

REPORT FORMAT: V-L10 (Project Tie Up format) _V_10.2_2022

CASE NO. VIS (2022-23) PL0147-121-236

DATED: 30/06/2022

PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY

SITUATED AT

THE ISLAND, PLOT NO. B-11, JAYPEE GREENS, POCKET/BLOCK-G SECTOR,
GOLF COURSE 19 AND 25, GREATER NOIDA, UTTAR PRADESH

DEVELOPER/ PROMOTER

M/S. GAUR SONS INDIA PVT.LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST, NOIDA

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Audit Mission (ASAM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

****Important - In case of any query/ Issue/ concern or escalation you may please contact Incident Manager @
Valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.**

**NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which
report will be considered to be accepted & correct.**

Terms of Services & Consultant's Important Remarks are available at www.rkassociates.org for reference.

CORPORATE OFFICE:

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

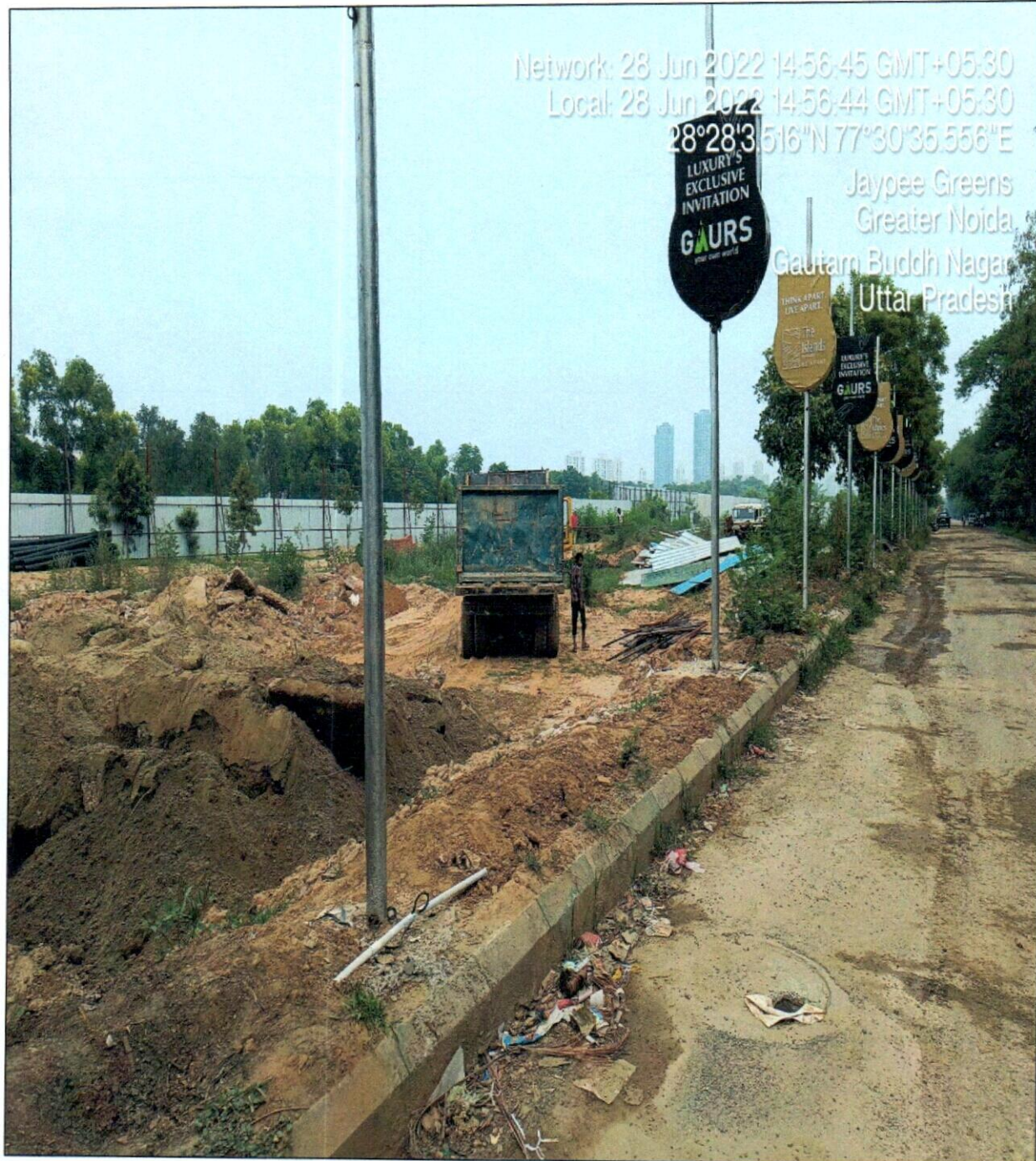
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Valuation Terms of Service & Valuer's Important Remarks are available
at www.rkassociates.org

PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



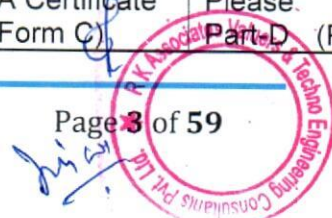
SITUATED AT
THE ISLAND, B-11, JAYPEE GREENS, G-BLOCK SURAJPUR-KASNA ROAD,
GREATER NOIDA, UTTAR PRADESH



PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

S.NO.	CONTENTS	DESCRIPTION												
1.	GENERAL DETAILS													
i.	Report prepared for	Bank												
ii.	Name & Address of Client	State Bank of India, HLST, Noida												
iii.	Name of Developer/ Promoter	M/S. Gaur Sons India Pvt. Ltd.												
iv.	Registered Address of the Developer as per MCA website	Office No-F-101, First Floor, Plot no 2/3 Ashish Commercial Complex, LSC, New Rajdhani Enclave Delhi East Delhi DL 110092 IN												
v.	Type of the Property	Group Housing Society												
vi.	Type of Report	Project Tie-up Report												
vii.	Report Type	Project Tie-up Report												
viii.	Date of Inspection of the Property	28 June 2022												
ix.	Date of Assessment	30 June 2022												
x.	Date of Report	30 June 2022												
xi.	Surveyed in presence of	Owner's representative Mr. Vijay (+91 8377905927)												
xii.	Purpose of the Report	For Project Tie-up for individual Flat Financing												
xiii.	Scope of the Report	Opinion on General Prospective Assessment of the Property identified by Property owner or through its representative												
xiv.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. depts. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work.												
xv.	Documents provided for perusal	<table> <tr> <th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr> <tr> <td>Total 05 Documents requested.</td><td>Total 04 Documents provided.</td><td>10</td></tr> <tr> <td>Property Title document</td><td>Lease Deed (3 no's)</td><td>Please refer Part-D (Project Approval Details)</td></tr> <tr> <td>RERA Certificate</td><td>RERA Certificate (Form C)</td><td>Please refer Part-D (Project</td></tr> </table>	Documents Requested	Documents Provided	Documents Reference No.	Total 05 Documents requested.	Total 04 Documents provided.	10	Property Title document	Lease Deed (3 no's)	Please refer Part-D (Project Approval Details)	RERA Certificate	RERA Certificate (Form C)	Please refer Part-D (Project
Documents Requested	Documents Provided	Documents Reference No.												
Total 05 Documents requested.	Total 04 Documents provided.	10												
Property Title document	Lease Deed (3 no's)	Please refer Part-D (Project Approval Details)												
RERA Certificate	RERA Certificate (Form C)	Please refer Part-D (Project												



				Approval Details)
		Approved Map	Approved Map	Please refer Part-D (Project Approval Details)
		NOC's & Approval	NOC's & Approval	Please refer Part-D (Project Approval Details)
xvi.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address 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 checked="" 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	NA

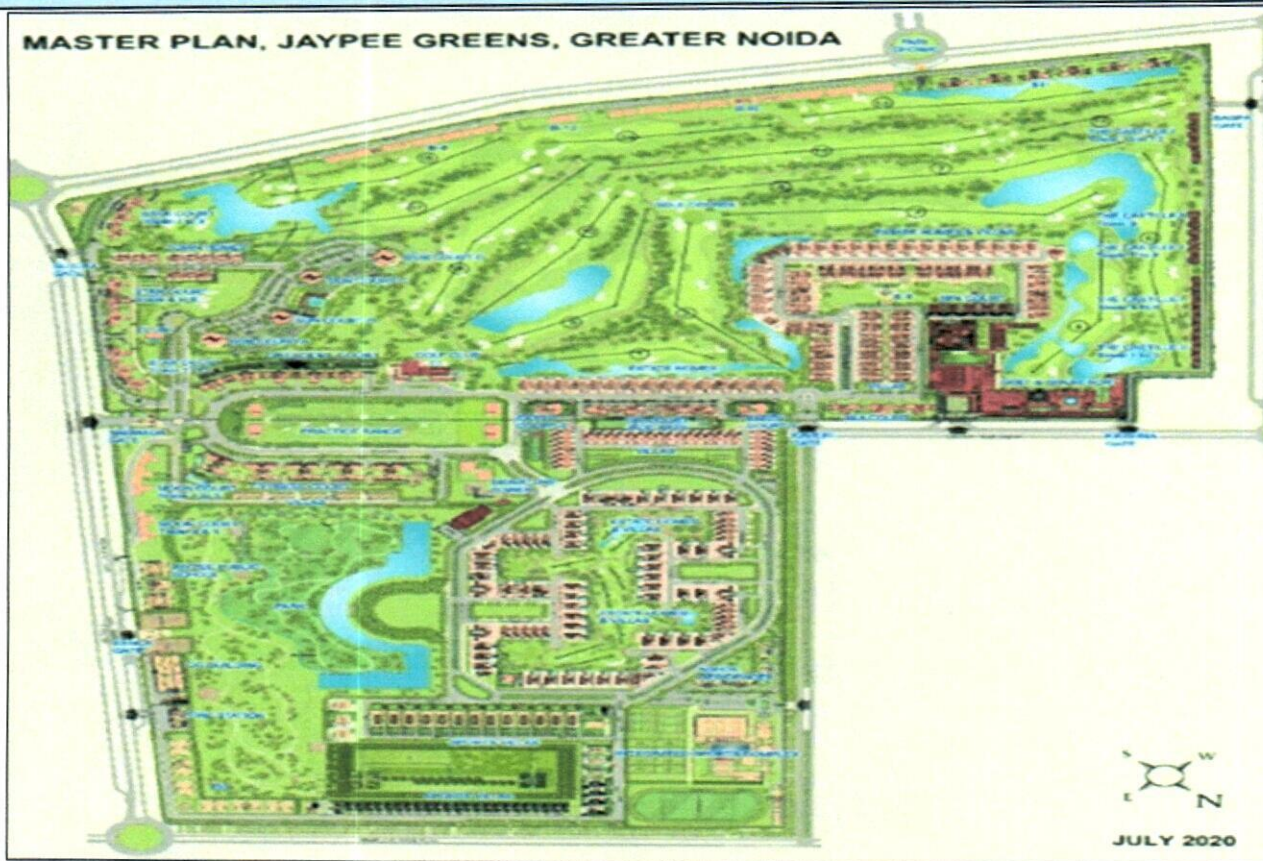
2.	SUMMARY		
i.	Total Prospective Fair Market Value	Rs.5,70,50,00,000 /-	
ii.	Total Expected Realizable/ Fetch Value	Rs.4,84,92,50,000 /-	
iii.	Total Expected Distress/ Forced Sale Value	Rs.4,27,87,50,000 /-	
iv.	Total Built Up Area	2,20,525.21 sq. mtr.	
v.	Carpet Area	12,14,670 sq. ft.	
vi.	Selling Price of Dwelling Units	Rs. 8,000/- per sq. ft.	

3.	ENCLOSURES		
i.	Part B	Report as per SBI Format Annexure-II	
ii.	Part C	Area description of the Property	
iii.	Part D	Assessment of the Property	
iv.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 31	
v.	Enclosure 2	Google Map – Page No. 32	
vi.	Enclosure 3	Photographs of The property – Pages. 33-35	
vii.	Enclosure 4	Copy of Circle Rate – Pages 36	
viii.	Enclosure 5	Other Important documents taken for reference Page No. 37-46	
ix.	Enclosure 6	Consultant's Remarks Page No. 46-49	
x.	Enclosure 7	Survey Summary Sheet – Pages 02	

PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. BRIEF DESCRIPTION OF THE PROJECT



This project tie-up report is prepared for the Group Housing Project in the name of **"The Island"** which is being developed on total land area admeasuring 9,018 sq. mtr. (approx. 2.228 Acres) as per the copy of Approved site plan provided by the company.

This project is being developed by M/s. Gaur Sons India Pvt. Ltd. The architect of this project is Ms. Brij India Architect. The company has given its construction contract to the construction company M/s. Gaur Sons India Pvt. Ltd.

M/s. Gaur Sons India Pvt. Ltd. the Developer is developing a residential group housing society named **"The Island"** on the land admeasuring 9,018 sq. mtr. (approx. 2.228 Acres).

As per the copy of Building Plan available with us, there are Nine block with nomenclature as Block-A, Block-B, Block-C, Block-D, Block-E, Block-F, Block-G, Block-H, Block-I Detail of no. of floor and number of dwelling units in residential towers is as below:

Sr. No.	Block Name	Number of Floors as per Approved Map	Number of Units
1	A	36	68
2	B	23	46
3	C	23	46
4	D	30	60
5	E	35	67
6	F	35	67
7	G	30	60
8	H	23	46
9	I	23	46
Total			506

As per the approved building plan provided to us the total permissible FAR of the project is 1,29,249.75 sq. mtr. and total proposed FAR of the project is 1,29,169.68 sq. mtr. with a total of proposed 506 Dwelling Units.

As per the physical progress observed during site visit and our subsequent discussion with the person accompanying us during the visit the project construction is started only few days back and land excavation work is under progress.

This project is very well located in developing sector of Greater Noida, Uttar Pradesh, which has many land marks in the vicinity like group housing projects, Commercial Towers and metro connecting with Delhi.

In case of discrepancy in the address mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or client misled the valuer by providing the fabricated document, the progress assessment should be considered of the property shown to us at the site of which the photographs are also attached. Our responsibility will be only related to the progress assessment of the property shown to us on the site and not regarding matching from the documents or searching the property from our own. Banker to verify from district administration/ tehsil level the identification of the property if it is the same matching with the document pledged.

This is a Project Tie-up report and not a Valuation Report. Standard and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project

status.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the assessment for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the assessment of the property shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

2. LOCATION CHARACTERISTICS OF THE PROPERTY

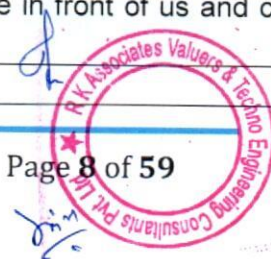
i.	Nearby Landmark	Pari Chowk and ALPHA 1 Metro station		
ii.	Postal Address of the Project	The Island, B-11, Jaypee Greens, G-Block Surajpur-Kasna Road, Greater Noida, Uttar Pradesh		
iii.	Independent access/ approach to the property	Clear independent access is available		
iv.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report		
		Coordinates or URL: 28°27'59.6"N 77°30'46.5"E		
v.	Description of adjoining property	Other residential projects & Commercial Towers.		
vi.	Plot No. / Survey No.	Plot No. B-11		
vii.	Village/ Zone	---		
viii.	Sub registrar	Greater Noida		
ix.	District	Greater Noida		
x.	City Categorization	Metro City		Urban
	Type of Area	Residential Area		
xi.	Classification of the area/Society	Middle Class (Ordinary)		Urban developing
	Type of Area	Within urban developing zone		
xii.	Characteristics of the locality	Good		Within developing Residential zone
xiii.	Property location classification	Road Facing	Normal location within locality	None
xiv.	Property Facing	North Facing		
xv.	Details of the roads abutting the property			
	a) Main Road Name & Width	Surajpur-Kasna Road	Approx. 105 meters	
	b)Front Road Name & width	Sector Alpha Road	Approx. 105 meters	
	c) Type of Approach Road	Bituminous Road		
	d)Distance from the Main Road	7 meters approximately		
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes, the property is completely Demarcated with temporary structure.		
xvii.	Is the property merged or colluded with any other property	No, it is an independent single bounded property		
		No.		
xviii.	Boundaries schedule of the Property			



a)	Are Boundaries matched	No, since no concerned documents provided.	
b)	Directions	As per Title Deed/TIR	Actual found at Site
	East	NA	Golf Course
	West	NA	Pari Chowk /Road
	North	NA	Road
	South	NA	Open Land

3.	TOWN PLANNING/ ZONING PARAMETERS		
i.	Planning Area/ Zone	Greater NOIDA Master Plan	
ii.	Master Plan currently in force	Greater Noida Master Plan - 2021	
iii.	Municipal limits	Greater Noida (GNIDA)	
iv.	Developmental controls/ Authority	Greater Noida (GNIDA)	
v.	Zoning regulations	Residential (Group Housing/Plotted) zone	
vi.	Master Plan provisions related to property in terms of Land use	Group Housing	
vii.	Any conversion of land use done	NA	
viii.	Current activity done in the property	Group Housing Society is under construction	
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning. Excavation works are under progress.	
x.	Any notification on change of zoning regulation	No	
xi.	Street Notification	Residential	
xii.	Status of Completion/ Occupational certificate	Not Applicable at this point of project stage.	
xiii.	Comment on unauthorized construction if any	None	
xiv.	Comment on Transferability of developmental rights	As per regulation of GNIDA	
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential purpose.	
xvi.	Comment of Demolition proceedings if any	No	
xvii.	Comment on Compounding/ Regularization proceedings	No	
xviii.	Any information on encroachment	No	
xix.	Is the area part of unauthorized area/ colony	No information available	

4.	LEGAL ASPECTS OF THE PROPERTY		
i.	Ownership documents provided	Lease Deed	NA
ii.	Names of the Developer/Promoter	M/s. Gaur Sons India Pvt. Ltd.	
iii.	Constitution of the Property	Lease hold, have to take NOC in order to transfer	
iv.	Agreement of easement if any	Not required	
v.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain	
vi.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain	
vii.	Heritage restrictions, if any	No	



viii.	Comment on Transferability of the property ownership	Lease hold, have to take NOC in order to transfer	
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Developer	NA
x.	Comment on whether the owners of the property have issued any guarantee (<i>personal or corporate</i>) as the case may be	No Information available to us. Bank to obtain details from the Developer	NA
xi.	Building plan sanction:		
	a) Authority approving the plan	GNIDA	
	b) Name of the office of the Authority	Greater Noida Industrial Development Authority	
	c) Any violation from the approved Building Plan	During Site visit only excavation works were under progress. Therefore, it is practically not possible to verify the project as per approved map. However, as per our discussion with the person during site visit it was informed to us that the project is being constructed as per the approved plan only.	
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property	
xiii.	Whether the property SARFAESI complaint	Yes	
xiv.	Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Tax name	---
		Receipt number	---
		Receipt in the name of	---
		Tax amount	---
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us	
xvi.	Is property tax been paid for this property	Not available. Please confirm from the owner.	
xvii.	Property or Tax Id No.	Not provided	
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Bank to check from their end.	
xix.	Property presently occupied/ possessed by	The property is presently under initial stage of construction.	
xx.	Title verification	To be done by the competent Advocate	
xxi.	Details of leases if any	Please refer to the copy of lease deed attached.	

5. ECONOMIC ASPECTS OF THE PROPERTY		
i.	Reasonable letting value/ Expected market monthly rental	NA
ii.	a) Is property presently on rent	No
	b) Number of tenants	NA
	c) Since how long lease is in place	NA
	d) Status of tenancy right	NA

	e) Amount of monthly rent received	NA
iii.	Taxes and other outgoing	Owner/Developer Company to provide this information
iv.	Property Insurance details	Owner/Developer Company to provide this information
v.	Monthly maintenance charges payable	Owner/Developer Company to provide this information
vi.	Security charges, etc.	Owner/Developer Company to provide this information
vii.	Any other aspect	Owner/Developer Company to provide this information

6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY	
i.	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
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

7.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES				
i.	Drainage arrangements		Yes/proposed		
ii.	Water Treatment Plant		Yes (Proposed)		
iii.	Power Supply arrangements	Permanent	Yes/ Proposed		
		Auxiliary	No		
iv.	HVAC system		Yes/proposed		
v.	Security provisions		Yes/proposed		
vi.	Lift/ Elevators		Yes/proposed		
vii.	Compound wall/ Main Gate		Yes/proposed		
viii.	Whether gated society		Yes/proposed		
ix.	Car parking facilities		Yes/proposed		
x.	Ventilation		Yes/proposed		
xi.	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	
i.	Description of Water Infrastructure availability in terms of:	
	a) Water Supply	Yes from municipal connection (Proposed)
	b) Sewerage/ sanitation system	Underground
	c) Storm water drainage	Yes. Currently under construction
ii.	Description of other Physical Infrastructure facilities in terms of:	
	a) Solid waste management	No information available in this regard

	b) Electricity			Yes			
	c) Road and Public Transport connectivity			Yes			
	d) Availability of other public utilities nearby			Transport, Market, Hospital etc. available in close vicinity			
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	1.5 km.	2 km.	1 km.	3.5 km.	12 km.	18 km.	35 km.
iv.	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:			
i.	Location attribute of the subject property	Good	
ii.	Scarcity	Similar kind of properties are easily available in this area.	
iii.	Market condition related to demand and supply of the kind of the subject property in the area	Demand of the subject property is in accordance with the current use/ activity perspective only which is currently carried out in the property.	
iv.	Any New Development in surrounding area	---	NA
v.	Any negativity/ defect/ disadvantages in the property/ location	No	NA
vi.	Any other aspect which has relevance on the value or marketability of the property	No	

10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:		
i.	Type of construction & design	RCC framed pillar beam column structure on RCC slab.	
ii.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
iii.	Specifications		
	a) Class of construction	Class B construction (Good) (Proposed)	
	b) Appearance/ Condition of structures	Internal - The project is presently Under construction	
		External - The project is presently Under construction	
	c) Roof	Floors/ Blocks	Type of Roof
		High rise towers	RCC / Proposed
		Maximum Floors up to G+ 36	RCC /Proposed
	d) Floor height	Approx. 10 feet, proposed	
	e) Type of flooring	Yes/ Proposed	
	f) Doors/ Windows	Yes/ Proposed	
g) Interior Finishing	Yes/ Proposed		
h) Exterior Finishing	Yes/ Proposed		
i) Interior decoration/ Special architectural or decorative feature	Yes/ Proposed		

	j) Class of electrical fittings	Good (Proposed)	
	k) Class of sanitary & water supply fittings	Good (Proposed)	
iv.	Maintenance issues	NA. Since as on date of site visit the project construction is still under nascent stage and only excavation works are under progress.	
v.	Age of building/ Year of construction	NA, Since Project is under construction	--
vi.	Total life of the structure/ Remaining life expected	Approx. 65-70 years	Approx. 60-65 years since the structure is yet to be constructed.
vii.	Extent of deterioration in the structure	Not applicable since the project is still under construction.	
viii.	Protection against natural disasters viz. earthquakes etc.	All the structures are assumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	NA since the project is at very nascent stage of construction.	
x.	System of air conditioning	As per requirement by individual flat owners on their own	
xi.	Provision of firefighting	Yes/ Proposed	
xii.	Status of Building Plans/ Maps	Building Plans are approved. However the name of Approval authority is not mentioned on the Digital Signatures..	
	a) Is Building as per approved Map	During Site visit only excavation works were under progress. Therefore, it is practically not possible to verify the project as per approved map. However, as per our discussion with the person during site visit it was informed to us that the project is being constructed as per the approved plan only.	
	b) 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
	c) Is this being regularized	No information provided	

11.	ENVIRONMENTAL FACTORS:	
i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	No information available to us
ii.	Provision of rainwater harvesting	Yes (Proposed)
iii.	Use of solar heating and lighting systems, etc.	No information available to us.
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere

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

13.	PROJECT DETAILS:	
a.	Name of the Developer	M/s. Gaur Sons India Pvt. Ltd
b.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.
c.	Name of the Architect	Ms. Brij (India) Architect a group company of ATWIN.
d.	Architect Market Reputation	Established Architect with years long experience in market and have successfully delivered multiple Projects.
e.	Proposed completion date of the Project	2027 (As per the information provided to us by the client).
f.	Progress of the Project	Excavation works are under progress.
g.	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 checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input checked="" type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,
h.	Project Current Status	Under construction.

PART D
AREA DESCRIPTION OF THE PROPERTY

1.	Licensed Area of Site	9,018 sq. mtr. (2.228 Acres)				
2.	Ground Coverage Area	Permitted	7,500 sq. mtr.			
		Proposed	7,435.07 sq. mtr.			
	Covered Built-up Area	UNDER FAR		Required as per Approved Map	Achieved Status (As per OC)	
		Block A		23,626.91 sq. mtr.	Project is Under construction stage. OC will be applied by the company when construction and service installation works are completed.	
		Block B		12,366.94 sq. mtr		
		Block C		11,999.20 sq. mtr		
		Block D		13,265.31 sq. mtr		
		Block E		15,054.07 sq. mtr		
		Block F		15,054.07 sq. mtr		
		Block G		13,265.31 sq. mtr		
		Block H		12,081.67 sq. mtr		
		Block I		12,446.21 sq. mtr		
		TOTAL	Proposed	1,29,169.68 sq. mtr.		
			Permitted	1,29,249.75 sq. mtr.		
		UNDER NON-FAR		Proposed as per Approved Map	Achieved Status (As per OC)	
		Basement Non-FAR Area		31,597.41 sq. mtr.	Project is Under construction stage. OC will be applied by the company when construction and service installation works are completed.	
		Stilt & Service Floor Non-FAR Area		5,490.15 sq. mtr.		
		Proposed NON-FAR area		37,087.56 Sq. mtr.		
		Permitted		No information available		
		Proposed 15% of prescribed FAR		16,824.86 sq. mtr.		
		Total Balcony Area		26,529.68 sq. mtr.		
		Total Terrace Roof Top Area		8,109.26 sq. mtr.		
		Architectural Feature Area		2,804.16 sq. mtr.		
		TOTAL	Proposed	54,267.96 Sq. mtr.		
			Permitted	No information available		
		Total Gross Built Up Area		2,20,525.21 Sq. mtr.	NA	
		3.	Open/ Green Area	Minimum Required	No information available in Approved Plan	
				Proposed	No information available in Approved Plan	
		4.	Density	Permitted	No information available in Approved Plan	
				Proposed	No information available in Approved Plan	
5.	Carpet Area	12,14,670 sq.ft.				

6.	Net Floor Area	N.A.
7.	Super Area	22,12,589 sq.ft.
8.	Shed Area	N.A.
9.	Salable Area	N.A.

Total Blocks/ Floors/ Flats				
	Approved as per Building Plan		Actually provided	Current Status
1.	Please refer to the sheet attached above.		Superstructure construction works not started in the project	Excavation works under progress.
2.	Total no. of Flats/ Units	Main Units	506 DU as per Approved map	
3.	Type of Flats		Type of Flat	Tower
			Carpet Area (Sq. ft.)	
			Please refer to the sheet attached above.	Please refer to the sheet attached above.
4.	Number of Car Parking available		Required	1,616
			Proposed	1,625 (as per approved map provided to us)
5.	Land Area considered		Land Area as per Approved Map – 9,018 sq. mtr. (2.228 Acres)	
6.	Area adopted on the basis of		Land Area Adopted based on Approved map only.	
7.	Remarks & observations, if any		NA	
8.	Constructed Area considered (As per IS 3861-1966)		Plinth Area	As per the approved building plan provided to us the total permitted Built-Up area of the project is approx. 1,83,082.10 Sq. mtr. (1,97,06,96 Sq. ft.)
	Area adopted on the basis of		Property documents only since site measurement couldn't be carried out due to vastness of the property..	
	Remarks & observations, if any		NA	

Note:

1. Area measurements considered in the report pertaining to Land & Building is adopted from relevant approved documents only.
2. Area of the large land parcels of more than 2500 sq. mtr or of uneven shape, is taken as per property documents verified with digital survey through google which has been relied upon.
3. Drawing Map, design & detailed estimation of the property/ building is out of scope of our services.

PART E

PROJECT APPROVAL DETAILS

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS
1.	Lease Deed	Dated 18 th May, 2001	Approved
2.	Lease Deed	Dated 8 th June, 2000	Approved
3.	Lease Deed	Dated 8 th June, 2000	Approved
4.	Sanction Letter of Building Plan	Dated 31 st March, 2022	Approved
5.	NOC from Airport Authority of India	Dated 20 th August, 2020	Approved
6.	NOC for Height Clearance from Airport Authority of India	Dated 31 st December, 2020	Approved
7.	Fire NOC	Dated 8 th March, 2022	Approved
8.	Approved Map	Dated 27 th March, 2022	Approved
9.	Pollution NOC	Dated 12 th February, 2019	Approved
10.	RERA Registration Certificate (Form C)	UPRERAPRJ734569	Approved

PART F

PROCEDURE OF ASSESMENT

1.	GENERAL INFORMATION			
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		28 June 2022	30 June 2022	30 June 2022
ii.	Client	SBI, HLST, Noida		
iii.	Intended User	SBI, HLST, Noida		
iv.	Intended Use	To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Project Tie-up for individual Flat Financing		
vi.	Scope of the Assessment	Non binding opinion on the pricing assessment of the project and ascertaining the Construction status of the project for which bank has asked us to do Project Tie up report		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the proper is identified	<input checked="" type="checkbox"/> Done from the name plate displayed on the property <input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by the owner's representative <input checked="" type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Cross checked from the boundaries/ address of the property mentioned in the documents provided to us <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		

Handwritten signature and a circular stamp of R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

2.		ASSESSMENT FACTORS			
i.	Nature of the Report	Project Tie-up			
ii.	Type of Valuation (for Project Tie up Purpose)	Primary Basis	Market Price Assessment & Govt. Guideline Value		
		Secondary Basis	Not Applicable		
iii.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Normal Marketable State			
		Reason: Asset under free market transaction state			
iv.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(in consonance to surrounding use, zoning and statutory norms)</i>	Considered for Assessment	
		Residential	Residential	Residential	
v.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
vi.	Land Physical Factors	Shape		Size	
		Irregular		Large	
vii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Good	On Wide Road	NA
		Urban developing	Within developing Residential zone	Not Applicable	
			Within urban developing zone	Not Applicable	
		Property Facing			
		North Facing			
		viii.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system
Yes	Underground			Yes	Easily available
Availability of other public utilities nearby				Availability of communication facilities	



		Transport, Market, Hospital etc. are available in close vicinity	Major Telecommunication Service Provider & ISP connections are available
ix.	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	
x.	Neighbourhood amenities	Good	
xi.	Any New Development in surrounding area	Some group housing projects are under construction in the vicinity and some are already constructed.	
xii.	Any specific advantage/ drawback in the property	The project is located very near to Pari Chowk, Greater Noida.	
xiii.	Property overall usability/ utility Factor	Restricted to a particular use i.e., Group housing (Residential) purpose only.	
xiv.	Do property has any alternate use?	None. The property can only be used for residential purpose.	
xv.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly with temporary boundary.	
xvi.	Is the property merged or colluded with any other property	No	
		Comments: ---	
xvii.	Is independent access available to the property	Clear independent access is available	
xviii.	Is property clearly possessable upon sale	Yes	
xix.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Fair Market Value	
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xx.	Hypothetical Sale transaction method assumed for the computation	Fair Market Value	
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	



xxi.	Approach & Method Used	GROUP HOUSING RESIDENTIAL PROJECT		
		Approach for assessment	Method of assessment	
		Market Approach	Market Comparable Sales Method	
xxii.	Type of Source of Information	Level 3 Input (Tertiary)		
xxiii.	Market Comparable			
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	i.	Name:	AK Property
			Contact No.:	+91 9193161616
			Nature of reference:	Property dealer
			Size of the Property:	General Enquiry
			Location:	Near Pari Chowk
			Rates/ Price informed:	Rs.30,000/- - Rs. 35,000/- per sq. mtr.
			Any other details	---
		ii.	Name:	NA
			Contact No.:	NA
			Nature of reference:	NA
			Size of the Property:	NA
			Location:	NA
			Rates/ Price informed:	NA
			Any other details/ Discussion held:	NA
		iii.	Name:	NA
			Contact No.:	NA
			Nature of reference:	NA
			Size of the Property:	NA
			Location:	NA
			Rates/ Price informed:	NA
			Any other details/ Discussion held:	NA
xxiv.	Adopted Rates Justification	<p>We have not adopted any Market rate for calculation of Land Value since this is only a tie up report and not a project valuation report therefore as such the value of land is immaterial. Value/Market rates enquired for the land has been given only for the reference purpose. However, if the sale of similar land parcel in Greater Noida is to be done it will be by auction procedure only. During the auction procedure the base price/Reserve price of the land will be as per the land allotment rates finalized by Greater Noida Industrial Development Authority (GNIDA) only. The copy of the Latest land allotment rates is attached as enclosure with the report.</p> <p>Also, since this is a Licensed land for group housing Project on which the developer has proposed to start selling of the flat which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, we have given the value of land as per FSI method for the development rights of the Land. This value should not be</p>		

		used for Project funding especially considering the land and for Land mortgage purpose.	
xxv.	Other Market Factors		
	Current Market condition	Normal	
		Remarks: NA	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Easily sellable	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Good	Adequately available
		Remarks: Good demand of such properties in the market	
		Adjustments (-/+): 0%	
xxvi.	Any other special consideration	Reason: NA	
		Adjustments (-/+): 0%	
xxvii.	Any other aspect which has relevance on the value or marketability of the property	NA	
		Adjustments (-/+): 0%	
xxviii.	Final adjusted & weighted Rates considered for the subject property	FSI Rate of Rs. 1,200/- per sq. ft.	
xxix.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.	
i.	Basis of computation & working		
	<p>a. Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.</p> <p>b. 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 and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.</p> <p>c. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.</p> <p>d. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or</p>		

subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.

- e. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, price assessment metrics is prepared and necessary adjustments are made on the subject asset.
- f. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- g. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
- h. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- i. Area measurements considered Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- j. Verification of the area measurement of the property is done based on sample random checking only.
- k. Area of the large land parcels of more than 2500 sq. mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- l. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- m. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- n. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- o. The condition assessment and the estimation of the residual economic life of the structure are only 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.
- p. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Report.
- q. Project tie-up report is prepared based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- r. Project tie-up is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

ii. **ASSUMPTIONS**



- a. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- c. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.
- d. It is assumed that the concerned Lender/ Financial Institution has asked for the Project Tie up report of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Project Tie up report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- e. Payment condition during transaction in the Project tie up report has been considered on all cash bases which includes both formal & informal payment components as per market trend.
- f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
- g. This Project tie up report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.



3.	PRICE ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs.33,000/- per sq.mtr. (For group housing land)	Rs.1,100/- t Rs. 1,300/- per Sq. ft of FSI rate
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs. 33,000/- per sq.mtr	Rs.1,200/- per Sq. ft.
d.	Total Land Area/FAR Area considered <i>(documents vs site survey whichever is less)</i>	9,018 sq. mtr. (97,069 Sq. ft.)	1,29,249.75 Sq. mtr. (13,91,244 Sq. ft.)
e.	Total Value of land (A)	9,018 sq. mtr. x Rs.33,000/- per sq. mtr.	Rs.1,200/- per Sq. ft. X 13,91,244 Sq. ft.
		Rs. 29,75,94,000/-	Rs.1,66,94,92,800/-

Note:

This is only a tie up report and not a project valuation report therefore as such the value of land is immaterial. Value of the land has been given only for the reference purpose. However, if the sale of similar land parcel in Greater Noida is to be done it will be by auction procedure only. During the auction procedure the base price/Reserve price of the land will be as per the land allotment rates finalized by Greater Noida Industrial Development Authority (GNIDA) only. The copy of the Latest land allotment rates is attached as enclosure with the report.

Also, since this is a Licensed land for group housing Project on which the developer has proposed to start selling of the flat which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, we have given the value of land as per FSI method for the development rights of the Land. This value should not be used for Project funding especially considering the land and for Land mortgage purpose.



4. PRICE ASSESSMENT OF BUILDING CONSTRUCTION				
	Particulars		Expected Building Construction Value	
			FAR	NON-FAR
	Building Construction Value	Rate range	Rs. 1,300/- to 1,600/- per sq. ft.	Rs. 1,000/- to 1,400/- per sq. ft.
		Rate adopted	Rs. 1,550/- per sq. ft.	Rs. 1,200/- per sq. ft.
		Covered Area	1,29,169.68 sq. mtr. (13,90,382 sq. ft.)	91,355.52 Sq. mtr. (9,83,350.82 sq. ft.)
		Pricing Calculation	Rs.1,550/- per Sq. ft. X 13,90,382 Sq. ft.	9,83,350.82 sq. ft. X Rs. 1,200/- per sq. ft..
		Total Value	Rs. 2,15,50,92,775/-	Rs. 1,18,00,20,981/-
a.	Depreciation percentage (Assuming salvage value % per year)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor		NA	
c.	Structure Type/ Condition		RCC framed structure (Proposed)/ Yet to be Constructed	
d.	Construction Depreciated Replacement Value (B)		Rs. 3,33,51,13,756 /-	
Note: For the Purpose of estimating tentative cost of structure we have only used Proposed Built-up area values since the building plan is only having FAR and Non FAR details bifurcated in Proposed BUA and not in Gross BUA.				

5.	PRICE ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements (Add lump sum cost)	----	NA
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	Approx. 5% of building construction cost	Rs. 16,67,55,688/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	Approx. 13% of building construction cost	Rs. 43,35,64,788/-
d.	Add extra for internal & external development and other facilities (Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach Road, Play Area, etc.)	Approx. 3% of building construction cost	Rs. 10,00,53,413/-
e.	Expected Construction Value (C)	NA	Rs. 70,03,73,889/-

6. MARKET/ SALABLE VALUE OF THE FLATS		
a.	Total No. of DU	506 DU
b.	Total No. of EWS	NA
c.	Total Proposed Salable Area for flats	NA
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	No information available.
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.8,000/- per sq. ft. on Super Area
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs. 8,000/- Rs. 9,500/- per sq. ft. on Super Area
e.	Remarks	The value of the Flats is varying from floor to floor and direction to direction as per information gathered from the public domain & dealers of that area, and it is found that flat rates vary from Rs.8,000/- - Rs. 9,500/- per sq. ft. on Super area and the same seems to be reasonable in our view.

Note: Normally, apart from the Basic Sale Price 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 Voltaic 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.



PROJECT TIE-UP REPORT

THE ISLAND, SURAJPUR, GREATER NOIDA

Block A								
Type	Total Units	Carpet Area (sq.ft.)	Total Carpet Area (sq.ft.)	Super Area (sq.ft.)	Total Super Area (sq.ft.)	Total Amount @8,000/- per sq.ft. on Super Area	Total Amount @9,000/- per sq.ft. on Super Area	Total Amount @9,500/- per sq.ft. on Super Area
4 BHK (Type 1)	6	3,180	19,080	5,960	35,760	28,60,80,000	32,18,40,000	33,97,20,000
4 BHK (Type 2)	2	6,749	13,498	12,103	24,206	19,36,48,000	21,78,54,000	22,99,57,000
5 BHK (Type 1)	60	3,223	1,93,380	6,011	3,60,660	2,88,52,80,000	3,24,59,40,000	3,42,62,70,000
Total	68		2,25,958		4,20,626	3,36,50,08,000	3,78,56,34,000	3,99,59,47,000
Block B								
Type	Total Units	Carpet Area (sq.ft.)	Total Carpet Area (sq.ft.)	Super Area (sq.ft.)	Total Super Area (sq.ft.)	Total Amount @8,000/- per sq.ft. on Super Area	Total Amount @9,000/- per sq.ft. on Super Area	Total Amount @9,500/- per sq.ft. on Super Area
4 BHK (Type 1)	23	2,468	56,764	4,359	1,00,257	80,20,56,000	90,23,13,000	95,24,41,500
4 BHK (Type 2)	23	2,641	60,743	4,866	1,11,918	89,53,44,000	1,00,72,62,000	1,06,32,21,000
Total	46		1,17,507		2,12,175	1,69,74,00,000	1,90,95,75,000	2,01,56,62,500
Block C								
Type	Total Units	Carpet Area (sq.ft.)	Total Carpet Area (sq.ft.)	Super Area (sq.ft.)	Total Super Area (sq.ft.)	Total Amount @8,000/- per sq.ft. on Super Area	Total Amount @9,000/- per sq.ft. on Super Area	Total Amount @9,500/- per sq.ft. on Super Area
4 BHK (Type 1)	2	2,464	4,928	4,303	8,606	6,88,48,000	7,74,54,000	8,17,57,000
4 BHK (Type 2)	44	2,468	1,08,592	4,359	1,91,796	1,53,43,68,000	1,72,61,64,000	1,82,20,62,000
Total	46		1,13,520		2,00,402	1,60,32,16,000	1,80,36,18,000	1,90,38,19,000
Block D								
Type	Total Units	Carpet Area (sq.ft.)	Total Carpet Area (sq.ft.)	Super Area (sq.ft.)	Total Super Area (sq.ft.)	Total Amount @8,000/- per sq.ft. on Super Area	Total Amount @9,000/- per sq.ft. on Super Area	Total Amount @9,500/- per sq.ft. on Super Area
4 BHK (Type 1)	51	2,042	1,04,142	3,683	1,87,833	1,50,26,64,000	1,69,04,97,000	1,78,44,13,500
4 BHK (Type 2)	2	2,131	4,262	4,199	8,398	6,71,84,000	7,55,82,000	7,97,81,000
4 BHK (Type 3)	6	2,132	12,792	3,973	23,838	19,07,04,000	21,45,42,000	22,64,61,000
4 BHK (Type 4)	1	2,319	2,319	4,279	4,279	3,42,32,000	3,85,11,000	4,06,50,500
Total	60		1,23,515		2,24,348	1,79,47,84,000	2,01,91,32,000	2,13,13,06,000
Block E								
Type	Total Units	Carpet Area (sq.ft.)	Total Carpet Area (sq.ft.)	Super Area (sq.ft.)	Total Super Area (sq.ft.)	Total Amount @8,000/- per sq.ft. on Super Area	Total Amount @9,000/- per sq.ft. on Super Area	Total Amount @9,500/- per sq.ft. on Super Area
4 BHK (Type 1)	60	2,042	1,22,520	3,683	2,20,980	1,76,78,40,000	1,98,88,20,000	2,09,93,10,000
4 BHK (Type 2)	2	2,131	4,262	4,199	8,398	6,71,84,000	7,55,82,000	7,97,81,000
4 BHK (Type 3)	2	2,132	4,264	3,973	7,946	6,35,68,000	7,15,14,000	7,54,87,000
4 BHK (Type 4)	1	2,228	2,228	4,189	4,189	3,35,12,000	3,77,01,000	3,97,95,500
4 BHK (Type 5)	1	2,319	2,319	4,279	4,279	3,42,32,000	3,85,11,000	4,06,50,500
4 BHK (Type 6)	1	4,225	4,225	8,006	8,006	6,40,48,000	7,20,54,000	7,60,57,000
Total	67		1,39,818		2,53,798	2,03,03,84,000	2,28,41,82,000	2,41,10,81,000
Block F								
Type	Total Units	Carpet Area (sq.ft.)	Total Carpet Area (sq.ft.)	Super Area (sq.ft.)	Total Super Area (sq.ft.)	Total Amount @8,000/- per sq.ft. on Super Area	Total Amount @9,000/- per sq.ft. on Super Area	Total Amount @9,500/- per sq.ft. on Super Area
4 BHK (Type 1)	60	2,042	1,22,520	3,683	2,20,980	1,76,78,40,000	1,98,88,20,000	2,09,93,10,000
4 BHK (Type 2)	2	2,131	4,262	4,199	8,398	6,71,84,000	7,55,82,000	7,97,81,000
4 BHK (Type 3)	2	2,132	4,264	3,973	7,946	6,35,68,000	7,15,14,000	7,54,87,000
4 BHK (Type 4)	1	2,228	2,228	6,123	6,123	4,89,84,000	5,51,07,000	5,81,68,500
4 BHK (Type 5)	1	2,319	2,319	5,928	5,928	4,74,24,000	5,33,52,000	5,63,16,000
4 BHK (Type 6)	1	4,225	4,225	9,557	9,557	7,64,56,000	8,60,13,000	9,07,91,500
Total	67		1,39,818		2,58,932	2,07,14,56,000	2,33,03,88,000	2,45,98,54,000
Block G								
Type	Total Units	Carpet Area (sq.ft.)	Total Carpet Area (sq.ft.)	Super Area (sq.ft.)	Total Super Area (sq.ft.)	Total Amount @8,000/- per sq.ft. on Super Area	Total Amount @9,000/- per sq.ft. on Super Area	Total Amount @9,500/- per sq.ft. on Super Area
4 BHK (Type 1)	2	2,042	4,084	3,616	7,232	5,78,56,000	6,50,88,000	6,87,04,000
4 BHK (Type 2)	47	2,042	95,974	3,683	1,73,101	1,38,48,08,000	1,55,79,09,000	1,64,44,59,500
4 BHK (Type 3)	2	2,042	4,084	4,427	8,854	7,08,32,000	7,96,86,000	8,41,13,000
4 BHK (Type 4)	2	2,131	4,262	4,981	9,962	7,96,96,000	8,96,58,000	9,46,39,000
4 BHK (Type 5)	6	2,132	12,792	3,973	23,838	19,07,04,000	21,45,42,000	22,64,61,000
4 BHK (Type 6)	1	2,319	2,319	5,928	5,928	4,74,24,000	5,33,52,000	5,63,16,000
Total	60		1,23,515		2,28,915	1,83,13,20,000	2,06,02,35,000	2,17,46,92,500
Block H								
Type	Total Units	Carpet Area (sq.ft.)	Total Carpet Area (sq.ft.)	Super Area (sq.ft.)	Total Super Area (sq.ft.)	Total Amount @8,000/- per sq.ft. on Super Area	Total Amount @9,000/- per sq.ft. on Super Area	Total Amount @9,500/- per sq.ft. on Super Area
4 BHK (Type 1)	2	2,464	4,928	4,303	8,606	6,88,48,000	7,74,54,000	8,17,57,000
4 BHK (Type 2)	42	2,468	1,03,656	4,359	1,83,078	1,46,46,24,000	1,64,77,02,000	1,73,92,41,000
4 BHK (Type 3)	2	2,468	4,936	4,823	9,646	7,71,68,000	8,68,14,000	9,16,37,000
Total	46		1,13,520		2,01,330	1,61,06,40,000	1,81,19,70,000	1,91,26,35,000
Block I								
Type	Total Units	Carpet Area (sq.ft.)	Total Carpet Area (sq.ft.)	Super Area (sq.ft.)	Total Super Area (sq.ft.)	Total Amount @8,000/- per sq.ft. on Super Area	Total Amount @9,000/- per sq.ft. on Super Area	Total Amount @9,500/- per sq.ft. on Super Area
4 BHK (Type 1)	2	2,464	4,928	4,303	8,606	6,88,48,000	7,74,54,000	8,17,57,000
4 BHK (Type 2)	21	2,468	51,828	4,359	91,539	73,23,12,000	82,38,51,000	86,96,20,500
4 BHK (Type 3)	23	2,641	60,743	4,866	1,11,918	89,53,44,000	1,00,72,62,000	1,06,32,21,000
Total	46		1,17,499		2,12,063	1,69,65,04,000	1,90,85,67,000	2,01,45,98,500
Grand Total	506		12,14,670		22,12,589	17,70,07,12,000	19,91,33,01,000	21,01,95,95,500

7. CONSOLIDATED PRICE ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Land Value (A)	Rs. 29,75,94,000/-	Rs.1,66,94,92,800/-/-
b.	Structure Construction Value (B)	NA	Rs.3,33,51,13,756 /-
c.	Additional Aesthetic Works Value (C)	NA	Rs.70,03,73,889/-
d.	Total Add (A+B+C)	Rs. 29,75,94,000/-	Rs.570,49,80,445/-
e.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	Total Indicative & Estimated Prospective Fair Market Value	Rs. 29,75,94,000/-	Rs.570,49,80,445/-
h.	Rounded Off	Rs. 29,75,94,000/-	Rs.5,70,50,00,000 /-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Five Hundred Seventy Crore Fifty Lakh Only/-
j.	Expected Realizable Value (@ ~15% less)	---	Rs. 4,84,92,50,000 /-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 4,27,87,50,000 /-
l.	Percentage difference between Circle Rate and Fair Market Value	More than 20%	
m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	Concluding Comments/ Disclosures if any		
	a. The subject property is a Group Housing project.		
	b. We are independent of client/ company and do not have any direct/ indirect interest in the property.		
	c. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		

- d. This is only a tie up report and not a project valuation report therefore as such the value of land is immaterial. Value of the land has been given only for the reference purpose. However, if the sale of similar land parcel in Greater Noida is to be done it will be by auction procedure only. During the auction procedure the base price/Reserve price of the land will be as per the land allotment rates finalized by Greater Noida Industrial Development Authority (GNIDA) only. The copy of the Latest land allotment rates is attached as enclosure with the report.

Also, since this is a Licensed land for group housing Project on which the developer has proposed to start selling of the flat which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, we have given the value of land as per FSI method for the development rights of the Land. This value should not be used for Project funding especially considering the land and for Land mortgage purpose.

- e. This is a Project Tie-up report and not a Valuation Report. Standard and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.
- f. This Project Tie-up is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.
- g. Reference of the property is also taken from 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 in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.
- h. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- i. The pricing assessment of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- j. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- k. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.



I. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

o. **IMPORTANT KEY DEFINITIONS**

Fair Value suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Report.

Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.

Fair Market Value suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Report.

Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.

Market Value suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing buyer and willing seller on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities at an arm's length transaction in an open, established & unrestricted market, in an orderly transaction, wherein the parties, each acted without any compulsion on the date of the Valuation.

Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the market Value definition.

Realizable Value is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the

prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.

Distress Sale Value* is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.

Liquidation Value is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process, clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.

Difference between Costs, Price & Value: Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.

The **Price** is the amount paid for the procurement of the same asset.

The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.

Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.

p. **Enclosures with the Report:**

- Enclosure I: Screenshot of the price trend references of the similar related properties available on public domain - Page No. 31
- Enclosure II: Google Map Location Page No. 32
- Enclosure III: Photographs of the property Page No. 33-35
- Enclosure IV: Copy of Circle Guideline Rate Page No. 36
- Enclosure V: Other Relevant Documents/Articles taken for reference Page No. 37-46
- Enclosure VI: Consultant's Remarks Page No. 47-49

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 try our level best to ensure maximum 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, assessment or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point mentioned in 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 shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the 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.

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.



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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.


**Terms of Services & Consultant's Important Remarks are available at
www.rkassociates.org for reference.**

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Harshit Mayank	Gaurav Sharma	Tejas Bharadwaj
		

ENCLOSURE 1: PRICE TREND REFERENCES OF THE SIMILAR RELATED PROPERTIES AVAILABLE ON PUBLIC DOMAIN

₹3.50 Cr [Apply for home loan](#)

Agricultural Land For Sale in **Parl Chowk, Greater Noida** [View on map](#)



Corner Plot

Plot Area 1000 sqyd	Dimensions(L X B) 4 X 250	No. Of Open Sides 2
Boundary Wall Yes	Type Of Ownership Freehold	Overlooking Main Road
Transaction Type New Property		

+5 Photos

[Contact Agent](#) [Get Phone No.](#) [Last contact made 83 days ago](#) [Get Contact Details](#)

Contact Agent

Certified Agent
Aakash Sharma Sharma
+91-98XXXXXX35

Your Name
Adil Afaq

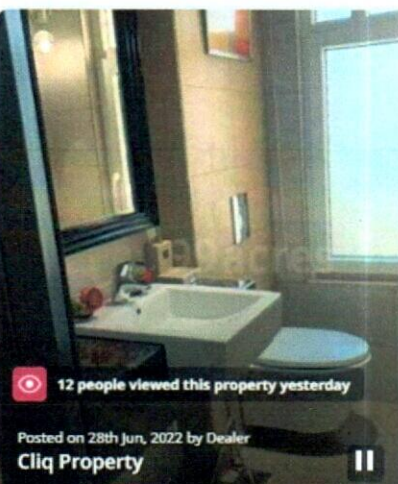
Email
adil_afaq@gmail.com

Mobile Number
IND +91 9005558444

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More Details

Price Breakup **₹3.5 Cr**



4 BHK Apartment in Jaypee Greens
Home and Soul Page Three Residences

18 Places nearby **3 Metro Stations** **2 ATMs** **9 Hospitals**

₹2.75 Cr **3,681 sq. ft.** **4 BHK**
₹7,470/sq. ft. (342 sq. m.) Builtup Area 4 Baths

Golf view luxury apartment inside jaypee greens golf course grea...

UNDER CONSTRUCTION **RESALE** **RERA**

12 people viewed this property yesterday

Posted on 28th Jun, 2022 by Dealer
Cliq Property

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



2 BHK Apartment in Jaypee Greens
Jaypee Greens Crescent Court

14 Places nearby **3 Metro Stations** **1 ATM** **7 Hospitals**

₹2.25 Cr **2,690 sq. ft.** **2 BHK**
₹8,361/sq. ft. (250 sq. m.) Super Builtup Area 3 Baths

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

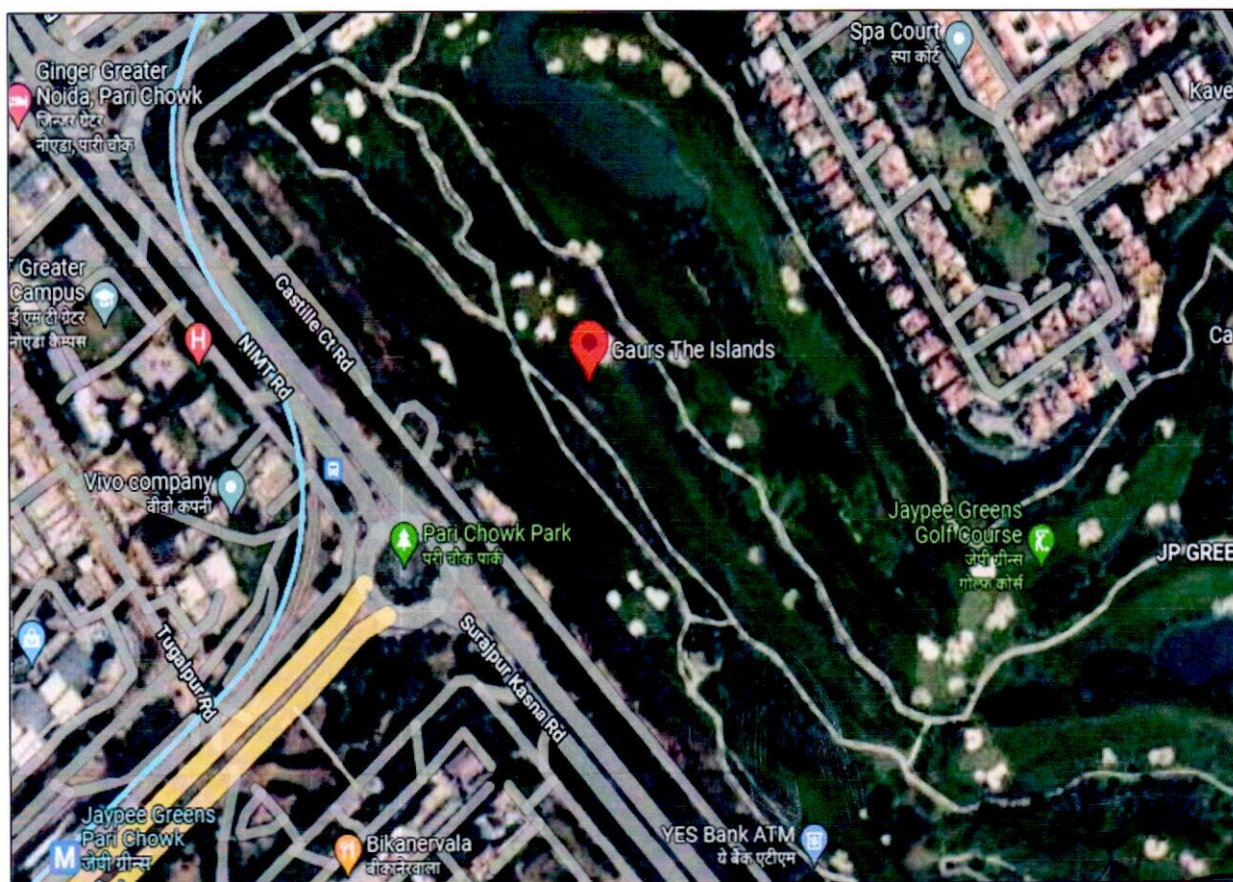
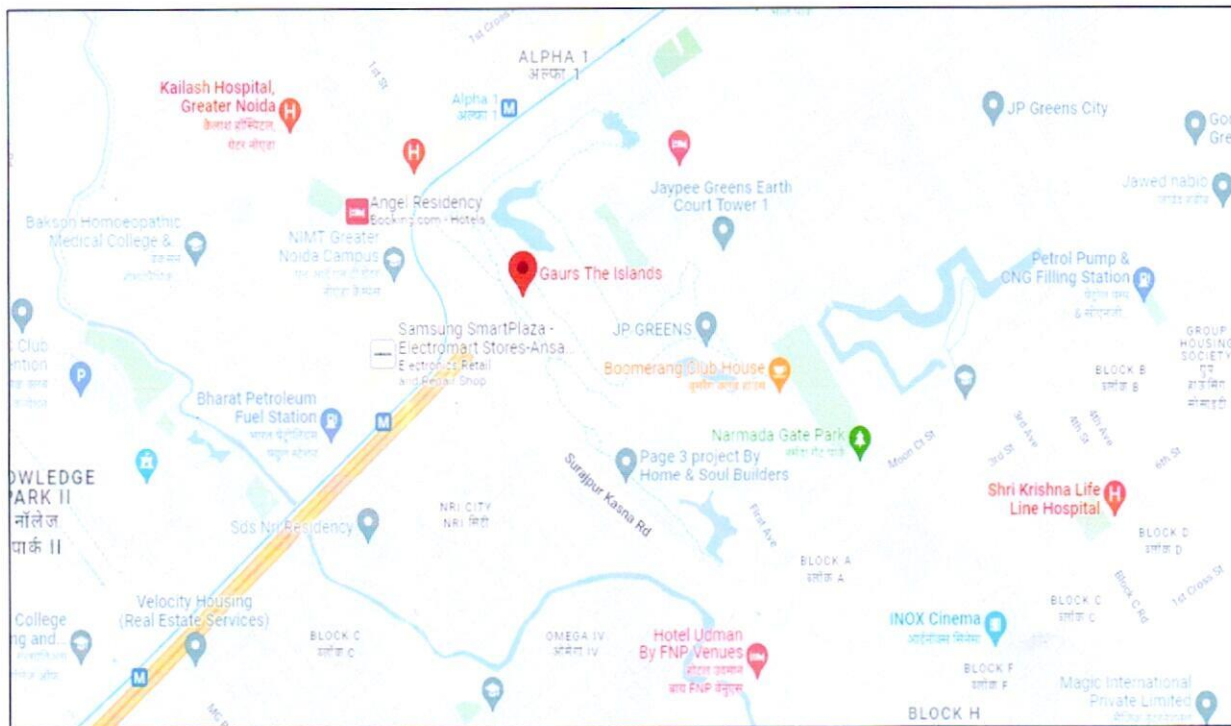
It is a part of . The apartment is well ventilated with 2 balconies a... more

READY TO MOVE **RESALE**

Posted on 09th May, 2022 by RERA Registered Dealer
Orange door Infra pvt ltd

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

ENCLOSURE 2: GOOGLE MAP LOCATION



ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY







ENCLOSURE: 4- COPY OF CIRCLE RATE

नोट :-

1. ग्रेटर नोएडा प्राधिकरण क्षेत्रान्तर्गत सैक्टरों में ग्रुप हाउसिंग भूमि की दर 33,000 रु० प्रति वर्ग मीटर होगी।
2. यमुना एक्सप्रेसवे प्राधिकरण क्षेत्रान्तर्गत सैक्टरों में ग्रुप हाउसिंग भूमि की दर 18,500 रु० प्रति वर्ग मीटर होगी।
3. अधिग्रहित भूमि के एवज में किसानों को आवंटित भूखण्ड की दरें निम्न प्रकार होगी :-
(क). ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण द्वारा आवंटित भूखण्ड की दर 13,000 प्रति वर्ग मीटर होगी
(ख). यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण द्वारा आवंटित भूखण्ड की दर 7,500 रु० प्रति वर्ग मीटर होगी
(ग). यू०पी०एस०आई०डी०सी० द्वारा आवंटित भूखण्ड की दर 11,500 रु० प्रति वर्ग मीटर होगी
4. उक्त राजस्व ग्रामों में जो कृषि भूमि बिल्डर, कालोनाइजर या अन्य व्यक्ति द्वारा फार्म लैंड के रूप में विकसित कर विक्रय की जा रही है (जिसमें रास्ता/फेनिंग/गेट लगें हैं) की दर 2,30,00,000 रु० प्रति हैक्टेयर होगी।
5. उक्त राजस्व ग्रामों तथा दोनों टाउन एरिया (दनकौर एवं बिलासपुर) में औद्योगिक भूखण्डों की दर उपर्युक्तानुसार निर्धारित आवासीय भूमि की दरों की आधी होगी।

क्रम सं०	सैक्टर का नाम जहाँ काम्पलेक्स अवस्थित है	दर प्रति वर्ग मीटर रु० में (सुपर एरिया)	सुपर एरिया के मूल्य के योग पर पार्किंग की वृद्धि	
			कवर्ड पार्किंग	ओपन पार्किंग
16	गाना-2	35,500	3,00,000	1,50,000
17	गोल्फ लिंक-1 (बिल्डर्स एरिया)	36,500	3,00,000	1,50,000
18	गोल्फ लिंक-2 (साईट सी)	24,500	3,00,000	1,50,000
19	घाई-1	35,500	3,00,000	1,50,000
20	घाई-2	35,500	3,00,000	1,50,000
21	घाई-3	35,500	3,00,000	1,50,000
22	घाई-4	35,500	3,00,000	1,50,000
23	घाई-5	35,500	3,00,000	1,50,000
24	घाई फाई एक्सटेंशन	35,500	3,00,000	1,50,000
25	ज्यू-1	32,000	3,00,000	1,50,000
26	ज्यू-2	32,000	3,00,000	1,50,000
27	ज्यू-3	32,000	3,00,000	1,50,000
28	जीटा-1	32,000	3,00,000	1,50,000
29	जीटा-2	32,000	3,00,000	1,50,000
30	जेपी मीन्स जी ब्लॉक सरजपुर कारना रोड	40,000	3,00,000	1,50,000
31	टेकजॉन	32,000	3,00,000	1,50,000
32	टेकजॉन आई टी सिटी	32,000	3,00,000	1,50,000
33	टेकजॉन-2	32,000	3,00,000	1,50,000
34	टेकजॉन-4	32,000	3,00,000	1,50,000
35	टेकजॉन-5	32,000	3,00,000	1,50,000
36	टेकजॉन-7	32,000	3,00,000	1,50,000

प्रारूप-5

क- गैर वाणिज्यिक भवनों की विभिन्न श्रेणी के निर्माण की दरें प्रति वर्ग मीटर रु० में :-

क्रम संख्या	निर्माण की श्रेणी छत के आधार पर	निर्माण की अधिवर्षता आयु	प्रथम श्रेणी के निर्माण की दर कवर्ड एरिया के अनुसार प्रति वर्ग मीटर	द्वितीय श्रेणी के निर्माण की दर कवर्ड एरिया के अनुसार प्रति वर्ग मीटर
1	आर०सी०सी०	80 वर्ष	15,000	14,000
2	आर०बी०सी०	60 वर्ष	14,000	13,000
3	कड़ी,गार्डर पटिया,डाट	50 वर्ष	10,000	9,500
4	टिनशेड,एस्बेस्टस शेड,फाइबर शेड	40 वर्ष	7,000	6,000
5	कच्चा,छप्पर,खपरैल	30 वर्ष	6,000	5,500

प्रथम श्रेणी निर्माण का तात्पर्य यह है कि उसमें दरवाजे खिड़की में मंहगी लकड़ी यथा शीशम,सागीन,देवदार या कम्प्रेस्ड वाटरप्रुफ बोर्ड या मेटल का प्रयोग हुआ हो। फर्श मारबल,स्टोन,वर्टीफाइड टाइल्स के प्रयोग से बनाया गया हो।

ENCLOSURE 5: OTHER RELEVANT DOCUMENT

DOCUMENT 1: ASSIGNMENT AGREEMENT


INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp
CERTIFICATE LOCKED

Certificate No.	: IN-UP55660741829884U
Certificate Generated Date	: 31-Mar-2022 01:20 PM
Assigner/Assignee	: NEWIMPACC (SV) up14051004 GAUTAMBLEDH- NAWAPUR GBN
Physical Plot / Plot Number	: SUBIN-UPUP14051004018212892586736
Plot Area (sq. ft.)	: GAURSONS INDIA PVT LTD
Existing Plot / Plot Number	: Article 5 Agreement or Memorandum of Understanding
Plotting / Plotting	: PLOT NO. B-11, JAYPEE GREENS, G BLOCK, SURAJPUR, GREATER NOIDA
Consent/Consent Price (Rs.)	: INDUSIND BANK LIMITED
End Party	: GAURSONS INDIA PVT LTD
End Party's Name	: GAURSONS INDIA PVT LTD
End Party's Address	: 8,93,20,000
End Party's Phone Number	: (Eight Crore Ninety Three Lakh Twenty Thousand)






For Gaursons India Private Limited

Authorized Signatory

0000916861

RK Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

ASSIGNMENT AGREEMENT

This assignment agreement ("Assignment Agreement") is executed on this 31st day of March, 2022 at Gautam Budh Nagar, Uttar Pradesh.

BY AND BETWEEN

INDUSIND BANK LIMITED, a banking company duly incorporated under the provisions of the Companies Act, 1956 and validly existing under the provisions of the Companies Act, 1956, having corporate identification number L65191PN1994PLC076333 and permanent account number AAACI1314G, and having its registered office at 2401, Gen Thimmayya Road, Cantonment, Pune-411001 (hereinafter referred to as "IBL", which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) acting through its authorized signatory Mr. Arvinder Pal Singh duly authorized by the power of attorney dated May 13, 2019;

AND

GAURSONS INDIA PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 and validly existing under the provisions of Companies Act, 2013, having its registered office at Office No-F-101, First Floor, Plot no 2/3 Ashish Commercial Complex, LSC, New Rajdhani Enclave, Delhi - 110092 and bearing corporate identification number U74899DL1995PTC064555 and permanent account number AACCG3895Q (hereinafter referred to as the "Developer", which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) acting through its authorized signatory Ms. Veenu Singhal duly authorized vide the resolution passed in the meeting of the Board of Directors held on December 14, 2021;

AND

JAIPRAKASH ASSOCIATES LIMITED, a company duly incorporated under the provisions of the Companies Act, 1956 and validly existing under the provisions of the Companies Act, 2013, having corporate identification number L14106UP1995PLC019017 and permanent account number AABCB1562A, and having its registered office at Sector 128, Noida-201304, Uttar Pradesh (hereinafter referred to as "JAL", which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) acting through its authorized signatory Mr. Navneet Kumar Saxena duly authorized by the power of attorney dated November 01, 2021.

(IBL, the Developer and JAL shall individually be referred to as the "Party" and collectively as the "Parties".)

WHEREAS:

- A. JAL is the lessee of Total Land (as hereinafter defined) and is developing the project Jaypee Greens situated in G-Block Surajpur Kasna Road, Greater Noida ("Project") spread over 452.26 acres of land ("Total Land") which has been earmarked for development of golf course, club house, hotel/ resort and for constructing of villas, condominiums, houses for residential purposes, tennis academy and other permissible commercial/ institutional/ public use;
- B. JAL is seized and possessed of the Total Land on leasehold basis vide 3 (three) separate Lease Deeds (as defined hereinafter):
- 222.42 acres on leasehold basis by virtue of the lease deed dated June 08, 2000 executed by the Greater Noida Industrial Development Authority ("GNIDA") in favour of Mussoorie Hotels Limited (name changed to Jaypee Greens Limited ("JGL") which subsequently merged with JAL ("Lease Deed 1");
 - 14.4565 acres on leasehold basis by virtue of the lease deed dated May 18, 2001 executed by the GNIDA ("Lease Deed 2") in favour of Jaypee Greens Limited (now JAL); and
 - 215.38 acres on leasehold basis by virtue of the lease deed dated June 08, 2000 executed by the GNIDA in favour of Mussoorie Hotels Limited (name changed to JGL, which subsequently merged with JAL) ("Lease Deed 3").



For Gaursons India Private Limited



आवेदन सं०: 202200743020320

अनुबंध विलेख(सामान्य)

बही सं०: 1

रजिस्ट्रेशन सं०: 6853

वर्ष: 2022

प्रतिफल- 1750000000 स्टाम्प शुल्क- 89320000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 17864000 प्रतिनिधिकरण शुल्क - 160 योग - 17864160

श्रीमती मैसर्स गौड़सन्स इण्डिया प्रा० लि० द्वारा
वीनू सिघल अधिकृत पदाधिकारी/ प्रतिनिधि,
पत्नी श्री विनीत सिघल
व्यवसाय : नौकरी
निवासी: गौड़ बिज पार्क इन्दिरापुरम गाजियाबाद

[Handwritten Signature]



श्रीमती, मैसर्स गौड़सन्स इण्डिया प्रा० लि० द्वारा
मे यह लेखपत्र इस कार्यालय में दिनांक 01/04/2022 एवं
03:07:56 PM बजे
निबंधन हेतु पेश किया।

वीनू सिघल अधिकृत पदाधिकारी/
प्रतिनिधि

राजस्थान सरकार के हस्ताक्षर

सचिव, प्रभारी
उप निबंधन, सदर ग्रेटर नोएडा
गौतम बुद्ध नगर
01/04/2022

अनुपम मोगलिक
निबंधक लिपिक

प्रिंट करें



PROJECT TIE-UP REPORT

THE ISLAND, SURAJPUR, GREATER NOIDA

(The land area leased through Lease Deed 1 and Lease Deed 2 above are referred to as the "Land 1" and the land area leased through Lease Deed 3 above is referred to as the "Land 2". The Lease Deed 1, Lease Deed 2 and Lease Deed 3 are hereinafter referred to as the "Lease Deeds")

- C. Lease Deed 1 and Lease Deed 3 were executed by GNIDA in favour of Mussoorie Hotels Limited. Thereafter, the name of Mussoorie Hotels Limited was changed to JGL with effect from September 14, 2000. Post the name change, JGL was merged with JAL by virtue of the order dated August 8, 2006 passed by the High Court of Judicature at Allahabad in the Company Petition No. 24 of 2006.
- D. JAL has prepared the layout and other plans for the development of the Land 1 which were approved by GNIDA vide its letter bearing no. PLG/(BP)/907'S/REC/OPA-5578 dated 14.08.2012, valid for period of 5 years i.e. till 13.08.2017 which was revised and the same was approved by GNIDA vide its letter ref. no. PLG/(BP) 907/2463 dated 09.06.2020 valid for 5 years i.e. till 08.06.2025 ("Development Plan"), as more particularly mentioned in Annexure III herein
- E. As per which Development Plan, out of the said Land 1, land admeasuring 193.86 acres of land has been earmarked for its development as golf course, club and attendant facilities and the balance area of 43.02 acres (hereinafter referred to as the "Subject Land") has been earmarked for development of residential and commercial component.
- F. As per the Development Plan, the Plot no. B-11, admeasuring 9,015.16 (nine thousand and fifteen point one six) square meters approximately (hereinafter referred to as the "Development Land") (as described and marked in the Annexure I attached hereto and its location as described and marked in Annexure II attached hereto) has been earmarked for the development of condominium apartments having a ground coverage of 7,500 (seven thousand and five hundred) square meters with maximum height of 160 (one hundred and sixty) meters with a total sanctioned covered area of 1,23,095 (one lakh twenty-three thousand and ninety-five) square meters to be counted towards floor area ratio and to be utilized towards development of units.
- G. JAL is in the process of development of the Land 1 including the Development Land as per the Development Plan and has already developed some types of residential, commercial, institutional and recreational properties on the Subject Land and is entitled to develop more residential, commercial, institutional and recreational properties based on the Floor Area Ratio ("FAR") as permitted to it and as per other applicable building regulations of GNIDA.
- H. Subsequently, JAL and IBL had entered into an assignment agreement dated June 30, 2017 bearing registration no. 19130, registered in Book no. 1, Jild/Volume no. 24273 on Page 243 to 336 registered before the Sub-Registrar of Assurance, Greater Noida ("JAL-IBL Assignment Agreement") in terms whereof JAL had assigned its Development Rights (as defined hereinafter) over the Development Land for 1,23,095 square meters of built up area to be counter towards FAR (hereinafter referred to as the "FAR Area") within a demarcated Plot in the Subject Land. The assignment of the Development Rights of FAR Area permits construction and development of the residential group housing project.
- I. Pursuant to the execution of the JAL-IBL Assignment Agreement, JAL had executed, registered and issued a general power of attorney dated October 07, 2017 bearing registration no. 942, registered in Book no. 4, Jild/Volume no. 503 on Page 43 to 62 ("POA") registered before the Sub-Registrar of Assurance, Gautam Budh Nagar to deal with the Development Rights granted in favour of IBL vide the said JAL-IBL Assignment Agreement and exercise all the rights in respect thereof.
- J. IBL, vide the invitation of expression of interest, published in the newspaper Times of India dated August 25, 2021 ("Invitation") invited expression of interest ("EOI") for transfer of its rights over the Development Land earmarked for development and construction of the group housing project, on an 'as is where is basis'.
- K. The Developer, which is *inter-alia* engaged in the business of development and construction of residential plotted colonies, housing and commercial, projects and other related matters and owns and possesses, directly and through its affiliates several real estate assets across Delhi-NCR, had submitted

For Gaursons India Private Limited



आवेदन सं०: 202200743020320

बही सं०: 1

रजिस्ट्रेशन सं०: 6853

वर्ष: 2022

निष्पादन लेखपत्र बाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता: 1

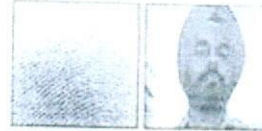
श्री इंडसइंड बैंक लिमिटेड के द्वारा अरविन्द्र पाल, पुत्र श्री
इन्द्रजीत सिंह

निवासी: 2401 जर्नल थिम्मया रोड पूणे-411001

व्यवसाय: नौकरी

विक्रेता: 2

Aravind Pal



श्री जय प्रकाश एशोसिएट्स लिमिटेड के द्वारा नवनीत कुमार
सक्शेना, पुत्र श्री उमेश चंद्रा सक्शेना

निवासी: सेक्टर-128 नोएडा उ०प्र०

व्यवसाय: नौकरी

क्रेता: 1

Navneet Kumar



श्रीमती मैसर्स गौड़सन्स इण्डिया प्रा० लि० के द्वारा वीनू सिंघल,
पत्नी श्री विनीत सिंघल

निवासी: गोड बिज पार्क इन्दिरापुरम गाजियाबाद

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री सोमेश छोकर, पुत्र श्री मेघराज सिंह

निवासी: ई-234 जीसी-06 गौड़ सिटी ये० नो

व्यवसाय: वकालत



its expression of interest dated September 01, 2021 and the financial offer dated September 17, 2021 which was accepted by IBL vide its email dated September 19, 2021 issued in favour of the Developer.

- L. The Developer has carried out due diligence, title verification, approvals diligence, etc., in respect of the Development Land and has satisfied itself on the rights vested with IBL in respect Development Land;
- M. Subsequently, the Developer and IBL had entered into a memorandum of understanding dated October 25, 2021 ("IBL-Developer MoU") describing and outlining the agreement for the transfer of the Development Rights along with all the rights and obligations under the JAL-IBL Assignment Agreement by IBL in favour of the Developer and acquisition of the same by the Developer, on an 'as is where is basis' for the construction and development of the residential group housing project on the Development Land ("Group Housing Project").
- N. Now, in pursuance of the IBL-Developer MoU, the Parties have agreed to enter into this Assignment Agreement for purchasing and acquiring the Development Rights along with all the rights and obligation vested with IBL by virtue of the JAL-IBL Assignment Agreement, on an as is where is basis.

NOW THEREFORE, THIS ASSIGNMENT AGREEMENT WITNESSTH AS UNDER AND THE PARTIES HERETO AGREE AS FOLLOWS:

I. DEFINITIONS

The following expressions shall unless repugnant to the context or subject, have the meaning here under respectively assigned to them.

"Additional Area" shall mean and include area, which is not counted towards FAR (non-FAR Area and other area constructible in addition to FAR Area) on the Development Land, as permissible under building regulations of GNIDA.

"Applicable Laws" or "Laws" shall mean all statutes, enactments, acts of legislature or parliament (including Real Estate (Regulation and Development) Act, 2016), code, ordinances, rules, bye-laws, building bye- laws regulations, judgements, notifications, guidelines, directives and orders of any government, statutory, municipal or regulatory authority (including those issued for development of group housing complex, as permitted/ regulated under the any applicable laws having the force of law and/or having jurisdiction in relation to Development Land), tribunal, board, court including Approvals, guidelines, requirement or other governmental restriction and, whether in effect as of the date of this Assignment Agreement or thereafter;

"Assign" shall mean and include the assignment, transfer, conveyance, dispose-off, sale, etc., of the Development Rights in FAR Area over the Development Land.

"Common Areas & Facilities" shall mean all common areas, facilities and common services meant for common use such as internal roads, parks, gardens, walking areas, playground, entry gate, security rooms etc. and other open areas, installations for common facilities or services provided by the Developer in and around the buildings within the Development Land.

"Development Rights" shall have the meaning as described to it in clause 2.5 of this Assignment Agreement.

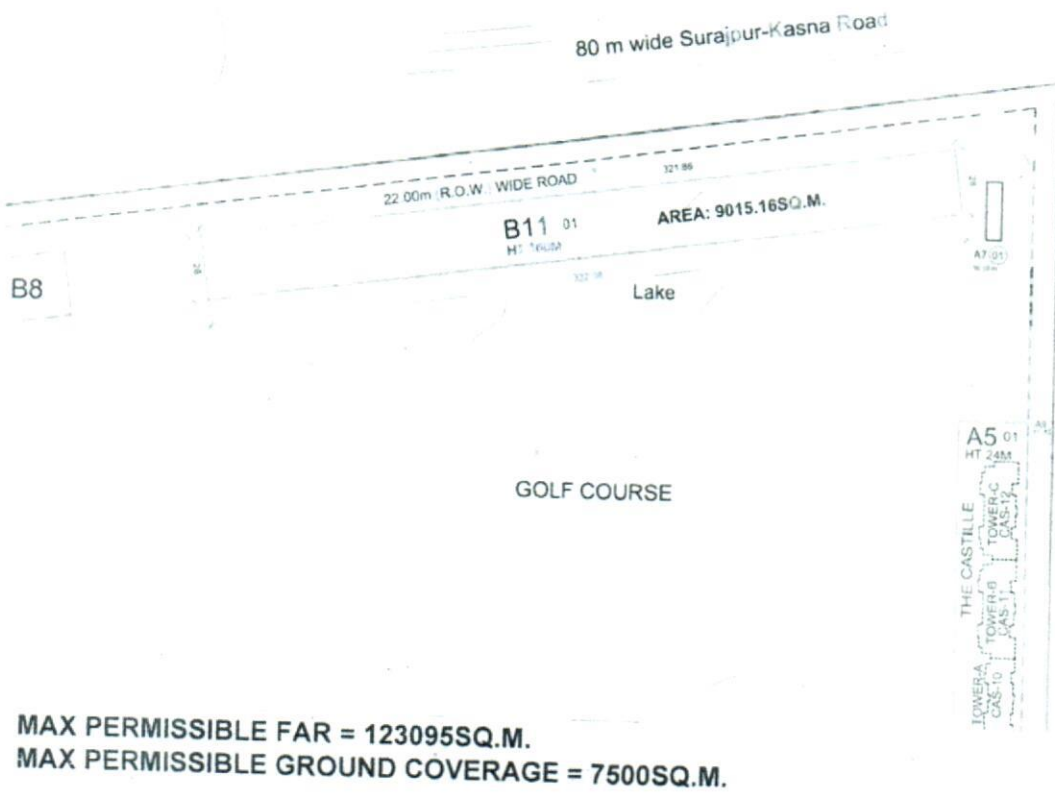
"Golf Course, Club, Attendant Facilities" shall mean the membership and facilities of golf course, club, hotel etc. to be provided by JAL to unit holder on payment of membership fee as is prevalent at the time of allotment of units by the Developer or subsequent assignees, transferees, etc.

3 For Gaursons India Private Limited



ANNEXURE - I

**DETAIL OF POCKET - B11
JAYPEE GREENS, GREATER NOIDA**



For Gaursons India Private Limited

[Signature]

[Signature]

JAYPEE GREENS, GREATER NOIDA

ARCHITECTURE & PLANNING DEPT

N.T.S.

NORTH



DOCUMENT 2: REGISTRATION CERTIFICATE OF PROJECT (FORM C)

FORM C

[See rule 6(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Act to the following project under project registration number

UPRERAPRJ734569

Project Name : THE ISLANDS

Project Address : Tehshil - Dadri, District - Gautam Buddha Nagar

1. GAURSONS INDIA PRIVATE LIMITED firm / society / company / competent authority having its registered office / principal place of business at GAUR BIZ PARK, PLOT NO-01, ABHAY KHAND-II, INDIRAPURAM, GHAZIABAD-201014 .

2. This registration is granted subject to the following conditions, namely:-


- (i) The Promoter shall enter into an agreement for sale with the allottees in the form to be prescribed separately;
- (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17;
- (iii) The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for the purpose as per sub clause (D) of clause (1) of sub-section (2) of section 4;
- (iv) The registration shall be valid for a period of 8 years commencing from 09-06-2022 and ending with 03-04-2030 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act;
- (v) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed;

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

This is system generated certificate, need not require any signature, however authenticity of the certificate can be Verified any time on the website by registration no.



DOCUMENT 3: SANCTIONED BUILDING PLAN CERTIFICATE

 **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**
PLOT NO.1, SECTOR-KNOWLEDGE PARK-IV, GREATER NOIDA CITY,
GREATER NOIDA, DISTRICT GAUTAM BUDDH NAGAR, (U.P.)
Website: www.greaternoidaauthority.in e-Mail: authority@gnida.in

PLG / BP SM-29-Dec-2021-13215 Date 27/03/2022 09:13 PM

To,
JAYPEE GREENS (A DIVISION OF JAIPRAKASH ASSOCIATES LTD)
SURAJPUR KASANA ROAD, GREATER NOIDA,
DISTT. G.B. NAGAR-201310.

Sir / Madam

With reference to your Docket No. **SCR-13015** dated **29/03/2022** for grant of **Sanction** of building plan on **Plot No. B-11 Pocket/Block G Sector GOLF COURSE 19 & 25** Greater Noida, I have to inform you that Sanction is being granted by the Authority with the following conditions:


1. This sanction is granted under the provisions of 'The Greater Noida Industrial Development Area Building Regulations 2010'.
2. The validity of this sanction is as per lease dead, **Upto-05 years.**
3. During this period, after the completion of construction it is necessary to apply for occupancy Certificate & **time extension charges shall be payable as applicable.**
4. If demanded by the Authority, you shall be liable to pay charges for the provision of any further facilities/development/improvement.
5. A copy of the sanction drawing shall always be kept at site and shall be made available to any officer of the Authority on demand.
6. No addition/alteration is permitted in the sanctioned drawings. For any changes prior permission from the Authority required.
7. You shall responsible for carrying out the work in accordance with the requirements of **Greater Noida Industrial Development Area Building Regulations 2010.**
8. You shall be required to follow the terms and conditions as indicated in various NOCs issued by different organization.
9. No activity other than as specified in lease dead shall be permitted in the premises.
10. Prior permission from Authority is required for temporary structure like labor huts & site office and bore well.
11. No Parking of any kind shall be permitted on r/w of road.
12. This sanction can be and would be liable to be cancelled if the original conditions of the lease and brochure regarding the area of the golf course and green in altered (decreased). Upon such an enquiry or a factually substantiated report of the plot should be cancelled immediately.

Yours faithfully,
MEENA BHARGAVA
Digitally signed by
MEENA BHARGAVA
Date: 2022.03.31
20:29:13 +05'30'

GM(Planning)

Encl :- Copy of one Set drawings(01)
Copy to:- GM (Project) for information and N.A.

DOCUMENT 4: NOC FROM AIRPORT AUTHORITY OF INDIA

 **भारतीय विमानपत्तन प्राधिकरण**
AIRPORTS AUTHORITY OF INDIA

AAI/RHQ/NR/ATM/NOC/REVALIDATION/2015/322/ 724-727 Date: 20.08.2020

To,
M/s Jaypee Greens
G Block, Sector-19, 25, 26 & 31,
Surajpur Kasma Road,
Greater Noida, G.B.Nagar,
Uttar Pradesh-201306

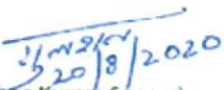
Sub: Renewal/Revalidation of NOC letter no. AAI/RHQ/NR/ATM/NOC/2015/322/3659-62 dated 30.10.2015.

Sir,
Reference may please be made to your NOC application no. JG/AAI/2020/ dated 18.08.2020 regarding revalidation of earlier issued NOC.

The NOC issued by this office vide letter no. AAI/RHQ/NR/ATM/NOC/2015/322/3659-62 dated 30.10.2015 for construction of Building by M/s Jaypee Greens at Plot No. G Block, Sector-19, 25, 26 & 31, Surajpur Kasma Road, Greater Noida, G.B.Nagar, Uttar Pradesh is hereby extended the validity upto 29.10.2023 under same terms and conditions as mentioned in the NOC dated 30.10.2015.

The Validity will not be extended beyond 29.10.2023.

This issue with the approval of the competent Authority.


(Gulshan Kumar Suman)
Jt. General Manager(ATM-DoAS)
For General Manager(ATM) NR

Copy to:

1. The Chief Executive Officer, DIAL, New Uddan Bhawan, Terminal-3, IGI Airport, New Delhi- 110037.
2. The Chief Architect Town Planner, GNIDA, 169, Chitvan Estate, Sector-Gamma-II, Greater Noida- 201308.
3. Guard File

क्षेत्रीय मुख्यालय, उत्तरी क्षेत्र, प्रचालन कार्यालय, गुडगाँव रोड, नई दिल्ली -110037. दूरभाष : 25652447 फैक्स : 25656451.

DOCUMENT 5: ENVIRONMENT CLEARANCE NOC

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

Vineet Khand-1, Gomti Nagar, Lucknow - 226 010
Phone : 91-522-2300 541, Fax : 91-522-2300 543
E-mail : docuplko@yahoo.com
Website : www.seiaaup.com

To,
Shri Daljit Singh,
G-Block, Surajpur kasna Road,
Greater Noida, U.P.-201306

Ref. No. 592 /Parya/SEIAA/1135/2020

Date 31 December, 2020

Sub: Extension of validity regarding- Environmental Clearance of "Jaypee Greens Greater Noida" G-Block, Surajpur Kasna Road, Greater Noida, District- Gautam Buddh Nagar, U.P. File No. 1135


Dear Sir,

Please refer to your application dated 02-09-2020 addressed to the Chairman/Secretary, State Level Environment Impact Assessment Authority (SEIAA) and Director, Directorate of Environment Govt. of U.P. Regarding Extension of Environmental Clearance of "Jaypee Greens Greater Noida" G-Block, Surajpur Kasna Road, Greater Noida, District- Gautam Buddh Nagar, U.P.

The committee noted that the environmental clearance for the above proposal was issued by SEIAA, U.P. vide letter no. 1999/Parya/SEAC/1135/2012/DD(Y) dated 12th October, 2013 on Plot area 452.26 acres and Built-up area 10,98,132.69 sqm. The validity of Environment clearance letter dated 12/10/2013 expired on 11/10/2020. The project proponent applied for extension of validity on 02/09/2020 as per MoEF&CC notification dated 29th April 2015.

The committee discussed the matter and recommended to extend the validity of Environmental Clearance letter dated 12/10/2013 for the period of 03 years i.e. 11/10/2020 to 10/10/2023.

Subsequently, as per the recommendation of SEAC, State Level Environment Impact Assessment Authority (SEIAA) agreed with the recommendation of SEAC to extend the validity of Environmental Clearance letter dated 12/10/2013 for the period of 03 years i.e. 11/10/2020 to 10/10/2023. All the contents mentioned in Environmental Clearance letter no. 1999/Parya/SEAC/1135/2012/DD(Y) dated 12th October, 2013 shall remain same.


(Ashish Tiwari)
Member Secretary, SEIAA

Ref. No. /Parya/1135/2020 Dated: As above

Copy for Information and necessary action to:

1. The Principal Secretary, Environment, U.P. Govt., Lucknow.
2. Advisor, IA Division, Ministry of Environment, Forests & Climate Change, Govt. of India, Indira Paryavaran Bhawan, JorBagh Road, Aliganj, New Delhi.
3. Additional Director, Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. The Member Secretary, U.P. Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow.
5. District Magistrate, G.B Nagar, U.P.
6. Copy for Web Master/Guard file.

DOCUMENT 6: FIRE NOC

प्रारूप-घ (संलग्नक-3)

औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या: UPFS/2022/45817/GBN/GAUTAM BUDDH NAGAR/13937/JD
दिनांक: 08-03-2022

प्रमाणित किया जाता है कि मैसर्स **JAYPEE GREENS A DIVISION OF JAY PRAKASH ASSOCIATE LIMITED** (भवन/प्रतिष्ठान का नाम) पता **CONDOMINIUM APARTMENTS, B-11, SECTOR-19 AND 25, GREATER NOIDA** तहसील - SADAR प्लॉट एरिया **9018.00 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **129249.75** (वर्गमीटर), ब्लॉकों की संख्या **9** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेंट की संख्या	ऊँचाई
BLOCK A	38	2	149.10 mt.
BLOCK B	24	2	90.60 mt.
BLOCK C	24	2	90.60 mt.
BLOCK D	32	2	119.40 mt.
BLOCK E	37	2	136.00 mt.
BLOCK F	37	2	136.00 mt.
BLOCK G	32	2	119.40 mt.
BLOCK H	24	2	90.60 mt.
BLOCK I	24	2	90.60 mt.


है। भवन का अधिभोग मैसर्स **JAYPEE GREENS A DIVISION OF JAY PRAKASH ASSOCIATE LIMITED** द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी **Residential** के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स **JAYPEE GREENS A DIVISION OF JAY PRAKASH ASSOCIATE LIMITED** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होगे।

Note : In view of recommendation of CFO & DD , the NOC is being approved.

*यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अधिलेखी - सूचनाओं के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा। यह प्रमाण-पत्र भूमि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।

निर्गत किये जाने का दिनांक : 21-03-2022
स्थान : LUCKNOW

हस्ताक्षर (निर्गमन अधिकारी)


 Digitally Signed By
(JITENDRA KUMAR SINGH)
[E2156607E822EE60D727FB96C0ED7285B2C7735]
 21-03-2022

DOCUMENT 7: POLLUTION NOC

U.P. Pollution Control Board

CONSENT ORDER

Ref No. - 41452/UPPCB/GreaterNoida(UPPCBRO)/CTO/w
ater/GREATER NOIDA/2018

Dated : 12/02/2019

To ,

Shri JAIPRAKASH ASSOCIATES
M/s JAYPEE GREENS A DIVISION OF JAI PRAKASH ASSOCIATES LTD
JAYPEE GREENS (DIV. OF JAIPRAKASH ASSOCIATES LTD.) , G BLOCK , SECTOR
19,25,26 AND 31 SURAJPUR KASNA ROAD . GNOIDA,GAUTAM BUDH NAGAR,201310
GREATER NOIDA

Sub : Consent under Section 25/26 of The Water (Prevention and control of Pollution) Act, 1974
(as amended) for discharge of effluent to M/s. JAYPEE GREENS A DIVISION OF JAI
PRAKASH ASSOCIATES LTD

Reference Application No :3848513

Dated :12/02/2019

1. For disposal of effluent into water body or drain or land under The Water (Prevention and control of Pollution) Act,1974 as amended (here in after referred as the act) M/s. JAYPEE GREENS A DIVISION OF JAI PRAKASH ASSOCIATES LTD is hereby authorized by the board for discharge of their industrial effluent generated through ETP for irrigation/river through drain and disposal of domestic effluent through septic tant/soak pit subject to general and special conditions mentioned in the annexure ,in refrence to their foresaid application .
2. This consent is valid for the period from 01/01/2019 to 31/12/2023 .
3. In spite of the conditions and provisions mentioned in this consent order UP Pollution Control Board reserves its right and powers to reconsider/amend any or all conditions under section 27(2) of the Water (Previntion and Controt of Pollution) Act, 1974 as amended .

This consent is being issued with the permission of competent authority .

AKHLAQ HUSAIN
Secretary
12/02/2019

For and on behalf of U.P. Pollution Control Board

CEO 1

Enclosed : As above
(condition of consent):

Copy to: RO UPPCB GREATER NOIDA

AKHLAQ HUSAIN
Secretary
12/02/2019

CEO 1

DOCUMENT 8: GNIDA LAND ALLOTMENT RATES 2022-23



ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण

भूखण्ड संख्या-01, सैक्टर- नौलेज पार्क-4, ग्रेटर नौएडा सिटी, जिला-गौतमबुद्ध नगर (उ०प्र०)।
website: www.greaternoidaauthority.in email id: authority@gnida.in

पत्रांक :- 27314 / ग्रे०नौ० / वित्त / 2022-23

दिनांक: 19/04/2022

कार्यालय आदेश

प्राधिकरण की 126वीं बोर्ड बैठक दिनांक 05.04.2022 के अनुपूरक मद संख्या: 126/18 में प्राधिकरण की विभिन्न परिसम्पत्तियों के वित्तीय वर्ष 2022-23 हेतु भू-आवंटन दरों का निर्धारण का प्रस्ताव मा० संचालक मण्डल के समक्ष प्रस्तुत किया गया था। संचालक मण्डल द्वारा लिये गये निर्णय के अनुपालन में वर्ष 2022-23 हेतु प्राधिकरण की विभिन्न परिसम्पत्तियों की अनुमोदित दरें सैक्टरवार, क्षेत्रवार निम्नवत् है:-

SALE PRICE OF VARIOUS LAND USES FOR YEAR 2022-23

Rate Analysis of Industrial Plots in Greater Noida Region(Sq. Meter)					
GNIDA Approved Rates and Slabs					
ZONE	Sector	Upto 1000	1001-20000	20001-80000	Above 80000
A	ECOTECH-1, ECOTECH 3, ECOTECH1-EXTENSION-1, ECOTECH 12, Sector 40-41, ECOTECH-06	25,000	20,500	19,500	18,500
B	ECOTECH 2, ECOTECH 4	20,000	15,500	14,500	13,500
C	ECOTECH 7, ECOTECH 8, ECOTECH 10, ECOTECH 11, ECOTECH 16	18,000	13,500	12,500	11,500
D	(FUTURE SECTORS) ECOTECH-09, ECOTECH-14, ECOTECH-17, ECOTECH-18, ECOTECH-19, ECOTECH-20, ECOTECH-21.	15,000	11,500	10,500	9,500

Rate Analysis of Residential Plots in Greater Noida Region(Sq. Meter)		
GNIDA Approved Rates and Slabs		
ZONE	Sector	All Slab
A	ALPHA 1, ALPHA 2, GAMMA 1, GAMMA 2, BETA 1, BETA 2, DELTA -1,2,3 & SWARN NAGRI.	39,000
B	CHI 2, CHI 3, CHI 4, CHI 5, CHI-PHI EXT. P 1, P 2, P 3, P 4, P 5, P 6, P 7, P 8, PI 1, PI 2, PHI 1, PHI 2, PHI 3, PHI 4, PHI-CHI, SECTOR-36 & SECTOR-37, SECTOR 2, SECTOR -3.	36,000
C	ETA 1, OMICRON 1, OMICRON 1A, OMICRON 2, OMICRON 3, XU 1, XU 2, XU 3, ZETA 1, ZETA 2, MU 1, MU 2, SIGMA 1, SIGMA 2, SIGMA 3, SIGMA 4	34,000
D	SECTOR 1, SECTOR 11, SECTOR 12, SECTOR 16, SECTOR 4, SECTOR 16C, SECTOR 17, SECTOR 20, Sector-Tech zone.	29,000

Rate Analysis of Builders Plots in Greater Noida Region(Sq. Meter)		
GNIDA Approved Rates and Slabs		
ZONE	Sector	All Slab
A	ALPHA 1, ALPHA 2, GAMMA 1, GAMMA 2, BETA 1, BETA 2, DELTA -1,2,3 & SWARN NAGRI (TAU), SECTOR 27	45,000
B	OMEGA 1, OMEGA 2, OMEGA 3, CHI 1, CHI 2, CHI 3, CHI 4, CHI 5, PI 1, PI 2, PHI 1, PHI 2, PHI 3, PHI 4, SECTOR-36 (RHO-I), SECTOR-37 (RHO-2), TECHZONE 4.	42,000
C	ETA 1, ETA 2, OMICRON 1, OMICRON 1A, OMICRON 2, OMICRON 3, XU 1, XU 2, XU 3, ZETA 1, ZETA 2, MU, MU 1, MU 2, SIGMA 1, SIGMA 2, SIGMA 3, SIGMA 4, PSI,	40,000
D	SECTOR 1, SECTOR 2, SECTOR 3, SECTOR 4, SECTOR 5, SECTOR 6, SECTOR 10, SECTOR 11, SECTOR 12, SECTOR 16, SECTOR 16B, SECTOR 16C, SECTOR 17, SECTOR 17A, SECTOR 17B, SECTOR 20	35,000

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Rate Analysis of Commercial FAR-2 Plots in Greater Noida Region(Sq. Meter)		
GNIDA Approved Rates and Slabs		
ZONE	Sector	All Slab
A	ALPHA 1, ALPHA 2, GAMMA 1, GAMMA 2, BETA 1, BETA 2, DELTA-1,2,3 & SWARN NAGRI, SECTOR-27 R, PI 1, PI 2	55,000
B	OMEGA 1, OMEGA 2, OMEGA 3, CHI 1, CHI 2, CHI 3, CHI 4, CHI 5, P1, P2, P 3, P 4, P 5, P 6, P 7, P 8, PHI 1, PHI 2, PHI 3, PHI 4, PHI-CHI, KP-1, KP 2, SECTOR-36, SECTOR-37	54,000
C	ETA 1, ETA 2, OMICRON 1, THETA- I, II, OMICRON 1A, OMICRON 2, OMICRON 3, XU 1, XU 2, XU 3, ZETA 1, ZETA 2, MU, MU 1, MU 2, SIGMA 1, SIGMA 2, SIGMA 3, SIGMA 4, PSI, ECOTECH 1, 1(EXTENTION), ECOTECH 2, ECOTECH-3, ECOTECH 12, TECHZONE-4, ECOTECH 11, TECHZONE-7, ECOTECH 3, ECOTECH 6, SECTOR 2, SECTOR 3	53,000
D	SECTOR 1, SECTOR 4, SECTOR- 5(W5), SECTOR- 6, SECTOR 10, SECTOR 11, SECTOR 12, SECTOR 16, SECTOR 16B, SECTOR 16C, SECTOR 17, SECTOR 17A, SECTOR 17B, SECTOR 20, ECOTECH 13, BUS DEPOT KASNA, TOYCITY	52,000

Rate Analysis of Commercial FAR-4 Plots in Greater Noida Region(Sq. Meter)		
GNIDA Approved Rates and Slabs		
ZONE	Sector	All Slab
A	ALPHA 1, ALPHA 2, GAMMA 1, GAMMA 2, BETA 1, BETA 2, DELTA- 1,2,3 & SWARN NAGRI, PI 1, PI 2, OMEGA 2-3.	75,000
B	OMEGA 1, CHI 1, CHI 2, CHI 3, CHI 4, PHI 1, PHI 2, PHI 3, PHI-CHI, KP-1, KP 2, SECTOR-36, SECTOR-37, CHI-HI EXTENTION P-1,2,3,4,5,6,7&8, SECTOR-PHI-4.	70,000
C	ETA 1, ETA 2, OMICRON 1, THETA- I, II, OMICRON 1A, OMICRON 2, OMICRON 3, XU 1, ZETA 1, ZETA 2, MU, MU 1, MU 2, SIGMA 1, SIGMA 2, SIGMA 3, SIGMA 4, ECOTECH 1(EXTENTION), ECOTECH 2, ECOTECH 12, TECHZONE-4, ECOTECH 11, TECHZONE-7, ECOTECH-3, ECOTECH-6, SECTOR 2, SECTOR 3, XU-2 & 3, PSI.	67,000
D	SECTOR 1, SECTOR 4, SECTOR- 5(W5), SECTOR- 6, SECTOR 10, SECTOR 11, SECTOR 12, SECTOR 16, SECTOR 16B, SECTOR 16C, SECTOR 17, SECTOR 17A, SECTOR 17B, SECTOR 20, ECOTECH 13, TOYCITY	65,000

Rate Analysis of Institutional Plots in Greater Noida Region(Sq. Meter)					
GNIDA Approved Rates and Slabs					
ZONE	Sector	Upto 5000	5001- 25000	25001- 100000	Above 100000
A	ALPHA 1, ALPHA 2, GAMMA 1, DELTA-1,2,3, GAMMA 2, BETA 1, BETA 2, SWARN NAGRI, KNOWLEDGE PARK-1, KNOWLEDGE PARK -2, KNOWLEDGE PARK -3, KNOWLEDGE PARK -4 & 5, TECHZONE- II & IV, Ecotech -1 Extn.-1.	22,500	21,000	19,000	17,000
B	OMEGA 1, OMEGA 2, CHI 2, CHI 3, CHI 4, CHI 5, OMEGA(P 1, P 2, P 3, P 4, P 5, P 6, P 7, P 8), PI 1, PI 2, PHI 1, PHI 2, PHI 3, PHI 4, ETA 1, ETA 2, OMICRON 1, OMICRON 1A, OMICRON 2, Sector-36 (RHO-I), Sector- 37 (RHO-II), OMICRON 3, XU 1, XU 2, XU 3, ZETA 1, ZETA 2, MU, MU 1, SIGMA 1, SIGMA 2, SIGMA 3, SIGMA 4, PSI, SECTOR 2, SECTOR 3, TECHZONE, TECHZONE-VII	20,500	19,000	17,000	15,000
C	SECTOR 1, SECTOR 4, SECTOR 10, SECTOR 12, SECTOR 16, SECTOR 16B, Ecotech- 2,3, Sector 17A	18,500	17,000	15,000	13,000

A. Rate Analysis of IT Park Captive Plots in Greater Noida Region(Sq. Meter)					
GNIDA Approved Rates and Slabs					
ZONE	Sector	Upto 5000	5001-25000	25001- 100000	Above 100000
A	TECHZONE-II, TECHZONE-IV, K.P-I, K.P-II, K.P-III, K.P-IV, K.P-V	22,500	21,000	19,000	17,000
B	TECHZONE, CHI-V, TECHZONE-07	20,500	19,000	17,000	15,000

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B. I.T. Business Park:-

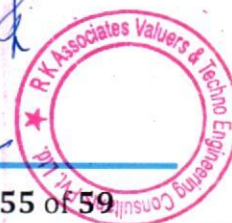
- Plot Size will be of above 2,000 sqm in area.
 - Flat Rate of Rs. 30,000.00 per sqm is approved.
- Sector: Techzone- II, Techzone-IV, K.P-I, K.P-II, K.P-III, K.P-IV, K.P-V,, TECHZONE,
CHI- V AND TECHZONE-07.

Rate Analysis of Hospital/Nursing Homes Plots in Greater Noida Region(Sq. Meter)			
GNIDA Approved Rates and Slabs			
ZONE	Sector	Upto 4000	4001-10000
A	ALPHA 1,ALPHA 2,BETA 1,GAMMA 2,DELTA 1,DELTA 2,,GAMMA 1,DELTA 3,OMEGA 1,OMEGA 2, SECTOR 4,SECTOR 36(R.H.O 1) and SECTOR 37(R.H.O 2), ECOTECH 1 (SECTOR-31), ECOTECH 3, ECOTECH 12, KNOWLEDGE PARK 1, KNOWLEDGE PARK 2, KNOWLEDGE PARK 3, BETA 2	34,000	24,000
B	P 4,P 6,P 8,PHI 1,,SECTOR 3, SECTOR 1, P 3,P 7,PHI 2,PI 1,PI 2,ECOTECH 2, ECOTECH 6, SWARN NAGRI (TAU), KNOWLEDGE PARK-4	33,000	22,000
C	P 5,ETA 1,ETA 2,SECTOR 2 and SECTOR 16, MU, OMICRON 1A,OMICRON 1,XU-1,OMICRON 3,OMICRON 2,CHI 1, SIGMA 1, SIGMA 2, OMEGA 3, ZETA 1,ZETA 2, ECOTECH 1, ECOTECH 1 (EXTN), ECOTECH ONE EXT 1, ECOTECH 4, SECTOR-16 (INDUSTRIAL), KNOWLEDGE PARK-5, PHI- 4	32,000	20,000
D	CHI 2,CHI 3,CHI 4,PHI 3,MU 2,XU-2,SECTOR 10,SECTOR 12,SECTOR,PSI, SIGMA 3, SIGMA 4 2,PSI 1,MU 1, ECOTECH 7, ECOTECH 8, ECOTECH 10, ECOTECH 11 AND SECTOR-18, SECTOR-23	31,000	18,000

Rate Analysis of Religious Plots in Greater Noida Region(Sq. Meter)		
GNIDA Approved Rates and Slabs		
ZONE	Sector	All Slab
A	ALPHA 1,ALPHA 2,BETA 1,GAMMA 2,DELTA 1,DELTA 2,,GAMMA 1,DELTA 3,OMEGA 1,OMEGA 2, SECTOR 4,SECTOR 36(R.H.O 1) and SECTOR 37(R.H.O 2), ECOTECH 1 (SECTOR-31), ECOTECH 3, ECOTECH 12, KNOWLEDGE PARK 1, KNOWLEDGE PARK 2, KNOWLEDGE PARK 3, BETA 2	18,000
B	P 4,P 6,P 8,PHI 1,,SECTOR 3, SECTOR 1, P 3,P 7,PHI 2,PI 1,PI 2,ECOTECH 2, ECOTECH 6, SWARN NAGRI (TAU), KNOWLEDGE PARK-4	16,000
C	P 5,ETA 1,ETA 2,SECTOR 2 and SECTOR 16, MU, OMICRON 1A,OMICRON 1,XU-1,OMICRON 3,OMICRON 2,CHI 1, SIGMA 1, SIGMA 2, OMEGA 3, ZETA 1,ZETA 2, ECOTECH 1, ECOTECH 1 (EXTN), ECOTECH ONE EXT 1, ECOTECH 4, SECTOR-16 (INDUSTRIAL), KNOWLEDGE PARK-5, PHI- 4	14,000
D	CHI 2,CHI 3,CHI 4,PHI 3,MU 2,XU-2,SECTOR 10,SECTOR 12,SECTOR,PSI, SIGMA 3, SIGMA 4 2,PSI 1,MU 1, ECOTECH 7, ECOTECH 8, ECOTECH 10, ECOTECH 11 AND OTHER LAND AREA WHICH IS NOT ENCLUDED IN ANY SECTOR LIKE NIGHT SAFARI, SECTOR-18, SECTOR-23	12,000

Rate Analysis of Milk Booth/Vegetable Plots in Greater Noida Region(Sq. Meter)		
GNIDA Approved Rates and Slabs		
ZONE	Sector	All Slab
A	ALPHA 1,ALPHA 2,BETA 1,GAMMA 2,DELTA 1,DELTA 2,,GAMMA 1,DELTA 3,OMEGA 1,OMEGA 2, SECTOR 4,SECTOR 36(R.H.O 1) and SECTOR 37(R.H.O 2), ECOTECH 1 (SECTOR-31), ECOTECH 3, ECOTECH 12, KNOWLEDGE PARK 1, KNOWLEDGE PARK 2, KNOWLEDGE PARK 3, BETA 2	22,000
B	P 4,P 6,P 8,PHI 1,,SECTOR 3, SECTOR 1, P 3,P 7,PHI 2,PI 1,PI 2,ECOTECH 2, ECOTECH 6, SWARN NAGRI (TAU), KNOWLEDGE PARK-4	20,000

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PROJECT TIE-UP REPORT

THE ISLAND, SURAJPUR, GREATER NOIDA

C	P 5,ETA 1,ETA 2,SECTOR 2 and SECTOR 16, MU, OMICRON 1A,OMICRON 1,XU-1,OMICRON 3,OMICRON 2,CHI 1, SIGMA 1, SIGMA 2, OMEGA 3, ZETA 1,ZETA 2, ECOTECH 1, ECOTECH 1 (EXTN), ECOTECH ONE EXT 1, ECOTECH 4, SECTOR-16 (INDUSTRIAL), KNOWLEDGE PARK-5, PHI- 4	18,000
D	CHI 2,CHI 3,CHI 4,PHI 3,MU 2,XU-2,SECTOR 10,SECTOR 12,SECTOR,PSI, SIGMA 3, SIGMA 4 2,PSI 1,MU 1, ECOTECH 7, ECOTECH 8, ECOTECH 10, ECOTECH 11 AND OTHER LAND AREA WHICH IS NOT ENCLUDED IN ANY SECTOR LIKE NIGHT SAFARI SECTOR-18, SECTOR-23	16,000

- संचालक मण्डल द्वारा निर्देशित किया गया कि Milk Booth/Vegetable Booth के भूखण्डों को ऑक्सन/Auction के माध्यम से आवंटित किया जाए। यदि मंदरडरी अथवा अन्य सरकारी/सहकारी जैसी संस्था इस प्रकार के भूखण्ड को लेने में इच्छुक हो तो अनुमोदित रिजर्व प्राईस की दरों में 10 प्रतिशत धनराशि अतिरिक्त लेते हुए आवंटित कर दिया जाए।
- उपरोक्त जोन में अंकित किये गये सैक्टरों में से यदि कोई भी सैक्टर किसी कारणवश छूट गया हो अथवा किसी सैक्टर के विरोधाभास की स्थिति उत्पन्न होती है अथवा भविष्य की योजनाओं हेतु अंकित की गयी सैक्टर एवं दरों के पुनर्परीक्षण एवं दर निर्धारण हेतु दर निर्धारण समिति परीक्षण कर मुख्य कार्यपालक अधिकारी महोदय से अनुमोदन प्राप्त कर कार्यवाही करना सुनिश्चित करेंगे।
- मैट्रो कोरिडोर के संरेखन में दोनों तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार 10 प्रतिशत प्रचलित भू-आवंटन दर से अधिक लिया जा रहा है। अतः उक्त प्रभावित सम्पत्तियों पर पूर्व में आरोपित की जा रही 2 प्रतिशत अतिरिक्त अंतरण शुल्क को समाप्त कर दिया जाए। साथ ही समस्त परिसम्पत्ति विभाग मैट्रो कोरिडोर के संरेखन क्षेत्र में आने वाली भूखण्डों की योजनाओं के रिजर्व प्राईस में प्रचलित भू-आवंटन दर में 10 प्रतिशत जोड़ते हुए योजना लायेंगे। इस आशय से सम्बन्धित ब्रोशर एवं आवंटन पत्र में भी उल्लेख करेंगे।

उक्त आदेश दिनांक 01.04.2022 से प्रभावी होगा।

(अमनदीप डुली)

अपर मुख्य कार्यपालक अधिकारी

प्रतिलिपि-

- स्टाफ ऑफीसर को, मुख्य कार्यपालक अधिकारी महोदय के अवलोकनार्थ।
- अपर मुख्य कार्यपालक अधिकारी (ए०एस०/डी०) को सूचनार्थ।
- समस्त विभागाध्यक्ष () को आवश्यक कार्यवाही हेतु।
- उप महाप्रबन्धक (सिस्टम) को इस आशय के साथ प्रेषित कि उक्त दरों की सूची प्राधिकरण की वेबसाईट पर अपलोड करने हेतु।
- प्रभारी (विधि) को सूचनार्थ।
- गार्ड फाइल।

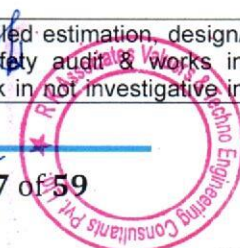
अपर मुख्य कार्यपालक अधिकारी

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ENCLOSURE 6: CONSULTANT'S REMARKS

1.	This Tie up report is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing out of the standard checklist of documents sought from the client & its customer which they could provide within the reasonable expected time out of the standard checklist of documents sought from them and further based on certain assumptions and limiting conditions. The information, facts, documents, data which has become primary basis of the report has been supplied by the client which has been relied upon in good faith and is not generated by the Valuer.
2.	The client/ owner and its management/ representatives warranted to us that the information they have supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us either verbally, in writing or through documents has been relied upon in good faith and we have assumed that it is true & correct without any fabrication or misrepresentation. I/We shall not be held liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or willful default on part of the owner, company, its directors, employee, representative or agents.
3.	Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents provided to us such as title documents, Map, etc. from any concerned Govt. office etc. have to be taken care by legal expert/ Advocate and same is not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the Project tie up report of that property after satisfying the authenticity of the documents given to us for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the tie up report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4.	In the course of the preparation of this tie up report, we were provided with both written and verbal information. We have however, evaluated the information provided to us through broad inquiry, analysis and review but have not carried out a due diligence or audit of the information provided for the purpose of this engagement. Our conclusions are based on the assumptions and other information provided to us by the client during the course of the assessment.
5.	Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the tie up report services and same has not been done in this report unless otherwise stated.
6.	We have made certain assumptions in relation to facts, conditions & situations affecting the subject of, or approach to this exercise that has not been verified as part of the engagement rather, treated as "a supposition taken to be true". If any of these assumptions prove to be incorrect then our estimate on value will need to be reviewed.
7.	This is just an opinion report based on technical & market information having general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the tie up report. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.
8.	We have relied on the data from third party, external sources & information available on public domain to conclude this tie up report. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on the data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data is extracted from authentic sources, however we still can't vouch its authenticity, correctness, or accuracy.
9.	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 and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
10.	Value varies with the Purpose/ Date/ Asset Condition & situation/ Market condition, demand & supply, asset utility prevailing on a particular date/ Mode of sale. The indicative & estimated prospective Value of the asset given in this report is restricted only for the purpose and other points mentioned above prevailing on a particular date as mentioned in the report. If any of these points are different from the one mentioned aforesaid in the Report then this report should not be referred.
11.	Our report is meant ONLY for the purpose mentioned in the report and should not be used for any other purpose. The Report should not be copied or reproduced for any purpose other than the purpose for which it is prepared for. I/we do not take any responsibility for the unauthorized use of this report.
12.	We owe responsibility only to the authority/client that has appointed us as per the scope of work mentioned in the report. We will not be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions or advice given by any other person. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or willful default on part of the client or companies, their directors, employees or agents.
13.	This report is having limited scope as per its fields & format to <u>provide only the general basic idea of the value of the property prevailing in the market</u> based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as <u>free market transaction</u> .
14.	The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.
15.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.
16.	While our work has involved an analysis & computation of project pricing, it does not include detailed estimation design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in



	nature. It is mere an opinion on the likely estimated price based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
17.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
18.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.
19.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
20.	This tie up report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
21.	This tie up report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this tie up report can only be regarded as relevant as at the reported date. 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.
22.	Valuation of the same asset/ property can fetch different values under different circumstances & 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 open market through free market transaction then it 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, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
23.	Tie up report has been prepared for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions 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. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which the report is prepared. It is requested from the Bank to cross check from their own records/ information if this is the same property for which tie up has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
24.	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.
25.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
26.	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 the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the report.
27.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
28.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Project tie up services.
29.	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.
30.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.

31. 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 formula 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, demand & supply prevailing in the market 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 pricing analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
32. This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
33. This report is prepared on the **V-L10 (Project Tie Up format) _V_10.2_2022** Tie up format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
34. 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 & risks before taking any business decision based on the content of this report.
35. 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.
36. As per IBA Guidelines & Bank Policy, 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.
37. **Defect Liability Period is 15 DAYS.** We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
38. Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
39. 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.
40. This Project tie up 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 we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
41. R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
42. We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
43. The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.

