property:	----		Location:	----		Rates/ Price informed:	----		Any other details/ Discussion held:	----
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	Rates/ Price informed:	----																																										
	Any other details/ Discussion held:	----																																										
p.	Adopted Rates Justification	<p><i>This land is for the specific purpose to develop group housing society. And Group Housing project land is mostly directly auctioned by the authority. No other sale purchase information could be known from the market survey because of very few transactions taking place in the market at present for such type of land. This project land is situated in Noida Greater Noida Link Road. Hence, considering all these factors and premium for the development of the land, the prevailing rates for the specific land is Rs.30,000/- per sq. mtr. to Rs.35,000/- per sq. mtr. We take Rs.32,000/- per sq. mtr. as the plot rate which in our opinion seems to be reasonable</i></p>																																										



VALUATION REPORT

GODREJ PALM RETREAT

1.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	Rs.58,000/- per sq. mtr.	Rs.30,000/- to Rs.35,000/- per sq. mtr.
b.	Rate adopted considering all characteristics of the property	Rs.58,000/- per sq. mtr.	Rs.32,000/- per sq. mtr.
c.	Total Development Land Area considered (<i>documents vs site survey whichever is less</i>)	14.351 Acres (58,064.71 sq. mtr.)	14.351 Acres (58,064.71 sq. mtr.)
d.	Total permissible FAR	1,21,353.219 m ² (13,06,233.914 ft²)	1,21,353.219 m ² (13,06,233.914 ft²)
e.	Total Value of land (A)	58,064.71 sq. mtr. X Rs.58,000/- per sq. mtr.	58,064.71 sq. mtr. X Rs.32,000/- per sq. mtr.
		Rs.336,77,53,180/-	Rs.1,85,80,70,720/-

2.	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.1,000/- to 1,300/-per ft ²
		Rate adopted	Rs.1,550/- per ft ²	Rs.1,150/- per ft ²
		Covered Area	91,363 m ² (9,83,423.15 ft²)	54,107.78 m ² (5,82,411.30 ft²)
		Valuation Calculation	9,83,423.15 ft ² X Rs.1,550/- per ft ²	5,82,411.30 ft ² X Rs.1,150/- per ft ²
		Total Value	Rs.15,243,05,882/-	Rs.66,97,72,995/-
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.219,40,78,877/-	



3. 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) (~@5%of construction cost (B))		11,00,00,000/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.) (~@11%of construction cost (B))	----	25,00,00,000/-
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.) (~@2%of construction cost (B))	----	4,00,00,000/-
e.	Depreciated Replacement Value (C)	NA	Rs.40,00,00,000/-

4. MARKET/ SALABLE VALUE OF THE FLATS

a.	Total No. of Floors	Refer to Page 18
b.	Total No. of EWS	NA
c.	Launch Price = (approx.) (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	NA
	Current Market Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.6,500/- to Rs.7,500/- per ft ² on Super Area
d.	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 has constructed 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.6,500/- to Rs.7,500/- per ft ² on Super area which seems reasonable in our view.



GODREJ PALM RETREAT (PHASE-1 & 2)									
S.No.	Region	Project Name	CIP Typology	Super Area	No. Of Units	Total Super Area (Sq.Ft.)	Rate (Rs/ Sq. Ft.)	Rate Per Unit	Total Value
1	Noida	Godrej Palm Retreat	4 BHK +	3964	8	31712	₹ 7,200.00	₹ 28,540,800.00	₹ 228,326,400.00
2	Noida	Godrej Palm Retreat	4 BHK	3963.57	4	15854.28	₹ 7,200.00	₹ 28,537,704.00	₹ 114,150,816.00
3	Noida	Godrej Palm Retreat	4 BHK +	3198	80	255840	₹ 7,200.00	₹ 23,025,600.00	₹ 1,842,048,000.00
4	Noida	Godrej Palm Retreat	4 BHK	3197.8	40	127912	₹ 7,200.00	₹ 23,024,160.00	₹ 920,966,400.00
5	Noida	Godrej Palm Retreat	4 BHK	3191.33	2	6382.66	₹ 7,200.00	₹ 22,977,576.00	₹ 45,955,152.00
6	Noida	Godrej Palm Retreat	4 BHK +	3191	4	12764	₹ 7,200.00	₹ 22,975,200.00	₹ 91,900,800.00
7	Noida	Godrej Palm Retreat	3 BHK	3165.16	4	12660.64	₹ 7,200.00	₹ 22,789,152.00	₹ 91,156,608.00
8	Noida	Godrej Palm Retreat	3 BHK	3165	12	37980	₹ 7,200.00	₹ 22,788,000.00	₹ 273,456,000.00
9	Noida	Godrej Palm Retreat	3 BHK	2461	8	19688	₹ 7,200.00	₹ 17,719,200.00	₹ 141,753,600.00
10	Noida	Godrej Palm Retreat	3 BHK	2460.8	2	4921.6	₹ 7,200.00	₹ 17,717,760.00	₹ 35,435,520.00
11	Noida	Godrej Palm Retreat	3 BHK	2440.48	35	85416.8	₹ 7,200.00	₹ 17,571,456.00	₹ 615,000,960.00
12	Noida	Godrej Palm Retreat	3 BHK	2440	72	175680	₹ 7,200.00	₹ 17,568,000.00	₹ 1,264,896,000.00
13	Noida	Godrej Palm Retreat	2 BHK	1969.15	4	7876.6	₹ 7,200.00	₹ 14,177,880.00	₹ 56,711,520.00
14	Noida	Godrej Palm Retreat	2 BHK	1969	8	15752	₹ 7,200.00	₹ 14,176,800.00	₹ 113,414,400.00
15	Noida	Godrej Palm Retreat	3 BHK	1947	132	257004	₹ 7,200.00	₹ 14,018,400.00	₹ 1,850,428,800.00
16	Noida	Godrej Palm Retreat	2 BHK	1629	8	13032	₹ 7,200.00	₹ 11,728,800.00	₹ 93,830,400.00
17	Noida	Godrej Palm Retreat	2 BHK	1628.6	4	6514.4	₹ 7,200.00	₹ 11,725,920.00	₹ 46,903,680.00
18	Noida	Godrej Palm Retreat	2 BHK	1558.45	8	12467.6	₹ 7,200.00	₹ 11,220,840.00	₹ 89,766,720.00
19	Noida	Godrej Palm Retreat	2 BHK	1558	16	24928	₹ 7,200.00	₹ 11,217,600.00	₹ 179,481,600.00
20	Noida	Godrej Palm Retreat	2 BHK	1305.02	8	10440.16	₹ 7,200.00	₹ 9,396,144.00	₹ 75,169,152.00
21	Noida	Godrej Palm Retreat	2 BHK	1305	14	18270	₹ 7,200.00	₹ 9,396,000.00	₹ 131,544,000.00
22	Noida	Godrej Palm Retreat	2 BHK	1266	48	60768	₹ 7,200.00	₹ 9,115,200.00	₹ 437,529,600.00
23	Noida	Godrej Palm Retreat	2 BHK	1265.59	24	30374.16	₹ 7,200.00	₹ 9,112,248.00	₹ 218,693,952.00
24	Noida	Godrej Palm Retreat	2 BHK	1265	44	55660	₹ 7,200.00	₹ 9,108,000.00	₹ 400,752,000.00
25	Noida	Godrej Palm Retreat	2 BHK	1264.98	22	27829.56	₹ 7,200.00	₹ 9,107,856.00	₹ 200,372,832.00
26	Noida	Godrej Palm Retreat	1 BHK	1043.15	4	4172.6	₹ 7,200.00	₹ 7,510,680.00	₹ 30,042,720.00
27	Noida	Godrej Palm Retreat	1 BHK	1043	8	8344	₹ 7,200.00	₹ 7,509,600.00	₹ 60,076,800.00
28	Noida	Godrej Palm Retreat	1 BHK	1037	12	12444	₹ 7,200.00	₹ 7,466,400.00	₹ 89,596,800.00
29	Noida	Godrej Palm Retreat	1 BHK	1036.53	6	6219.18	₹ 7,200.00	₹ 7,463,016.00	₹ 44,778,096.00
TOTAL					641	1,358,908.24			₹ 9,784,139,328.00

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



VALUATION REPORT

GODREJ PALM RETREAT

5.	CONSOLIDATED VALUE		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land (A)	Rs.336,77,53,180/-	Rs.84,19,38,295/-
b.	Structure Construction Value(B)	NA	Rs.219,40,78,877/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs.40,00,00,000/-
d.	Total Add (A+B+C)	Rs.336,77,53,180/-	Rs.343,60,17,172/-
e.	Additional Premium if any	-----	-----
	Details/ Justification	-----	-----
f.	Deductions charged if any	-----	-----
	Details/ Justification	-----	-----
g.	Total Prospective Fair Market Value[#]	NA	Rs.343,60,17,172/- (After completion of Project)

4.	Concluding comments if any	<p>a. Valuation of the asset is done as found on as-is-where basis.</p> <p>b. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.</p> <p>c. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.</p> <p>d. As per the scope of the assignment, Value assessment is subject 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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RUPEES THREE HUNDRED FORTY THREE CRORE SIXTY LAKH SEVENTEEN THOUSAND AND ONE HUNDRED SEVENTY TWO ONLY



5. 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:

- 1. 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.
- 2. COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

IF REPORT IS USED FOR BANK/ FIs

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

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

ENCLOSURE: 1- VALUER'S REMARKS

1.	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

GODREJ PALM RETREAT

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



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



₹ 86 Lac
₹ 6804 per sqft

2 BHK Flat for Sale Sector 150, Pusta Road
Society: Godrej Palm Retreat

SUPER AREA: 1264 sqft STATUS: Possession by Dec '23 TRANSACTION: New Property FURNISHING: Unfurnished

"Godrej Palm Retreat" is a new premium project at Sector 150 Noida. Development is happening ... [read more](#)

[Contact Agent](#) [Enquire Now](#) [Share Feedback](#)

Posted: Jan 30, '22

Agent: Star Estate

Smart Diary On Broker Connect



3 BHK Apartment in Sector-150 Noida
Godrej Palm Retreat

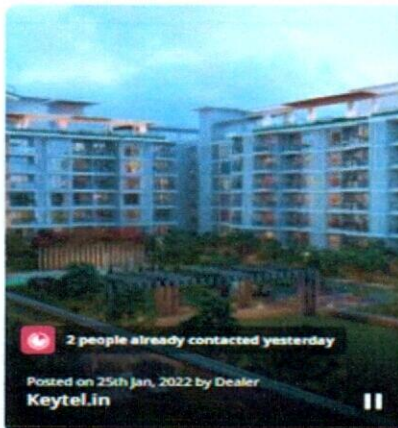
10 Places nearby 1 Metro Station 1 Shopping 3 Connectivitys

₹ 1.69 Cr **2,440 sq. ft.** **3 BHK**

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

This is a meticulously designed 3 bnh apartment located in secto... [more](#)

[View Phone Number](#) [Contact Dealer](#)



4 BHK Apartment in Sector-150 Noida
Godrej Palm Retreat

10 Places nearby 1 Metro Station 1 Shopping 3 Connectivitys

₹ 2.21 Cr **3,191 sq. ft.** **4 BHK**

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

Anorth-Eastfacing 4 bnh flat is available in the promising locality ... [more](#)

[View Phone Number](#) [Contact Dealer](#)



₹ 2.40 Cr ₹ 7505 / sqft


4 BHK Apartment for Sale in Sector 150, Pusta Road
Godrej Palm Retreat 2

CARPET AREA: 2399 sqft BEDROOM: 4 BATHROOM: 5 Possession by Dec '24

Godrej Palm Retreat is crafted intelligently with a plethora of ame... [read more](#)

[Contact Agent](#) [Get Phone No.](#) [Save](#) [Share Feedback](#)

Agent: HM Propw...
Operating Since: 2000
[View Agent Profile](#)



₹ 85.9 Lac
₹ 6796 per sqft

2 BHK Apartment for Sale in Sector 150, Pusta Road
Society: Godrej Palm Retreat

SUPER AREA 1264 sqft	STATUS Possession by Dec '23	TRANSACTION New Property	FURNISHING Semi-Furnished
-------------------------	---------------------------------	-----------------------------	------------------------------

Godrej Palm Retreat is a new premium project at Sector 150 Noida. Development is happening in... [read more](#)

[Contact Agent](#) [Enquire Now](#) [Share Feedback](#)

Posted: Yesterday

Agent
Urban Avenues



3 BHK Apartment for Sale in Sector 150, Pusta Road
Godrej Palm Retreat

₹1.76 Cr
₹ 7242 per sqft

CARPET AREA 1455 sqm	UNDER CONSTRUCT. Poss. by Jun '23	FLOOR 10 out of 28
-------------------------	--------------------------------------	-----------------------

Godrej Properties brings you Enchanting 1, 2 & 3 BHK Resort Res. [Read more](#)

[Contact Agent](#) [Get Phone No.](#) [Share Feedback](#)

Posted: Yesterday

Certified Agent

H Homez & Own



2 BHK Apartment for Sale in Sector 150, Pusta Road
Godrej Palm Retreat

₹86 Lac
₹ 6804 per sqft

SUPER AREA 1264 sqft	UNDER CONSTRUCT. Poss. by Dec '23	TRANSACTION New Property
-------------------------	--------------------------------------	-----------------------------

"Godrej Palm Retreat" is a new premium project at Sector 150 Noida. [Read more](#)

[Contact Agent](#) [Enquire Now](#) [Share Feedback](#)

Posted: Yesterday

Agent Star Estate
Operating Since: 2011



₹96.0 L EMI starts at ₹47.66 K

2 BHK Flat for sale in Sector 150
Godrej Palm Retreat, Sector 150, Noida

Build Up Area 1264 sq.ft	Avg. Price ₹7.59 K/sq.ft
-----------------------------	-----------------------------


Godrej Palm Retreat, A luxurious residential project is to be Pre- la... [Read more](#)

[View Phone](#) [Contact](#)

MOHIT GOYAL
HOUSING EXPERT

✓ AUTHENTIC LISTINGS ✓ TRUSTED AGENT

OFFER zero brokerage



₹1.69 Cr EMI starts at ₹83.90 K

3 BHK Flat for sale in Sector 150
Godrej Palm Retreat, Sector 150, Noida

Build Up Area 2440 sq.ft	Avg. Price ₹6.93 K/sq.ft
-----------------------------	-----------------------------

Godrej Properties brings you enchanting low-rise resort-style resi... [Read more](#)

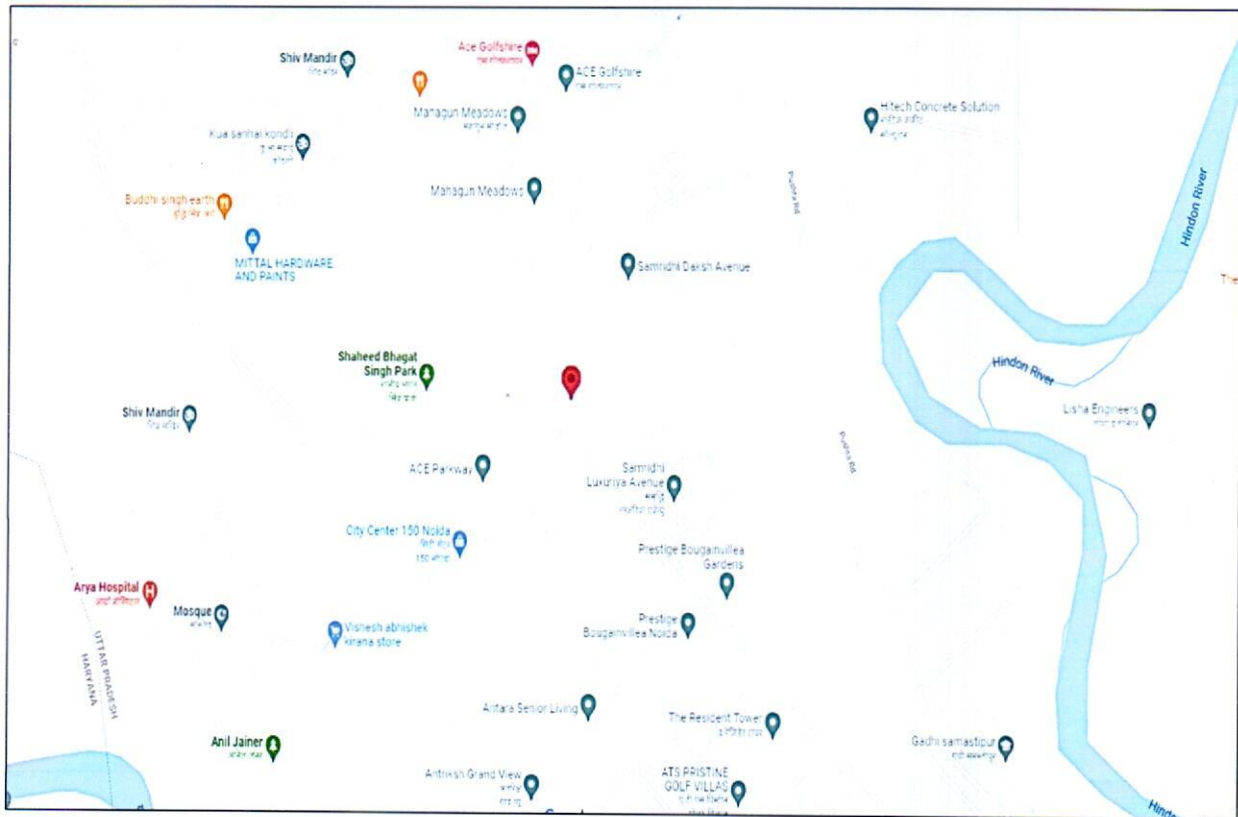
[View Phone](#) [Contact](#)

HAVEON DEAL
HOUSING EXPERT

✓ AUTHENTIC LISTINGS ✓ TRUSTED AGENT

OFFER Zero Brokerage

ENCLOSURE: 3- GOOGLE MAP LOCATION



लोकप्रियता में आरंभित किया गया टी-कोड	हैंडलर का कणक	बॉर्ड का नाम, उप निष्पन्न, कार्यालयों को संबोधित व सहाय के अनुसार	मुख्य आयकारी प्रमाणन, 12 महीने तक चौकी चक्र पर (दैनिक रोज)	तटस्थिक प्रमाणन, 10000 बॉर्ड नीचे से अधिक को दिए	ऑडियो प्रमाणन 80000 बॉर्ड नीचे से अधिक को मुख्य के लिए	गुण हासिल मुख्य हेतु निर्धारित दर	प्रमाणन द्वारा सम्मानित प्रमाण हेतु प्रमाणित मुख्य की दो सम्मानित नीची से प्रमाण के अभाव में अवकाश क्षेत्रों के अल्पमत अवकाश/आवेदन / सर्वोच्च विजय अधिकारी की विशेषता / आवेदनकर्ता / आवेदनकर्ता / आवेदनकर्ता को हेतु मुख्य	कार्यालय प्रमाण का मुख्य	सम्मान / टैलीफोन क्षेत्र / चक्र अधिक / विद्युत वार क्षेत्र - मुख्य द्वारा अर्थात् कुल प्रति वर्ष कार्य प्रदान	प्रदाता/कार्य / विश्व बैंक / गुणस्तर, गुण, प्रत्यक्ष रूप फंड प्रदान की-
0145	137	प्रथम	52500	159000	-	84500	-	78500	-	-
0146	138	द्वितीय	40000	121000	12500	-	22000	60000	10000	20000
0147	139	तृतीय	40000	121000	-	-	-	60000	-	-
0148	140	प्रथम	40000	121000	12500	75000	22000	78500	10000	20000
0149	140A	प्रथम	40000	121000	12500	75000	22000	78500	10000	20000
0150	141	द्वितीय	40000	121000	-	58000	-	60000	-	-
0151	142	तृतीय	52500	159000	-	75000	28000	78500	-	-
0152	143	प्रथम	52500	159000	-	84500	28000	78500	-	-
0153	143B	प्रथम	52500	159000	-	75000	-	78500	-	-
0154	144	द्वितीय	52500	159000	-	84500	28000	78500	-	-
0155	145	तृतीय	40000	121000	-	58000	-	60000	-	-
0156	146	प्रथम	40000	121000	-	58000	-	60000	-	-
0157	147	द्वितीय	40000	121000	-	58000	-	60000	-	-
0158	148	तृतीय	40000	159000	-	58000	-	60000	-	-
0159	149	प्रथम	40000	121000	-	58000	-	60000	-	-
0160	150	द्वितीय	40000	121000	-	58000	-	60000	-	-
0161	151	तृतीय	52500	159000	-	75000	-	78500	-	-
0162	152	प्रथम	52500	159000	-	75000	28000	78500	-	-
0163	153	द्वितीय	52500	121000	-	75000	28000	78500	-	-
0164	154	तृतीय	52500	121000	-	75000	28000	78500	-	-

जिलाधिकारी
गौतमबुद्धनगर।

ENCLOSURE: 5- PHOTOGRAPHS

