

REPORT FORMAT: V-L16 (Project Tie Up format) _V_11.1_2022

CASE NO. VIS (2022-23)-PL253-192-356

DATED: 29/08/2022

PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	14 TH AVENUE - GAUR CITY

SITUATED AT

GAUR CITY-2, PLOT NO.-GH-03, SECTOR-16C, GREATER NOIDA, TEHSHIL -
GAUTAM BUDDHA NAGAR, DISTRICT - GAUTAM BUDDHA NAGAR, U.P.

DEVELOPER/ PROMOTER

■ Corporate Valuers

M/S. GAURSONS PROMOTERS PRIVATE LIMITED

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

REPORT PREPARED FOR

■ Techno Economic Viability Consultants (TEV)

STATE BANK OF INDIA, HLST BRANCH, NOIDA

■ Agency for Specialized Account Monitoring (ASM)

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

■ Project Techno-Financial Analysts

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

■ Chartered Engineers

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.

■ Industry/ Trade Rehabilitation Consultants

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

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

CORPORATE OFFICE:

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PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT
GAUR CITY-2, PLOT NO.-GH-03, SECTOR-16C, GREATER NOIDA, TEHSHIL -
GAUTAM BUDDHA NAGAR, DISTRICT - GAUTAM BUDDHA NAGAR, U.P.

PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

S.NO.	CONTENTS	DESCRIPTION												
1.	GENERAL DETAILS													
i.	Report prepared for	Bank												
ii.	Name & Address of Client	State Bank of India, HLST, Noida												
iii.	Name of Project	14 th Avenue - Gaur City												
iv.	Name of Developer/ Promoter	M/s. Gaursons Promoters 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	29 August 2022												
xi.	Date of Report	29 August 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 05 Documents provided.</td><td>05</td></tr> <tr> <td>Property Title document</td><td>Agreement to Lease</td><td>Dated: - 22/09/2010</td></tr> <tr> <td>RERA Certificate</td><td>Lease Deed</td><td>Dated: - 11/10/2010</td></tr> </table>	Documents Requested	Documents Provided	Documents Reference No.	Total 04 Documents requested.	Total 05 Documents provided.	05	Property Title document	Agreement to Lease	Dated: - 22/09/2010	RERA Certificate	Lease Deed	Dated: - 11/10/2010
Documents Requested	Documents Provided	Documents Reference No.												
Total 04 Documents requested.	Total 05 Documents provided.	05												
Property Title document	Agreement to Lease	Dated: - 22/09/2010												
RERA Certificate	Lease Deed	Dated: - 11/10/2010												

		Approved Map	Supplementary lease deed	Dated: 18/10/2012 -
		License	Supplementary lease deed	Dated: 29/06/2013 -
		NOC's & Approval	NOC's & Approval	Refer Part-D of the Report
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.1376,31,00,000 /-
ii.	Total Expected Realizable/ Fetch Value	Rs.1169,86,35,000/-
iii.	Total Expected Distress/ Forced Sale Value	Rs.1032,23,25,000/-
iv.	Total No. of Dwelling Units	4808 DU's
v.	Built up area of the project	5,74,125.15 sq.mtr. /61,79,825.7 sq.ft.
vi.	Saleable Area of the Project	4,54,503.29 sq.mtr. /48,92,228 sq.ft.
vii.	Inventory Cost as on "Date of Assessment"	Rs.2269,11,15,000/- to Rs.1860,67,14,300/-

3.	ENCLOSURES	
i.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 34
ii.	Enclosure 2	Google Map – Page No. 36
iii.	Enclosure 3	Photographs of The property – Pages. 37
iv.	Enclosure 4	Copy of Circle Rate – Pages 40
v.	Enclosure 5	Other Important documents taken for reference Page No. 41
vi.	Enclosure 6	Consultant's Remarks Page No. 54
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 "14th Avenue" which is being developed on total land area admeasuring 63,809.14sq.mtr. /15.77 acres /6,86,835.2 sq.ft. 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. Total land area of the whole project is 413261.11sq.mtr. /102.11 acres /44,48,301.26 sq.ft. As per the copy of Lease deed the Lease Right of the land belongs to M/s. Gaursons Promoters Private Limited.

This project is being developed by M/s. Gaursons Promoters Private Limited. The subject Phase consists of 21 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 (as per Map)
A	224	U.B+G/S+podium+27 floors
B	224	U.B+G/S+podium+27 floors
C	224	U.B+G/S+podium+27 floors
D	224	U.B+G/S+podium+27 floors
E	224	U.B+G/S+podium+27 floors
F	224	U.B+G/S+podium+27 floors
G	224	U.B+G/S+podium+27 floors
H	232	U.B+G/S+podium+29 floors



PROJECT TIE-UP REPORT

14th Avenue, Gaur City-2, Greater Noida

I	240	U.B+G/S+podium+29 floors
J	240	U.B+G/S+podium+29 floors
K	224	U.B+G/S+podium+27 floors
L	224	U.B+G/S+podium+27 floors
M	224	U.B+G/S+podium+27 floors
N	224	U.B+G/S+podium+27 floors
O	360	U.B+G/S+podium+29 floors
P	200	U.B+G/S+podium+24 floors
Q	192	U.B+G/S+podium+23 floors
R	224	U.B+G/S+podium+27 floors
T,U,V	656	U.B+G/S+podium+25 floors
Total	4808	

As per the inventory list & as mentioned in Approved Map a total of 4808 DU's are proposed in this Phase of the Project. Summary of type and number of dwelling units is as below:

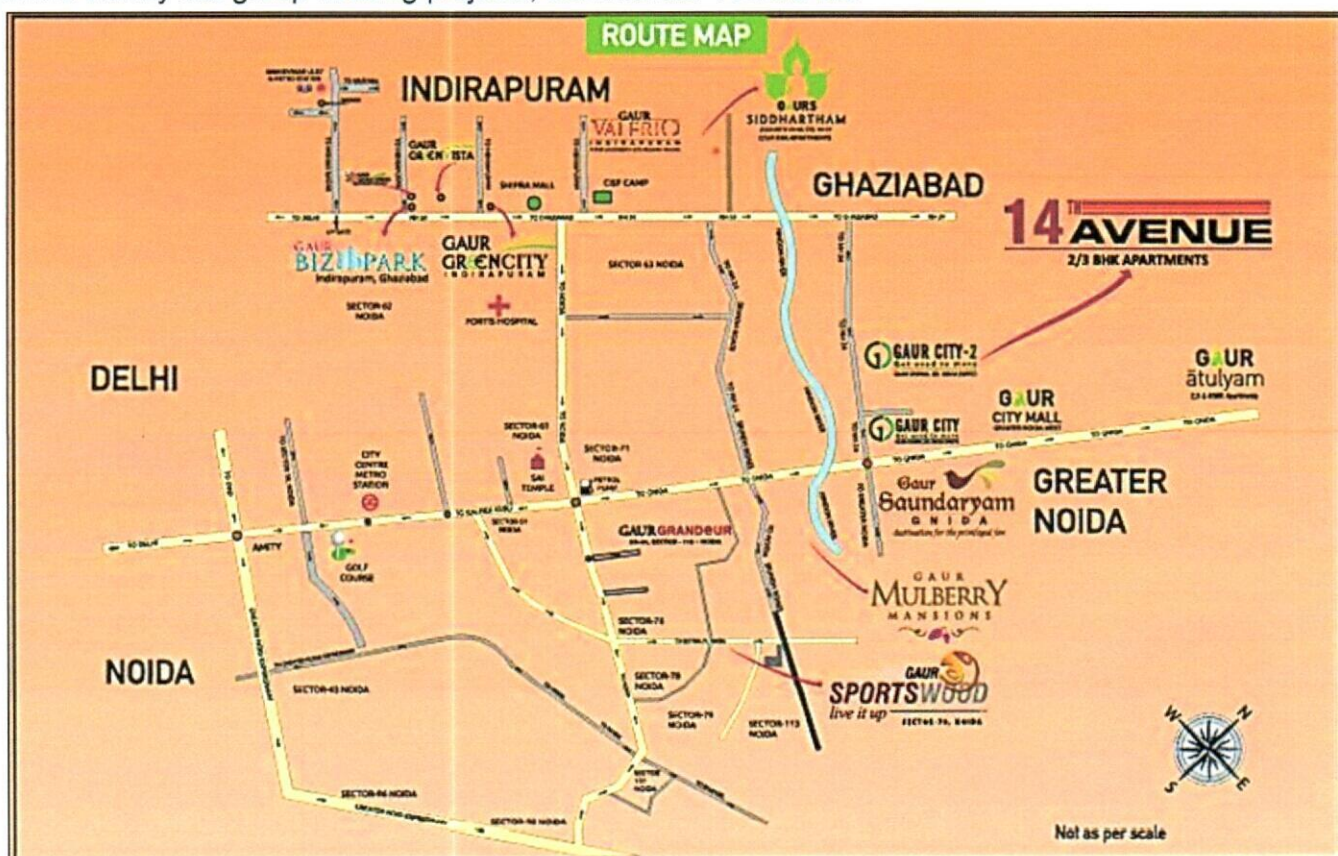
Block	No of Flats	Area of Individual Flats
A	224	955
B	223	1300
B	1	1248
C	224	1040
D	224	855
E	112	955
E	112	1300
F	224	955
G	224	1300
H	232	1040
I	240	1375
J	60	990
J	120	1040
J	60	1300
K	56	990
K	112	1040
K	56	1300
L	224	985
M	223	955
M	1	870
N	224	855
O	360	1175
P	200	1175
Q	192	1175
R	223	1175
R	1	1175
U	341	530
V	101	450
V	147	530
V	67	745
Grand Total	4808	



As per the Approved Map there are 20 Towers in the Project, whereas in the inventory provided by the Company total no of units are bifurcated under the name of 19 towers excluding "Tower-T", Although the Number of units are same in the approved map and the inventory provided.

As per the physical progress observed during site visit and our subsequent discussion with the person accompanying us during the visit superstructure of this phase is ready & finishing works are under progress. Moreover the detail of the OC obtained for the Towers are described in the Part-C of the report

This project is very well located in developing sector 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.

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14th Avenue, Gaur City-2, Greater Noida

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 th Avenue		
iii.	Postal Address of the Project	Gaur city-2, plot no.-GH-03, Sector-16C, 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°37'14.0"N 77°25'15.3"E		
vi.	Description of adjoining property	Other residential projects		
vii.	Plot No. / Survey No.	Plot No. GH-03		
viii.	Village/ Zone	Sector-16C		
ix.	Sub registrar	Greater Noida Industrial Development Authority		
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 (14 th 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-2 which is proposed to be developed in multiple phases. The subject Phase is 14 th Avenue in the whole project.		



PROJECT TIE-UP REPORT

14th Avenue, Gaur City-2, Greater Noida

xviii.	Is the property merged or colluded with any other property	Yes. The subject property is a part of project named as Gaur City-2 which is proposed to be developed in multiple phases. The subject Phase is 14 th Avenue in the whole project.															
xix.	BOUNDARIES SCHEDULE OF THE PROPERTY																
a)	Are Boundaries matched	No, boundaries are not mentioned in the documents.															
b)	<table border="1"> <thead> <tr> <th>Directions</th><th>As per Title Deed/TIR</th><th>Actual found at Site</th></tr> </thead> <tbody> <tr> <td>East</td><td>NA</td><td>Other Project</td></tr> <tr> <td>West</td><td>NA</td><td>14th Avenue Road</td></tr> <tr> <td>North</td><td>NA</td><td>Other Project</td></tr> <tr> <td>South</td><td>NA</td><td>Taj High</td></tr> </tbody> </table>	Directions	As per Title Deed/TIR	Actual found at Site	East	NA	Other Project	West	NA	14 th Avenue Road	North	NA	Other Project	South	NA	Taj High	
Directions	As per Title Deed/TIR	Actual found at Site															
East	NA	Other Project															
West	NA	14 th Avenue Road															
North	NA	Other Project															
South	NA	Taj High															

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 is under construction		
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 Promoters 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 (<i>personal or corporate</i>) as the case may be	No Information available to us. Bank to obtain details from the Developer	NA
xi.	Building Plan sanction:		
	a) Authority approving the plan	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 (<i>property tax, water tax, electricity bill</i>)	Tax name	---
		Receipt number	---
		Receipt in the name of	---
		Tax amount	---
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us	
xvi.	Is property tax been paid for this property	Not available. Please confirm from the owner.	
xvii.	Property or Tax Id No.	Not provided	
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Bank to check from their end.	
xix.	Property presently occupied/ possessed by	The property is 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
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ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
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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+29	RCC
	d) Floor height	Approx. 10 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 assumed 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:

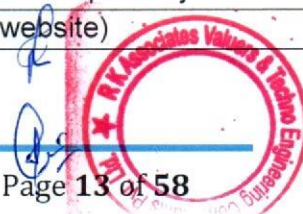
i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	No information available to us
ii.	Provision of rainwater harvesting	Yes
iii.	Use of solar heating and lighting systems, etc.	No information available to us.
iv.	Presence of environmental pollution 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 Promoters Private Limited.
b.	Name of the Project	14th Avenue-Gaur City
c.	Total no. of Dwelling units	4808 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	Pailash Aggarwal
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	26-03-2023 (as per the RERA website)



PROJECT TIE-UP REPORT

14th Avenue, Gaur City-2, Greater Noida

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	413261.11 sq.mtr. /102.12 acres /4448301.26 sq.ft.		
2.	Area of Site for GC-14 as per Approved Map	63809.14 sq.mtr. /15.77 acres /686835.2 sq.ft.		
3.	Ground Coverage Area	Permitted	22333.2sq.mtr. /5.52 acres /240392.33sq.ft.	
		Proposed	18498.3 sq.mtr. /4.57 acres /199113.85 sq.ft.	
		UNDER FAR	REQUIRED AS PER APPROVED MAP/Occupation Certificate	ACHIEVED STATUS
		BLOCK NAME		
		A	15807.84sq.mtr. /168573.22 sq.ft.	OC obtained
		B	21021.39sq.mtr. /224170 sq.ft.	OC obtained
		C	17961.17sq.mtr. /191536.12 sq.ft.	OC obtained
		D	13884.82sq.mtr. /148066.33 sq.ft.	OC obtained
		E	18571.36sq.mtr. /198043.13 sq.ft.	OC obtained
		F	15806.22sq.mtr. /168555.95 sq.ft.	OC obtained
		G	21018.31sq.mtr. /224137.16 sq.ft.	OC obtained
		H	20040.27sq.mtr. /215711.46 sq.ft.	Temporary OC Granted
		I	23483.8sq.mtr. /252777.27 sq.ft.	Temporary OC Granted
		J	19301.86sq.mtr. /207763.29 sq.ft.	Temporary OC Granted
		K	18024.86sq.mtr. /192215.3 sq.ft.	OC obtained
		L	15790.35sq.mtr. /168386.71 sq.ft.	OC obtained
		M	15788.5sq.mtr. /168366.99 sq.ft.	OC obtained
		N	13884.82sq.mtr. /148066.33 sq.ft.	OC obtained
		O	30664.05sq.mtr. /330064.77 sq.ft.	Under finishing
		P	17220.69sq.mtr. /185361.79 sq.ft.	Ready to Move
		Q	16594.77sq.mtr. /178624.44 sq.ft.	Ready to Move
		R	19235.27sq.mtr. /207046.52 sq.ft.	Under finishing
		T,U,V	65614.65sq.mtr. /706269.53 sq.ft.	Under finishing
		Toilet Block at Podium Floor Lvl.	121.02sq.mtr. /1302.65 sq.ft.	Under finishing
		Connecting Slab B/w Blocks	128.74sq.mtr. /1385.74 sq.ft.	Under finishing

PROJECT TIE-UP REPORT

14th Avenue, Gaur City-2, Greater Noida

		Meter Room		10sq.mtr. /107.64 sq.ft.	Under finishing
		TOTAL	Proposed	3,99,974.76sq.mtr./42,86,532.36 sq.ft.	
			Permitted	No information available.	
		UNDER NON-FAR		PROPOSED AS PER APPROVED MAP	ACHIEVED STATUS
		Fourth Basement		7745.23sq.mtr. /83368.88 sq.ft.	Completed
		Third Basement		24185.53sq.mtr. /260330.63 sq.ft.	
		Lower Basement		56174.63sq.mtr. /604658.1 sq.ft.	
		Upper Basement		50891.12sq.mtr. /547786.93 sq.ft.	
		Podium Area		22683.86sq.mtr. /244166.8 sq.ft.	
		Stilt Non FAR area		11885.68sq.mtr. /127936.27 sq.ft.	
		Services Floor (Facilities Block)		371.45sq.mtr. /3998.25 sq.ft.	
		Other Non-FAR area (Facilities Block at Ground Lvl)		212.89sq.mtr. /2291.53 sq.ft.	
		Proposed NON-FAR area		174150.39sq.mtr. /1874537.38 sq.ft.	OC not obtained yet.
		Permitted		No information available	
		Total Gross Built Up Area		5,74,125.15 sq.mtr. /61,79,825.7 sq.ft.	Refer above
4.	Open/ Green Area	Minimum Required		29545.82 sq.mtr. (for GC-12 & 14 Combine)	
		Proposed		22655.41 sq.mtr. (for GC-14)	
5.	Density	Permitted		No information available in Approved Plan for the specific phase.	
		Proposed		No information available in Approved Plan for the specific phase.	
6.	Carpet Area			No information available.	
7.	Saleable Area			4,54,503.29 sq.mtr. /48,92,228 sq.ft. (as per Inventory)	

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		Current Status
	BLOCK NAME	Actually provided	
	A = U.B+G/S+podium+27 floors (224 DU's)	A = U.B+G/S+podium+27 floors (224 DU's)	A = OC obtained
	B = U.B+G/S+podium+27 floors(224 DU's)	B = U.B+G/S+podium+27 floors(224 DU's)	B = OC obtained
	C = U.B+G/S+podium+27 floors(224 DU's)	C = U.B+G/S+podium+27 floors(224 DU's)	C = OC obtained
			D = OC obtained
			E = OC obtained
			F = OC obtained
			G = OC obtained

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	<p>D = U.B+G/S+podium+27 floors(224 DU's)</p> <p>E = U.B+G/S+podium+27 floors(224 DU's)</p> <p>F = U.B+G/S+podium+27 floors(224 DU's)</p> <p>G = U.B+G/S+podium+27 floors(224 DU's)</p> <p>H = U.B+G/S+podium+29 floors(232 DU's)</p> <p>I = U.B+G/S+podium+29 floors(240 DU's)</p> <p>J = U.B+G/S+podium+29 floors(240 DU's)</p> <p>K = U.B+G/S+podium+27 floors(224 DU's)</p> <p>L = U.B+G/S+podium+27 floors(224 DU's)</p> <p>M = U.B+G/S+podium+27 floors(224 DU's)</p> <p>N = U.B+G/S+podium+27 floors(224 DU's)</p> <p>O = U.B+G/S+podium+29 floors (360 DU's)</p> <p>P= U.B+G/S+podium+24 floors(200 DU's)</p> <p>Q = U.B+G/S+podium+23 floors (192 DU's)</p> <p>R = U.B+G/S+podium+27 floors (224 DU's)</p> <p>T,U,V = U.B+G/S+podium+25 floors (656 DU's)</p> <p>Lower Basement = Proposed</p> <p>Upper basement = Proposed</p> <p>Third Basement = Proposed</p> <p>Fourth basement = Proposed</p>	<p>D = U.B+G/S+podium+27 floors(224 DU's)</p> <p>E = U.B+G/S+podium+27 floors(224 DU's)</p> <p>F = U.B+G/S+podium+27 floors(224 DU's)</p> <p>G = U.B+G/S+podium+27 floors(224 DU's)</p> <p>H = U.B+G/S+podium+29 floors(232 DU's)</p> <p>I = U.B+G/S+podium+29 floors(240 DU's)</p> <p>J =U.B+G/S+podium+29 floors(240 DU's)</p> <p>K = U.B+G/S+podium+27 floors(224 DU's)</p> <p>L = U.B+G/S+podium+27 floors(224 DU's)</p> <p>M = U.B+G/S+podium+27 floors(224 DU's)</p> <p>N = U.B+G/S+podium+27 floors(224 DU's)</p> <p>O = U.B+G/S+podium+29 floors (360 DU's)</p> <p>P= U.B+G/S+podium+24 floors(200 DU's)</p> <p>Q = U.B+G/S+podium+23 floors (192 DU's)</p> <p>R = U.B+G/S+podium+27 floors (224 DU's)</p> <p>T,U,V = U.B+G/S+podium+25 floors (656 DU's)</p> <p>Lower Basement = Completed</p> <p>Upper basement = Completed</p> <p>Third Basement = Completed</p> <p>Fourth basement = Completed</p>	<p>H = Temporary OC obtained</p> <p>I = Temporary OC obtained</p> <p>J = Temporary OC obtained</p> <p>K = OC obtained</p> <p>L = OC obtained</p> <p>M= OC obtained</p> <p>N = OC obtained</p> <p>O =Under finishing</p> <p>P = Ready to Move</p> <p>Q= Ready to Move</p> <p>R = Under finishing</p> <p>T,U,V= Under finishing</p>		
2.	Total no. of Flats/ Units	Main Units	4808 DU in GC-14 (14 th avenue) as per Approved map		
3.	Type of Flats	Type of Flat	Tower	Carpet Area (Sq. ft.)	
		Please refer to the sheet attached above.	Please refer to the sheet attached above.	Please refer to the sheet attached above.	



4.	Number of Car Parking available for main units	Required	NA (for specific Phase)
		Proposed	4703 Car Parking.
5.	Land Area considered	Land Area as per Approved Map is 63,809.14 sq.mtr. /15.77 acres /6,86,835.2sq.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	5,74,125.15 sq.mtr. /61,79,825.7 sq.ft.
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out due to vastness of the property.	
	Remarks & observations, if any	NA	

Note:

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



PART E

PROJECT APPROVAL DETAILS

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS
1	Agreement to Lease	Dated: - 22/09/2010	Provided
2	Lease Deed	Dated: -11/10/2010	Provided
3	Supplementary lease deed	Dated: -18/10/2012	Provided
4	Supplementary lease deed	Dated: -29/06/2013	Provided
5	Temporary OC for Block- H,I,J & Facility block	PLG(BP)3770-C/599 Dated: -30/01/2020	Approved
6	NOC for Height Clearance issued by AAI	AAI/RHQ/NR/ATM/NOC/2019/158/679-677 Date: -23/04/2019 Valid upto: -22/04/2027	Provided
7	Pollution NOC	Dated: -12/01/2011 No. F78717C-2/AN/AN.O.C.-626/2020/5	Approved
8	RERA Certificate	UPRERAPRJ6742 Dated: -01/04/2014 Valid upto: -31/12/2023	Approved
9	NOC from SEIAA	Ref. No.961/parya/SEAC/2328/2014/DD(DS) Dated: -21/09/2015	Approved
10	Approved map	Vide Letter No. BP-3770/6505/2017 Dated: -28/09/2017 Valid for 05 Years	Approved
11	OC for Block A to G & K	PLG/(BP)3770-C/3343 Dated: -23/05/2018	Approved
12	OC for Block L,M &N	Ref No-(plg.)BP-3770(C)/2019/788 Dated: -21/01/2019	Approved
13	Provisional Fire NOC	Dated: -02/02/2017 Letter: R-157/JD/FAS/Lucknow-13(Gautam0)/20	Approved
14	Final Fire NOC for Block P &Q	UID No.UPFS/2021/28324/GBN/GAUTAM BUDDH NAGAR/8300/DD Dated: -22/02/2021	Approved
15	Department of civil engineering Jamia Millia Islamia	Reference Number: -2021/4001 dated:-09/03/2021	Approved
16	NOC for Lift	Dated: -12/01/2022 No. 764 Ni/ Ghaziabad/Viniyam 37 (vi)/2021-2022	Approved
17	NOC for Lift	Dated: -11/11/2020 No. 787 Ni/ Ghaziabad/Viniyam 37 (vi)/2020-2021	Approved
18	NOC for Lift	Dated: -29/01/2021 No. 1057 Ni/ Ghaziabad/Viniyam 37 (vi)/2020-2021	Approved
19	Proof checking of structural drawings and design of the Existing Building Blocks- O, P, Q & R (GC-14- Part-4)	Dated: -09/03/2021 Reference No:2021/4001	Approved
20	NOC for Lift	Dated: -18/08/2021 No. 330 Ni/ Ghaziabad/Viniyam 37 (vi)/2021-2022	Approved
21	Final Fire NOC for Block R	Dated: - 24/02/2022 UID No.UPFS/2022/45067/GBN/GAUTAM BUDDH NAGAR/13660/DD	Approved

PART F

PROCEDURE OF ASSESMENT

1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		17 August 2022	29 August 2022	29 August 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 checked="" type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Cross checked from the boundaries/ address of the property mentioned in the documents provided to us	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		





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 <i>(in consonance to surrounding use, zoning and statutory norms)</i>	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			
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes	Underground	Yes	Easily available

PROJECT TIE-UP REPORT

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		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	<p>Not clearly demarcated, proportionate plot in large piece of land.</p> <p>The tie up report is prepared for 14TH avenue of the Gaur City-2 project which is being constructed in many phases. Therefore, no specific demarcation of this phase is done by the company.</p>	
xvii.	Is the property merged or colluded with any other property	<p>Yes.</p> <p>Comments: This Phase of the project is being constructed on 63,809.14 sq.mtr. of land out of total land area admeasuring 4,13,261.11 sq.mtr. Therefore, the same is merged with remaining land parcels which are to be used for other phases of the project.</p>	
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 (in respect to Present market state or premise of the Asset as per point (iv) above)	<p>Market Value</p> <p>Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.</p>	



xxi.	Hypothetical transaction method assumed for the inventory cost analysis	Sale method	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		
		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			
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	i.	Name:	Mr. Ankur
			Contact No.:	+91 7818054844
			Nature of reference:	Property dealer
			Size of the Property:	1350 sq. ft. super built up area
			Location:	Gaur city-14 (Tower-I)
			Rates/ Price informed:	Rs.60.5 Lakhs
			Any other details/ Discussion held:	The rate in the concern society range between 4,100/- to Rs. 5,000/- per sq.ft. on SBUA and depend on the floor level.
		ii.	Name:	Mr. Suraj Gupta
			Contact No.:	+91-9540102405
			Nature of reference:	Interested Seller
			Size of the Property:	955 sq. ft.
			Location:	Gaur city, 14 th avenue
			Rates/ Price informed:	Rs.45,50,000/-
			Any other details/ Discussion held:	The rate so calculated keeping the asking Price of the seller and the SBUA is Rs.4,764 per sq.ft. on SBUA. The rate in the society vary with the tower and the floor level.
		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.4,100 to Rs.5,000/- per sq. ft on SBUA.		
xxvi.	OTHER MARKET FACTORS			
	Current Market condition	Normal	Remarks: NA	
				

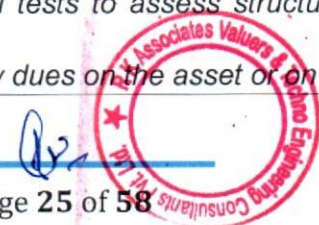


		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Easily sellable	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Good	Adequately available
		Remarks: Good demand of such properties in the market	
		Adjustments (-/+): 0%	
xxvii.	Any other special consideration	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.4,100 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. 20517608AAAAAW8406 Dated- 15-07-2020. As per the CA the total cost of 14th Avenue land incurred by the Company admeasuring 63809.14 sq.mtr. amounts to approximately Rs. 199.71 crores and same is considered in this report. Please note that the value of Land may be different here which is not assessed in this report.</p> <p>c. Also, since this is a 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.</p> <p>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.</p> <p>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.</p> <p>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</p>		



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



PROJECT TIE-UP REPORT

14th Avenue, Gaur City-2, Greater Noida

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	---	---
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>	63,809.14sq.mtr. /15.77 acres /6,86,835.2sq.ft.	63,809.14sq.mtr. /15.77 acres /6,86,835.2sq.ft.
e.	Total Value of land (A)	63,809.14 sq.mtr. X Rs. 35,000/- per sq.mtr.	NA
		Rs. 223,33,19,900/-	Rs.199,71,00,000/-

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. 20517608AAAAAW8406 Dated- 15-07-2020. As per the CA the total cost of 14th Avenue land incurred by the Company admeasuring 63809.14 sq.mtr. amounts to approximately Rs. 199.71 crores and same is considered in this report. 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.

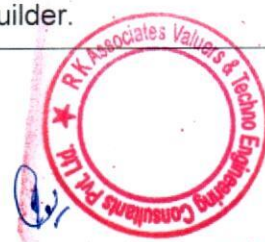


4. COST ASSESSMENT OF BUILDING CONSTRUCTION				
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR	NON-FAR
		Rate range	Rs. 1,600/- to 1,800/- per sq. ft.	Rs. 1,200/- to 1,400/- per sq. ft.
		Rate adopted	Rs. 1,700/- per sq. ft.	Rs. 1,300/- per sq. ft.
	Building Construction Value	Covered Area	3,99,974.76 sq.mtr. /42,86,532.36 sq.ft.	1,74,150.39 sq.mtr. /18,74,537.38 sq.ft.
		Pricing Calculation	42,86,532.36 X Rs.1,700/- per Sq. ft.	18,74,537.38 sq.ft. X Rs. 1,300/- per sq. ft..
		Total Value	Rs. 728,71,05,012/-	Rs. 243,68,98,594/-
a.	Depreciation percentage (Assuming salvage value % per year)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor		NA	
c.	Structure Type/ Condition		RCC framed structure (Proposed)/ Yet to be Constructed	
d.	Construction Depreciated Replacement Value (B)		Rs. 972,40,03,606/-	

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. 48,62,00,000/-
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. 126,41,00,000/-
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. 29,17,00,000/-
e.	Expected Construction Value (C)	NA	Rs. 204,20,00,000/-



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	4,54,503.29 sq.mtr. /48,92,228 sq.ft.
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.1900 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.4,100/- Rs. 5,230/- per sq. ft. (on super area)
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.4,100/- Rs. 5,000/- per sq. ft. (on super area)
e.	Remarks	<ul style="list-style-type: none"> The value of the Flats is varying from floor to floor and direction to direction as per information gathered from the public domain & dealers of that area, and it is found that flat rates vary from Rs. 4,000/- Rs. 5,000/- per sq. ft. per sq. ft. on Super area and the same seems to be reasonable in our view. 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. (If inventory analysis is not done) Details of the inventory is as provided by the builder. 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.



PROJECT TIE-UP REPORT

14th Avenue, Gaur City-2, Greater Noida

INVENTORY

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.4100/- per sq.ft. on super area	Minimum rate @Rs.4100/- per sq.ft. on super area
A	224	955	213920	₹ 47,75,000.00	₹ 1,06,96,00,000.00	₹ 39,15,500.00	₹ 87,70,72,000.00
B	223	1300	289900	₹ 65,00,000.00	₹ 1,44,95,00,000.00	₹ 53,30,000.00	₹ 1,18,85,90,000.00
B	1	1248	1248	₹ 62,40,000.00	₹ 62,40,000.00	₹ 51,16,800.00	₹ 51,16,800.00
C	224	1040	232960	₹ 52,00,000.00	₹ 1,16,48,00,000.00	₹ 42,64,000.00	₹ 95,51,36,000.00
D	224	855	191520	₹ 42,75,000.00	₹ 95,76,00,000.00	₹ 35,05,500.00	₹ 78,52,32,000.00
E	112	955	106960	₹ 47,75,000.00	₹ 53,48,00,000.00	₹ 39,15,500.00	₹ 43,85,36,000.00
E	112	1300	145600	₹ 65,00,000.00	₹ 72,80,00,000.00	₹ 53,30,000.00	₹ 59,69,60,000.00
F	224	955	213920	₹ 47,75,000.00	₹ 1,06,96,00,000.00	₹ 39,15,500.00	₹ 87,70,72,000.00
G	224	1300	291200	₹ 65,00,000.00	₹ 1,45,60,00,000.00	₹ 53,30,000.00	₹ 1,19,39,20,000.00
H	232	1040	241280	₹ 52,00,000.00	₹ 1,20,64,00,000.00	₹ 42,64,000.00	₹ 98,92,48,000.00
I	240	1375	330000	₹ 68,75,000.00	₹ 1,65,00,00,000.00	₹ 56,37,500.00	₹ 1,35,30,00,000.00
J	60	990	59400	₹ 49,50,000.00	₹ 29,70,00,000.00	₹ 40,59,000.00	₹ 24,35,40,000.00
J	120	1040	124800	₹ 52,00,000.00	₹ 62,40,00,000.00	₹ 42,64,000.00	₹ 51,16,80,000.00
J	60	1300	78000	₹ 65,00,000.00	₹ 39,00,00,000.00	₹ 53,30,000.00	₹ 31,98,00,000.00
K	56	990	55440	₹ 49,50,000.00	₹ 27,72,00,000.00	₹ 40,59,000.00	₹ 22,73,04,000.00
K	112	1040	116480	₹ 52,00,000.00	₹ 58,24,00,000.00	₹ 42,64,000.00	₹ 47,75,68,000.00
K	56	1300	72800	₹ 65,00,000.00	₹ 36,40,00,000.00	₹ 53,30,000.00	₹ 29,84,80,000.00
L	224	985	220640	₹ 49,25,000.00	₹ 1,10,32,00,000.00	₹ 40,38,500.00	₹ 90,46,24,000.00
M	223	955	212965	₹ 47,75,000.00	₹ 1,06,48,25,000.00	₹ 39,15,500.00	₹ 87,31,56,500.00
M	1	870	870	₹ 43,50,000.00	₹ 43,50,000.00	₹ 35,67,000.00	₹ 35,67,000.00
N	224	855	191520	₹ 42,75,000.00	₹ 95,76,00,000.00	₹ 35,05,500.00	₹ 78,52,32,000.00
O	360	1175	423000	₹ 58,75,000.00	₹ 2,11,50,00,000.00	₹ 48,17,500.00	₹ 1,73,43,00,000.00
P	200	1175	235000	₹ 58,75,000.00	₹ 1,17,50,00,000.00	₹ 48,17,500.00	₹ 96,35,00,000.00
Q	192	1175	225600	₹ 58,75,000.00	₹ 1,12,80,00,000.00	₹ 48,17,500.00	₹ 92,49,60,000.00
R	223	1175	262025	₹ 58,75,000.00	₹ 1,31,01,25,000.00	₹ 48,17,500.00	₹ 1,07,43,02,500.00
R	1	1175	1175	₹ 58,75,000.00	₹ 58,75,000.00	₹ 48,17,500.00	₹ 48,17,500.00
U	341	530	180730	₹ 26,50,000.00	₹ 90,36,50,000.00	₹ 21,73,000.00	₹ 74,09,93,000.00
V	101	450	45450	₹ 22,50,000.00	₹ 22,72,50,000.00	₹ 18,45,000.00	₹ 18,63,45,000.00
V	147	530	77910	₹ 26,50,000.00	₹ 38,95,50,000.00	₹ 21,73,000.00	₹ 31,94,31,000.00
V	67	745	49915	₹ 37,25,000.00	₹ 24,95,75,000.00	₹ 30,54,500.00	₹ 20,46,51,500.00
Grand Total	4808		4892228		₹ 24,46,11,40,000.00		₹ 20,05,81,34,800.00



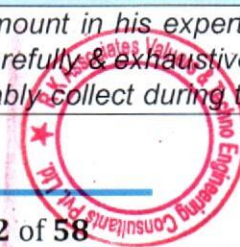
7.	CONSOLIDATED COST ASSESSMENT OF THE ASSET		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs. 223,33,19,900/-	Rs.199,71,00,000/-
b.	Structure Construction Value (B)	NA	Rs. 972,40,03,606/-
c.	Additional Aesthetic Works Value (C)	NA	Rs. 204,20,00,000/-
d.	Total Add (A+B+C)	Rs. 223,33,19,900/-	Rs.1376,31,03,606/-
e.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	Total Indicative & Estimated Prospective Fair Market Value	Rs. 223,33,19,900/-	Rs.1376,31,03,606/-
h.	Rounded Off	Rs. 223,33,19,900/-	Rs.1376,31,00,000 /-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Thirteen Hundred Seventy Six Crore and thirty one Lakhs Only/-
j.	Expected Realizable Value (@ ~15% less)	---	Rs. 1169,86,35,000/-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 1032,23,25,000/-
l.	Percentage difference between Circle Rate and Market Value	More than 20%	
m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	Concluding Comments/ Disclosures if any		
	a. The subject property is a Group Housing project.		
	b. We are independent of client/ company and do not have any direct/ indirect interest in the property.		
	c. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		
	d. 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.

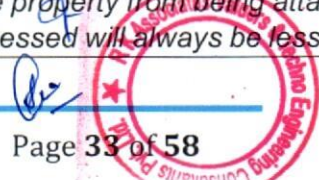
Market Value suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing 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. 34
- Enclosure II: Google Map Location Page No. 36
- Enclosure III: Photographs of the property Page No. 37
- Enclosure IV: Copy of Circle Guideline Rate Page No. 40
- Enclosure V: Other Relevant Documents/Articles taken for reference Page No. 41
- Enclosure VI: Consultant's Remarks Page No. 54



IMPORTANT NOTES

DEFECT LIABILITY PERIOD - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors, assessment or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point mentioned in the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

Our **DATA RETENTION POLICY** is of **ONE YEAR**. After this period, we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.



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IF REPORT IS USED FOR BANK/ FIs

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

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

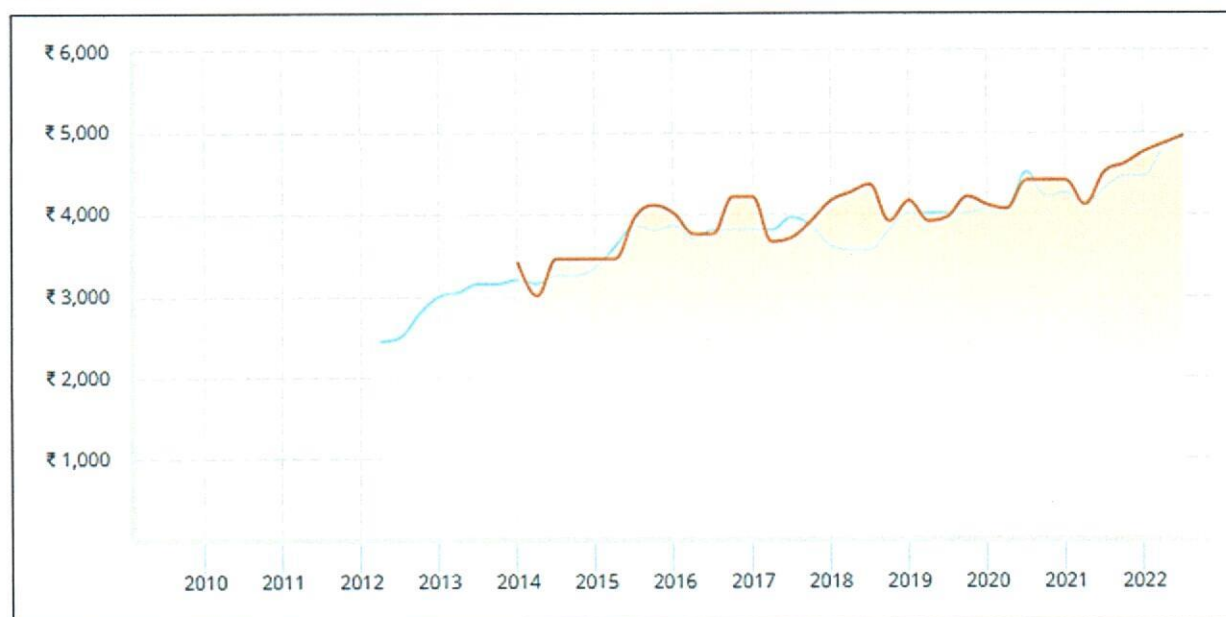
**Terms of Services & Consultant's Important Remarks are available at
www.rkassociates.org for reference.**

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Harshit Mayank	Abhishek Sharma	Tejas Bharadwaj
		

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

GAUR CITY								
GAUR CITY-2,GH-03,SECTOR-16C GREATER NOIDA								
w.e.f. 09/08/2022			PRICE LIST				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.)	1st, 4th, 5th, 6th, 11th, 12th, 16th Avenue, Sanskriti Vihar (READY TO MOVE)	5230	5130	5080	5030	4980	4930	4730
Basic Sale Price (Per Sq. Ft.)	14th Avenue - RTM (Tower A,B,C,D,E,F,G,K,L,M,N,H,J,I)	4605	4505	4455	4405	4355	4305	4105
*Basic Sale Price (Per Sq. Ft.) GST @ 8% extra	14th Avenue Tower P & Q	4260	4160	4110	4060	4010	3960	3760
*Basic Sale Price (Per Sq. Ft.) GST @ 8% extra	14th Avenue Tower O & R	4440	4340	4290	4240	4190	4140	3940
*Basic Sale Price (Per Sq. Ft.) GST @ 8% extra	14th Avenue Tower U & V	4480	4380	4330	4280	4230	4180	4080

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



Transaction Details						
Registry Date	Agreement Price	Area (sq.ft.)	Price/sq.ft.	Floor No.	Tower / Wing	Purchase Type
01 Jul 2022	Rs. 49.5 L	1374 (super built up)	Rs. 3600	20	I	-
29 Jun 2022	Rs. 37 L	854 (super built up)	Rs. 4327	11	N	-
08 Mar 2022	Rs. 60.5 L	1349 (super built up)	Rs. 4482	31		

Data Source : U P government



 <p>Resale - 3 BHK + 3 Toilet=1375 Sq. Feet</p> <p>Gaur City 2 14th Avenue</p> <p>Price: ₹ 68,06,250</p> <p>3 3 1</p> <p>View Details</p>	 <p>Resale - 3 BHK + 3 Toilet=1375 Sq. Feet</p> <p>Gaur City 2 14th Avenue</p> <p>Price: ₹ 69,43,750</p> <p>3 3 1</p> <p>View Details</p>	 <p>Resale - 3 BHK + 2 Toilet=1300 Sq. Feet</p> <p>Gaur City 2 14th Avenue</p> <p>Price: ₹ 59,15,000</p> <p>3 2 1</p> <p>View Details</p>	 <p>Resale - 3 BHK + 2 Toilet=1300 Sq. Feet</p> <p>Gaur City 2 14th Avenue</p> <p>Price: ₹ 61,10,000</p> <p>3 2 1</p> <p>View Details</p>
 <p>Resale - 3 BHK + 2T - 1175 Sq. Ft.=1175 Sq. Feet</p> <p>Gaur City 2 14th Avenue</p> <p>Price: ₹ 52,87,500</p> <p>3 2 1</p> <p>View Details</p>	 <p>Resale - 3 BHK + 2T - 1175 Sq. Ft.=1175 Sq. Feet</p> <p>Gaur City 2 14th Avenue</p> <p>Price: ₹ 50,52,500</p> <p>3 2 1</p> <p>View Details</p>	 <p>Resale - 2 BHK + 2 Toilet=1040 Sq. Feet</p> <p>Gaur City 2 14th Avenue</p> <p>Price: ₹ 45,76,000</p> <p>2 2 1</p> <p>View Details</p>	 <p>Resale - 2 BHK + 2 T - 990 Sq. Ft.=990 Sq. Feet</p> <p>Gaur City 2 14th Avenue</p> <p>Price: ₹ 41,58,000</p> <p>2 2 1</p> <p>View Details</p>

Property Description : 2 BHK Residential Flat.

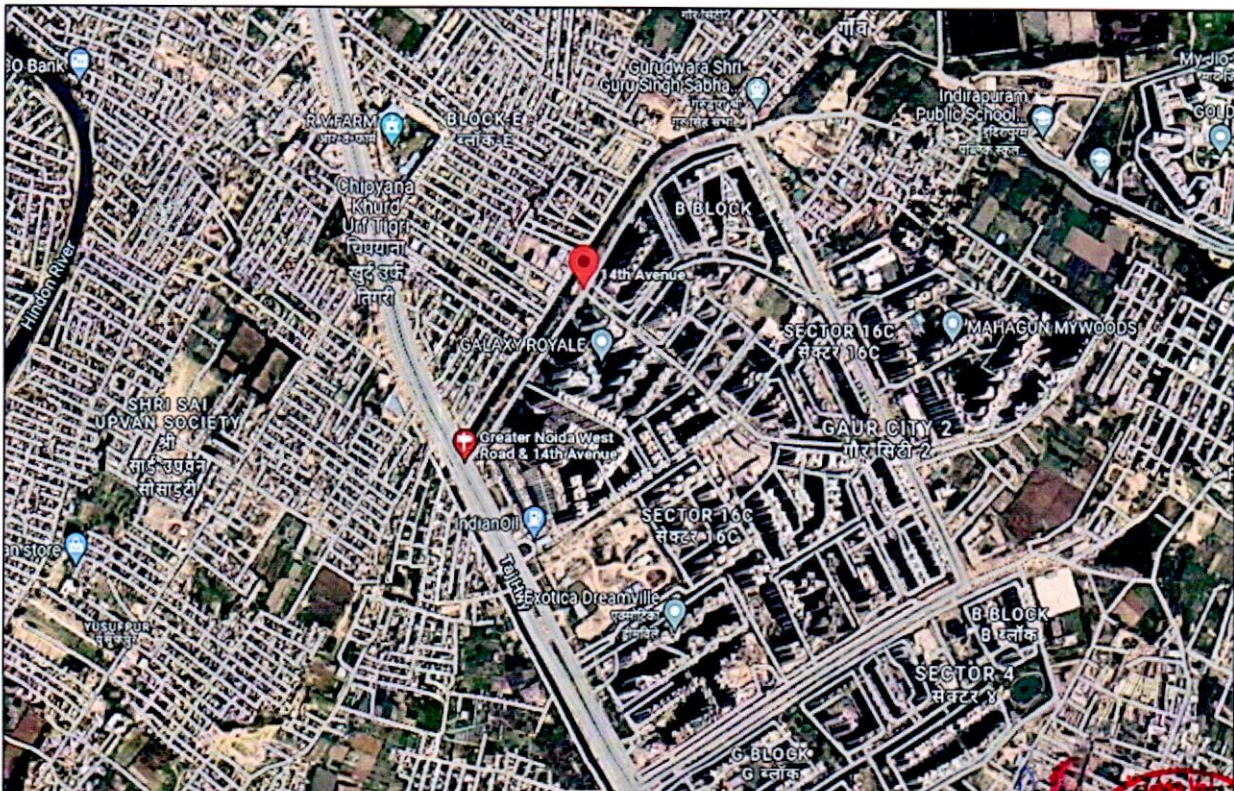
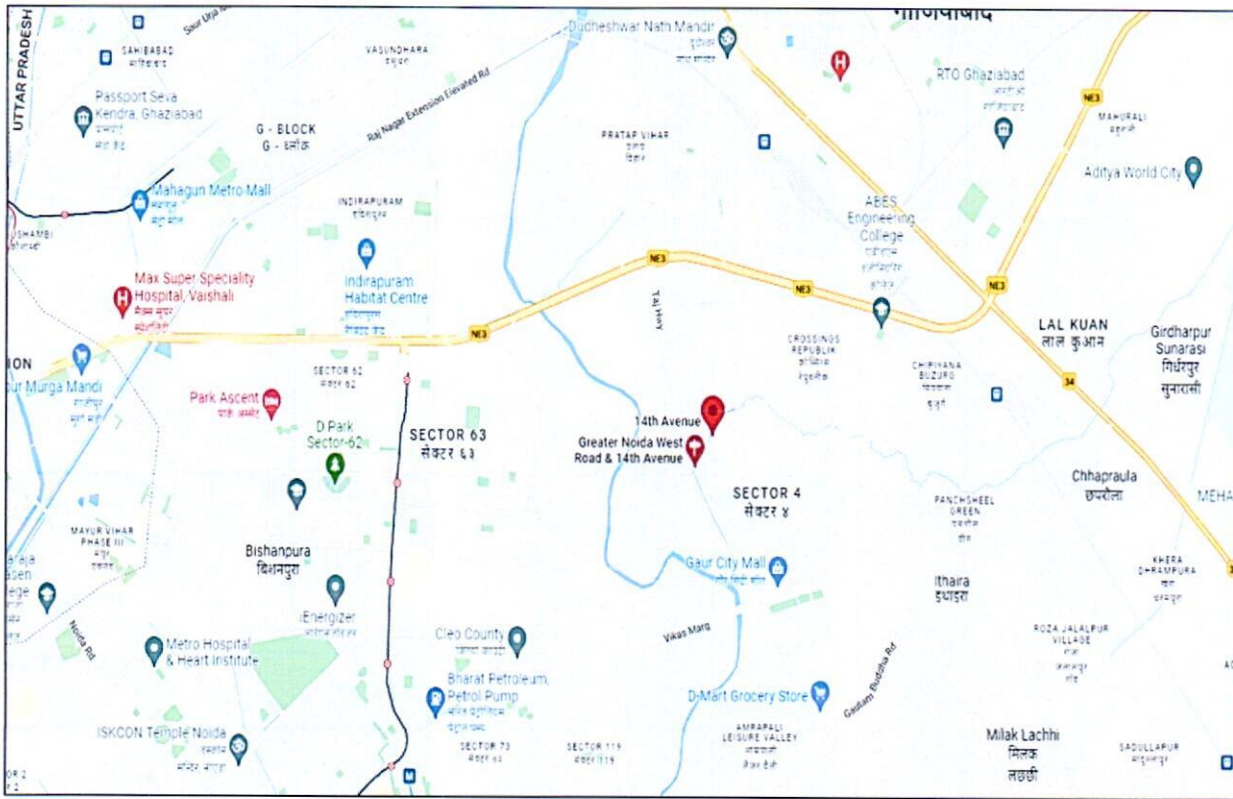
- Carpet Area - 676 Sq.Ft.
- Transaction Type - Resale Property
- Car Parking - 1 Covered Car
- Wooden Work - Modular Kitchen / RO/
- Power Backup - 1 KVA
- Electric Meter - 5 KVA
- Details - 2 BHK / 2 Bathroom/ 2 Balconies
- PNG Gas - Yes

Society Description

- Society Developer - Gaursons India
- Price Breakup - 46.80 L + Registry
- Address - GH - 03, Sector 16C Greater Noida West
- Over Looking - Garden / Park , Pool, Main Road
- Lift - 3 Lift
- Flooring - Vitrified / Wooden
- Water Availability - 24 Hours Available
- Age Of Construction - New Construction
- Authority Approval - Greater Noida Authority
- Owner Ship - Lease Hold
- Loan Offered - SBI / PNB / BOB / AXIS / HDFC / ICICI



ENCLOSURE 2: GOOGLE MAP LOCATION

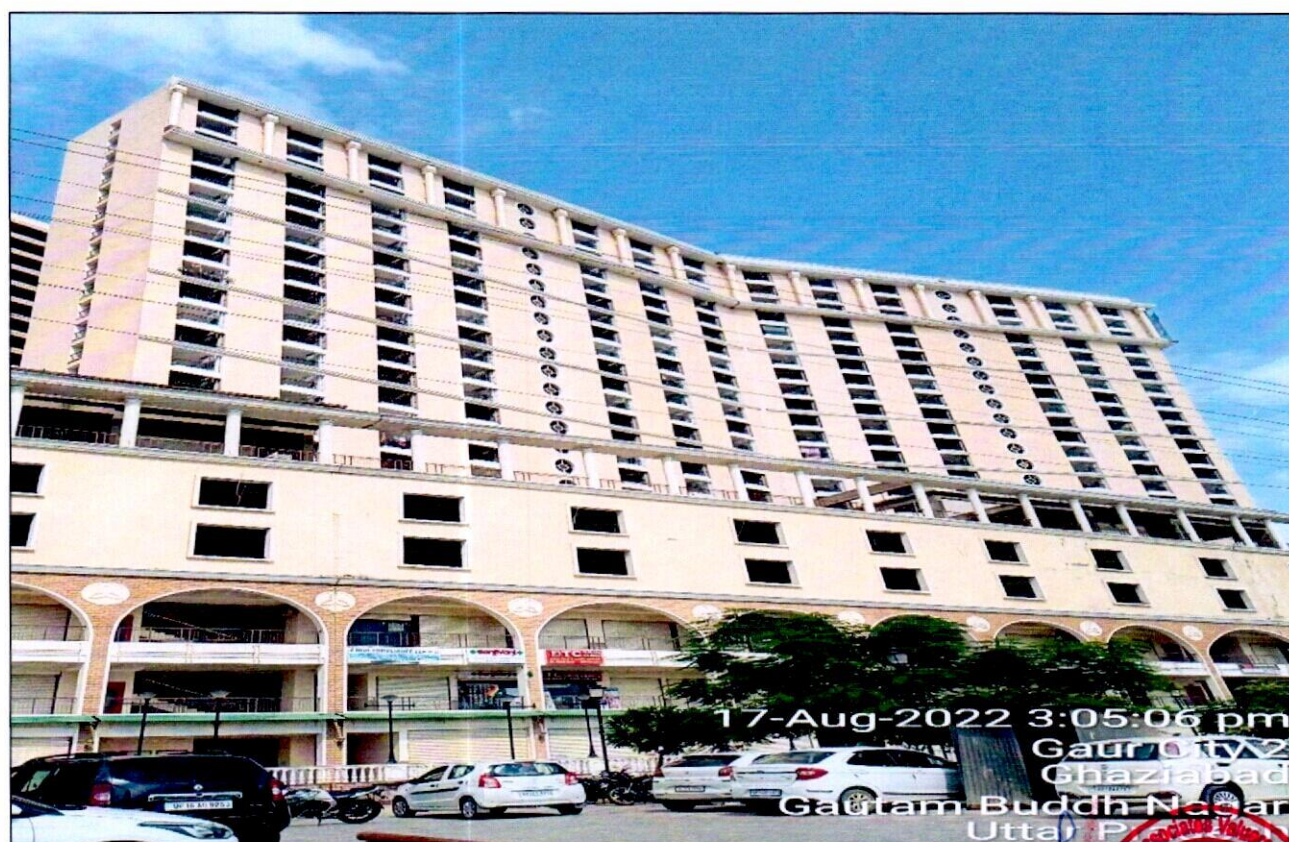


ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY



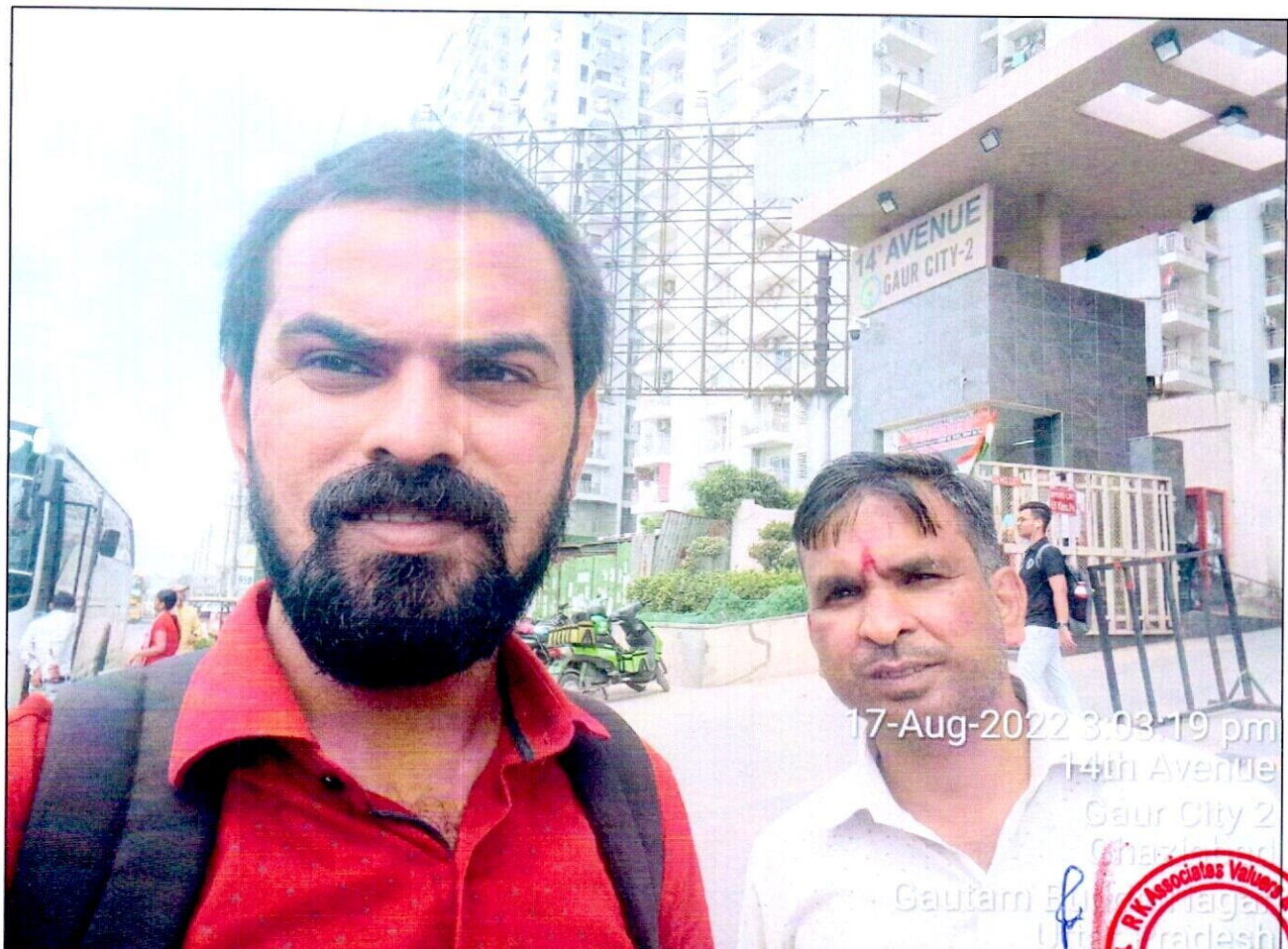
PROJECT TIE-UP REPORT

14th Avenue, Gaur City-2, Greater Noida



PROJECT TIE-UP REPORT

14th Avenue, Gaur City-2, Greater Noida



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

	<p>N Jha & Co CHARTERED ACCOUNTANTS</p>	<p>Plot No. 343, Udyog Kendra-2, Ecotech-3, Greater Noida, Gautam Budh Nagar, (UP) 201306 Ph-0120-4247408, 9818727408 Email- njhaandco@gmail.com</p>
Form -REG-3		
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head) (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)		
Information as on 30.06.2020		
Dated :-		
<p>Subject: Certificate of amount incurred on "14 Avenue" for Construction of Tower/Block/Building(s) of group Housing situated in Gaur City-2, Plot No. GH-03, Sector-16C, Greater Noida, U.P. demarcated by its boundaries (latitude and longitude of the end-points) 28°37'13.24"N, 77°25'07.81"E, 28°37'2.72"N, 77°25'9.76"E of Village Haibatpur, Tehsil Gautam Buddha Nagar, Competent Authority/Development Authority GNIDA, District Gautam Budh Nagar, admeasuring 63810 sq. meter area, being developed by M/s Gaursons Promoters Pvt. Ltd. having RERA Registration No. UPRERAPRJ6742, Designated A/C No. 2012185751 Bank Name: KOTAK MAHINDRA BANK</p>		
		Rs. in Crores
S.No.	Particulars	Total Cost Estimated
1	2	3
1	Land Cost (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (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 TDR (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)" on money borrowed for purchase of land and also to Competent Authority.	225.23
		Rs. In Crores
		Amount incurred till 30/06/2020
		4
		199.71
	SUB TOTAL LAND COST (in Rs.)	225.23
		199.71

This certificate is being issued on specific request of M/s Gaursons Promoters Pvt. Ltd. for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

For N JHA & Co
(Chartered Accountants)
FRN- 015780C

Niraj Kumar
(Partner)
M.N.- 517608
UDIN:- 20517608AAAAAW8406

DOCUMENT DETAILS

Verification Date/Time:	05-09-2022 02:45:17
UDIN Generation Date/Time:	15-07-2020 22:29:40
Unique Document Identification Number (UDIN):	20517608AAAAW6406
Member Details:	NIRAJ KUMAR (517608)
Firm Details:	
Document Type:	Certificates
Type of Certificate:	Certificate issued under RERA
Date of signing of Document:	15-07-2020
Figures/Particulars:	1. TOTAL COST OF PROJECT: 1438.73 2. % COMPLETION: 69.39
Document Description:	GC 14 GAUR CITY RERA
Status:	Active

Print



DOCUMENT 2: COPIES OF STATUTORY APPROVALS



AAI/RH&I/PR/ATM/NOC/2019/158/674-677
GAURSONS PROMOTERS 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

1. 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.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID:	SAFD/NORTH B/040319/385665
Applicant Name*	Devendra Bhandari
Site Address*	GAUR CITY -2, PLOT NO.-GH-03,SECTOR-16C,GREATER NOIDA,UTTAR PRADESH,GREATER NOIDA,Gautam Buddha Nagar,Uttar Pradesh
Site Coordinates*	77 25 04.75-28 37 08.20, 77 25 08.14-28 37 01.99, 77 25 21.77-28 37 09.52, 77 25 24.25-28 37 27.64, 77 25 39.93-28 37 08.88
Site Elevation in mtrs AMSL as submitted by Applicant*	201.3 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL.)	351.3M

*As provided by applicant

3. 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 - 91-11-25663566
Regional headquarter Northern Region, Operational Offices Complex Rangpuri, New Delhi-110 037 Tel: 91-11-25663566

K. K. Kabir
23.04.19
के.के.ए.कबीर / K. K. A. KABIR
सह-निर्देशक (नए) राष्ट्रीय वायुमार्ग (नए) / General Manager (N/A) / N/A

"हिंदी पत्रों का स्वागत है।"



Provisional Fire NOC

कार्यालय संयुक्त निदेशक फायर सर्विस मुख्यालय उ०प्र० लखनऊ।
पत्रांक-आर-157/जे०डी०/फा०स०/लखनऊ-13(गौतम०)/२०. दिनांक फरवरी २ 2017.

सेवा में
महानगरपालिका (नगर एवं नियोजन)
ग्रेटर नोएडा प्राधिकरण,
जननंद गौतमबुद्धनगर।
विषय: मैसर्स गौर सन्स प्रजेक्टर्स प्रा० लि० द्वारा प्लॉट न०-जी०एच०-०३, जी०सी०-१२ व १४, गौर सिटी-२ सेक्टर-१६सी, ग्रेटर नोएडा जननंद गौतमबुद्धनगर में प्रस्तावित ग्रुप हाउसिंग भवन के निर्माण हेतु संतोषित प्रोवीजनल अग्निशमन अनापलित प्रमाण पत्र निर्गत किये जाने के सम्बन्ध में।

सन्दर्भ: यूआईडी: 2017/27346/जीबीएन/गौतमबुद्धनगर/6219/जे०डी०
महोदय,

कृपया उपरोक्त विषयक आवेदक द्वारा अपने प्रार्थना पत्र के माध्यम से उक्त प्रसंगत भूखण्ड पर सामूहिक बहुमंजिला आवासीय भवन निर्माण हेतु संतोषित मानचित्र एवं प्रस्तावित उपलब्ध कराते हुए भवन की संतोषित प्रोवीजनल अग्निशमन अनापलित प्रमाण पत्र निर्गत किये जाने का अनुरोध मुख्य अग्निशमन अधिकारी गौतमबुद्धनगर से किया गया है।

प्रसंगत भवन के स्थल का निरीक्षण एवं मानचित्रों का अध्ययन अग्निशमन अधिकारी ईकोटेक-०३ ग्रेटर नोएडा श्री राधन्तु कुमार यादव से कराया गया तो उनके द्वारा अपनी संस्तुति आख्या दिनांक: ०६-०१-२०१७ मुख्य अग्निशमन अधिकारी गौतमबुद्धनगर श्री सनराजा यादव को उपलब्ध करायी गयी जिसका तुरन्त मानकों के अनुसार परीक्षण कर उनके द्वारा अपनी संस्तुति आख्या उपनिदेशक फायर सर्विस मेरठ परिसर को उपलब्ध करायी गयी तथा उपनिदेशक फायर सर्विस मेरठ द्वारा अभिलेखों का परीक्षण कर अपनी संस्तुति आख्याओं सहित पत्रावली अग्निशमन अधिकारी को उपलब्ध करायी गयी जिसका विवरण निम्नवत है:-

भवन की संरचना:- कुल प्लॉट एरिया-८३,८०९.१४ वर्ग मी० है, तथा प्रसंगत भवन को इस कार्यालय के पत्र सभांक दिनांक: २४-०२-२०१४ के माध्यम से प्रोवीजनल अनापलित प्रमाण पत्र निर्गत किया गया है, तथा वर्तमान में कतिपय संरचना के उपरान्त प्रस्तावित भवन के टायरों का फ्लोरपाईज एरिया विवरण निम्नवत है:-

क्रमांक	नम स्लाक	तलों की संख्या		मूलतः कवर्ड एरिया वर्ग मी०।		टिफिकल कवर्ड एरिया वर्ग मी०।		रूफाई मी०।	
		पूर्व	वर्तमान	पूर्व	वर्तमान	पूर्व	वर्तमान	पूर्व	वर्तमान
1	स्लाक-ए०	०२ बेस+एस/पी+२६ तल	०२ बेस+एस/भूतल+पीडि०+२७ तल	६८३.८८	५४७.९६	४९१.२२	४९४.१५	८८.४५	८८.००
2	स्लाक-बी०	०२ बेस+एस/पी+२६ तल	०२ बेस+एस/भूतल+पीडि०+२७ तल	७९६.८३	७३७.१५	६७२.९४	६८५.०५	८६.४५	८८.००
3	स्लाक-सी०	०२ बेस+एस/पी+२६ तल	०२ बेस+एस/भूतल+पीडि०+२७ तल	८४३.१४	८२५.१६	५६४.०८	५७०.४२	८६.४५	८८.००
4	स्लाक-डी०	०२ बेस+एस/पी+२६ तल	०२ बेस+एस/भूतल+पीडि०+२७ तल	५७९.४२	४६२.७३	४२२.७९	४२९.५५	८६.४५	८८.००
5	स्लाक-ई०	०२ बेस+एस/पी+२६ तल	०२ बेस+एस/भूतल+पीडि०+२७ तल	७१५.७८	६४९.६८	५७५.०९	५८५.४५	८६.४५	८८.००
6	स्लाक-एच०	०२ बेस+एस/पी+२६ तल	०२ बेस+एस/भूतल+पीडि०+२७ तल	६८३.८८	५४७.९६	४९१.२२	४९४.१५	८६.४५	८८.००
7	स्लाक-जे०	०२ बेस+एस/पी+२६ तल	०२ बेस+एस/भूतल+पीडि०+२७ तल	७९६.८३	७३७.१५	६७२.९४	६८५.०५	८६.४५	८८.००
8	स्लाक-एच०	०२ बेस+एस/पी+२६ तल	०२ बेस+एस/भूतल+पीडि०+२७ तल	८४३.१४	८२५.१६	५६४.०८	५७०.४२	८६.४५	८८.००
9	स्लाक-आई०	०२ बेस+एस/पी+२६ तल	०२ बेस+एस/भूतल+पीडि०+२७ तल	८४३.१४	७७०.१८	५६४.०८	७१७.७२	८६.४५	९४.००
10	स्लाक-जे०	०२ बेस+एस/पी+२६ तल	०२ बेस+एस/भूतल+पीडि०+२७ तल	८४३.१४	६३०.०३	५६४.०८	५७८.२६	८६.४५	९४.००
11	स्लाक-के०	०२ बेस+एस/पी+२६ तल	०२ बेस+एस/भूतल+पीडि०+२७ तल	८६६.४७	६३०.०३	५६६.४४	४९४.२२	८६.४५	८८.००
12	स्लाक-एल०	०२ बेस+एस/पी+२६ तल	०२ बेस+एस/भूतल+पीडि०+२७ तल	८९३.८८	५४८.०४	४९१.२२	४९४.२२	८६.४५	८८.००
13	स्लाक-एच०	०२ बेस+एस/पी+२६ तल	०२ बेस+एस/भूतल+पीडि०+२७ तल	८९३.८८	५४७.९६	४९१.२२	४९४.१५	८६.४५	८८.००
14	स्लाक-एच०	०२ बेस+एस/पी+२० तल	०२ बेस+एस/भूतल+पीडि०+२७ तल	८९३.८८	४९२.७३	४९१.२२	४९२.५५	८६.४५	८८.००
15	स्लाक-आई०	०२ बेस+एस/पी+१५ तल	०३ बेस+एस/भूतल+पीडि०+२७ तल	७९६.८३	७३७.१५	६७२.९४	६८५.०५	५३.४५	९४.००
16	स्लाक-जे०	०२ बेस+एस/पी+१५ तल	०३ बेस+एस/भूतल+पीडि०+२७ तल	७९६.८३	७३७.१५	६७२.९४	६८५.०५	५३.४५	८८.००
17	स्लाक-के०	०२ बेस+एस/पी+१५ तल	०३ बेस+एस/भूतल+पीडि०+२७ तल	७९६.८३	५४७.९६	६७२.९४	४९४.१५	५३.४५	८८.००
18	स्लाक-एल०	०२ बेस+एस/पी+१४ तल	०३ बेस+एस/भूतल+पीडि०+२७ तल	७९६.८३	७३७.१५	६७२.९४	६८५.०५	५०.४५	९४.००

(अग्निशमन अधिकारी)
संयुक्त निदेशक, फायर सर्विस
उ०प्र० लखनऊ

19	स्लाक-एस० (विला)	०२ बेस+एस/पी+१४ तल	०३ बेस+एस/भूतल+पीडि०+०४ तल	७९६.८३	२६८.२७	६७२.९४	२५७.८८	५०.४५	१६.००
20	फैसिलिटी ब्लॉक टी०यू०पी०	-	०४ बेस+एस/भूतल+पीडि०+२७ तल	-	४९०७.१०	-	१७११.२०	-	८८.००

बेसमेन्ट-प्रसंगत भवन में बेसमेन्ट निम्नवत है:-

- १- प्रथम बेसमेन्ट कवर्ड एरिया-५७,२००.६८ वर्ग मी०। २- द्वितीय बेसमेन्ट कवर्ड एरिया-५८,४६९.७२ वर्ग मी०।
३- तृतीय बेसमेन्ट कवर्ड एरिया-२४,७३२.२१ वर्ग मी०। ४- चतुर्थ बेसमेन्ट कवर्ड एरिया-७७४५.२३ वर्ग मी०, प्रस्तावित है। प्रसंगत भवन के बेसमेन्ट की छत अग्निशमन वाहन की आवश्यकताओं हेतु ६० टन भार वहन करने की क्षमता का बनाया जाना निवार्य होगा।

भवन का अधिभोग विवरण:- प्रस्तावित भवन का अधिभोग सामूहिक बहुमंजिला आवासीय अपार्टमेंट (एन०वी०सी-२००५ आवासीय श्रेणी ए०-४) के अन्तर्गत वर्गीकृत किया गया है।

ढांचागत व्यवस्था:-

- १-पहुँच मार्ग:-भूखण्ड के सामने मानचित्रों में रोड की चौड़ाई ६० एवं २४ मी० मानकों के अनुसार अंकित की गई है जो भवन विनियमावली के मानकों के अनुसार है तथा प्रवेश/निकास द्वार जिनकी चौड़ाई ०६.०० मी० एन०वी०सी० मानक के अनुसार है।

- २-सैटवेक:- प्रस्तावित भवन का सैटवेक निम्नवत है:-

ए०-अग्रभाग-१६.०० मी०।



POSSESSION CERTIFICATE



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

POSSESSION CERTIFICATE

Letter No. Prop/BRS/2010/123
Date 28/10/10

Plot Code —
Allotment No. Prop/BRS-03/1682
Plot No. GH-03
Block No. —
Sector 16C

Lessee / Allottee's Name M/s. Gaursons
& Address Promoters Pvt. Ltd.
305, Arunachal Building
19, Barakhamba Road
Connaught Place, New Delhi-1

Status/Boundaries of plot	Dimensions	Area (In Sq. m.)	Remarks
North-East		379421.11 Sqm.	
South-West			
South-East <u>As per title plan</u>			
North-West <u>enclosed</u>			

Site plan of the plot is enclosed herewith. GH-03

I/We have taken over possession of the plot No. Block No. Sector 16C on 28/10/10

I/We agree with the plot size, area, earmarked in the enclosed plan and the plot is free from encroachment.

Possession handed over by

Possession taken over by

[Signature]
प्रबन्धक बिल्डर्स
ग्रेटर नोएडा प्राधिकरण

For Gaursons Promoters Pvt. Ltd.

H-169, SECTOR-GAMMA, GREATER NOIDA CITY
DISTT. GAUTAM BUDH NAGAR (U.P.)
PIN - 201 308

[Signature]
Authorized Signatory
Signature of the lessee

Copy to

1. Lessee
2. General Manager (Property)
3. General Manager (Engg.)

[Signature]
प्रबन्धक बिल्डर्स
ग्रेटर नोएडा प्राधिकरण
H-169, SECTOR-GAMMA, GREATER NOIDA CITY
DISTT. GAUTAM BUDH NAGAR (U.P.)
PIN - 201 308



COMPLETION CERTIFICATE's

Greater Noida Industrial Development Authority

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

To,
M/S GAURSONS PROMOTERS (P) Ltd.
D-25,VIVEK VIHAR,3
DELHI-95

PLG(BP)3770-C./ 3343
 Dated...23.5.2018.....

Sir,

I hereby certify that the erection/re erection / alteration / demolition of the building on plot no- GC-14(PART OF GC-12 & GC-14)/GH-03, Sector-16C, Greater Noida , completed under the supervision of technical person or name **Mr. KAILASH CHANDER AGGARWAL** , COA no- CA/ 86/10069 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 (1792 flats in 8 TOWERS) (far=1,29,543.77 and 15%=18231.52) as (TOWER-A =224 units, FAR=14231.48, 15%=1576.36), (TOWER-B =224 units, FAR=19527.78, 15%=1493.61), (TOWER-C =224 units, FAR=16249.96, 15%=1711.21), (TOWER-D =224 units, FAR=12390.39, 15%=1494.43), (TOWER-E =224 units, FAR=16742.28, 15%=1829.00), (TOWER-F =224 units, FAR=14229.85, 15%=1576.37), (TOWER-G =224 units, FAR=19524.70, 15%=1493.61), (TOWER-K =224 units, FAR=16555.11, 15%=1469.75 total 1792 units 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

Himla
 D.G.M.(PLNG.& 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

/
 D.G.M.(PLNG.& ARCH.)



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

Plot No. 01, Sector Knowledge Park-04

Greater Noida City, GB Nagar 201308

Ref No-(Plg.)BP-3770(C)/2019/788

Dated:- 21 / 01/2019

To,

M/s Gaursons Promoters Pvt Ltd.
D-25 Vivek Vihar
Delhi-110095.

Sir,

I hereby certify that the erection/re erection/alteration /demolition of building on Plot No. GC-14 Part of GC-12 & GC-14/GH-03 in Sector-16C, Greater Noida completed under the supervision of Technical Person Mr. Hariom Shukla COA No.CA/2012/55413 and building has been inspected by the officers of the Authority and declare that the building confirm 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 concerned Technical Personnel, hygienic and sanitary conditions inside and the surrounding and is fit for occupation. I have to inform you that Tower-L, Unit=224 {Builtup Area of FAR=14207.77 Sqm & Additional 15% Area=1582.58 Sqm}, Tower-M, Unit=224 {Builtup Area of FAR=14211.21 Sqm & Additional 15% Area=1577.29 Sqm} & Tower-N, Unit=224 {Builtup Area of FAR=12390.396 Sqm & Additional 15% Area=1494.43 Sqm}, Total Units=672 in 3 Towers, FAR=40824.35 Sqm & 15% Area=4697.33 Sqm Occupancy Certificate 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 drawing 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 organisations.
5. Gate/s shall open on to the service road only, direct access to main carriage-way 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 outside the plot.

Yours faithfully



Town Planner

Encl: One Set of drawings()
Copy to G.M (Engg. Deppt.) for information and n.a.



Greater Noida Industrial Development Authority

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

PLG/(BP)3770-C/599.....
Dated..30.01.2020

To,
M/S GAURSONS PROMOTERS (P) LTD.
D-25, VIVEK VIHAR
DELHI-95

Sir,

I hereby certify that the erection/re erection of the building on plot no- GH-03/GC-14(part of GC-14&12), block-H, I, j & facility block Sector-16C, 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 does not conforms in respects of the following requirements of the greater Noida building regulations/directions as amended upto.

1. Time extension certificate to be taken from property department.
2. No dues certificate to be taken from property department

However, a temporary occupancy certificate is being issued in compliance of the order dated 29-05-2019 in the writ petition no 18684/19, the operative directions are as below:-

" In the meantime, completion certificate sought by The petitioner shall be issued by the respondent no-02, chief executive officer, which shall abide by the final decision of writ petition "

In the light of the above directions TOC regarding 712 flats in (Tower H-232, Tower I-240, Tower J-240 & Facility block having area = 59606.28 sqm.) with subject to the condition that the above mentioned defect/discrepancies will be got corrected and a fresh completion certificate is submitted to the Chief Executive Officer for further necessary action .These conditions are binding subject to the approval of the court.

Yours faithfully


SR. MANAGER

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

1
SR. MANAGER



NOC FROM SEIAA

State Level Environment Impact Assessment Authority, Uttar Pradesh

Uploaded on
www.seiaaup.in

Directorate of Environment, U.P.
Vineet Khand-1, Gomti Nagar, Lucknow - 226 010
Phone : 91-522-2300 541, Fax : 91-522-2300 543
E-mail : docupko@yahoo.com
Website : www.seiaaup.in, www.seiaaup.com

To,
M/s Gaursons Promoters Pvt. Ltd.,
Gaur Biz Park, Plot No.-1,
Abhay Khand-2, Indirapuram,
Shanti Vihar, Ghaziabad, U.P.-201014

Ref. No. 961 /Praya/SEAC/2328/2014/DD(DS) Date 21 September, 2015

Sub: Environmental Clearance of Modification and Expansion for Proposed Group Housing Project "Gaur City-2" at GH-03, Sector-16C, Greater Noida, U.P. M/s Gaursons Promoters Pvt. Ltd.

Dear Sir,

Please refer to your letter/application dated 10/05/2014, 16/02/2015 and 10/03/2015, addressed to the Director, Environment & Secretary, SEAC, Dr. Bhim Rao Ambedkar Paryavaran Parisar, Vineet Khand-1, Gomti Nagar, Lucknow on the subject as above.

The Committee considered the matter in its meeting held on dated 21/02/2015 and 19/06/2015. A presentation was made by Mr. Devendra Bhadari, authorized representative of the project proponent alongwith their consultant M/s Environment and Technical Research Centre. The proponent through the documents submitted and the presentation made, informed the committee that:

1. Environmental clearance for Township "Gaur City-2" at plot no. GH-03, Sector-16C, Greater Noida Gautam Budha Nagar, U.P. was issued through SEIAA letter no. 1077/SEAC/607/20101/DDS dated 04/05/2011. Now modification and expansion of the proposed township is submitted for environmental clearance.
2. The environmental clearance is sought for Modification and Expansion of Group Housing Project of "Gaur City-2" at GH-03, Sector-16C, Greater Noida Gautam Budha Nagar, U.P., M/s Gaursons Promoters Pvt. Ltd.
3. Comparative area details of the project is as follows:

S. NO.	DETAILS	PREVIOUS EC	PROPOSED EXPANSION & MODIFICATION	REMARKS
1	Plot Area (Sqm)	413261.11	272968.60	Part Residential Plot Sold
2	FAR (Sqm)	1111078.650(2.750)	1003160.90 (3.675)	By - Laws Revised [3.675 (Purchasable 0.75 & IGBC 0.175)]
3	Built up Area (Sqm)	11,36,468	13,63,693	FAR Increased (Built-up area increased due to increase in FAR: from 2.75 to 3.675)
4	Population	1650	2100	By - Laws Revised

(Insurance) Act, 1991 and EIA Notification, 2006 including the amendments and rules made thereafter.

This is to request you to take further necessary action in the matter as per provision of Gazette Notification No. S.O. 1533(E) dated 14.9.2006, as amended and send half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the SEIAA, U.P. on 1st June and 1st December of each calendar year.

(Dr. Rajeev Upadhyay)
Member Secretary, SEIAA

Ref. No. 961 /Praya/SEAC/2328/2014/DD(DS) Dated

Copy for information and necessary action to:

1. The Principal Secretary, Department of Environment, Govt. of Uttar Pradesh, Lucknow.
2. Advisor, IA Division, Ministry of Environment & Forests, Govt. of India, Indira Paryavaran Bhawan, Jor Bagh Road, Aliganj, New Delhi-110003.
3. Chief Conservator, Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. District Magistrate, G.B. Nagar, U.P.
5. The Member Secretary, U.P. Pollution Control Board, TC-12V, Vibhuti Khand, Gomti Nagar, Lucknow.
6. Copy to Web Master/ guard file.

(Dr. A.A. Khan)
OSD/Nodal Officer, SEIAA

LEASE DEEDS



SUPPLEMENTARY LEASE DEED

.. This Supplementary Lease Deed is made on this 17th day of
October 2012 at Greater Noida between;

Greater Noida Industrial Development Authority, a body corporate
constituted under section 3 read with section 2 (d) of the Uttar Pradesh
Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976)
(hereinafter called the 'Lessor' which expression shall, unless the context
does not so admit include its successors and assigns) of the **One Part**

AND

M/s Gaursons Promoters Pvt. Ltd., a company duly incorporated under
the Indian Companies Act, 1956 and having its registered office at D-25,
Vivek Vihar, Delhi-110095 through its Authorised Signatory Sh. S.
Raghav S/o Sh. L.S. Raghav R/o. Gaubiz Park, Plot No.1&2,
Abhaykhand-II, Indrapuram, Ghaziabad, U.P. duly authorized in this
behalf by its Board of Directors vide Resolution dated 17-09-2012
(hereinafter called the 'Lessee') which expression shall unless the context
does not so admit, include its executors, successors in office,
administrators, representatives and permitted assigns) of the **Other Part**.

For Gaursons Promoters Pvt. Ltd.

प्रमाण (सिद्धि)
लेटर अधिकार अधिकारी
LESSOR

LESSEE

This in consideration of the total proportionate premium of the 24607.49
sq.m. is Rs. 28,43,88,762.00 out of which 10% have been paid by the
Lessee to the Lessor (the receipt whereof the Lessor doth hereby
acknowledge). The balance 90% premium of the plot along with interest
will be paid in 16 half yearly installments as per revised payment plan.

Now the Lessor has got the possession of affected area i.e. 24607.49
sq.m. (after reducing village Shaberi area 12913 Sqm.). Lessee has
requested the Lessor to transfer of this clear area i.e. 24607.49 sq.m., after
execution of Supplementary Lease Deed. Hence, through this
Supplementary Lease Deed, the parties hereby execute lease deed of
24607.49 sq.m. area on the terms and conditions mentioned in the main
Lease Deed dated 11.10.2010. Lessee further commits that they would
pay the instalments as per intimated to them vide Lessor's letter dated
07.10.2010. They further commits that they would pay the annual or one
time lease rent as per entire leased plot area. Copy of lease plan earlier
attached with main Lease Deed dated 11.10.2010 is annexed herewith as
Annexure-1. Revised lease plan showing the clear plot area i.e.
404028.60 sq.m. is annexed herewith as **Annexure-2**.

प्रमाण (सिद्धि)
लेटर अधिकार अधिकारी
LESSOR

For Gaursons Promoters Pvt. Ltd.

LESSEE



PROJECT TIE-UP REPORT

14th Avenue, Gaur City-2, Greater Noida

SUPPLEMENTARY LEASE DEED

This Supplementary Lease Deed is made on this 29th day of May 2013 at Greater Noida between;

Greater Noida Industrial Development Authority, a body corporate constituted under section 3 read with section 2 (d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) (hereinafter called the 'Lessor' which expression shall, unless the context does not so admit include its successors and assigns) of the One Part

AND

M/s Gaursons Promoters Pvt. Ltd., a company duly incorporated under the Indian Companies Act, 1956 and having its registered office at D-25, Vivek Vihar, Delhi-110095 through its Authorised Signatory Sh. S. Raghav S/o Sh. L.S. Raghav R/o. Gaurbiz Park, Plot No.1&2, Abhaykhand-II, Indrapuram, Ghaziabad, U.P. duly authorized in this behalf by its Board of Directors vide Resolution dated 17-09-2012 (hereinafter called the 'Lessee') which expression shall unless the context does not so admit, include its executors, successors in office, administrators, representatives and permitted assigns) of the Other Part.

(Signature)
M/s Gaursons Promoters Pvt. Ltd.
Greater Noida

(Signature)
LESSEE

affected area i.e. 33840 sq.mtr shall be offered for possession after execution of the supplementary lease deed to the lessee as and when it becomes clear.

This in consideration of the total proportionate premium of the 12440 sq.m. is Rs. 14,37,69,080.00 out of which approx 10% of allotted area (9232.51 sqm.) and entire amount Rs. 3,70,68,962.00 of excess area (3207.49 sqm.) have been paid by the Lessee to the Lessor (the receipt whereof the Lessor doth hereby acknowledge). The balance 90% premium of the allotted area of plot along with interest will be paid in 16 half yearly installments as per intimated payment plan.

Now the Lessor has got the possession of affected area i.e. 12440 sq.m. (after reducing khasra no. 60 area 473 Sqm.). Lessee has requested the Lessor to hand over of this clear area i.e. 12440 sq.m., after execution of this Supplementary Lease Deed. Hence, through this Supplementary Lease Deed, the parties hereby execute lease deed of 12440 sq.m. area on the terms and conditions mentioned in the main Lease Deed dated 11.10.2010. Lessee further commits that they would pay the installments as per intimated payment plan. They further commits that they would pay the annual or one time lease rent as per entire leased plot area. Copy of lease plan earlier attached with main Lease Deed dated 11.10.2010 is

LESSOR

LESSEE

आज दिनांक 30/05/2013 को
बही नं 1 फ़ैल नं 13337
पृष्ठ नं 113 से 424 पर करवांक 12865
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(सीओओसिई, प्रभारी)
उपनिदेशक सचिव
गीतमबुद्धनगर
30/5/2013



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
UPRERAPRJ6742

Project Name : 14th Avenue (Group Housing) - Gaur City

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

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

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

- (i) The Promoter shall enter into an agreement for sale with the allottees in the form to be prescribed separately;
- (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17;
- (iii) The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for the purpose as per sub clause (D) of clause (1) of sub-section (2) of section 4;
- (iv) The registration shall be valid for a period of 9 years commencing from 01-04-2014 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 necessarily 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 V-L10 (Project Tie Up format) _V_10.2_2022 Tie up format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
34.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
35.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
36.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
37.	Defect Liability Period is 15 DAYS. We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
38.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
39.	Our Data retention policy is of ONE YEAR . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
40.	This Project tie up report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
41.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
42.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
43.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.

