

REPORT FORMAT: V-L1 (Project Tie Up format) V 11.1 2022

CASE NO. VIS (2022-23) PL-253-192-355

DATED: 05/09/2022

# PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	7 <sup>TH</sup> AVENUE - GAUR CITY

SITUATED AT

7th AVENUE, PHASE-2, GAUR CITY, PLOT NO.-GH-01, SECTOR-04, GREATER  
NOIDA, TEHSHIL - GAUTAM BUDDHA NAGAR, DISTRICT - GAUTAM BUDDHA  
NAGAR, U.P.

DEVELOPER/ PROMOTER

■ Corporate Valuers **M/S. GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED**

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU  
Banks

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, NOIDA

*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](http://www.rkassociates.org) for reference.*

**CORPORATE OFFICE:**

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

Ph - +91-0120-4110117, 4324647, +91 - 9958632707

E-mail - valuers@rkassociates.org | Website: [www.rkassociates.org](http://www.rkassociates.org)



**PART A**

**SNAPSHOT OF THE GROUP HOUSING PROJECT**



**SITUATED AT**  
**7th AVENUE, PHASE-2, GAUR CITY, PLOT NO.-GH-01, SECTOR-04, GREATER**  
**NOIDA, TEHSIL - GAUTAM BUDDHA NAGAR, DISTRICT - GAUTAM BUDDHA**  
**NAGAR, U.P.**



## PART B

## SUMMARY OF THE PROJECT TIE-UP REPORT

S.NO.	CONTENTS	DESCRIPTION															
<b>1.</b>	<b>GENERAL DETAILS</b>																
i.	Report prepared for	Bank															
ii.	Name & Address of Client	State Bank of India, HLST, Noida															
iii.	Name of Project	7 <sup>th</sup> Avenue - Gaur City															
iv.	Name of Developer/ Promoter	M/s. Gaursons Hi-tech Infrastructure Private Limited															
v.	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															
vi.	Type of the Property	Group Housing Society															
vii.	Type of Report	Project Tie-up Report															
viii.	Report Type	Project Tie-up Report															
ix.	Date of Inspection of the Property	17 August 2022															
x.	Date of Assessment	5 September 2022															
xi.	Date of Report	5 September 2022															
xii.	Surveyed in presence of	Owner's representative   Mr. Subodh Trivedi (+91-9999113089)															
xiii.	Purpose of the Report	For Project Tie-up for individual Flat Financing															
xiv.	Scope of the Report	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.															
xv.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. 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. h) Valuation techniques and principles.															
xvi.	Documents provided for perusal	<table> <tr> <th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr> <tr> <td>Total 04 Documents requested.</td><td>Total 04 Documents provided.</td><td>10</td></tr> <tr> <td>Property Title document</td><td>Sale Deed</td><td>Dated 21/06/2018</td></tr> <tr> <td>RERA Certificate</td><td>RERA Certificate</td><td>Dated 29/11/2018</td></tr> <tr> <td>Approved Map</td><td>Approved Map</td><td>---</td></tr> </table>	Documents Requested	Documents Provided	Documents Reference No.	Total 04 Documents requested.	Total 04 Documents provided.	10	Property Title document	Sale Deed	Dated 21/06/2018	RERA Certificate	RERA Certificate	Dated 29/11/2018	Approved Map	Approved Map	---
Documents Requested	Documents Provided	Documents Reference No.															
Total 04 Documents requested.	Total 04 Documents provided.	10															
Property Title document	Sale Deed	Dated 21/06/2018															
RERA Certificate	RERA Certificate	Dated 29/11/2018															
Approved Map	Approved Map	---															



		NOC's & Approval	NOC's & Approval	Please refer Part-D (Project Approval Details)
xvii.	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. 873,00,00,000/-
ii.	Total Expected Realizable/ Fetch Value	Rs. 742,05,00,000/-
iii.	Total Expected Distress/ Forced Sale Value	Rs. 654,75,00,000/-
iv.	Total No. of Dwelling Units	2892 DU's
v.	Built up area of the project	3,72,239.48 sq.mtr. /40,06,748.54 sq.ft.
vi.	Saleable Area of the Project	33,49,430 sq.ft./3,11,172.53 sq.mtr.
vii.	Inventory Cost as on "Date of Assessment"	₹ 16,74,71,50,000.00 to ₹ 13,39,77,20,000.00

3.	ENCLOSURES	
i.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 31
ii.	Enclosure 2	Google Map – Page No. 32
iii.	Enclosure 3	Photographs of The property – Pages. 33-35
iv.	Enclosure 4	Copy of Circle Rate – Pages 36
v.	Enclosure 5	Other Important documents taken for reference Page No. 37-46
vi.	Enclosure 6	Consultant's Remarks Page No. 46-49
vii.	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 “7<sup>th</sup> Avenue” which is being developed on total land area admeasuring 53,879.55 sq. mtr. /13.31 acres /5,79,954.65 sq. ft. and the Net Plot area as per the copy of Approved Map provided to us by the bank. The same has been considered for the purpose of this Project tie up exercise. The subject project is part of a bigger project which is proposed to be developed in multiple phases. As per the copy of Lease deed the Lease Right of the land belongs to M/s. Gaursons Hi-tech Infrastructure Private Limited.

This project is being developed by M/s. Gaursons Hi-tech Infrastructure Private Limited. The subject Phase consists of 9 towers with tower code within this phase is mentioned in the below table with the tower configuration and DU's details:

Tower Name	DU's	No. of Floors	Physical progress
A	256	B+G/S+Podium+32 floors	Occupancy Certificate obtained on 11 <sup>th</sup> October 2019
B	256	B+G/S+Podium+32 floors	
C	256	B+G/S+Podium+32 floors	
D	256	B+G/S+Podium+32 floors	
E	256	B+G/S+Podium+32 floors	Project under finishing stage
F	256	B+G/S+Podium+32 floors	
G	256	B+G/S+Podium+32 floors	
H	160	B+G/S+Podium+21 floors	Under finishing

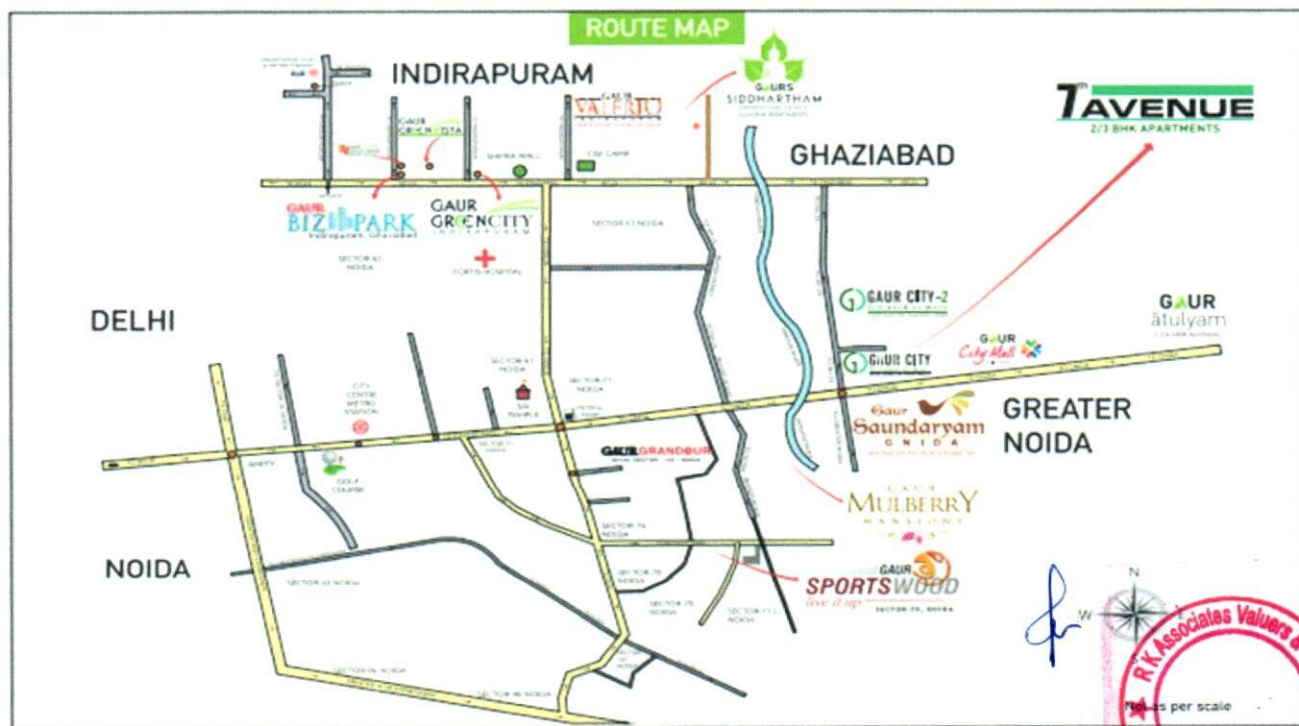


I	256	B+G/S+Podium+32 floors	Occupancy Certificate obtained on 7 <sup>th</sup> September 2020.
J	256	B+G/S+Podium+32 floors	
K	256	B+G/S+Podium+32 floors	
L	172	B+G/S+Podium+23 floors	Under finishing
<b>Total</b>	<b>2892</b>		

As per the inventory list & as mentioned in Approved Map a total of 2892 DU's are proposed in this Phase of the Project. Summary of type and number of dwelling units is as below:

Block	No of Flats	Area of Individual Flats
A	256	1165
B	256	1165
C	256	1075
D	256	1075
E	256	1075
F	256	1075
G	256	1075
H	160	1165
I	193	1350
	63	1450
J	256	1350
K	129	1105
	127	1155
L	172	1185
<b>Grand Total</b>	<b>2892</b>	

This project is very well located in fast developing Phase 2, Gaur city of Greater Noida, U.P. which has many land marks in the vicinity like group housing projects, Commercial Towers etc.





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. Standards 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, it 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.

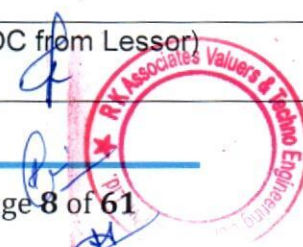
This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the assessment for which photographs is also attached with the report. 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	Char Murti	
ii.	Name of similar projects available nearby with distance from this property	5 <sup>th</sup> Avenue – 750 meters Carnation tower: 1.17 Km Aims green avenue: 1.17 Km	
iii.	Postal Address of the Project	7th Avenue, Phase-2, Gaur City, Plot No.-GH-01, Sector-04, Greater Noida, Tehshil - Gautam Buddha Nagar, District - Gautam Buddha Nagar, U.P.	
iv.	Independent access/ approach to the property	Clear independent access is available	
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report	
		Coordinates or URL: 28°36'33.2"N 77°25'39.4"E	
vi.	Description of adjoining property	Other residential projects	
vii.	Plot No. / Survey No.	Plot No. GH-01	
viii.	Village/ Zone	Sector-04	
ix.	Sub registrar	Greater Noida Industrial Development Authority (GNIDA)	
x.	District	Gautam Buddha Nagar	
xi.	City Categorization	Metro City	Urban
	Type of Area	Residential Area	
xii.	Classification of the area/Society	Middle Class (Ordinary)	Urban developing
	Type of Area	Within urban developing zone	
xiii.	Characteristics of the locality	Good	Within developing Residential zone



xiv.	Property location classification	On Wide Road	Good location within locality	None
xv.	Property Facing	North Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Greater Noida Western Road	Approx. 200 feet	
	b) Front Road Name & width	Internal Road (7 <sup>th</sup> Avenue)	Approx. 60 feet	
	c) Type of Approach Road	Bituminous Road		
	d) Distance from the Main Road	Within 500 meters approximately		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	The subject property is a part of project named as Gaur City which is proposed to be developed in multiple phases. The subject Phase is 7 <sup>th</sup> Avenue in the whole project.		
xviii.	Is the property merged or colluded with any other property	Yes. The subject property is a part of project named as Gaur City which is proposed to be developed in multiple phases. The subject Phase is 7 <sup>th</sup> Avenue in the whole project.		
xix.	BOUNDARIES SCHEDULE OF THE PROPERTY			
a)	Are Boundaries matched	No, boundaries are not mentioned in the documents.		
b)	Directions	As per Title Deed/TIR	Actual found at Site	
	East	NA	Other Project	
	West	NA	Road	
	North	NA	Open land	
	South	NA	Taj Highway	
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	Residential		
vii.	Any conversion of land use done	NA		
viii.	Current activity done in the property	Group housing Society in the name of 7 <sup>th</sup> Avenue-+		
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning.		
x.	Any notification on change of zoning regulation	No		
xi.	Street Notification	Residential		
xii.	Status of Completion/ Occupational certificate	Refer the Part C of the Report for the Details		
xiii.	Comment on unauthorized construction if any	No Unauthorized construction observed during site visit.		
xiv.	Comment on Transferability of developmental rights	Leasehold Land (Require NOC from Lessor)		





xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential purposes.		
xvi.	Comment of Demolition proceedings if any	NA		
xvii.	Comment on Compounding/ Regularization proceedings	NA		
xviii.	Any information on encroachment	No information available		
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	NA
ii.	Names of the Developer/Promoter	M/s. Gaursons Hi-tech Infrastructure Private Limited		
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, Transferable subject to NOC		
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 (personal or corporate) 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	Greater Noida Industrial Development Authority		
	b) Any violation from the approved Building Plan	As per visual observation the building is seems to be built as per the approved map only		
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property Since the project has already been issued the RERA for construction of group housing project.		
xiii.	Whether the property SARFAESI complaint	Yes		
xiv.	Information regarding municipal taxes (property tax, water tax, electricity bill)	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 currently possessed by the company only.			
xx.	Title verification	Title verification to be done by competent advocate as the same is out of our scope of work.			
xxi.	Details of leases if any	NA.			
5.	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			
6.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES				
i.	Drainage arrangements	Yes			
ii.	Water Treatment Plant	Yes			
iii.	Power Supply arrangements	Permanent	Yes		
		Auxiliary	Yes, D.G sets		
iv.	HVAC system	Yes, only on common mobility areas			
v.	Security provisions	Yes			
vi.	Lift/ Elevators	Yes			
vii.	Compound wall/ Main Gate	Yes			
viii.	Whether gated society	Yes			
ix.	Car parking facilities	Yes			
x.	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes, Proposed	Yes/ Proposed	Yes/ Proposed	Yes/ Proposed	Yes/ Proposed
7.	INFRASTRUCTURE AVAILABILITY				
i.	Description of Water Infrastructure availability in terms of:				
	a) Water Supply	Yes from municipal connection			
	b) Sewerage/ sanitation system	Underground			
	c) Storm water drainage	Yes			
ii.	Description of other Physical Infrastructure facilities in terms of:				
	a) Solid waste management	Yes available.			
	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
	2.5 km.	1.1 km.	500 m.	4.5 km.	10 km.	7 km.	37 km.
iv.	Availability of recreation facilities (parks, open spaces etc.)			Yes ample recreational facilities are available in the vicinity..			
8.	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			No	No new major development in surrounding area. However few group housing projects are under construction.		
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			The property is within 500m from Greater Noida Western Road.			

9.	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)	
	b) Appearance/ Condition of structures	Internal - Internal finishing is yet to be complete for few towers (Refer the Tower wise status detail in Part C) overall the appearance is good as it's a new construction for Now.	
		External - Good	
	c) Roof	Floors/ Blocks	Type of Roof
		High rise towers	RCC
		Maximum Floors up to G+32	RCC
	d) Floor height	Approx. 9 feet	
	e) Type of flooring	Vitrified / Laminated Wooden Flooring / Ceramic Tile. (Proposed)	
	f) Doors/ Windows	Red Miranti With Paint Window Frame : Aluminium Powder Coated	
	g) Interior Finishing	Yet to be completed for few Tower refer Part-C	
	h) Exterior Finishing	Good	
	i) Interior decoration/ Special architectural or decorative feature	NA	
j) Class of electrical fittings	Good (Proposed)		
k) Class of sanitary & water supply fittings	Good (Proposed)		
iv.	Maintenance issues	No	





v.	Age of building/ Year of construction	New Construction	--
vi.	Total life of the structure/ Remaining life expected	Approx. 65-70 years	Approx. 60-65 years
vii.	Extent of deterioration in the structure	No deterioration observed in structure.	
viii.	Protection against natural disasters viz. earthquakes etc.	All the structures are asumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	None	
x.	System of air conditioning	As per requirement by individual flat owners on their own	
xi.	Provision of firefighting	Yes	
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority.	
	a) Is Building as per approved Map	As per visual observation seems to be developed as per the approved map.	
	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	

## 10. 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
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

## 11. 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
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## 12. PROJECT DETAILS:

a.	Name of the Developer	M/s. Gaursons Hi-tech Infrastructure Private Limited.
b.	Name of the Project	7th Avenue-Gaur City
c.	Total no. of Dwelling units	2892 DU's
d.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects
e.	Name of the Architect	Hariom Shukla (CA/2012/55413)





f.	Architect Market Reputation	Established Architect with years long experience in market and have successfully delivered multiple Projects.
g.	Proposed completion date of the Project	06-03-2023 (as per the RERA website)
h.	Progress of the Project	Super Structure of the project is ready with finishing works under progress.
i.	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,



**PART D**

**AREA DESCRIPTION OF THE PROPERTY**

1.	Licensed area of the complete project		5,03,216 sq.mtr. /124.35 acres /54,16,566.70 sq.ft.		
2.	Area of Site for GC-7 as per Approved Map		35,879.55 sq.mtr. /8.86 acres /3,86,203.88 sq.ft.		
3.	Ground Coverage Area	Permitted	12,557.84 sq.mtr. /3.10 acres /1,35,171.33 sq.ft.		
		Proposed	12,200.91 sq.mtr. /3.015 acres /1,31,329.37 sq.ft.		
	Covered Built-up Area	UNDER FAR		REQUIRED AS PER APPROVED MAP/Occupation Certificate	ACHIEVED STATUS
		BLOCK NAME			
		A		21,629.66 sq.mtr. /2,32,819.5 sq.ft.	74462.35sq.mtr. (FAR for Tower-A,B,C &D) +
		B		21,419.29 sq.mtr. /2,30,555.1 sq.ft.	9696.83sq.mtr (15% Prescribed area). +
		C		19,406.55 sq.mtr. /2,08,890.16 sq.ft.	799.13sq.mtr.(Shop at Tower-A Stilt)+
		D		19,406.55 sq.mtr. /2,08,890.16 sq.ft.	59.68 sq.mtr (15% Prescribed FAR). = <b>85,017.99 sq.mtr. /9,15,125.14 sq.ft.</b> (Include Tower A,B,C,D and Shop of Tower A)
		E		19,406.55 sq.mtr. /2,08,890.16 sq.ft.	Project under finishing stage
		F		19,406.55 sq.mtr. /2,08,890.16 sq.ft.	Project under finishing stage
		G		19,406.55 sq.mtr. /2,08,890.16 sq.ft.	Project under finishing stage
		H		14,989.43 sq.mtr. /1,61,344.73 sq.ft.	Project under finishing stage
		I		25,266.67 sq.mtr. /2,71,967.91 sq.ft.	70801.74sq.mtr. /762102.88 sq.ft.
		J		25,268.36 sq.mtr. /2,71,986.1 sq.ft.	
		K		20,071.09 sq.mtr. /2,16,043.21 sq.ft.	
		L		23,151.67 sq.mtr. /2,49,202.26 sq.ft.	Project under finishing stage
		Connecting Slab B/w Blocks		306.6 sq.mtr. /3,300.21 sq.ft.	Project under finishing stage
		Meter Room		9.96 sq.mtr. /107.21 sq.ft.	Project under finishing stage
		TOTAL Proposed		2,52,497.04 sq.mtr. / 27,17,852.89 sq.ft.	





		Permitted	No information available.	
		UNDER NON-FAR	PROPOSED AS PER APPROVED MAP	ACHIEVED STATUS
		Fourth Basement	28,615.88sq.mtr. /3,08,018.47 sq.ft.	OC granted for the 66,847.62 sq.mtr. area
		Third Basement	29,400.82sq.mtr. /3,16,467.49 sq.ft.	
		Lower Basement	29,126.82 sq.mtr. /3,13,518.18 sq.ft.	
		Upper Basement	16,517.07sq.mtr. /1,77,788.09 sq.ft.	
		Podium Area	10,575.21 sq.mtr. /1,13,830.5 sq.ft.	
		Stilt Non FAR area	5,506.64 sq.mtr. /59,272.92 sq.ft.	
		Proposed	1,19,742.44 sq.mtr./12,88,895.65 sq.ft.	
		Permitted	NA	
		Total Gross Built Up Area	3,72,239.48 sq.mtr. /40,06,748.54 sq.ft.	Refer above
4.	Open/ Green/Landscape Area	Minimum Required	11,839.32 sq.mtr.	
		Proposed	11,889.32 sq.mtr.	
5.	Density	Permitted	No information available in Approved Plan for the specific phase.	
		Proposed		
6.	Carpet Area		No information available. (as per Inventory)	
7.	Saleable Area		33,49,430 sq.ft./3,11,172.53 sq.mtr.	

Note: -FAR considered for the report of the individual blocks are as per the Approved map except the area for the tower for which the OC is issued. For these Blocks/Towers the area is considered as per the OC.





## Total Blocks/ Floors/ Flats

1.	Approved as per Building Plan		Actually provided		Current Status
	BLOCK NAME		BLOCK NAME		
	A= 256DU's= B+G/S+Podium+32 floors		A= 256DU's= B+G/S+Podium+32 floors		A = OC obtained
	B= 256DU's= B+G/S+Podium+32 floors		B= 256DU's= B+G/S+Podium+32 floors		B = OC obtained
	C= 256DU's= B+G/S+Podium+32 floors		C= 256DU's= B+G/S+Podium+32 floors		C = OC obtained
	D= 256DU's= B+G/S+Podium+32 floors		D= 256DU's= B+G/S+Podium+32 floors		D = OC obtained
	E= 256DU's= B+G/S+Podium+32 floors		E= 256DU's= B+G/S+Podium+32 floors		E = Under finishing
	F= 256DU's= B+G/S+Podium+32 floors		F= 256DU's= B+G/S+Podium+32 floors		F = Under finishing
	G= 256DU's= B+G/S+Podium+32 floors		G= 256DU's= B+G/S+Podium+32 floors		G = Under finishing
	H= 160DU's= B+G/S+Podium+21 floors		H= 160DU's= B+G/S+Podium+21 floors		H = Under finishing
	I= 256DU's= B+G/S+Podium+32 floors		I= 256DU's= B+G/S+Podium+32 floors		I = OC obtained
	J= 256DU's= B+G/S+Podium+32 floors		J= 256DU's= B+G/S+Podium+32 floors		J = OC obtained
	K= 256DU's= B+G/S+Podium+32 floors		K= 256DU's= B+G/S+Podium+32 floors		K = OC obtained
L= 172DU's= B+G/S+Podium+23 floors		L= 172DU's= B+G/S+Podium+23 floors		L = Under finishing	
2.	Total no. of Flats/ Units	Main Units	2892 DU's		
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.	Please refer to the sheet attached above.
4.	Number of Car Parking available for main units		Required	2764 Car Parking	
			Proposed	3109 Car Parking.	
5.	Land Area considered		Land Area as per Approved Map is 35,879.55 sq.mtr. /8.86 acres /3,86,203.88 sq.ft.		
6.	Area adopted on the basis of		Property documents only since site measurement couldn't be carried out		
7.	Remarks & observations, if any		NA		
8.	Constructed Area considered (As per IS 3861-1966)		Plinth Area	3,68,887.92 sq.mtr. /39,70,672.68 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 D

## PROJECT APPROVAL DETAILS

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS
1	Lease Deed	Dated: -05/05/2010 DEED No. 8016	Provided
2	NOC for Height Clearance issued by AAI	AAI/RHQ/NR/ATM/NOC/2019/157/670-673 Date: -23/04/2019 Valid upto: -22/04/2027	Provided
3	Pollution NOC	Dated: -12/01/2011 No. F78719C-2/N/N.O.C.-686/2020/5	Approved
4	RERA Certificate	UPRERAPRJ6695 Dated: -01/01/2016 Valid upto: -31/12/2023	Approved
5	NOC from SEIAA	Ref.No.470/SEAC/531/2010/AA(S) Dated: -11/01/2011	Approved
6	NOC from SEIAA	Ref.No.989/Parya/SEAC/2327/2014/AD(H) Dated: 22/09/2015	Approved
7	Approved map	Vide Letter No. BP-3557/5967 Dated: -08/09/2017 Valid for 05 Years	Approved
8	OC for Block A,I, J & K	PLG/(BP)3557(C)/4233 Dated: -07/09/2020	Approved
9	Completion Fire NOC	UID No.UPFS/2022/45068/GBN/GAUTAM BUDDH NAGAR/13661/JD Dated: -30/03/2022 Valid up to: -29/03/2027	Approved
10	Completion Fire NOC	UID No.UPFS/2021/40104/GBN/GAUTAM BUDDH NAGAR/11950/DD Dated: -26/11/2021 Valid up to: -25/11/2026	Approved
11	Completion Fire NOC FOR Block-H	UPFS/2021/33129/GBN/GAUTAM BUDDH NAGAR/9673/DD Dated: -02/07/2021 Valid up to: -01/07/2026	Approved
12	Proof Checking of structural Drawing by Department of civil engineering Jamia Millia Islamia	Reference Number: -2019/3147 dated:-05/08/2019	Approved
13	NOC for Lift	Dated: -13/04/2022 No. 74 Ni/ Ghaziabad/Viniyam 37 (vi)/2022-2023	Approved
14	NOC for Lift	Dated: -16/11/2021 No. 577 Ni/ Ghaziabad/Viniyam 37 (vi)/2021-2022	Approved
15	Proof checking of structural drawings and design of the Existing Building	Dated: -11/03/2017 Reference No:2017/1911	Approved





## PART E


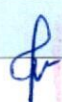
## PROCEDURE OF ASSESMENT

1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		17 August 2022	5 September 2022	5 September 2022
ii.	Client	State Bank of India, HLST Branch, Noida		
iii.	Intended User	State Bank of India, HLST Branch, 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 cost assessment of the project, ascertaining the Construction status of the project and Market Price of the Flats Inventory 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 property 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 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),		





2.		ASSESSMENT FACTORS			
i.	Nature of the Report	Project Tie-up			
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature		Category	Type
		Real estate		Residential	Group Housing
		Classification		Residential Asset	
iii.	Basis of Inventory assessment (for Project Tie up Purpose)	Primary Basis		Market Price Assessment & Govt. Guideline Value	
		Secondary Basis		Not Applicable	
iv.	Present market state of the Asset assumed Total No. of Dwelling Units	Under Normal Marketable State			
		Reason: Asset under free market transaction state			
v.	Property Use factor	Current/ Existing Use	Highest & Best Use <small>(in consonance to surrounding use, zoning and statutory norms)</small>	Considered for Assessment	
		Residential	Residential	Residential	
vi.	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.			
vii.	Land Physical Factors	Shape		Size	
		Irregular		Very Large	
viii.	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			







## PROJECT TIE-UP REPORT

7<sup>th</sup> Avenue, Gaur City, Greater Noida

ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		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	
x.	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			
xi.	Neighbourhood amenities	Good			
xii.	Any New Development in surrounding area	Some group housing projects are under construction in the vicinity and some are already constructed.			
xiii.	Any specific advantage/ drawback in the property	The project is located very near to Greater Noida West Road.			
xiv.	Property overall usability/ utility Factor	Restricted to a particular use i.e., Group housing (Residential) purpose only.			
xv.	Do property has any alternate use?	None. The property can only be used for residential purpose.			
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Not clearly demarcated, proportionate plot in large piece of land.  The tie up report is prepared for 07 <sup>TH</sup> Avenue of the Gaur City project which is being constructed in many phases. Therefore, no specific demarcation of this phase is done by the company.			
xvii.	Is the property merged or colluded with any other property	Yes.  <b>Comments:</b> This Phase of the project is being constructed on 35,879.55 sq.mtr. of land out of total land area admeasuring 5.03,216 sq.mtr. Therefore, the same is merged with remaining land parcels			



		which are to be used for other phases of the project.																																												
xviii.	Is independent access available to the property	Clear independent access is available																																												
xix.	Is property clearly possessable upon sale	Yes																																												
xx.	Best Sale procedure to realize maximum Value for inventory sale ( <i>in respect to Present market state or premise of the Asset as per point (iv) above</i> )	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.	Hypothetical Sale transaction method assumed for the inventory cost analysis	Market Value  Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.																																												
xxii.	Approach & Method Used for inventory cost analysis	PROJECT INVENTORY <table><tr><th>Approach for assessment</th><th>Method of assessment</th></tr><tr><td>Market Approach</td><td>Market Comparable Sales Method</td></tr></table>		Approach for assessment	Method of assessment	Market Approach	Market Comparable Sales Method																																							
Approach for assessment	Method of assessment																																													
Market Approach	Market Comparable Sales Method																																													
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)																																												
xxiv.	Market Comparable <table><tr><td rowspan="14">References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (<i>from property search sites &amp; local information</i>)</td><td>i.</td><td>Name:</td><td>Mr. Devesh</td></tr><tr><td></td><td>Contact No.:</td><td>+91-9810035711</td></tr><tr><td></td><td>Nature of reference:</td><td>Property dealer</td></tr><tr><td></td><td>Size of the Property:</td><td>1185 sq. ft. super built up area</td></tr><tr><td></td><td>Location:</td><td>Gaur city-7<sup>th</sup> Avenue</td></tr><tr><td></td><td>Rates/ Price informed:</td><td>Rs.59.5 Lakhs</td></tr><tr><td></td><td>Any other details/ Discussion held:</td><td>The rate in the concern society range between 4,000/- to Rs. 5,000/- per sq.ft. on SBUA and depend on the floor level.</td></tr><tr><td>ii.</td><td>Name:</td><td>Mr. Ravi Beniwal</td></tr><tr><td></td><td>Contact No.:</td><td>+91-9999322949</td></tr><tr><td></td><td>Nature of reference:</td><td>Interested Seller</td></tr><tr><td></td><td>Size of the Property:</td><td>2 BHK (1075 sq.ft.)</td></tr><tr><td></td><td>Location:</td><td>Gaur city, 7<sup>th</sup> avenue</td></tr><tr><td></td><td>Rates/ Price informed:</td><td>Rs.50,00,000/-</td></tr><tr><td></td><td>Any other details/ Discussion held:</td><td>The rate so calculated keeping the asking Price of the seller and the SBUA is Rs.5,000 per sq.ft. on SBUA. The rate in the society vary with the tower and the floor level.</td></tr></table>			References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered ( <i>from property search sites &amp; local information</i> )	i.	Name:	Mr. Devesh		Contact No.:	+91-9810035711		Nature of reference:	Property dealer		Size of the Property:	1185 sq. ft. super built up area		Location:	Gaur city-7 <sup>th</sup> Avenue		Rates/ Price informed:	Rs.59.5 Lakhs		Any other details/ Discussion held:	The rate in the concern society range between 4,000/- to Rs. 5,000/- per sq.ft. on SBUA and depend on the floor level.	ii.	Name:	Mr. Ravi Beniwal		Contact No.:	+91-9999322949		Nature of reference:	Interested Seller		Size of the Property:	2 BHK (1075 sq.ft.)		Location:	Gaur city, 7 <sup>th</sup> avenue		Rates/ Price informed:	Rs.50,00,000/-		Any other details/ Discussion held:	The rate so calculated keeping the asking Price of the seller and the SBUA is Rs.5,000 per sq.ft. on SBUA. The rate in the society vary with the tower and the floor level.
References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered ( <i>from property search sites &amp; local information</i> )	i.	Name:	Mr. Devesh																																											
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		iii.	Name:	---				
			Contact No.:	---				
			Nature of reference:	---				
			Size of the Property:	---				
			Location:	---				
			Rates/ Price informed:	---				
			Any other details/ Discussion held:	---				
xxv.	Adopted Rates Justification		For the market rate of the Flats available in this project and as well as nearby project we have enquired from property dealers in that area and were able to find a Sale rate range of Rs.4,000 to Rs.5,000 per sq. ft on SBUA.					
xxvi.	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	<table><tr><td>Demand</td><td>Supply</td></tr><tr><td>Good</td><td>Adequately available</td></tr></table>			Demand	Supply	Good	Adequately available
Demand	Supply							
Good	Adequately available							
		Remarks: Good demand of such properties in the market						
		Adjustments (-/+): 0%						
xxvii.	Any other special consideration	Reason: NA						
		Adjustments (-/+): 0%						
xxviii.	Any other aspect which has relevance on the value or marketability of the property	NA						
		Adjustments (-/+): 0%						
xxix.	Final adjusted & weighted Rates considered for the subject property	Rate range of Rs.4,000 to Rs.5,000 per Sq. ft. on SBUA for flats.						
xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.						
xxxi.	Basis of computation & working							
	<p>a. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.</p> <p>b. However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the CA Certificate with UDIN No.20517608AAAAAS1213 incorporating the Expenses incurred upto</p>							



**30/06/2020. As per the CA certificate the total cost of land lying in the 7<sup>TH</sup> avenue amounts to approximately Rs. 111.25 crores. Therefore the cost of land is taken as Rs. 111.25 crores only. Please note that the value of Land may be different here which is not assessed in this report.**

- c. Also, since this is a Licensed land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.**
- d. This is a Project Tie-up report and not a Valuation Report. Standards 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, it 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.**
- e. 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.**
- f. 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.**
- g. 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.**
- h. 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 can be fetched within the limited time & resources of the assignment during market survey in the 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.**
- i. 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.**
- j. 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 take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.**
- k. 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.

- l. 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.
- m. 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.
- n. 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.
- o. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- p. 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.
- q. 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.
- r. 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.
- s. 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.
- t. 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.
- u. 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.

xxxii. **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.

xxxiii. **SPECIAL ASSUMPTIONS**

None

xxxiv. **LIMITATIONS**

None





3. COST ASSESSMENT OF LAND			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Cost of Land (As per Sale Deed)
a.	Prevailing Rate range	Rs.35,000/- per sq.mtr. (For Residential Plot)	NA
b.	Deduction on Market Rate	---	NA
c.	Rate adopted considering all characteristics of the property	Rs.35,000/- per sq.mtr	NA
d.	Total Land Area/FAR Area considered <i>(documents vs site survey whichever is less)</i>	35,879.55 sq.mtr. /8.86 acres /3,86,203.88 sq.ft.	35,879.55 sq.mtr. /8.86 acres /3,86,203.88 sq.ft.
e.	<b>Total Value of land (A)</b>	35879.55 sq.mtr. X Rs. 35,000/- per sq.mtr.	NA.
		<b>Rs. 125,57,84,250/-</b>	<b>Rs.111,25,00,000/-</b>

**Note:**

*In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.*

*However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the CA Certificate with UDIN No.20517608AAAAAS1213 incorporating the Expenses incurred upto 30/06/2020. As per the CA certificate the total cost of land Lying in the 7TH avenue amounts to approximately Rs. 111.25 crores. therefore the cost of land is taken as Rs. 111.25 crores only. Please note that the value of Land may be different here which is not assessed in this report.*

*Also, since this is a Licensed land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.*





4. COST ASSESSMENT OF BUILDING CONSTRUCTION				
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR	NON-FAR
	Building Construction Value	Rate range	Rs. 1,600/- to 1,800/- per sq. ft.	Rs. 1,200/- to 1,400/- per sq. ft.
		Rate adopted	Rs. 1,700/- per sq. ft.	Rs. 1,300/- per sq. ft.
		Covered Area	2,52,497.04 sq.mtr. / 27,17,852.89 sq.ft.	1,19,742.44 sq.mtr./12,88,895.65 sq.ft.
		Pricing Calculation	27,17,852.89 X Rs.1,700/- per Sq. ft.	12,88,895.65 sq.ft. X Rs. 1,300/- per sq. ft..
		<b>Total Value</b>	<b>Rs.462,03,49,913/-</b>	<b>Rs. 167,55,64,345/-</b>
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)		<b>Rs. 629,59,14,258/-</b>	

5. COST 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. 31,47,00,000/-
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. 81,84,00,000/-
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. 18,88,00,000/-
e.	<b>Expected Construction Value (C)</b>	<b>NA</b>	<b>Rs. 132,19,00,000/-</b>





6. MARKET/ SALABLE AMOUNT OF THE FLATS		
a.	Total No. of DU	4808 DU
b.	Total No. of EWS Units	NA
c.	Total Proposed Salable Area for flats	33,49,430 sq.ft./3,11,172.53 sq.mtr.
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.3,600 sq.ft. (on super area as per the information during the site survey)
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.4,065/- Rs. 5,055/- per sq. ft. ( on super area)
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.4,000/- Rs. 5,000/- per sq. ft. ( on super area)
e.	Remarks	<ul style="list-style-type: none"> <li>The value of the Flats is varying from floor to floor and direction to direction as per information gathered from the public domain &amp; dealers of that area, and it is found that flat rates vary from Rs. 4,000/- Rs. 5,000/- per sq. ft. per sq. ft. on Super area and the same seems to be reasonable in our view.</li> <li>However, we have not received the area of the flats which are proposed under this Phase of the project. Therefore, inventory analysis is not provided for this phase. <b>(If inventory analysis is not done)</b></li> <li>Details of the inventory is as provided by the builder.</li> <li>Pricing assessment of the inventory is done based on the prospective number of flats which builder intends to create in this Project as provided by the builder.</li> </ul>





Block	No of Flats	Area of Individual Flats	Sum of Area (Sq.Ft)	Price of Individual Flat @Rs.5000/- per sq.ft. on super area	Maximum rate @Rs.5000/- per sq.ft. on super area	Price of Individual Flat @Rs.4000/- per sq.ft. on super area	Minimum rate @Rs.4000/- per sq.ft. on super area
A	256	1165	298240	₹ 58,25,000.00	₹ 1,49,12,00,000.00	₹ 46,60,000.00	₹ 1,19,29,60,000.00
B	256	1165	298240	₹ 58,25,000.00	₹ 1,49,12,00,000.00	₹ 46,60,000.00	₹ 1,19,29,60,000.00
C	256	1075	275200	₹ 53,75,000.00	₹ 1,37,60,00,000.00	₹ 43,00,000.00	₹ 1,10,08,00,000.00
D	256	1075	275200	₹ 53,75,000.00	₹ 1,37,60,00,000.00	₹ 43,00,000.00	₹ 1,10,08,00,000.00
E	256	1075	275200	₹ 53,75,000.00	₹ 1,37,60,00,000.00	₹ 43,00,000.00	₹ 1,10,08,00,000.00
F	256	1075	275200	₹ 53,75,000.00	₹ 1,37,60,00,000.00	₹ 43,00,000.00	₹ 1,10,08,00,000.00
G	256	1075	275200	₹ 53,75,000.00	₹ 1,37,60,00,000.00	₹ 43,00,000.00	₹ 1,10,08,00,000.00
H	160	1165	186400	₹ 58,25,000.00	₹ 93,20,00,000.00	₹ 46,60,000.00	₹ 74,56,00,000.00
I	193	1350	260550	₹ 67,50,000.00	₹ 1,30,27,50,000.00	₹ 54,00,000.00	₹ 1,04,22,00,000.00
	63	1450	91350	₹ 72,50,000.00	₹ 45,67,50,000.00	₹ 58,00,000.00	₹ 36,54,00,000.00
J	256	1350	345600	₹ 67,50,000.00	₹ 1,72,80,00,000.00	₹ 54,00,000.00	₹ 1,38,24,00,000.00
K	129	1105	142545	₹ 55,25,000.00	₹ 71,27,25,000.00	₹ 44,20,000.00	₹ 57,01,80,000.00
	127	1155	146685	₹ 57,75,000.00	₹ 73,34,25,000.00	₹ 46,20,000.00	₹ 58,67,40,000.00
L	172	1185	203820	₹ 59,25,000.00	₹ 1,01,91,00,000.00	₹ 47,40,000.00	₹ 81,52,80,000.00
<b>Grand Total</b>	<b>2892</b>		<b>3349430</b>		<b>₹ 16,74,71,50,000.00</b>		<b>₹ 13,39,77,20,000.00</b>





7.	CONSOLIDATED COST ASSESSMENT OF THE ASSET		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs. 125,57,84,250/-	Rs.111,25,00,000/-
b.	Structure Construction Value (B)	NA	Rs. 629,59,14,258/-
c.	Additional Aesthetic Works Value (C)	NA	Rs. 132,19,00,000/-
d.	<b>Total Add (A+B+C)</b>	<b>Rs. 125,57,84,250/-</b>	<b>Rs.873,03,14,258/-</b>
e.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	<b>Total Indicative &amp; Estimated Prospective Fair Market Value</b>	<b>Rs. 125,57,84,250/-</b>	<b>Rs.873,03,14,258/-</b>
h.	<b>Rounded Off</b>	<b>Rs. 125,57,84,250/-</b>	<b>Rs.873,00,00,000/-</b>
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Eight Hundred Seventy three Crore Only/-
j.	<b>Expected Realizable Value (@ ~15% less)</b>	---	<b>Rs. 742,05,00,000/-</b>
k.	<b>Expected Distress Sale Value (@ ~25% less)</b>	---	<b>Rs. 654,75,00,000/-</b>
l.	Percentage difference between Circle Rate and Market Value	More than 20%	
m.	<b>Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%</b>	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.	<b>Concluding Comments/ Disclosures if any</b>		
	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. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the		

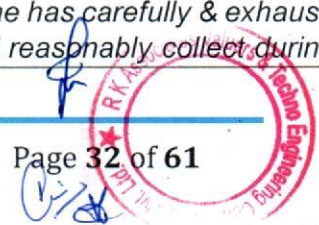


same has only been given for the reference purpose.

- e. Also, since this is a Licensed land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.
- f. This is a Project Tie-up report and not a Valuation Report. Standards 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.
- g. 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.
- h. 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.
- i. 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.
- j. 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.
- k. 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.
- l. 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.
- m. 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](mailto: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](mailto: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](http://www.rkassociates.org) for reference.**

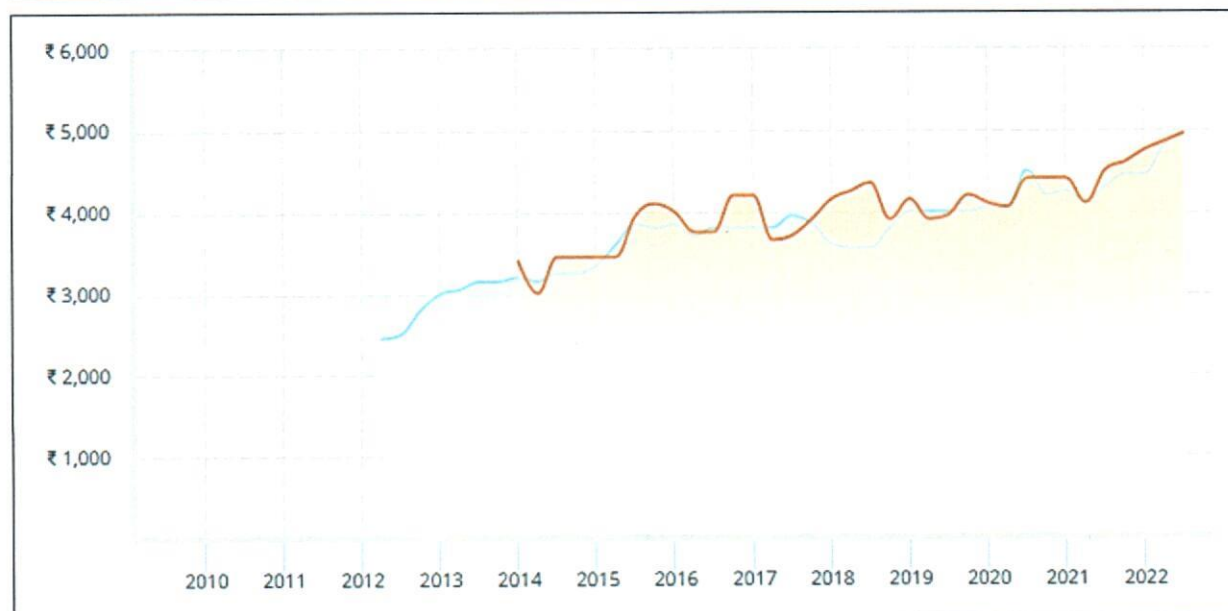
SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Harshit Mayank	Abhishek Sharma	Tejas Bharadwaj
		



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

GAUR CITY								
GAUR CITY-3, GH-03, SECTOR-14C GREATER NOIDA								
w.e.f. 09/08/2022			PRICE LIST : 7th Avenue				NAVRATRI OFFER	
Floor	Project	Ground Floor	1st To 5th Floor	6th To 10th Floor	11th To 15th Floor	16th To 20th Floor	21st & Above Floor	*Top Floor
Basic Sale Price (Per Sq. Ft.)	7th Avenue - RTM Tower A, B, C, D, I, J, K	5055	4955	4905	4855	4805	4755	4655
*Basic Sale Price (Per Sq. Ft.) GST EXTRA @ 8%	7th Avenue Tower H & L	4415	4315	4265	4215	4165	4115	4015
*Basic Sale Price (Per Sq. Ft.) GST EXTRA @ 8%	7th Avenue Tower E, F, G	4465	4365	4315	4265	4215	4165	4065

Basic Sale Price will remain same for top floor for every tower in spite of floor height



### Transaction Details

Data Source : U P government



Registry Date	Agreement Price	Area (sq.ft.)	Price/sq.ft.	Floor No.	Tower / Wing	Purchase Type
17 Jan 2022	Rs. 48.17 L	1164 (super built up)	Rs. 4134	03	A	-
29 Nov 2021	Rs. 58.5 L	1470 (super built up)	Rs. 3979	13	E	Resale
08 Nov 2021	Rs. 54.5 L	1349 (super built up)	Rs. 4037	14	J	-

Is this Helpful? Yes ☒ No ☐

99acres.com has made available data related to registration through online more





**Resale - 2 BHK + 2 Toilet=1165 Sq. Feet**

Gaur City 7th Avenue


Price: ₹ 59,41,500



[View Details](#)

Be a part of the much awaited Towers of the most admired township of Gr. Noida (W)


**TAVENUE**  
Gaur City, Sec-4, Greater Noida (W)



**Resale - 3BHK + 2 Toilet=1185 Sq. Feet**

Gaur City 7th Avenue

Price: ₹ 62,80,500




[View Details](#)

**COMING SOON**

**Resale - 3 BHK + 2 Toilet =1185 Sq. Feet**

Gaur City 7th Avenue

Price: ₹ 60,43,500




[View Details](#)

**COMING SOON**

**Resale - 3 BHK + 2 Toilet=1350 Sq. Feet**

Gaur City 7th Avenue

Price: ₹ 72,90,000



[View Details](#)

Be a part of the much awaited Towers of the most admired township of Gr. Noida (W)

**TAVENUE**  
Gaur City, Sec-4, Greater Noida (W)



**Resale - 2 BHK + 2 Toilet - 1105 Sq.Ft.=1105 Sq. Feet**

Gaur City 7th Avenue

Price: ₹ 51,93,500



[View Details](#)

Be a part of the much awaited Towers of the most admired township of Gr. Noida (W)

**TAVENUE**  
Gaur City, Sec-4, Greater Noida (W)



**Resale - 2 BHK + 2 Toilet - 1105 Sq.Ft.=1105 Sq. Feet**

Gaur City 7th Avenue

Price: ₹ 54,14,500



[View Details](#)

Be a part of the much awaited Towers of the most admired township of Gr. Noida (W)

**TAVENUE**  
Gaur City, Sec-4, Greater Noida (W)



**Resale - 2 BHK + 2 Toilet - 1105 Sq.Ft.=1105 Sq. Feet**

Gaur City 7th Avenue

Price: ₹ 51,93,500



[View Details](#)

Be a part of the much awaited Towers of the most admired township of Gr. Noida (W)

**TAVENUE**  
Gaur City, Sec-4, Greater Noida (W)



**Resale - 2 BHK + 2 Toilet - 1075 Sq.Ft.=1075 Sq. Feet**

Gaur City 7th Avenue


Price: ₹ 50,52,500



[View Details](#)


**Hot Properties**

**Resale - 2 BHK + 2 Toilet + Store - 1010 Sq. Ft. - 1010-Sq. Feet-Gaur City 16th Avenue**




₹ 44,44,000

Greater Noida West




**Resale - 2 BHK + 2 Toilet - 1055 Sq.Ft.- 1055-Sq. Feet-Gaur City 12th Avenue**



₹ 46,42,000

Sector 16 C, Greater Noida West



**Resale - 2 BHK + 2 Toilet - 1155 Sq.Ft.- 1155 Sq. Feet**

**₹ 63,52,500**

7th Avenue Gaur City 1 Greater Noida

**About Properties**

Resale Id :	R20114
Project Name :	Gaur City 7th Avenue
Property On Floor :	14 - 20
Total Floor :	31
Project Status :	Ready To Move In
Location :	Sector 4, Greater Noida West
Property Type :	Resale


**Property Description**

Gaur City 7th Avenue Unit For Sale In 1155 Sq.Ft. Lower Floor Tower – K, Our Team With Fix Direct Meeting With Owners.

**Contact Details**

+91-95933-22117

**Availability**



**Post Enquiry**

For Buy

Full Name

your Email Id

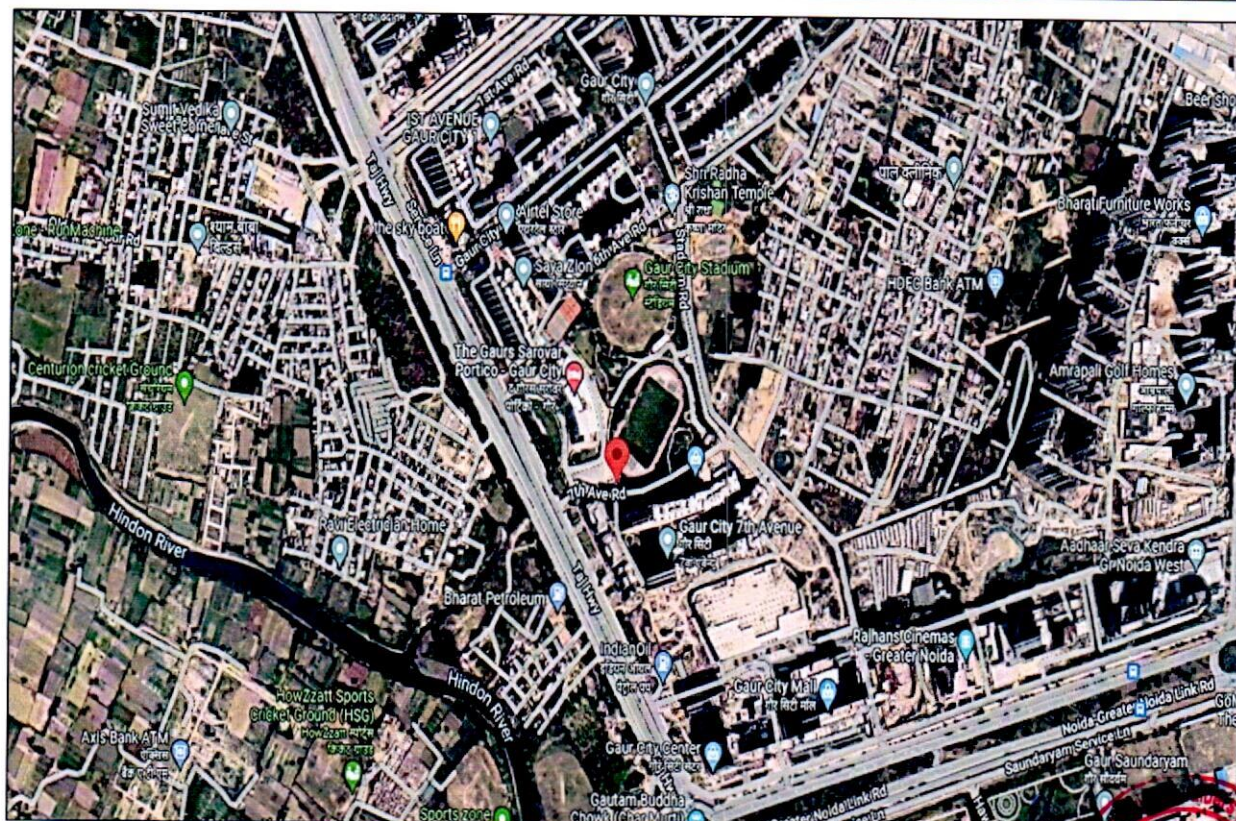
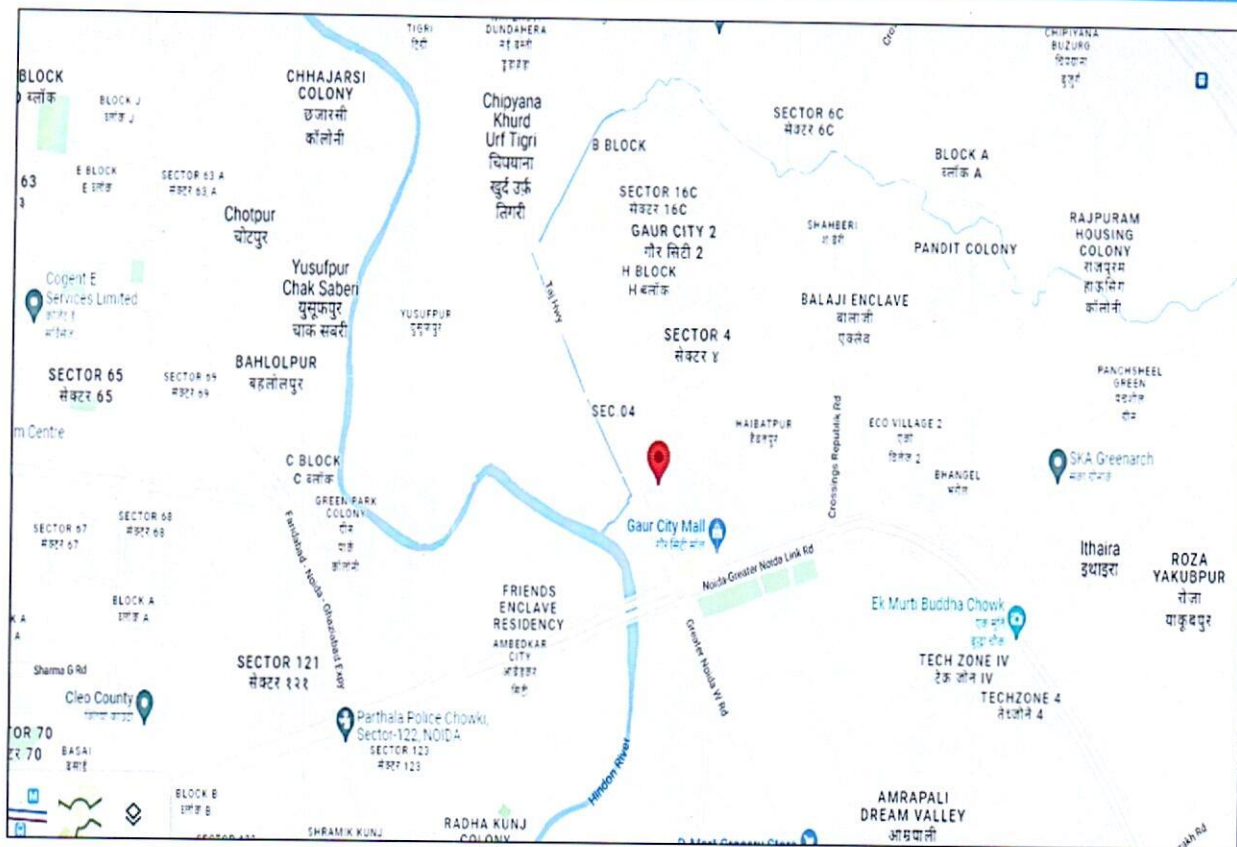
your number

Whats on your mind?





**ENCLOSURE 2: GOOGLE MAP LOCATION**





**ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY**













## ENCLOSURE: 4- COPY OF CIRCLE RATE

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-1), 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






**ENCLOSURE 5: OTHER RELEVANT DOCUMENTS**

**DOCUMENT 1: SALE DEED OF COMPLETE PROJECT LAND /CA CERTIFICATE  
EXTRACTED FROM RERA/SNAPSHOT OF COST OF PROJECT IN RERA**

**CA N Jha & Co**  
**CHARTERED ACCOUNTANTS**

PLOT No. 343, Udyog Kendra-2,  
Ecotech-3, Greater Noida, Gautam  
Budh Nagar, (UP) 201306  
Ph-0120-4247408, 9818727408  
Email- njhaandco@gmail.com

**CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)** Form -REG-3  
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 30.06.2020

Dated: .....

**Subject:** Certificate of amount incurred on "7th Avenue" for construction of 10 tower/Block/Building II of group Housing situated on Khairi rd, Plot No. 343, Sector-04, Greater Noida, U.P. demarcated by its boundaries latitude and longitude of the end-points: 28°36' 31.33"N, 77°25' 30.48"E, 28°36' 29.43"N, 77°25' 42.32"E of Village Hoshapur, Tehsil, Gautam Buddha Nagar, Competent Authority/Development Authority G.N.D.A, District Gautam Buddha Nagar, measuring 35680 sq. meter area, being developed by M/s Gaursons Hitech Infrastructure Pvt. Ltd. having RERA Registration No. UPRERAPR36495, Designated A/C No. 777705226147 Bank Name: KICI BANK LTD.

S.No.	Particulars	Rs. in Crores	Rs. in Crores
		Total Cost Estimated	Amount Incurred till 30/06/2020
1	<b>Land Cost</b>		
(a)	Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction.	111.25	111.25
(b)	Amount payable to obtain Development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any.		
(c)	Acquisition cost of FDI (Transfer of Development Rights), if any.		
(d)	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above).		
(e)	Interest (Other than Penal interest - Penalties etc) paid to FI, Scheduled Banks, NBFC and Unsecured Loan at State Bank of India - Marginal cost of fund based lending Rate (SBI MCLR) or money borrowed for purchase of land and also to Competent Authority.		
	<b>SUB TOTAL LAND COST (in Rs.)</b>	111.25	111.25
2	<b>Project Clearance Fees</b>		
(a)	Fees paid to RERA		
(b)	Fees paid to Local Authority		
(c)	Consultants/Architect fees (directly attributable to project)		
(d)	Any other (specify)		
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	0	0
34	<b>Cost of Development and construction</b>		
(a)	Cost of services (water, electricity to construction site), See Overheads.	654.62	620.88
(b)	Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., so long as these costs are directly incurred in the construction of the concerned project.		
(c)	Cost of material actually purchased.		
(d)	Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project).		
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 34)</b>	654.62	620.88



**DOCUMENT 2: COPIES OF STATUTORY APPROVALS**

**COMPLETION CERTIFICATE**

**Greater Noida Industrial Development Authority**  
Plot no-01, Sector-knowledge park-04, Greater Noida.

PLG/(BP)3278(C)/4232  
Dated. 07.09.2020

To,  
M/S GAURSONS HI-TECH INFRASTRUCTURE (P) LTD.  
D-25, VIVEK VIHAR  
DELHI-110095

Sir,

I hereby certify that the erection/re erection of the building on plot no- C-01B/GII-01, sector-04, Greater Noida, completed under the supervision of Mr. HARIOM SHUKLA, COA no- CA/ 2012/55413 and building has been inspected by officers of the authority and declare that the building conforms in all respects to the requirements of the regulations in respect of occupancy, structural safety based upon the structural stability certificate and the completion certificate submitted by the surrounding and is fit for occupation. I have to inform you that part occupancy certificate **COMMERCIAL BUILDING** in C-01B/GII-01, sector-04, ( FAR=17824.28, 15%=1618.44) is being granted by the authority with the following conditions.

1. Before making any changes in the existing building prior permission from the Authority is required.
2. If demanded by the Authority your will be liable to pay charges for the provision of any further facilities/development/improvement.
3. A copy of the drawings shall always be kept at site and shall be made available to any officer of the Authority on demand.
4. You are required to follow the terms and conditions as indicated in lease deed and various NOC issued by different organizations.
5. Gate/s shall open on the service road only, direct access to main carriageway shall not be provided.
6. No parking will be done on road and parking shall be used only for purpose of users as designated in the plan.
7. You are required to maintain green out side the plot.

Yours faithfully  
Sr. Manager(arch)

Encl: Copy of one set drawings ( )  
Copy to: G.M. (Engg.) for information and n.a.  
Copy to: S.M. (Builder) for n.a.  
Copy to: S.E. (Systems) for uploading on website

Sr. Manager(arch)





## Greater Noida Industrial Development Authority

Plot no-01, Sector-knowledge park-04, Greater Noida.

PLG/(BP)3557.(C)/42 33  
Dated. 21.9.2020.

To,  
M/S GAURSONS HI-TECH INFRASTRUCTURE (P) Ltd.  
D-25, VIVEK VIHAR  
DELHI-95

Sir,

I hereby certify that the erection/re erection / alteration / demolition of the building on plot no- GC-07/GII-01, Sector-04, Greater Noida, completed under the supervision of technical person or name Mr. HARIOM SHUKLA, COA no- CA/ 2012/55413 and building has been inspected by officers of the authority and declare that the building conforms in all respects to the requirements of the regulations in respect of occupancy, structural safety based upon the structural stability certificate and the completion certificate submitted by the surrounding and is fit for occupation. I have to inform you that occupancy certificate of towers A (shops on ground floor FAR area-799.13 sqm. & 15% -59.68 sqm.), I (UNITS 256), J (UNITS 256), K (UNITS 256), total units 768 having total FAR AREA - 647681.63 sqm, 15% SERV. FAR = 6033.58 sqm., is being granted by the authority with the following conditions.

1. Before making any changes in the existing building prior permission from the Authority is required.
2. If demanded by the Authority you will be liable to pay charges for the provision of any further facilities/development/improvement.
3. A copy of the drawings shall always be kept at site and shall be made available to any officer of the Authority on demand.
4. You are required to follow the terms and conditions as indicated in lease deed and various NOC issued by different organizations.
5. Gate/s shall open on the service road only, direct access to main carriageway shall not be provided.
6. No parking will be done on road and parking shall be used only for purpose of users as designated in the plan.
7. You are required to maintain green out side the plot.
8. Safety net to be provided on site as per fire safety norms.

Yours faithfully

Sr. Manager(Arch.)

Encl: Copy of one set drawings ( )  
Copy to: G.M. (Engg.) for information and n.a.  
MGR. (builder) for information and n.a.  
MGR. (law) for information and n.a.

Sr. Manager(Arch.)





## Greater Noida Industrial Development Authority

Plot no-01, Sector-knowledge park-04, Greater Noida.

PLG/(BP)3557./6603.....

Dated..11/10/2019

To,  
M/S GAURSONS HI-TECH INFRASTRUCTURE (P) Ltd.  
D-25, VIVEK VIHAR  
DELHI-95

Sir,

I hereby certify that the erection/re erection / alteration / demolition of the building on plot no- GC-07/GH-01, Sector-04, Greater Noida, completed under the supervision of technical person or name Mr. HARIOM SHUKLA, COA no- CA/ 2012/55413 and building has been inspected by officers of the authority and declare that the building conforms in all respects to the requirements of the regulations in respect of occupancy, structural safety based upon the structural stability certificate and the completion certificate submitted by the surrounding and is fit for occupation. I have to inform you that occupancy certificate of towers A (UNITS 256), B (UNITS 256), C (UNITS 256), D (UNITS 256), having total FAR AREA = 74462.35 sqm, 15% SERV. FAR = 9696.83 sqm., NON FAR AREA = 66847.62 sqm is being granted by the authority with the following conditions.

1. Before making any changes in the existing building prior permission from the Authority is required.
2. If demanded by the Authority your will be liable to pay charges for the provision of any further facilities/development/improvement.
3. A copy of the drawings shall always be kept at site and shall be made available to any officer of the Authority on demand.
4. You are required to follow the terms and conditions as indicated in lease deed and various NOC issued by different organizations.
5. Gate/s shall open on the service road only, direct access to main carriageway shall not be provided.
6. No parking will be done on road and parking shall be used only for purpose of users as designated in the plan.
7. You are required to maintain green out side the plot.
8. Safety net to be provided on site as per fire safety norms.

Yours faithfully

Sr. Manager(Arch.)


Encl: Copy of one set drawings ( )  
Copy to: G.M. (Engg.) for information and n.a.  
MGR. (builder) for information and n.a.  
MGR. (law) for information and n.a.

Sr. Manager(Arch.)





## NOC FOR HEIGHT



AAI/RH/IN/ATM/NOC/2019/157/670-673.  
GAURSONS HITECH INFRASTRUCTURE PVT LTD  
D-25,VIVEK VIHAR, NEW DELHI -95

**भारतीय विमानपत्तन प्राधिकरण**  
**AIRPORTS AUTHORITY OF INDIA**

Date: 23-04-2019  
Valid Upto: 22-04-2027

### No Objection Certificate for Height Clearance

- This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.
- This office has no objection to the construction of the proposed structure as per the following details:

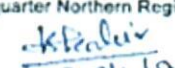
NOC ID:	SAFD-NORTH B-940319/385660
Applicant Name*	Devendra Bhandari
Site Address*	GAUR CITY, PLOT NO.-GH-01, SECTOR-04, GREATER NOIDA, UTTAR PRADESH, GREATER NOIDA, Gautam Buddha Nagar, Uttar Pradesh
Site Coordinates*	77 25 18.36-28 36 46.49, 77 25 37.62-28 36 18.83, 77 25 45.53-28 37 00.48, 77 25 47.84-28 36 52.86, 77 25 49.48-28 36 20.58
Site Elevation in mtrs AMSL as submitted by Applicant*	201.5 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	351.5M

\*As provided by applicant

- This NOC is subject to the terms and conditions as given below:
  - Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994\*
  - The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.
  - Airport operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.
  - The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.
  - The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, परिचालन कार्यालय परिसर रंगपुरी, नई दिल्ली - 110037 दूरभाष संख्या - 91-11-25653566  
Regional headquarter Northern Region, Operational Offices Complex Rangpuri, New Delhi-110 037 Tel: 91-11-25653566


" हिंदी पत्रों का स्वागत है । "

  
**K.K. KABIR**  
 अध्यक्ष (उत्तरी क्षेत्र) / Chairman (Northern Region), AAI  
 भारतीय विमानपत्तन प्राधिकरण





**NOC FROM POLLUTION CONTROL BOARD**

	<p align="center"><b>उत्तर प्रदेश प्रदूषण नियंत्रण बोर्ड</b></p> <p align="center">‘पिकप भवन’ तृतीय तल, बी-ब्लॉक, विभूति खण्ड, गोमती नगर, लखनऊ</p>	
	<p>संदर्भ संख्या <u>F78719</u> सी-१/एन/एन.ओ.सी.-६८६/२०१०/५ दिनांक <u>12-1-11</u></p>	
<p>सेवा में,</p> <p>मे० _____</p> <p>गौरसन्स हाईटेक इनफास्ट्रक्चर प्रा. लि.,</p> <p>जो.एच.-०१, सेक्टर-४, _____</p> <p>प्रेटर नोएडा।</p>		
<p>विषय : पर्यावरणीय प्रदूषण की दृष्टि से / नई इकाई की स्थापना हेतु / कार्यरत इकाई की उत्पादन क्षमता में विस्तार / संयंत्रों के नवीनीकरण हेतु अनापत्ति प्रमाण पत्र निर्गमन</p>		
<p>महोदय,</p> <p>कृपया उपरोक्त विषयक अपने आवेदन पत्र दिनांक _____ का संदर्भ लें। आपके आवेदन पर विचार किया गया है तथा कृपया अवगत हो कि उद्योग को पर्यावरणीय प्रदूषण के दृष्टिकोण से निम्नलिखित विशिष्ट शर्तों एवं सामान्य शर्तों (संलग्नक) के समुचित अनुपालन के साथ सशर्त अनापत्ति स्वीकृत की जाती है।</p>		
<p>1. अनापत्ति प्रमाण-पत्र निम्नलिखित विशिष्ट विवरणों के लिए ही निर्गत किया जा रहा है :-</p>		
<p>(क) स्थल : _____</p> <p>प्लॉट नं.- जो.एच.-०१, सेक्टर-४, प्रेटर नोएडा</p>		
<p>(ख) उत्पादन : _____</p> <p>अवशेष काठोन्नी की स्थापना एवं निर्माण</p>		





**NOC FROM SEIAAA**

**State Level Environment Impact Assessment Authority, Uttar Pradesh**

Directorate of Environment, U.P.  
Dr. Bhim Rao Ambedkar Paryavaran Parisar,  
Vineet Khand-1, Gomti Nagar, Lucknow-226 010  
Phone: 91-522-2300 541, Fax: 91-522-2300 543  
E-mail: seiaa@seiaa.gov.in

Ref.No: SEAC/531/2010/AA(5)/ Date: 11 January, 2011

To,  
Mr. Sanjay Shandilya,  
Director (Planning & Co-ordination),  
M/s Gaursons Hi-tech Infrastructure (P) Ltd.  
305, Arunachal Building, 19,  
Barakhamba Road, New Delhi-110001

Sub: Regarding the Environmental Clearance for proposed Integrated Township "Gaur City" at GH-01, Sector-4, Greater Noida, G.B. Nagar, U.P. of M/s Gaursons Hi-tech Infrastructure (P) Ltd. New Delhi.

Dear Sir,

Please refer to your letter dated 25/10/2010 addressed to The Director and Secretary, SEAC, U.P., Directorate of Environment Govt. of U.P. Dr. Bhim Rao Ambedkar Paryavaran Parisar, Vineet Khand-1, Gomti Nagar, Lucknow on the subject as above. The State Level Expert Appraisal Committee has considered the case and has been given to understand that:

1. The Environmental Clearance is sought for proposed Integrated Township "Gaur City" at GH-01, Sector-4, Greater Noida, G.B. Nagar, U.P.
2. The total plot area of the project is 5,03,216 sq. mt. (124.37 Acres) and the built up area is 12,63,072.2 sqm.
3. The proposed project is covered under category B 'b' of the EIA notification dated 14-09-2006 and the amendments thereof.

During the course of presentation before SEAC on dated 26/11/10, the project proponents said that they are not covered under CEPI directives. The project proponents also agreed to:

- I. Utilize 45% of total area for the green belt development.
- II. Using recycled waste water for flushing & making provisions for dual plumbing.
- III. Revising recycled waste water requirement for horticulture purpose to 1.4 lt./m<sup>2</sup> per alternate days.
- IV. Providing 34 sets of recharge pits and desilting tanks for Rain Water Harvesting based on peak run-off flow of 723.2 m<sup>3</sup>/hr.
- V. Providing for appropriate Solid Waste, Bio Medical waste & E-waste disposal facilities and treating liquid Bio medical waste to prescribed standards before discharge.
- VI. Providing shelter, drinking water, creche, toilet and medical facilities for construction workers.

Based on the recommendations of the State Level Expert Appraisal Committee (meeting held on 26/11/2010 on the above said project. The State Level Environment Impact Assessment Authority (meeting held on 13/12/2010) has decided to grant the Environmental Clearance to the project subject to the effective implementation of the following conditions:

General Conditions:

1. It shall be ensured that all standards related to ambient environmental quality and the emission/effluent standards as prescribed by the MoEF are strictly complied with.
2. It shall be ensured to obtain the no objection certificate from the U.P. Pollution Control Board before start of construction.





## State Level Environment Impact Assessment Authority, Uttar Pradesh

Uploaded on  
[www.seiaaup.in](http://www.seiaaup.in)

Directorate of Environment, U.P.

Vineet Khand: I, Gomti Nagar, Lucknow - 226 010  
Phone: 91-522-2300 541, Fax: 91-522-2300 541  
E-mail: doeuplko@yahoo.com  
Website: [www.seiaaup.in](http://www.seiaaup.in), [www.seiaaup.com](http://www.seiaaup.com)

To,

Shri Devendra Bhandari,  
Gaur Biz Park,  
M/s Gaursons Hi-Tech Infrastructure Pvt.Ltd.,  
Plot no- 1, Abhay Khand-2,  
Indirapuram, Shanti Vihar,  
Ghaziabad, U.P.

Ref. No. 989/Parya/SEAC/2327/2014/ AD(H)

Date: 22 September, 2015

Sub: Environmental Clearance for Expansion & Modification of Township "Gaur City" at GH-01, Sector-4, Noida, U.P. M/s Gaursons Hi-tech Infrastructure Pvt. Ltd. Regarding.

Dear Sir,

Please refer to your application/letters dated 20-05-2014, 23-02-2015 & 16-03-2015 addressed to the Secretary, State Level Expert Appraisal Committee (SEAC) and Director, Directorate of Environment Govt. of UP on the subject as above. A presentation was made by the representative of the project proponent along with their consultant M/s Environment and Technical Research Centre in the SEAC meeting dated 19-06-2015.

The Project proponent, through documents (submitted to SEAC) and presentation made during meeting, has informed to the SEAC that:-

1. Environmental clearance for Township "Gaur City" at plot no. GH-01, Sector-4, Greater Noida was issued through SEIAA letter no. 470/SEAC/531/2010/AAS dated 11/01/2011. Now modification and expansion of the proposed integrated township is submitted for environmental clearance.
2. The environmental clearance is sought for Expansion & Modification of Township "Gaur City" at Plot no. GH-01, Sector-4, Noida. M/s Gaursons Hi-tech Infrastructure Pvt. Ltd.
3. Area details of the project is as follows:

DESCRIPTION OF AREA	AREA (Sqm)	% OF AREA FOR DEVELOPMENT
Total Area of Scheme	5,03,216	100.00
Sold Land	60947.08	12.10
Balance Area	4,42,268.92	87.90
DESCRIPTION OF AREA	AREA (Hectare)	% OF AREA FOR DEVELOPMENT
Residential Land Use, including Facilities i.e. Schools, Health and Community Centers, etc.	19.07	43.17
Institutional Area	2.52	5.70
Commercial Land Use	5.03	11.32
Parks, Open Spaces and Roads	17.61	39.81
Total	44.23	100.00

4. Comparative Statement of the project is as follows:

S No.	Details	Previous EC	Proposed Modifications	Remarks
1	Plot Area (sqmt)	5,03,216.00	4,42,268.92	Part Residential Plot Sold





**FINAL FIRE NOC FOR BLOCK-E, H & L**

7/2/2021

FIRE SERVICE | UTTAR PRADESH

**प्रारूप-छ (संलग्नक-6)**

**अग्नि सुरक्षा प्रमाणपत्र (पूर्णता (कम्प्लीशन) अनापत्ति प्रमाणपत्र)**

यूआईडी संख्या: UPFS/2021/33129/GBN/GAUTAM BUDDH NAGAR/9673/DD

दिनांक: 28-06-2021

प्रमाणित किया जाता है कि मेसर्स **MS GAURSONS HITECH INFRASTRUCTURE PRIVATE LIMITED** (भवन/प्रतिष्ठान का नाम) पता **PLOT NO-GC-07-GH-01, SECTOR-04, GREATER NOIDA** तहसील - **DADRI**, प्लॉट एरिया **53879.55 sq.mt**, कुल कवर्ड एरिया **13468.79** (वर्ग मीटर), ब्लॉकों की संख्या - **1** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	वेसमेंट की संख्या	ऊँचाई
BLOCK H	22	3	68.90 mt.

है। भवन का अधिभोग मेसर्स **MS GAURSONS HITECH INFRASTRUCTURE PRIVATE LIMITED** द्वारा किया जा रहा है। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाएँ, एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार भवन में स्थापित करायी गयी व्यवस्थाओं का निरीक्षण अग्निशमन अधिकारी द्वारा दिनांक **30-06-2021** को भवन स्वामी/भवन स्वामी के प्रतिनिधि श्री **Nayar** के साथ किया गया। भवन में अधिस्थापित अग्नि सुरक्षा व्यवस्थाएँ मानकों के अनुसार अधिस्थापित पायी गयी। अतः प्रश्नगत भवन को अग्नि सुरक्षा प्रमाणपत्र (फायर सेफ्टी सर्टिफिकेट) एन0बी0सी0 की अधिभोग श्रेणी **Residential** के अन्तर्गत वैधता तिथि **02-07-2021** से **01-07-2026** तक **5** वर्षों के लिए दस शर्तों के साथ निर्गत किया जा रहा है कि भवन में नियमानुसार स्थापित सभी अग्निशमन व्यवस्थाओं का अनुरक्षण करते हुए क्रियाशील बनाये रखा जायेगा। भवन में स्थापित की गयी अग्निशमन व्यवस्थाओं में पायी गयी कमी के कारण किसी भी घटना के लिए मेसर्स **MS GAURSONS HITECH INFRASTRUCTURE PRIVATE LIMITED** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे। निर्गत अग्नि सुरक्षा प्रमाणपत्र का नवीनीकरण निर्धारित समयावधि के अन्दर न कराये जाने पर निर्गत अग्नि सुरक्षा प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मेसर्स **MS GAURSONS HITECH INFRASTRUCTURE PRIVATE LIMITED** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, 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।"

हस्ताक्षर (निर्गमन अधिकारी)

(उप निदेशक)



Digitally Signed By  
(AMAN SHARMA)

[6F3173ACF1282848601D36130C6B4188805EE040]

02-07-2021

निर्गत किये जाने का दिनांक : 02-07-2021  
स्थान : MEERUT





## प्रारूप-छ (संलग्नक-6) अग्नि सुरक्षा प्रमाणपत्र (पूर्णता (कम्प्लीशन) अनापत्ति प्रमाणपत्र)

यूआईटी संख्या: UPFS/2021/40104/GBN/GAUTAM BUDDH NAGAR/11950/DD

दिनांक: 18-11-2021

प्रमाणित किया जाता है कि मेसर्स **MS GAURSONS HITECH INFRASTRUCTURE PRIVATE LIMITED** (भवन/प्रतिष्ठान का नाम) पता **PLOT NO-GC-07-GH-01, SECTOR-04, GREATER NOIDA** तहसील - **DADRI**, प्लॉट एरिया **53879.55 sq.mt**, कुल कवर्ड एरिया **42133.51** (वर्ग मीटर),

ब्लॉकों की संख्या - 1 जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेंट की संख्या	ऊँचाई
BLOCK L	24	4	78.40 mt.

है। भवन का अधिभोग मेसर्स **MS GAURSONS HITECH INFRASTRUCTURE PRIVATE LIMITED** द्वारा किया जा रहा है। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाएं, एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार भवन में स्थापित करायी गयी व्यवस्थाओं का निरीक्षण अग्निशमन अधिकारी द्वारा दिनांक **22-11-2021** को भवन स्वामी/भवन स्वामी के प्रतिनिधि श्री **Sudhanshu Tiwari** के साथ किया गया। भवन में अधिस्थापित अग्नि सुरक्षा व्यवस्थाएं मानकों के अनुसार अधिस्थापित पायी गयी। अतः प्रथमतः भवन को अग्नि सुरक्षा प्रमाणपत्र (फायर सेफ्टी सर्टिफिकेट) एन0बी0सी0 की अधिभोग श्रेणी **Residential** के अन्तर्गत वैधता तिथि **26-11-2021** से **25-11-2026** तक 5 वर्षों के लिए इस शर्त के साथ निर्गत किया जा रहा है कि भवन में नियमानुसार स्थापित सभी अग्निशमन व्यवस्थाओं का अनुरक्षण करते हुए किमार्थित बनाये रखा जायेगा। भवन में स्थापित की गयी अग्निशमन व्यवस्थाओं में पायी गयी कमी के कारण किसी भी घटना के लिए मेसर्स **MS GAURSONS HITECH INFRASTRUCTURE PRIVATE LIMITED** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होगें। निर्गत अग्नि सुरक्षा प्रमाणपत्र का नवीनीकरण निर्धारित समयावधि के अन्दर न कराये जाने पर निर्गत अग्नि सुरक्षा प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मेसर्स **MS GAURSONS HITECH INFRASTRUCTURE PRIVATE LIMITED** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होगें।

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, 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 : 26-11-2021  
स्थान : MEERUT

हस्ताक्षर (निर्गमन अधिकारी)

(उप निदेशक)



Digitally Signed By  
(AMAN SHARMA)

[6F3173ACF1282848601036130C6B4188B05EE040]

26-11-2021





## प्रारूप-छ (संलग्नक-6)

### अग्नि सुरक्षा प्रमाणपत्र (पूर्णता (कम्प्लीशन) अनापत्ति प्रमाणपत्र)

यूआईटी संख्या: UPFS/2022/45068/GBN/GAUTAM BUDDH NAGAR/13661/JD

दिनांक: 24-02-2022

प्रमाणित किया जाता है कि मेसर्स **MS GAURSONS HITECH INFRASTRUCTURE PRIVATE LIMITED** (भवन/प्रतिष्ठान का नाम) प्लॉट NO-**GC-07-GH-01,,SECTOR-04,GREATER NOIDA** तहसील - **DADRI**, प्लॉट एरिया **53879.55 sq.mt**, कुल कवर्ड एरिया **24130.74** (वर्ग मीटर),

ब्लॉकों की संख्या - 1 जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेंट की संख्या	ऊँचाई
BLOCK E	33	3	101.30 mt.

है। भवन का अधिभोग मेसर्स **MS GAURSONS HITECH INFRASTRUCTURE PRIVATE LIMITED** द्वारा किया जा रहा है। इनके द्वारा भवन में अग्नि नियंत्रण एवं अग्नि सुरक्षा व्यवस्थाएं, एन0वी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार भवन में स्थापित करायी गयी व्यवस्थाओं का निरीक्षण अग्निशमन अधिकारी द्वारा दिनांक 23-03-2022 को भवन स्वामी/भवन स्वामी के प्रतिनिधि श्री **sudhanshu** के साथ किया गया। भवन में अधिस्थापित अग्नि सुरक्षा व्यवस्थाएं मानकों के अनुसार अधिस्थापित पायी गयी। अतः प्रश्नगत भवन को अग्नि सुरक्षा प्रमाणपत्र (फायर रोफ्टी सर्टिफिकेट) एन0वी0सी0 की अधिभोग श्रेणी **Residential** के अन्तर्गत वैधता तिथि 30-03-2022 से 29-03-2027 तक 5 वर्षों के लिए इस शर्त के साथ निर्गत किया जा रहा है कि भवन में नियमानुसार स्थापित सभी अग्निशमन व्यवस्थाओं का अनुरक्षण करते हुए किमपाधीत बनाये रखा जायेगा। भवन में स्थापित की गयी अग्निशमन व्यवस्थाओं में पायी गयी कमी के कारण किसी भी घटना के लिए मेसर्स **MS GAURSONS HITECH INFRASTRUCTURE PRIVATE LIMITED** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होगे। निर्गत अग्नि सुरक्षा प्रमाणपत्र का नवीनीकरण निर्धारित समयावधि के अन्दर न कराये जाने पर निर्गत अग्नि सुरक्षा प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मेसर्स **MS GAURSONS HITECH INFRASTRUCTURE PRIVATE LIMITED** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होगे।

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

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, 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।"

हस्ताक्षर (निर्गत अधिकारी)



Digitally Signed By

(JITENDRA KUMAR SINGH)

[F E2156607E822EE60D727F898C0E07285B2C7735]

30-03-2022

निर्गत किये जाने का दिनांक : 30-03-2022

स्थान : LUCKNOW









**विद्युत सुरक्षा निदेशालय**  
कार्यालय उप निदेशक, विद्युत सुरक्षा, उत्तर प्रदेश शासन, गाजियाबाद रीजन,  
F-6, (प्रथम तल), पटेलनगर-3, गाजियाबाद 201001

संख्या- 577 वि/ गाजियाबाद / विनियम 37(VI) / 2021-2022

दिनांक- 16-11-2021

**विद्युत सुरक्षा निदेशालय का प्रमाणक**  
(Certificate of Electrical Safety Directorate)

विषय- "केन्द्रीय विद्युत प्राधिकरण (सुरक्षा तथा विद्युत आपूर्ति सम्बन्धी उपाय) विनियम "2010" के विनियम 37(VI) एवं उत्तर प्रदेश इलेक्ट्रिसिटी सप्लाय कोड 2005 के क्लॉज 4.4 (एक्सेजर 4.4) के अन्तर्गत मध्यम विभव विद्युत अधिष्ठापन का प्रारम्भिक निरीक्षण।

उपभोक्ता का नाम एवं पता- M/S GAUR SONS HI-TECH INFRASTRUCTURE PVT. LTD.  
GAUR-7<sup>th</sup> AVENUE, PH-II, PLOT No. GH-01, SECTOR-04, GREATER NOIDA WEST  
DISTRICT-GAUTAM BUDDHA NAGAR, U.P.

**Details of Equipment – 03 No. Lift**

Sr.no.	Make	Job N.	Block	Capacity
1.	FUJITEC	L-045	L	10 Passengers
2.	FUJITEC	L-046	L	10 Passengers
3.	FUJITEC	L-047	L	13 Passengers

निरीक्षण शुल्क रु0-4500.00 जो चालान सं0-VID210081984, दिनांक-08.11.2021 द्वारा राजकीय कोषागार में जमा किया गया।

प्रिय महोदय,

प्रमाणित किया जाता है कि इस निदेशालय के अधोस्तुताक्षरकर्ता द्वारा उपरोक्त विद्युत अधिष्ठापन का दिनांक-15.11.2021 को निरीक्षण करने पर पाया गया कि विद्युत अधिष्ठापन "केन्द्रीय विद्युत प्राधिकरण (सुरक्षा तथा विद्युत आपूर्ति सम्बन्धी उपाय) विनियम 2010" के सम्बन्धित विनियमों के अन्तर्गत सन्तोषजनक है। अतः उपरोक्त लिफ्ट के विद्युत अधिष्ठापन को इस्तेमाल में लाये जाने में इस कार्यालय को आपत्ति नहीं है। यह अनापत्ति प्रमाण पत्र 03 वर्ष के लिये मान्य है।

कृपया यह सुनिश्चित करें कि -

लिफ्ट के विद्युतीय अधिष्ठापन का वार्षिक अनुदण्य किसी एजेंसी को लिखित रूप में देकर लिफ्ट के सुरक्षा माबको को सदैव मेन्टेन करते रहें तथा रिकार्ड्स को अदुरुक्षित रखें एवं किसी भी निरीक्षण के समय प्रस्तुत किया जाना सुनिश्चित करें।

सुरक्षा माबको के अनुसार लिफ्ट को सदैव मेन्टेन रखें। सुरक्षा उपायों में यू. पी. एल. बैकअप, लूटर, आटोमैटिक रेस्च्यू ड्रिवाइस आदि को हमेशा कार्यक्षम अवस्था में अदुरुक्षित करें।

भारीय,  
16/11/21  
(डा० अश्वेश कुमार सार्वगी)  
उपनिदेशक  
विद्युत सुरक्षा उप-निदेशक  
गाजियाबाद रीजन, उत्तर प्रदेश





**विद्युत सुरक्षा निदेशालय**

कार्यालय उप निदेशक, विद्युत सुरक्षा, उत्तर प्रदेश शासन, गाजियाबाद रीजन,

F-6, (प्रथम तल), पटेलनगर-3, गाजियाबाद 201001

संख्या- 74 रि/ गजियाबाद / दिशियम 37(VI) / 2022-2023

दिनांक- 13-04-2022

विद्युत सुरक्षा निदेशालय का प्रमाणपत्र  
(Certificate of Electrical Safety Directorate)

विषय- "केन्द्रीय विद्युत प्राधिकरण (सुरक्षा तथा विद्युत आपूर्ति सम्बन्धी उपाय) दिशियम "2010" के दिशियम 37(VI) एवं उत्तर प्रदेश इलेक्ट्रिसिटी एक्ट 2005 के क्लॉज 4.4 (क्लॉजर 4.4) के अन्तर्गत मजदूर विभव विद्युत अतिव्यापन का प्राथमिक निरीक्षण।

उपलब्धता का नाम एवं पता- M/S. GAURSONS HI-TECH INFRASTRUCTURE PVT. LTD.

GAUR 07<sup>TH</sup> AVENUE, PLOT No-GH-01, SECTOR-04, GREATER NOIDA WEST  
DISTRICT- GAUTAM BUDH NAGAR, U.P.

Details of Equipment - Lift 12 No.

Sr.no.	MAKE	JOB No	TOWER	CAPACITY
1.	FUJITEC	L029	TOWER-E	10 PASSENGERS
2.	FUJITEC	L030	TOWER-E	10 PASSENGERS
3.	FUJITEC	L033	TOWER-F	10 PASSENGERS
4.	FUJITEC	L034	TOWER-F	10 PASSENGERS
5.	FUJITEC	L037	TOWER-G	10 PASSENGERS
6.	FUJITEC	L038	TOWER-G	10 PASSENGERS
7.	FUJITEC	L031	TOWER-E	13 PASSENGERS
8.	FUJITEC	L032	TOWER-E	13 PASSENGERS
9.	FUJITEC	L035	TOWER-F	13 PASSENGERS
10.	FUJITEC	L036	TOWER-F	13 PASSENGERS
11.	FUJITEC	L039	TOWER-G	13 PASSENGERS
12.	FUJITEC	L040	TOWER-G	13 PASSENGERS

निरीक्षण शुल्क रु०-10000.00 को चालन सं०-VID220034337 दिनांक-13.04.2022 द्वारा राजकीय कोषागार में जमा किया गया।  
दिनांक-13.04.2022

प्रमाणित किया जाता है कि इस निदेशालय के अधीनस्थानकर्ता द्वारा उपरोक्त विद्युत अतिव्यापन का दिनांक-13.04.2022 को निरीक्षण करने पर पाया गया कि विद्युत अतिव्यापन "केन्द्रीय विद्युत प्राधिकरण (सुरक्षा तथा विद्युत आपूर्ति सम्बन्धी उपाय) दिशियम 2010" के सम्बंधित विधियमों के अन्तर्गत सम्मोच्य है। अतः उपरोक्त निरीक्षण के विद्युत अतिव्यापन को दुरुस्त करने वाले को इस कार्यलय को आपत्ति नहीं है। यह अवधि प्रमाण पत्र 03 वर्ष के लिये मान्य है।

दृष्टा यह सुनिश्चित करें कि -

निरीक्षण के विद्युत अतिव्यापन का चर्चित अनुक्रम प्रतीति एवं नीचे दिये गए सुरक्षा मानकों को सदैव मॉन्टर करते रहें तथा निरीक्षण के अनुकूल रहें एवं प्रतीति भी निरीक्षण के समय प्रस्तुत किया जाता सुनिश्चित करें।

सुरक्षा मानकों के अनुसार निरीक्षण को सदैव मॉन्टर करें। सुरक्षा उपायों में दू. पी. एच. पैन्डिंग, दूर, आटोमैटिक रेस्पाय डिवाइस आदि को हमेशा कार्यक्षम अवस्था में अद्यतित करें।

भरद्वय





**DOCUMENT 4: RERA CERTIFICATE**

**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

**UPRERAPRJ6695**

**Project Name : 7th Avenue - Gaur City**

**Project Address : Tehsil - Gautam Buddha Nagar, District - Gautam Buddha Nagar**

1. GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED firm / society / company / competent authority having its registered office / principal place of business at K-107, PRATAP VIHAR, SECTOR-12, L BLOCK, GHAZIABAD, U.P. PIN CODE-201001 .

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 7 years commencing from 01-01-2016 and ending with 31-12-2023 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.

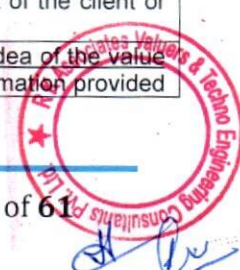
This is system generated certificate, need not require any signature, however authenticity of the certificate can be Verified any time on the website by registration no.





**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 provide only the general basic idea of the value of the property prevailing in the market 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 free market transaction.
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.	Cost assessment of the same asset/ property can fetch different values under different circumstances & situations. For eg. Cost assessment 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 Project Tie up 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.	Cost assessment 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 Project tie up 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 cost assessment 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 <b>V-L10 (Project Tie Up format) _V_10.2_2022</b> 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.	<b>Defect Liability Period is 15 DAYS.</b> 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 <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> 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 <b>ONE YEAR</b> . 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.

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*[Red circular stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]*