

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

File No.: VIS (2021-22)-PL881-775-981

Dated: 28.01.2022

PROJECT TIE UP REPORT

OF

GROUP HOUSING SOCIETY

AIG ROYAL

SITUATED AT

PLOT NO GH-16D, SECTOR-01, GREATER NOIDA, UTTAR PRADESH

DEVELOPED & PROMOTED BY

M/S. ALPINE INFRAPROJECTS PVT LTD

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, SECTOR 62, NOIDA

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations

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

- Agency for Specialized Account Monitoring (ASM)

- Project Techno Financial Advisor

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

- Panel Valuer & Techno Economic Consultants for PSU Banks

***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.*

*NOTES: 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.*

CORPORATE OFFICE:

D-39, 2nd floor, Sector 2, Noida-201301

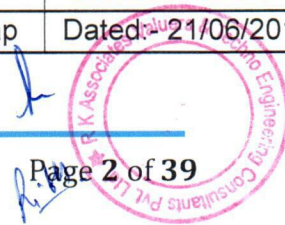
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PART A

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, Sector 62, Noida		
c.	Name of Promoter	M/s. Alpine Infraprojects Pvt. Ltd.		
d.	Name of Owner	M/s. Alpine Infraprojects Pvt. Ltd.		
e.	Address & Phone Number of the promoter's	Regd. Office: Chamber No. 11, Vindhyachal Appartment Kausambhi, GHAZIABAD Kaushambi UP 201010 IN		
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 January 2022		
k.	Date of Valuation Report	28 January 2022		
l.	Surveyed in presence of	Promoter's Representative	Mr. Sandeep (9268566541)	
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. depts. is not done at our end. ii. Legal aspects of the property are out-of-scope of this report. iii. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. iv. Getting cizra map or coordination with revenue officers for site identification is not done at our end. v. Measurement is only limited upto sample random measurement. vi. Measurement of the property as a whole is not done at our end. vii. Drawing Map & design of the property is out of scope of the work.		
p.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total 04 documents requested.	Total 04 documents provided.	04
		Property Title document	Possession Certificate	Allotment No.PROP/BRS-04/2010 Dated:27/08/2013
		Approved Map	Approved Map	Dated: 21/06/2018



		Copy of TIR		Lease Deed	Deed No. 21057 Dated: 26/08/2013
		Project Approval Letter		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 "AIG Royal" being developed at the aforesaid address on land area admeasuring 13,800 sq mtr / 3.41 acres as per the Approved map provided to us by the bank. The land for the subject Property was acquired and license for the same was obtained by M/s Alpine Infraprojects Pvt Ltd.

As per RERA Certificate M/s Alpine Infraprojects Pvt. Ltd. are the developer of the Project. The lessor has launched the towers in four phase as per the information provided at that time of site visit which has been tabulated below:

Sr. No	Phases	RERA	Towers	Status
1	Phase 1	RERA No: UPRERAPRJ17394 Dated:20/08/2018 Valid upto:20/06/2023	D & E	Construction done up to 7 th floor and 8 th floor in Progress
2	Phase 2	RERA No: UPRERAPRJ958972 Dated:03/02/2020 Valid upto:20/06/2023	F & G	All the floors has been completed and finishing work is in progress
3	Phase 3	RERA No: UPRERAPRJ902517 Dated:17/12/2021 Valid upto:20/06/2023	C	Construction done upto 1 st floor and rest of the floors are in under construction
4	Phase 4	RERA Not obtained	A & B	Construction not started

This is a Lease hold land purchased by the virtue of a lease deed executed in favor of M/s. Alpine Infraprojects Pvt. Ltd. (Lessee) by Noida Authority (Lessor) for the developing a group housing society on total land area measuring 13,800 sq. mtr. Further M/s. Alpine Township Private Limited has approached the lessor to divide the said plot into 6 parts whereas the Lessor M/s. Alpine Infraprojects Pvt Ltd been allotted with Plot No.GH-16D of area 13,800 sq mtr.

Whereas the above registered consortium who jointly qualify for the bid and secured the allotment of said plot being highest bidder. They through its lead member **M/s. ALPINE TOWNSHIP PRIVATE LIMITED** has approached to the lessor in accordance with the clause C-8 of the brochure/bid document of the scheme to sub-divide the said plot of land with the following status of holding lease rights:-

Sl. No.	Plot No.	Sector	Sub Divided area (in sq.m.)	Name of member	Status
1.	GH-16A	Sector-1	42420.17	M/s. MMR Infrastructure Developers Pvt. Ltd.	Relevant Member
2.	GH-16B	Sector-1	10000.10	M/s. Solaris Realtech Pvt. Ltd. (SPC of M/s. Alpine Township Pvt. Ltd. - Lead Member, M/s. Solaris Infra Projects Pvt. Ltd., M/s. Unity Infra Projects Ltd. - Relevant Member)	SPC
3.	GH-16C	Sector-1	14000.30	M/s. Citycon Buildwell Pvt. Ltd. (SPC of M/s. Alpine Township Pvt. Ltd. - Lead Member, M/s. Solaris Infra Projects Pvt. Ltd., M/s. Unity Infra Projects Ltd. - Relevant Member)	SPC
4.	GH-16D	Sector-1	13800.00	M/s. Alpine Infraprojects Pvt. Ltd. (SPC of M/s. Alpine Township Pvt. Ltd. - Lead Member, M/s. Solaris Infra Projects Pvt. Ltd., M/s. Unity Infra Projects Ltd. - Relevant Member)	SPC
5.	GH-16E	Sector-1	32000.40	M/s. Future World Green Homes Pvt. Ltd. (SPC of M/s. Alpine Township Pvt. Ltd. - Lead Member, M/s. Solaris Infra Projects Pvt. Ltd., M/s. Unity Infra Projects Ltd. - Relevant Member)	SPC
6.	GH-16F	Sector-1	24620.00	M/s. Solaris Infraprojects Pvt. Ltd. (SPC of M/s. Alpine Township Pvt. Ltd. - Lead Member, M/s. Solaris Infra Projects Pvt. Ltd., M/s. Unity Infra Projects Ltd. - Relevant Member)	SPC



This project Tie- Up report is prepared for the project being developed at plot No. GH-16D having total land area measuring 13,800 sq mtr / 3.41 acres.

The developer of the project has developing a modern group housing project with all the basic amenities in the name of 'AIG Royal.' As per the copy of master plan, this project is comprised of 7 towers. The details of each tower are tabulated below:

Sr. No	Tower Details	Total no of Towers	Total no of Floors	Total no of Dwelling units (DU's)
1	Tower 1	1	G+39	78
2	Tower 2	1	G+39	116
3	Tower 3	1	G+39	78
4	Tower 4	1	G+39	72
5	Tower 5	1	G+39	78
6	Tower 6	1	G+39	116
7	Tower 7	1	G+39	78
Total				616

The location of the subject project is in a good developing Sector-01, Greater Noida in which other group housing projects are under construction. Subject project is located on internal road of 20 mtr which is directly connected to Samrat Ashok road of 40 mtr.



3.	ENCLOSURES	
a.	Part B	Valuation Report as per SBI Format Annexure-II
b.	Part C	Area description of the Property
c.	Part D	Valuation Assessment of the Property
d.	Enclosure 1	Valuer's Remark - Page No. 27
e.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 29
f.	Enclosure 3	Google Map – Page No. 32
g.	Enclosure 4	Photographs – Pages 34
h.	Enclosure 5	Copy of Circle Rate – Page no. 33
i.	Enclosure 6	Survey Summary Sheet – Pages xx
j.	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, Sector 62, Noida
Name of the Promoter	M/s. Alpine Infraprojects Pvt Ltd

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Property Owner	M/s. Alpine Infraprojects Pvt Ltd
	Address & Phone Number of the Owner	Regd. Office: Chamber No. 11, Vindhyachal Apartment Kausambhi, GHAZIABAD Kaushambi UP 201010 IN
b.	Purpose of the Valuation	Project Tie-up for individual Flat Financing
c.	Date of Inspection of the Property	21 January 2022
d.	Date of Valuation Report	28 January 2022
e.	Name of the Developer of the Property	M/s. Alpine Infraprojects Pvt Ltd
	Type of Developer	Property built from owner's themselves

2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY	
a.	Location attribute of the property	
i.	Nearby Landmark	Near Arihant Ambar society
ii.	Postal Address of the Property	Plot No Gh-16D, Sector-01, Greater Noida, Uttar Pradesh
iii.	Area of the Plot/ Land	13800 sq mtr / 3.41 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°33'18.5"N 77°26'36.9"E
vii.	Details of the roads abutting the property	
	1. Main Road Name & Width	Samrat Ashok road 40 mtr
	2. Front Road Name & width	Internal road 20 mtr.
	3. Type of Approach Road	Bituminous Road
	4. Distance from the Main Road	3 Km
viii.	Description of adjoining property	Other Group Housing Societies
ix.	Plot No./ Survey No.	--
x.	Zone/ Ward	Residential -
xi.	Sub registrar	Greater Noida
xii.	District	Gautam buddh Nagar

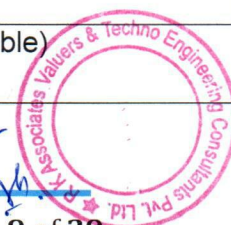


xiii.	Any other aspect	<p>Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. At our end we have just 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	Ordinary location within the locality	None	None
	7. Property Facing	North Facing		
b.	Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	Please refer to the attached sheet below. <i>Also please refer to Part C - Area description of the property. All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.</i>		
c.	Boundaries schedule of the Property			
i.	Are Boundaries matched	No, since boundaries are not mentioned in the provided documents		
ii.	Directions	As per Sale Deed/TIR	Actual found at Site	
	East	Not Available	Arihant Group society	



	West	Not Available	Rhythm County
	North	Not Available	Entry
	South	Not Available	Other's Property

3.	TOWN PLANNING/ ZONING PARAMETERS		
a.	Master Plan provisions related to property in terms of Land use	License Granted for Building a Group Housing society.	
	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 Greater Noida Industrial 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 Group Housing as per zoning	
	iv. Any notification on change of zoning regulation	NA	
	v. Street Notification	Residential	
b.	Provision of Building by-laws as applicable	PERMITTED	CONSUMED
	i. FAR/ FSI	Please refer to area chart description	Please refer to area chart description
	ii. Ground coverage	-----do-----	-----do-----
	iii. Number of floors	-----do-----	-----do-----
	iv. Height restrictions	-----do-----	-----do-----
	v. Front/ Back/ Side Setback	-----do-----	-----do-----
c.	Status of Completion/ Occupational certificate	Not Applicable since construction of the project is going on	Not Applicable since construction of the project is going on
d.	Comment on unauthorized construction if any	None	
e.	Comment on Transferability of developmental rights	As per regulation of Greater Noida Industrial Development Authority	
f.	i. Planning Area/ Zone	Greater Noida 2021	
	ii. Master Plan currently in force	Greater Noida 2021	
	iii. Municipal limits	Greater Noida Industrial Development Authority	
g.	Developmental controls/ Authority	Greater Noida (GNIDA)	
h.	Zoning regulations	Residential	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	Other Group Housing Societies	
j.	Comment of Demolition proceedings if any	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	None	None
b.	Names of the Legal Owner/s	M/s. Alpine Infraprojects 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	Greater Noida Industrial Development Authority (GNIDA)		
	ii. Name of the office of the Authority	Greater Noida Industrial Development Authority (GNIDA)		
	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		
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.		

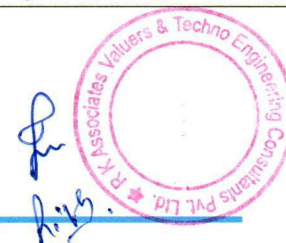
		Legal aspects or Title verification of the property are not done at our end. Verification of authenticity of documents from originals or cross checking from any Govt. depts. is not carried out at our end and the copy of the documents provided to us by Bank/ customer has been relied upon in good faith.
	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.	Urban Developing area
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No



7. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES				
a. Description of the functionality & utility of the property in terms of :				
i. Space allocation		Yes (Proposed)		
ii. Storage spaces		Yes (Proposed)		
iii. Utility of spaces provided within the building		Yes (Proposed)		
iv. Car parking facilities		Yes (Proposed)		
v. Balconies		Yes (Proposed)		
b. Any other aspect				
i. Drainage arrangements		Yes (Proposed)		
ii. Water Treatment Plant		Yes (Proposed)		
iii. Power Supply arrangements		Permanent	Will be taken by individual plot owners as per their requirement when they shift.(Proposed)	
		Auxiliary	No information available	
iv. HVAC system		No information available		
v. Security provisions		Yes/ Private security guards		
vi. Lift/ Elevators		Yes (Proposed)		
vii. Compound wall/ Main Gate		Yes		
viii. Whether gated society		Yes		
ix. Internal development				
Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
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, will be done by the authority					
	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)
	1.7 km.	3.4 km	3.6 km	14.3 km	26.7 Km	8.8 km	45 km
	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby			



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

10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
a.	Type of construction & design	Not Applicable since this is a Vacant residential plotted colony	
b.	Method of construction	Under Construction	
c.	Specifications		
	i. Class of construction	Under Construction	
	ii. Appearance/ Condition of structures	Internal - Under Construction	
		External - Under Construction	
	iii. Roof	Floors/ Towers	Type of Roof
		Under Construction	RCC (Proposed)
	iv. Floor height	10-12 ft Proposed	
	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	Under Construction	Under Construction
f.	Total life of the structure/ Remaining life expected	Under Construction	Under Construction
g.	Extent of deterioration in the structure	Under Construction	
h.	Structural safety	Under Construction	
i.	Protection against natural disasters viz. earthquakes etc.	Under Construction	

j.	Visible damage in the building if any	Under Construction Property	
k.	System of air conditioning	No information available	
l.	Provision of firefighting	Yes, proposed	
m.	Status of Building Plans/ Maps	Approved as per GNIDA	
	i. Is Building as per approved Map	Yes appears to be as per visual observation but project is in under construction phase.	
	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	

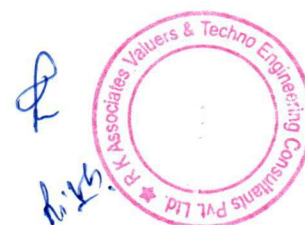
11.	ENVIRONMENTAL FACTORS:		
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No information Available	
b.	Provision of rainwater harvesting	Yes, proposed	
c.	Use of solar heating and lighting systems, etc.	No information available	
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	No information available	

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	



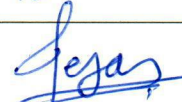
13.	PROJECT DETAILS:		
a.	Name of the Developer	M/s Alpine Infraprojects Pvt Ltd	
b.	Name of the Architect	M/s Space Design Group	
c.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.	
d.	Proposed completion date of the Project	20/06/2023	
e.	Progress of the Project	Refer Part-C	
f.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input checked="" 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.
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.	<p>Declaration (Also see Enclosure: 1 Valuer's Remarks)</p>	<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 21 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, Sector 62, Noida.</p>
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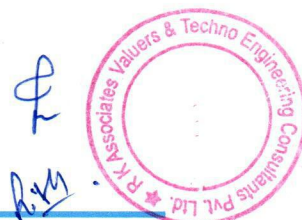


16. VALUATION COMPANY DETAILS:

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		
d.	Engineering Team worked on the report	<i>SURVEYED BY A.E. Harshit mayank</i>	
		<i>PREPARED BY: Er. Ritesh</i>	
		<i>REVIEWED BY: HOD Valuations</i>	

17. ENCLOSED DOCUMENTS:

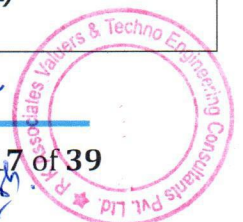
i.	Layout plan sketch of the area in which the property is located with latitude and longitude	Not Available
ii.	Building Plan	Enclosed with the report
iii.	Floor Plan	Not Available
iv.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report
v.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Enclosed with the report
vi.	Google Map location of the property	Enclosed with the Report
vii.	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
viii.	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 E: Valuation Assessment of the Property iii. Assumption, Remarks & Limiting conditions Pg. 25 iv. Valuer's Remark - Page No.27 v. Google Map – Page No. 32 vi. Photographs – Pages 34 vii. Copy of Circle Rate – Pages 33 viii. Survey Summary Sheet – Pages xx ix. 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	13,800 sq mtr / 3.41 acres																																								
2.	Permissible FAR (@2.75)	37950 sq mtr / 9.37 acres																																								
3.	Ground Coverage Area	<div>Permissible</div> <div>4,830 sq mtr (35%)</div> <div>Proposed</div> <div>4485.84 sq mtr (32.50%)</div>																																								
4.	Covered Area	<table> <tr> <th>UNDER FAR (Residential)</th><th>Area as per Approved plan</th><th>Present Status</th></tr> <tr> <td>Residential</td><td>56,017.34 sq mtr (6,02,965.046 sq ft)</td><td rowspan="14"> Tower-1 = Not Started yet Tower-2 = Not Started yet Tower-3 = 1st floor in Progress Tower-4 = 7th floor completed 8th floor in Progress Tower-5 = Under Finishing Tower-6 = Under Finishing Tower-7 = Under Finishing Commercial = Under Construction Community = Under Construction Upper basement = Under Construction Lower Basement = Under Construction. </td></tr> <tr> <td>Community</td><td>673.012 sq mtr (7244.2339 sq ft)</td></tr> <tr> <td>Commercial</td><td>507.063 sq mtr (5457.981 sq ft)</td></tr> <tr> <td>Other service area under FAR</td><td>736.269 sq mtr (7,925.1259 sq ft)</td></tr> <tr> <td rowspan="10">TOTAL</td><td>Total Proposed</td></tr> <tr> <td>57,933.684 sq mtr (9,70,392.79 sq ft)</td></tr> <tr> <td>Proposed FAR</td></tr> <tr> <td>50,555.63 sq mtr (5,44,176.27 sq ft)</td></tr> <tr> <td>Proposed Additional FAR</td></tr> <tr> <td>7,351.014 sq mtr (7,91,25.66 Sq Ft.)</td></tr> <tr> <td>Permitted FAR</td></tr> <tr> <td>50,606.33 sq mtr (5,44,722.00 Sq Ft.)</td></tr> <tr> <td>Permitted Additional FAR</td></tr> <tr> <td>-</td></tr> <tr> <td colspan="2">UNDER NON-FAR</td><td>Area as per Approved plan</td></tr> <tr> <td colspan="2">Lower Basement</td><td>10,808.36 sq mtr. (1,16,340.1062 sq ft)</td></tr> <tr> <td colspan="2">Upper Basement</td><td>10855.84 sq mtr (1,16,851.172 sq ft)</td></tr> <tr> <td colspan="2">Stilt</td><td>1594.43 sq mtr (17,162.2851 sq ft)</td></tr> <tr> <td rowspan="2">TOTAL</td><td>Proposed</td><td>23,258.63 sq mtr (2,50,353.5675 sq ft)</td></tr> <tr> <td>Permitted</td><td>NA</td></tr> </table>	UNDER FAR (Residential)	Area as per Approved plan	Present Status	Residential	56,017.34 sq mtr (6,02,965.046 sq ft)	Tower-1 = Not Started yet Tower-2 = Not Started yet Tower-3 = 1 st floor in Progress Tower-4 = 7 th floor completed 8 th floor in Progress Tower-5 = Under Finishing Tower-6 = Under Finishing Tower-7 = Under Finishing Commercial = Under Construction Community = Under Construction Upper basement = Under Construction Lower Basement = Under Construction.	Community	673.012 sq mtr (7244.2339 sq ft)	Commercial	507.063 sq mtr (5457.981 sq ft)	Other service area under FAR	736.269 sq mtr (7,925.1259 sq ft)	TOTAL	Total Proposed	57,933.684 sq mtr (9,70,392.79 sq ft)	Proposed FAR	50,555.63 sq mtr (5,44,176.27 sq ft)	Proposed Additional FAR	7,351.014 sq mtr (7,91,25.66 Sq Ft.)	Permitted FAR	50,606.33 sq mtr (5,44,722.00 Sq Ft.)	Permitted Additional FAR	-	UNDER NON-FAR		Area as per Approved plan	Lower Basement		10,808.36 sq mtr. (1,16,340.1062 sq ft)	Upper Basement		10855.84 sq mtr (1,16,851.172 sq ft)	Stilt		1594.43 sq mtr (17,162.2851 sq ft)	TOTAL	Proposed	23,258.63 sq mtr (2,50,353.5675 sq ft)	Permitted	NA
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	Permitted	NA																																								
5.	Open/ Green Area	<div>Minimum Required</div> <div>Not provided in the Approved map</div> <div>Proposed (15.609%)</div> <div>4,720.256 sq mtr (50808.836 sq ft) (For whole Project)</div>																																								
6.	Density	<div>Permitted</div> <div>2100 PPH</div> <div>Proposed</div> <div>2009 PPH</div>																																								
7.	Plinth/ Built-up Area as per Final OC's of the project (As per IS 3861-1966)	81,192.314 sq mtr (8,73,945.9487 sq ft) (FAR + NON-FAR) (For whole Project)																																								



8.	Carpet Area	NA
9.	Net Floor Area	NA
10.	Super Area	NA
11.	Shed Area	NA
12.	Salable Area	NA

Total Blocks/ Floors/ Flats				
1.	Approved as per Approved Map		Actually provided (As per inventory list/ brochure)	
	Tower-1 = G+19 floors (78 Units) Tower-2 = G+19 floors (116 Units) Tower-3 = G+19 floors (78 Units) Tower-4 = G+19 floors (72 Units) Tower-5 = G+19 floors (78 Units) Tower-6 = G+19 floors (116 Units) Tower-7 = G+19 floors (78 Units) Commercial= Ground floor Community= Ground floor+1 floor Upper basement & Lower Basement		Tower-1 = G+19 floors (78 Units) (Proposed) Tower-2 = G+19 floors (116 Units) (Proposed) Tower-3 = G+19 floors (78 Units) (Proposed) Tower-4 = G+19 floors (72 Units) (Proposed) Tower-5 = G+19 floors (78 Units) (Proposed) Tower-6 = G+19 floors (116 Units) (Proposed) Tower-7 = G+19 floors (78 Units) (Proposed) Commercial = Ground floor(Proposed) Community = Ground floor+1 floor(Proposed) Upper basement = (Proposed) Lower Basement = (Proposed)	
			Tower-1 = Not Started yet Tower-2 = Not Started yet Tower-3 = 1 st floor in Progress Tower-4 = 7 th floor completed 8 th floor in Progress Tower-5 = Under Finishing Tower-6 = Under Finishing Tower-7 = Under Finishing Commercial= Under Construction Community= Under Construction Upper basement= Under Construction Lower Basement=Under Construction	
2.	Total no of Flats/ Units	Main Units	616 Units	
		EWS and LIG Units	NA	
	Number of Car Parking available		Required	642 ECS
			Proposed	649 ECS



PART D

PROJECT APPROVAL DETAILS

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Possession Certificate	Letter No PROP/BRS-04/2013/231 Dated : 27/08/013	Provided
2.	Pollution Certificate	Ref No.32187/UPPCB/Greater Noida (UPPCBRO)/CTE/GREATER Dated:19/09/2018	Provided
3.	Approved Layout plan for Group Housing Project	Dated:21/06/2018	Approved
4.	RERA Certificate (Phase 1)	RERA No: UPRERAPRJ17394 Dated:20/08/2018 Valid upto:20/06/2023	Provided
5.	RERA Certificate (Phase 2)	RERA No: UPRERAPRJ958972 Dated:03/02/2020 Valid upto:20/06/2023	Provided
6.	RERA Certificate (Phase 3)	RERA No: UPRERAPRJ902517 Dated:17/12/2021 Valid upto:20/06/2023	Provided
7.	NOC for Height Clearance from Airport Authority of India	File No. AAI/RHQ/NR/ATM/NOC/2016/190/974-77 Dated:29/08/2016 Valid upto:29/08/2021	Provided
8.	Environmental clearance NOC from SEIAA	Ref No.325/Parya/SEAC/4257/2018 Dated: 20/08/2018	Provided
9.	Provisional Fire NOC	-	Not Provided
10.	Ground water abstraction approval	-	Not Provided

OBSERVATIONS:

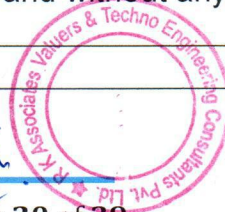
We have not obtained copies of Provisional Fire NOC and Ground water abstraction approval. Bank to obtain the same from the company.



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		Highest & Best Use	
		Residential		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	On wide approach road	Not Applicable
			Property within developing Residential zone	NA	
				NA	
		Property Facing	North 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: Rate list of Greater Noida			



	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>----</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> <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:	----		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	<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 on 20 mtr. wide Road. Hence, considering all these factors and premium for the development of the land, the prevailing rates for these type of specific land should be between Rs.30,000/- per sq. mtr. to Rs.35,000/- per sq.mtr. We have taken Rs.32,000/- per sq. mtr. as the land rate which in our opinion seems to be reasonable.</i></p>																																										



2.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Market Value
a.	Prevailing Market Rate range	Rs.35,000/- per sq mtr	Rs.30,000/- to Rs.35,000/- per sq mtr
b.	Rate adopted considering all characteristics of the property	Rs.35,000/- per sq mtr	Rs.32,000/- per sq mtr
c.	Total Development Land Area considered (documents vs site survey whichever is less)	3.41 acres (13,800 sq mtr)	3.41 acres (13,800 sq mtr)
d.	Total Permissible FAR	37,950 sq mtr / 9.37 acres	37950 sq mtr / 9.37 acres
e.	Total Value of land (A)	Rs.35,000/- X 13,800 sq mtr	13,800 sq mtr X Rs.32,000/- per sq mtr
		Rs.48,30,00,000/-	Rs.44,16,00,000 /-

3.	VALUATION OF BUILDING CONSTRUCTION			
	Particulars		Expected Building Construction Value	
			FAR	NON-FAR
	Structure Construction Value	Rate range	Rs.1,300/- to 1,700/- per sq ft	Rs.1,000/- to 1,300/-per sq ft
		Rate adopted	Rs.1,500/- per sq ft	Rs.1,200/- per sq ft
		Covered Area	57,933.684 sq mtr / 9,70,392.79 sq ft	23,258.63 sq mtr / 2,50,353.5675 sq ft
		Valuation Calculation	9,70,392.79 sq ft X Rs.1,500/- per sq ft	2,50,353.5675 sq ft X Rs.1,200/- per sq ft
		Total Value	Rs.145,55,89,185/-	Rs.30,04,24,281/-
a.	Depreciation percentage (assuming salvage value % per year)	NA (Above replacement rate is calculated after deducting the prescribed depreciation)		
b.	Age Factor	Under construction		
c.	Structure Type/ Condition	Under construction		
d.	Construction Depreciated Replacement Value (B)	Rs.175,60,13,466/-		

4.	VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	---
b.	Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	Rs.4,00,00,000/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Rs.21,00,00,0000/-
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	Rs.3,00,00,000/-
e.	Depreciated Replacement Value (C)	NA	Rs.28,00,00,000/-



5. MARKET/ SALABLE VALUE OF THE FLATS		
a.	Total No. of Floors	G+19
b.	Total No. of EWS	NA
c.	Launch Price = (approx.) (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.2,900/- per sq. ft.
	Current Market Rate (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.4,000/- per sq. ft. to Rs.5,000/- per sq ft. on Super Area
	Current Market Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.4800/- per sq. ft. to Rs.5,800/- per sq. ft. 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 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.4,000/- per sq. ft. to Rs.5,000/- per sq. ft. excluding other charges and Rs.4,800/- per sq. ft. to Rs.5,800/- per sq. ft. on super area including other charges which seems to be reasonable in our view.

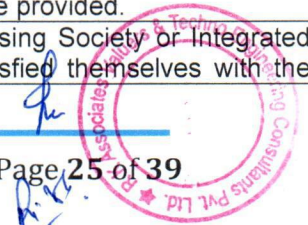
Note: Normally, apart from the Basic Sale Price (BSP), a onetime cost of additional amenities & other costs related to the property which are permanent in nature and add up to the realizable value of security/property (viz. Township Corpus Fund, One Time Maintenance fund/deposit/corpus, Development Charges, 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.

6.	CONSOLIDATED VALUE		
	Particulars	Govt. Circle/ Guideline Value	Market Value
a.	Land (A)	Rs.48,30,00,000/-	Rs.44,16,00,000 /-
b.	Structure Construction Value(B)	NA	Rs.175,60,13,466/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs.28,00,00,000/-
d.	Total Add (A+B+C)	Rs.48,30,00,000/-	Rs.247,76,13,416/-
e.	Additional Premium if any	----	----
	Details/ Justification	----	----
f.	Deductions charged if any	----	----
	Details/ Justification	----	----
g.	Rounded Off	----	Rs.247,76,00,000/-
h.	Expected Realizable Value^	----	Rs.210,59,60,000/-
i.	Distress Value*	----	Rs.185,82,00,000/-
j.	Valuation of structure for Insurance purpose	NA	NA

7.	Concluding comments if any	<p>a. Valuation of the asset is done as found on as-is-where basis.</p> <p>b. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.</p> <p>c. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.</p> <p>d. As per the scope of the assignment, Value assessment is subject 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 Two Hundred Forty Seven Crore and Seventy Six Lakh Only)

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



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

R.K ASSOCIATES IMPORTANT NOTES:

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

IF REPORT IS USED FOR BANK/ FIs

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

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



ENCLOSURE: 1- VALUER'S REMARKS

1.	Fair Market Value [#] suggested by the competent Valuer is that prospective estimated amount of the subject asset/ property in his expert & prudent opinion without any prejudice after he has carefully & exhaustively evaluated all the facts & information related to the subject asset at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.
2.	Realizable Value ^A 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.

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**



ALPINE INFRA PROJECTS PVT. LTD.
AIG ROYAL
Plot No-D-16, Sec-1, Greater Noida West
CONSTRUCTION LINK PLAN



w.o.f Friday, October 15, 2021

Floor	Price	1050 Sq.Ft.	1295 Sq.Ft.	1495 Sq.Ft.	1575 Sq.Ft.
20	4299	4513950	5567205	6427005	
19	4324	4540200	5599580	6464380	
18	4349	4566450	5631955	6501755	
17	4374	4592700	5664330	6539130	
16	4399	4618950	5696705	6576505	
15	4424	4645200	5729080	6613880	
14	4449	4671450	5761455	6651255	
12	4474	4697700	5793830	6688630	
11	4499	4723950	5826205	6726005	
10	4524	4750200	5858580	6763380	7125300
9	4549	4776450	5890955	6800755	7164675
8	4574	4802700	5923330	6838130	7204050
7	4599	4828950	5955705	6875505	
6	4624	4855200	5988080	6912880	
5	4649	4881450	6020455	6950255	
4	4749	4986450	6149955	7099755	
3	4849	5091450	6279455	7249255	
2	4949	5196450	6408955	7398755	
1	5049	5301450	6538455	7548255	
G	5149	5406450	6667955	7697755	

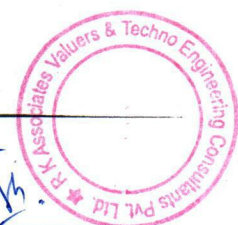
OTHER CHARGES		ADDITIONAL CHARGES	
Covered Car Parking	Rs. 250000	Central Park/Corner	Rs.200 Sq.Ft
Club Membership	Rs. 50000	Main Road/Green Belt	Rs.200 Sq.Ft
Lease Rent	Rs.80 Sq.Ft	24 Mtr Road	Rs.100 Sq.Ft
IFMS	Rs.25 Sq.Ft	EEC+FFC	Rs.40 Sq.Ft
Power Back-up (Mandatory)	Rs.25000/KVA		

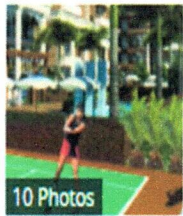
Payment Plan- Construction Link Plan

At the Time of Booking	10%
Within 45 Days from booking date	5%
On Completion of Raft	10%
On Completion of 1st Floor	10%
On Completion of 4th Floor	10%
On Completion of 10th Floor	10%
On Completion of 16th Floor	10%
On Completion of 20th Floor	10%
On Completion of Plaster	10%
On Start of Flooring	10%
On Offer of Possession	5%

Note

1. Payment should be in favour of M/s Alpine Infra Projects Pvt. Ltd.
2. Company reserves the rights to changes the price without prior notice, Prices ruling on the date of booking shall be applicable.
3. GST, Registration, stamp Duty & other charges, as applicable, would be payable by the allottee.
4. Acceptance of application form is solely based on the company discretion.
5. All specifications, designs, layout, condition are only indicative & can be changed at the discretion of the builder/Architect or any competent authority.
6. 1575 Sq. Ft. Flat is only available on 8th, 9th & 10th floor.
7. View PLC Charges Mandatory
8. Park Facing Payment Plan CLP
9. Tower- (C, D, & E) - 40:30:30 Payment Plan applicable for nonpark facing units.





₹ 43.5 Lac
₹ 4143 per sqft

2 BHK Apartment for Sale in AIG Royal, Greater Noida West

SUPER AREA
1050 sqft

STATUS
Possession by Dec '23

FLOOR
20

TRANSACTION
New Property

AIG Royal is being constructed on sprawling 4 acre land with ample space for greenery and play a... [read more](#)

[Contact Agent](#)

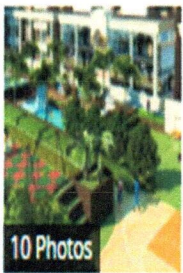
[Enquire Now](#)

[Share Feedback](#)

Agent

Propzone Infratech

Posted: Jan 25, '22



₹ 45.1 Lac
₹ 4295 per sqft

2 BHK Apartment for Sale in AIG Royal, Greater Noida West

SUPER AREA
1050 sqft

STATUS
Possession by Dec '23

TRANSACTION
New Property

FURNISHING
Unfurnished

AIG Royal is being constructed on sprawling 4 acre land with ample space for greenery and play a... [read more](#)

[Contact Agent](#)

[Enquire Now](#)

[Share Feedback](#)

Agent

Apka Group

Posted: Jan 25, '22



2 BHK Apartment in Greater Noida West

AIG Royal

15 Places nearby

1 Shopping

4 Educations

2 Religious Places

₹ 48.3 L

1,050 sq.ft.

2 BHK

✓ North-East Facing ✓ Private Garden ✓ DPS World School Within 1.5km...

This is an under-Construction property with possession date . It... more

UNDER CONSTRUCTION RESALE RERA

[View Phone Number](#)

[Contact Dealer](#)



3 BHK Apartment in Greater Noida West

AIG Royal

15 Places nearby

1 Shopping

4 Educations

2 Religious Places

₹ 64.64 L

1,495 sq.ft.

3 BHK

✓ North-East Facing ✓ Private Garden ✓ DPS School Within 1.5km ✓ Y...

A beautiful 3 bhk apartment in greater noida west. greater noida... more

UNDER CONSTRUCTION RESALE RERA

[View Phone Number](#)

[Contact Dealer](#)

Posted on 09th Dec, 2021 by RERA Registered...
[Search Ur Home](#)





4 BHK Apartment in Sector 1 Greater Noida West
ATS Rhapsody

15 Places nearby 2 Metro Stations 3 Connectivitys 3 Education

₹ 1.21 cr 2,400sq.ft. 4 BHK

Live in a world of comfort and style at ATS Rhapsody located in S...more

UNDER CONSTRUCTION NEW BOOKING RERA

[View Phone Number](#)

[Contact Dealer](#)



3 BHK Apartment in Sector 1 Greater Noida West
Rajhans Residency

13 Places nearby 2 Connectivitys 1 Education 1 Religious Place

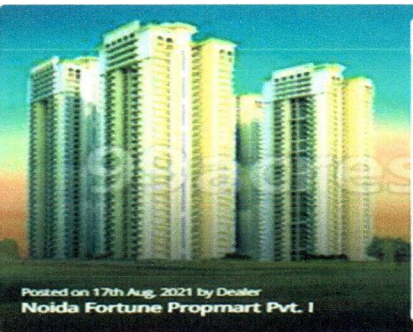
₹ 64.22 - 68.28 L 1,373-1,460sq.ft. 3 BHK

Enjoy a blissful living experience in Rajhans Residency. This resid...more

READY TO MOVE NEW BOOKING RERA

[View Phone Number](#)

[Contact Dealer](#)



2 BHK Apartment in Sector 1 Greater Noida West
Sportshome by Dev Sai Group

11 Places nearby 1 Connectivity 4 Education 1 Religious Place

₹ 50 L 1,140sq.ft. 2 BHK

Make Sportshome by Dev Sai Group your next home. Book your ...more

READY TO MOVE NEW BOOKING RERA

[View Phone Number](#)

[Contact Dealer](#)



4 BHK Apartment in Sector 1 Greater Noida West
ATS Destinaire

15 Places nearby 2 Shoppings 3 Connectivitys 4 Education

₹ 1.27 cr 2,550sq.ft. 4 BHK

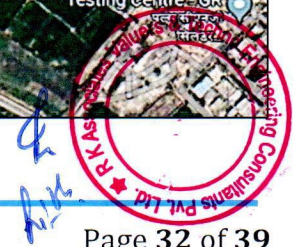
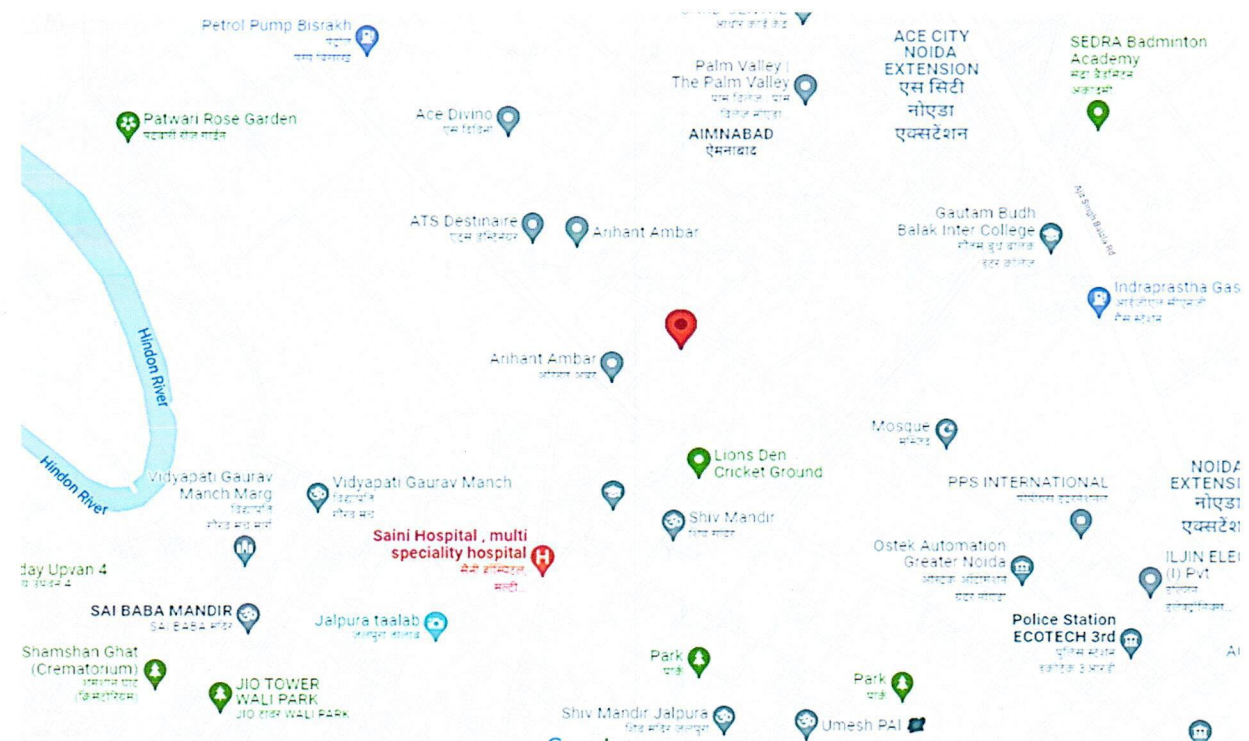
ATS Destinaire offers 4 BHK flats in Sector 1 Greater Noida West....more

UNDER CONSTRUCTION NEW BOOKING RERA

[View Phone Number](#)

[Contact Dealer](#)

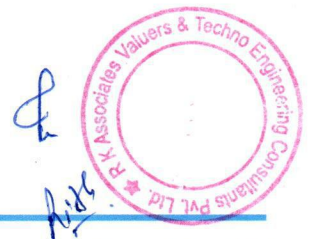
ENCLOSURE: 3- GOOGLE MAP LOCATION



ENCLOSURE: 4 – CIRCLE RATE

क्रम सं०	मोहल्ले का वास्तव्य आग का नाम	गुण वर्गफल					निर्मित व्यवसायिक सम्पत्तियों के प्रति वर्ग मीटर का मूल्य बहुचक्रित	अनुसूचित / अनुसूचित जाति / अनुसूचित वर्ग का प्रतिशत							अंतिम व्यक्तिगत दस्तावेज के अनुसार प्रति वर्ग मीटर का मूल्य
		50 वर्ग मीटर तक	60 वर्ग मीटर से अतिरिक्त 100 वर्ग मीटर तक	100 वर्ग मीटर से अतिरिक्त 200 वर्ग मीटर तक	200 वर्ग मीटर से अतिरिक्त 500 वर्ग मीटर तक	500 वर्ग मीटर से अतिरिक्त		4000 वर्ग मीटर तक	4000 वर्ग मीटर से अतिरिक्त 8000 वर्ग मीटर तक	8000 वर्ग मीटर से अतिरिक्त 25000 वर्ग मीटर तक	20000 वर्ग मीटर से अतिरिक्त 40000 वर्ग मीटर तक	40000 वर्ग मीटर से अतिरिक्त 80000 वर्ग मीटर तक	80000 वर्ग मीटर से अतिरिक्त		
69	बीटा-2	66,500	61,500	51,500	37,000	35,000	1,25,000	19,500	17,500	16,000	14,500	13,000	11,500	80,000	
70	न्यू-1	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000	
71	न्यू-2	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000	
72	रिजिस्ट्रेशन की जेड पी	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000	
73	सुवर्ण नगरी (सुवर्ण नगरी)	66,500	61,500	51,500	37,000	35,000	1,25,000	19,500	17,500	16,000	14,500	13,000	11,500	80,000	
74	एस ई जेड	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000	
75	सिग्मा-1	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000	
76	सिग्मा-2	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000	
77	सिग्मा-3	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000	
78	सिग्मा-4	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000	
79	साई (PSI)	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000	
80	अपार्ट गे (आवासीय)	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000	
81	सेक्टर-1 (ग्रेटर नोएडा)	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000	
82	सेक्टर-2 (ग्रेटर नोएडा)	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000	
83	सेक्टर-3 (ग्रेटर नोएडा)	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000	
84	सेक्टर-4 (ग्रेटर नोएडा)	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000	
85	सेक्टर-5 (ग्रेटर नोएडा)	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000	

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ENCLOSURE: 5- PHOTOGRAPHS











