

REPORT FORMAT: V-L16 (Project Tie Up format) _V_10.2_2022

CASE NO. VIS (2022-23) PL-291-221-421

DATED: 01/09/2022

PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	GRAND CARNESIA AND GRAND PAEONIA

SITUATED AT

PLOT NO. 04/ B.S.-01 & B.S.-05, SIDDHARTH VIHAR, NH-24, GHAZIABAD,
UTTAR PRADESH

DEVELOPER/ PROMOTER

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations **M/S. PRATEEK REALTORS INDIA PRIVATE LIMITED**

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors **REPORT PREPARED FOR**
STATE BANK OF INDIA, HLST BRANCH, PARLIAMENT STREET, NEW DELHI

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

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

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

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

CORPORATE OFFICE:

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

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

E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT
PLOT NO. 04/ B.S.-01 & B.S.-05, SIDDHARTH VIHAR, NH-24, GHAZIABAD,
UTTAR PRADESH

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

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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 Branch, Parliament Street, New Delhi												
iii.	Name of Project	Grand Carnesia and Grand Paeonia												
iv.	Name of Developer/ Promoter	M/s. Prateek Realtors India Private Limited												
v.	Registered Address of the Developer as per MCA website	Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block, Shakarpur, Delhi												
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	26 August 2022												
x.	Date of Assessment	1 September 2022												
xi.	Date of Report	1 September 2022												
xii.	Surveyed in presence of	Owner's representative Mr. Ali (+91 89419 76667)												
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. depts. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work. h) Valuation techniques and principles.												
xvi.	Documents provided for perusal	<table> <tr> <th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr> <tr> <td>Total 04 Documents requested.</td><td>Total 04 Documents provided.</td><td>10</td></tr> <tr> <td>Property Title document</td><td>Lease Deed (2 No.'s)</td><td>Dated 20/06/2014 & 22/02/2014</td></tr> <tr> <td>RERA Certificate</td><td>RERA Certificate</td><td>UPRERAPRJ723 UPRERAPRJ113 3 and</td></tr> </table>	Documents Requested	Documents Provided	Documents Reference No.	Total 04 Documents requested.	Total 04 Documents provided.	10	Property Title document	Lease Deed (2 No.'s)	Dated 20/06/2014 & 22/02/2014	RERA Certificate	RERA Certificate	UPRERAPRJ723 UPRERAPRJ113 3 and
Documents Requested	Documents Provided	Documents Reference No.												
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Property Title document	Lease Deed (2 No.'s)	Dated 20/06/2014 & 22/02/2014												
RERA Certificate	RERA Certificate	UPRERAPRJ723 UPRERAPRJ113 3 and												

		Approved Map	Approved Map	Dated 28/08/2014
		NOC's & Approval	NOC's & Approval	Please refer Part-D (Project Approval Details)
xvii.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Owner's representative	
		<input checked="" type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	NA

2.	SUMMARY	
i.	Total Prospective Fair Market Value for whole project	Rs.2190,00,00,000/-
ii.	Total Expected Realizable/ Fetch Value for whole project	Rs.1861,50,00,000/-
iii.	Total Expected Distress/ Forced Sale Value for whole project	Rs.1642,50,00,000/-
iv.	Total No. of Dwelling Units	7,184 (proposed) / 4,508 (Launched till yet)
v.	Built up area of the project	10,37,898.70 sq. mtr. / 1,11,71,942 sq. ft.
vi.	Saleable Area of the Project (Grand Carnesia and Grand paeonia)	4,68,902 sq. mtr. / 50,47,260 sq. ft. (For Tower C1-C16 & P1-P9)
vii.	Inventory Cost as on "Date of Assessment"	Rs.30,28,35,60,000/- (For Tower C1 – C16 & P1-P9)

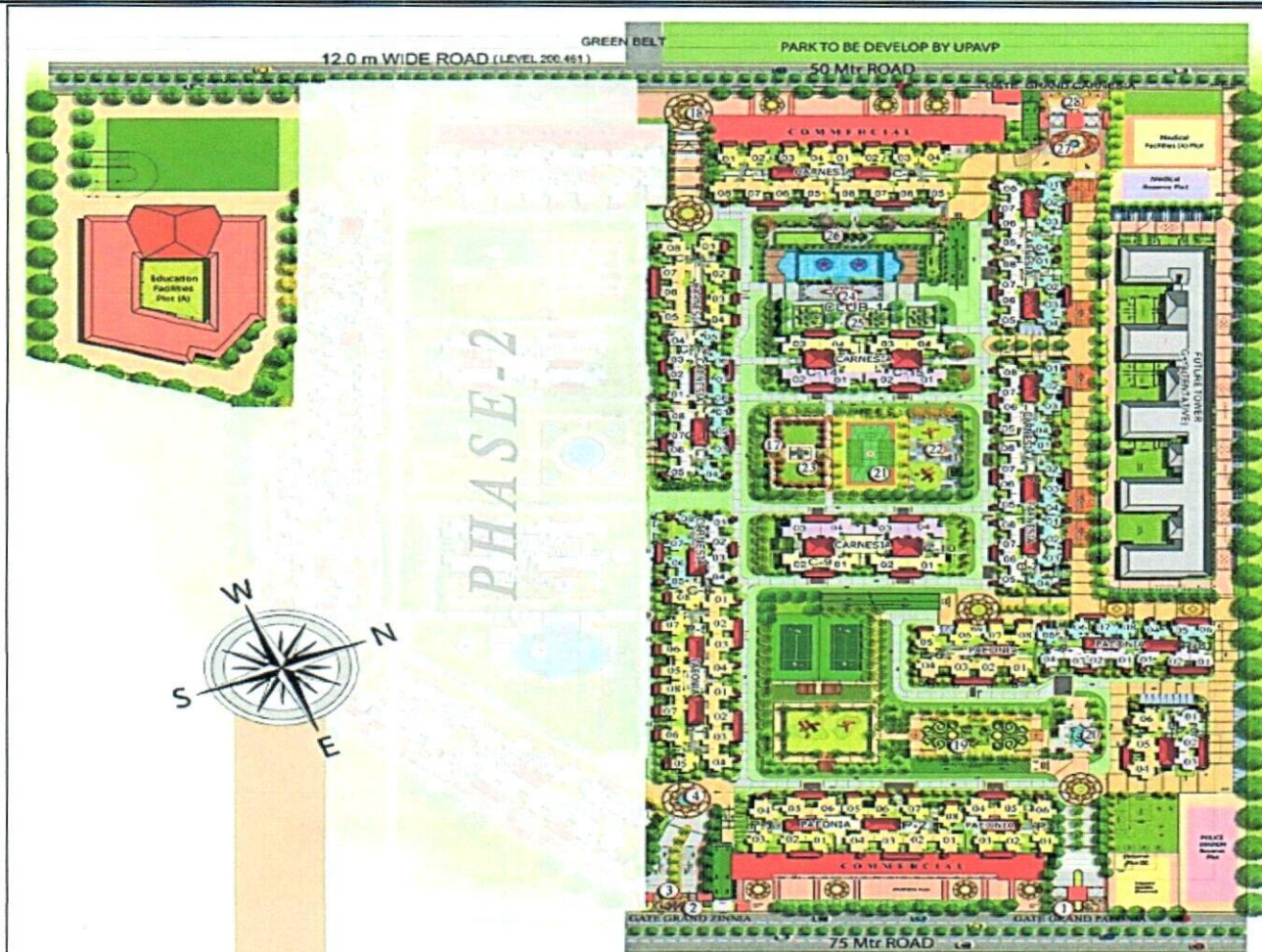
3.	ENCLOSURES	
i.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 35
ii.	Enclosure 2	Google Map – Page No. 37
iii.	Enclosure 3	Photographs of The property – Pages. 38-40
iv.	Enclosure 4	Copy of Circle Rate – Pages 41
v.	Enclosure 5	Other Important documents taken for reference Page No. 42-58
vi.	Enclosure 6	Consultant's Remarks Page No. 59

[Handwritten Signature]
[Circular Stamp: R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd.]

PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

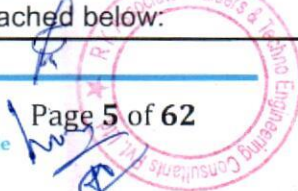
1. BRIEF DESCRIPTION OF THE PROJECT



This project tie-up report is prepared for project Grand Carnesia and Project Grand Paeonia of Group Housing Project "Prateek Grand city" being developed on total land area ad measuring 38.28 Acres (1,54,916.510 sq. mtr) which is same as per zoning for the development of the project. Phase 1 of this project contains 2 sub projects i.e., Project Grand Carnesia and Project Grand Paeonia.

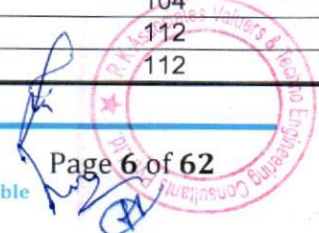
Land parcel ad measuring 38.28 Acres contains two land parcels i.e., Plot No. -04/BS-01 having land area 97,565.68 sq. mtr. & BS-05 having land area 57,350.828 sq. mtr. as per the copy of lease deed provided to us. As per the copy of lease deed M/s. Prateek Realtors India Private Limited has taken on lease this project land parcel of area admeasuring 1,54,916.510 sq. mtr. (38.28 Acres) by the virtue of two Lease Agreements for 90 years from the Uttar Pradesh Awasth & Vikas Parishad for the development of modern group housing society.

M/s. Prateek Realtors India Private Limited is developing a group housing project in four parts vis-e-vis. Grand Carnesia, Grand Paeonia, Grand Begonia & Grand Zinnia. This tie up report is prepared for Grand Carnesia and Grand Paeonia. Inventory details of both the projects is attached below:



PART PROJECT GRAND CARNESIA		
TOWER	FLAT TYPE	NO. OF DWELLING UNITS
C1	2 BHK + Study (Deluxe)	112
C1	3 BHK (Optima)	112
C2	2 BHK + Study (Deluxe)	104
C2	3 BHK (Optima)	104
C3	2 BHK (Compact)	104
C3	2 BHK (Optima)	104
C4	2 BHK (Compact)	112
C4	2 BHK (Optima)	112
C5	2 BHK (Compact)	104
C5	2 BHK (Optima)	104
C6	2 BHK (Compact)	112
C6	2 BHK (Optima)	112
C7	2 BHK (Compact)	104
C7	2 BHK (Optima)	104
C8	2 BHK (Optima)	200
C9	3 BHK (Elite)	58
C9	3 BHK + Study (Deluxe)	58
C10	3 BHK (Elite)	52
C10	3 BHK + Study (Deluxe)	52
C11	2 BHK (Compact)	104
C11	2 BHK (Optima)	104
C12	2 BHK (Compact)	112
C12	2 BHK (Optima)	112
C14	3 BHK (Elite)	58
C14	3 BHK + Study (Deluxe)	58
C15	3 BHK (Elite)	52
C15	3 BHK+ Study (Deluxe)	52
C16	3 BHK (Elite)	104
C16	3 BHK + Study (Deluxe)	104
TOTAL		2784

PART PROJECT GRAND PAEONIA		
TOWER	FLAT TYPE	NO. OF DWELLING UNITS
P1	2 BHK + Study (Deluxe)	78
P1	3 BHK (Optima)	78
P2	2 BHK + Study (Deluxe)	112
P2	3 BHK (Optima)	112
P3	2 BHK + Study (Deluxe)	78
P3	3 BHK (Optima)	78
P4	2 BHK + Study (Deluxe)	104
P4	3 BHK (Optima)	104
P5	2 BHK + Study (Deluxe)	112
P5	3 BHK (Optima)	112
P6	2 BHK + Study (Deluxe)	104
P6	3 BHK (Optima)	104
P7	2 BHK (Compact)	112
P7	2 BHK (Optima)	112

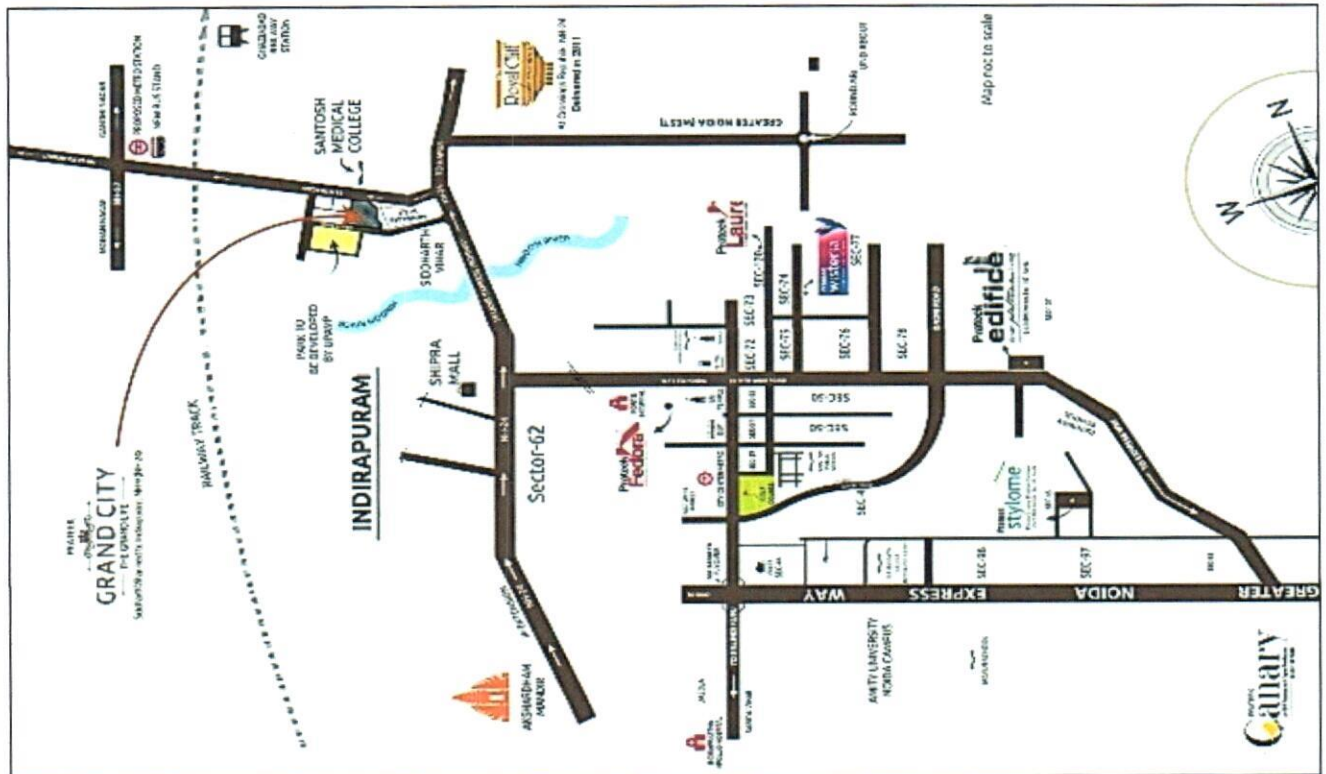


P8	2 BHK (Compact)	78
P8	2 BHK (Optima)	78
P9	2 BHK (Optima)	84
P9	3 BHK (Optima)	84
Total		1724

As per the copy of approved map, builder has planned to develop a total of 7184 DU and at present a total 4508 main residential units have been launched and are being developed in 4 parts with different flats types of 2 BHK, 2 BHK with Study Room, 03 BHK, 03 BHK with Study Room with different area's (770, 970, 1155, 1380, 1585 & 1795 sq. ft.). However, we have only considered the details of 2 parts i.e., Grand Carnesia and Grand Paeonia.

As per the physical progress observed during site visit by our survey team, Tower C 1 to C10, Tower C12 to C16 and Tower P5 and P6 are complete and are in ready to move in condition. No Nomenclature name C13 is provided by the developer in this project citing Vaastu reasons.

The location of the subject project is in a good developing locality of Siddharth Vihar. Subject land is clearly approached from 50mtr. wide Sector Road and located 2km from NH-24. There are other residential projects under development and few projects are already occupied.



In case of discrepancy in the address mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or client misled the valuer by providing the fabricated document, the progress assessment should be considered of the property shown to us at the site of which the photographs are also attached. Our responsibility will be only related to the progress assessment of the property shown to us on the site and not regarding matching from the

documents or searching the property from our own. Banker to verify from district administration/ tehsil level the identification of the property if it is the same matching with the document pledged.

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

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

2. LOCATION CHARACTERISTICS OF THE PROPERTY

i.	Nearby Landmark	Near Santosh Medical College		
ii.	Name of similar projects available nearby with distance from this property	Gaur Siddhartham, Apex the Kremlin situated in the close proximity of the subject project.		
iii.	Postal Address of the Project	Prateek Grand City, Siddharth Vihar, NH-24, Ghaziabad, Uttar Pradesh		
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°38'49.9"N 77°24'13.8"E		
vi.	Description of adjoining property	Other Residential Projects		
vii.	Plot No. / Survey No.	Plot No. 04/ B.S.-01 & B.S.-05		
viii.	Block/ Zone	Siddharth Vihar	Residential	
ix.	Sub registrar	Ghaziabad, Uttar Pradesh		
x.	District	Ghaziabad, Uttar Pradesh		
xi.	City Categorization	Metro City	Urban developing	
	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	None	None
xv.	Property Facing	East Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	NE3-Delhi Meerut expressway	70 mtr. wide	
	b) Front Road Name & width	Vishwakarma Road	20 mtr. wide	
	c) Type of Approach Road	Bituminous Road		



	d)Distance from the Main Road	Approx. 1 km away from ne 3 Highway		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes.		
xviii.	Is the property merged or colluded with any other property	No.		
xix.	BOUNDARIES SCHEDULE OF THE PROPERTY			
a)	Are Boundaries matched	Yes from the available documents		
b)	DIRECTIONS	AS PER LEASE DEED		FOUND AT SITE DURING SITE SURVEY
		B.S. 01	B.S. 05	
	East	50-meter-wide road	75-meter-wide road	Entry/Road
	West	Plot No.4/ B.S. 05	Plot No.4/ B.S. 01	Entry/Road
	North	Plot No.4/ B.S. 02	Plot No.4/ B.S. 05	Open Land
South	Ganga Water Treatment Plant	Ganga Water Treatment Plant	Ganga Water Treatment Plant	

3.	TOWN PLANNING/ ZONING PARAMETERS	
i.	Planning Area/ Zone	Ghaziabad Master Plan 2021
ii.	Master Plan currently in force	Ghaziabad Master Plan 2021
iii.	Municipal limits	Nagar Nigam Ghaziabad
iv.	Developmental controls/ Authority	Ghaziabad Development Authority (GDA)
v.	Zoning regulations	Residential (Group Housing/Plotted) zone
vi.	Master Plan provisions related to property in terms of Land use	Group Housing
vii.	Any conversion of land use done	NA. The company has taken the land on lease for the purpose of constructing residential flats only. Therefore, it is assumed that change of land use is not required by the company for this project.
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	No information provided by the company regarding Occupancy certificate.
xiii.	Comment on unauthorized construction if any	No Unauthorized construction observed during site visit.
xiv.	Comment on Transferability of developmental rights	Leasehold property, have to take NOC in order to transfer.
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential purpose.
xvi.	Comment of Demolition proceedings if any	NA



xvii.	Comment on Compounding/ Regularization proceedings	NA		
xviii.	Any information on encroachment	No encroachment observed during site visit.		
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. Prateek Realtors India 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 neither 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 neither could be found on public domain		
vii.	Heritage restrictions, if any	No heritage restriction came in to notice and neither could be found on public domain.		
viii.	Comment on Transferability of the property ownership	Lease hold, have to take NOC in order to transfer		
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Developer	NA	
x.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No Information available to us. Bank to obtain details from the Developer	NA	
xi.	BUILDING PLAN SANCTION:			
	a) Authority approving the plan	Uttar Pradesh Housing and Development Board		
	b) Any violation from the approved Building Plan	As per visual observation the building 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 lease deed issued is only for construction of residential project.		
xiii.	Whether the property SARFAESI complaint	Yes the project is SARFAESI compliant.		
xiv.	Information regarding municipal taxes (property tax, water tax, electricity bill)	Tax name	Property tax receipt not provided by the company.	
		Receipt number	Property tax receipt not provided by the company.	
		Receipt in the name of	Property tax receipt not provided by the company.	
		Tax amount	Property tax receipt not provided by the company.	
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	No observation regarding this issue came to our knowledge.		
xvi.	Is property tax been paid for this property	Property tax receipt not provided by the company.		
xvii.	Property or Tax Id No.	Property tax receipt not provided by the company.		



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		This project deals in sale of Residential Flats. As on date the flats are ready to move in. The company has proposed to sell those flats in due course. Therefore, the sold flats if any are assumed to be occupied by their respective owners only.		
xx.	Title verification		Title verification to be done by competent advocate as the same is out of our scope of work.		
xxi.	Details of leases if any		NA.		
5.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY				
i.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.		Urban Developing area		
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.		No		
6.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES				
i.	Drainage arrangements		Yes		
ii.	Water Treatment Plant		Yes		
iii.	Power Supply arrangements	Permanent	Yes as per verbal discussion with the representative. However, we have not received any supporting document for the same		
		Auxiliary	Yes, D.G sets		
iv.	HVAC system		HVAC system only in basement area. However, it's on the discretion of flat owner to instal or not to install HVAC systems in their flats.		
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	Yes	Yes	Yes	Yes



7.	INFRASTRUCTURE AVAILABILITY							
i.	Description of Water Infrastructure availability in terms of:							
	a) Water Supply			Yes by the authority as by the representative during site visit. However, we have not received any supporting document for the same				
	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 on approximate basis							
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport	
	1.5 km.	1.0 km.	1.5 km.	01 km	06 km	4.5 Km	43 Km	
iv.	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby.				
8.	MARKETABILITY ASPECTS OF THE PROPERTY:							
i.	Location attribute of the subject property			Very 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				
vi.	Any other aspect which has relevance on the value or marketability of the property			None				
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. External - Good				
	c) Roof			Floors/ Blocks		Type of Roof		
				High rise towers		RCC		
				Maximum Floors up to S+ 28		RCC's Valuers		

	d) Floor height	Approx. 9 feet	
	e) Type of flooring	Vitrified Tiles/Ceramic Tiles in Common Corridors. Type of Flooring in flats depends upon owner's choice.	
	f) Doors/ Windows	Aluminium flushed doors & windows, Wooden frame & panel doors	
	g) Interior Finishing	Neatly plastered and putty coated walls	
	h) Exterior Finishing	Simple plastered walls	
	i) Interior decoration/ Special architectural or decorative feature	No	
	j) Class of electrical fittings	Good	
	k) Class of sanitary & water supply fittings	Good	
iv.	Maintenance issues	No	
v.	Age of building/ Year of construction	New Construction	--
vi.	Total life of the structure/ Remaining life expected	Approx. 55-60 years	Approx. 55-60 years
vii.	Extent of deterioration in the structure	No deterioration observed in structure.	
viii.	Protection against natural disasters viz. earthquakes etc.	All the structures are asumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	None	
x.	System of air conditioning	As per requirement by individual flat owners on their own	
xi.	Provision of firefighting	Yes. Fire Hydrant System is being provided in the structures.	
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority.	
	a) Is Building as per approved Map	Building plans are approved by the development authority. Copy of the same is also attached as annexure with this report.	
	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 provided to us in this regard.	
ii.	Provision of rainwater harvesting	Yes. RWH system is provided in the project.	
iii.	Use of solar heating and lighting systems, etc.	No information provided to us in this regard.	
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle pollution is 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

12. PROJECT DETAILS:		
a.	Name of the Developer	M/s. Prateek Realtors India Private Limited
b.	Name of the Project	Grand Carnesia and Grand Paeonia
c.	Total no. of Dwelling units	7184 DU in complete "Prateek grand city" project and at present a total of 4508 main residential units have been launched for 2 parts i.e., Grand Carnesia and Grand Paeonia.
d.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.
e.	Name of the Architect	M/s. Deepak Mehta & Associates
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	Grand Carnesia: 27/11/2022 Grand Paenoia: 27/11/2022
h.	Progress of the Project	Grand Carnesia Towers C1 to C10, C12, C14, C15, C16 are ready to move in. Grand Paenoia: Tower P5 & P6 are ready to move in.
i.	Other Salient Features of the Project	<input 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 type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,

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PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed area of the complete project		1,54,916.51 sq. mtr.		
2.	Ground Coverage Area	Permitted	61,966.604 sq. mtr. (40% of the plot area)		
		Proposed	41,391.128 sq. mtr. (26.72% of the plot area)		
	Covered Built-up Area	UNDER FAR		REQUIRED AS PER APPROVED MAP	ACHIEVED STATUS
		TOTAL	Proposed	6,25,315.500 sq. mtr./ 67,30,896 sq. ft.	Status of Completion certificate/ Occupancy certificate not provided by the company.
			Permitted	6,25,334.861 sq. mtr. / 67,31,104 sq. ft.	
		UNDER NON-FAR/ OTHERS		PROPOSED AS PER APPROVED MAP	ACHIEVED STATUS
		Proposed - NON-FAR area		2,94,643.454 sq. mtr. / 31,71,542 sq. ft.	Status of Completion certificate/ Occupancy certificate not provided by the company.
		Facility Area		25,900.973 sq. mtr./ 2,78,798 sq. ft.	
		EWS/LIG Area		60,772.030 sq. mtr./ 6,54,150 sq. ft.	
		Service Area		31,266.743 sq. mtr. / 3,36,555 sq. ft.	
		Total		41,52,583.70 Sq. mtr./ 44,41,010 Sq. ft.	
		Total Built Up Area (FAR + nON-FAR + OTHERS)		10,37,898.70 sq. mtr. / 1,11,71,942 sq. ft.	
3.	Open/ Green Area	Minimum Required	No information available.		
		Proposed	No information available.		
4.	Density	Permitted	2,475 PPH		
		Proposed	2304.474 PPH		
5.	Carpet Area		No information available.		
6.	Saleable Area		4,68,902 sq. mtr. / 50,47,260 sq. ft. (For Tower C1 – C16 & P1-P9)		

Note: As per the copy of revised approved map provided to us, there is no mention of tower wise area details. Therefore, we have considered the area details for complete project. Bank to take note of this.

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Total Blocks/ Floors/ Flats

	Approved as per Building Plan		Proposed to be provided as per Site Survey	Current Status	
1.	Grand Camelia Tower C1: S+28 Tower C2: S+26 Tower C3: S+26 Tower C4: S+28 Tower C5: S+26 Tower C6: S+28 Tower C7: S+26 Tower C8: S+26 Tower C9: S+29 Tower C10: S+26 Tower C11: S+26 Tower C12: S+28 Tower C14: S+29 Tower C15: S+26 Tower C16: S+26		Grand Carnesia Tower C1: S+28= 224 DU Tower C2: S+26= 208 DU Tower C3: S+26= 208 DU Tower C4: S+28= 224 DU Tower C5: S+26= 208 DU Tower C6: S+28= 224 DU Tower C7: S+26= 208 DU Tower C8: S+26= 208 DU Tower C9: S+29= 116 DU Tower C10: S+26= 104 DU Tower C11: S+26= 208 DU Tower C12: S+28= 224 DU Tower C14: S+29= 116 DU Tower C15: S+26= 104 DU Tower C16: S+26= 208 DU	Developer of the project has only launched only Two Clusters i.e., Grand Carnesia & Grand Paeonia. In project Grand Carnesia Towers C1 to C10, C12, C14, C15, C16 are ready to move in. In project Grand Paenoia: Tower P5 & P6 are ready to move in. Remaining towers are under final construction stage.	
	Grand Petunia Tower P1: S+26 Tower P2: S+28 Tower P3: S+26 Tower P4: S+26 Tower P5: S+28 Tower P6: S+26 Tower P7: S+28 Tower P8: S+26 Tower P9: S+26		Grand Paeonia Tower P1: S+26= 156 DU Tower P2: S+28= 224 DU Tower P3: S+26= 156 DU Tower P4: S+26= 208 DU Tower P5: S+28= 224 DU Tower P6: S+26= 208 DU Tower P7: S+28= 224 DU Tower P8: S+26= 156 DU Tower P9: S+26= 168 DU		
2.	Total no. of Flats/ Units in Complete project	Main Units	7148 DU (Out of which this tie up report is prepared for 4508 Dwelling units)		
3.	Type of Flats		Type of Flat	Tower	Carpet Area (Sq. ft.)
			Please refer to the sheet attached in Part E clause 6	Please refer to the sheet attached in Part E clause 6	Please refer to the sheet attached in Part E clause 6
4.	Number of Car Parking available for main units		Required	9408 ECS	
			Proposed	9609 ECS	
5.	Land Area considered		1,54,916.51 sq. mtr. (Approx. 38.28 acre)		



6.	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out due to the size of the property	
7.	Remarks & observations, if any	This project tie up report is prepared for Part project Grand Carnesia and part project Grand Paeonia which are a part of much bigger project "Prateek grand city" Accordingly we have only analyzed physical progress status of these 2 part projects.	
8.	Built-up area considered (As per IS 3861-1966)	Built-up Area	10,37,898.70 sq.mtr. / 1,11,71,942 sq.ft.
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out due to vastness of the property.	
	Remarks & observations, if any	NA	

Note:

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



PART D

PROJECT APPROVAL DETAILS

SR. NO.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS
1.	Approved Building Plans from Uttar Pradesh Awas & Vikash Parishad	Memo No. 748 Dated: 24/03/2017	Approved
2.	Environmental clearance NOC from SEIAA	Ref No. 1778/Parya/SEAC/2280/2014/AD(VB) Dated: 11.11.2014	Approved
3.	NOC from Airport Authority of India	Ref No. AAI/RHQ/NR/ATM/NOC/Revalidation/2 014/394/1787/-1191 Dated: 18/07/2019	Approved
4.	NOC from Pollution Control Board (Air act)	Ref No. 111473/UPPCB/Ghaziabad/(UPPCBR O)/CTO/air/ Ghaziabad/2020	Approved
5.	NOC from Pollution Control Board (Water act)	Ref No. 111475/UPPCB/Ghaziabad/(UPPCBR O)/CTO/Ghaziabad/2020	Approved
6.	Final Fire NOC	UID No. UPFS/2020/25596/GZB/ Ghaziabad/1866/DD	Approved
7.	NOC for excavation	संख्या: १११ / खोली-मि०ख०अनु०/१४ Dated: 29.09.2014	Approved
8.	Copy of RERA Registration Certificate for Grand Paeonia & Grand Carnesia	Certificate No. UPRERAPRJ723 & UPRERAPRJ1133	Approved
9.	Completion certificate	Status update not provided by the company	---
10.	Occupancy certificate	Status update not provided by the company	---

Comments:

1. The building plans have been revised vide building plan revision letter No. 748 dated 24/03/2017.
2. As per the environment clearance NOC, the company has to submit a 6 monthly compliance report to the environment authority. Bank is advised to obtain the copy of the same from the company.
3. The final Fire NOC has been issued for Tower C1, C2, C4, C4, C5, C6, C7, C8, C9, C10, C12, C14, C15, C16 and Tower P5 and P6.



PART E

PROCEDURE OF ASSESMENT

1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		26 August 2022	1 September 2022	1 September 2022
ii.	Client	State Bank of India, HLST Branch, Parliament Street, New Delhi		
iii.	Intended User	State Bank of India, HLST Branch, Parliament Street, New Delhi		
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	
ix.	Type of Survey conducted	<input type="checkbox"/>	Survey was not done	
			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		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			
		East Facing			
ix.	Physical Infrastructure availability factors of the	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity



	locality	Yes	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
x.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Urban Developing area			
xi.	Neighbourhood amenities	Good			
xii.	Any New Development in surrounding area	Some group housing projects are under construction in the vicinity and some are already constructed.			
xiii.	Any specific advantage/ drawback in the property	The project is located very near to Delhi Meerut Expressway.			
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	Yes			
xvii.	Is the property merged or colluded with any other property	No. Comments: None			
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)	Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			



xxi.	Hypothetical Sale transaction method assumed for the inventory cost analysis	Market Value	
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xxii.	Approach & Method Used for inventory cost analysis	PROJECT FLATS 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. Wasey
			Contact No.: +91 7011480726
			Nature of reference: Property dealer
			Size of the Property: 1,680 sq. ft.
			Location: Apex Qubec, Siddharth Vihar
			Rates/ Price informed: Rs.95,00,000/-
			Any other details/ Discussion held: This project will be ready to move in December 2024
		ii.	Name: Mr. Asish Anand
			Contact No.: +91 9873539256
			Nature of reference: Property Consultant
			Size of the Property: 1380 sq.ft.
			Location: Prateek Grand
			Rates/ Price informed: Rs.95,00,000/-
			Any other details/ Discussion held: ---
		iii.	Name: ---
			Contact No.: ---
			Nature of reference: ---
			Size of the Property: ---
			Location: ---
			Rates/ Price informed: ---
			Any other details/ Discussion held: ---
xxv.	Adopted Rates Justification	As per the discussion with the property dealer rates for flats in the subject locality varies within the range of Rs.5,500/- – Rs.6,500/- per sq. ft. depending upon the various attributes of the flats. Based on this we are of the view to adopt a rate of Rs.6,000/- per sq. ft.	
xxvi.	OTHER MARKET FACTORS		
	Current Market condition	Normal	
		Remarks: NA	
		Adjustments (-/+): 0%	



	Comment on Property Salability Outlook	Easily sellable				
		Adjustments (-/+): 0%				
	Comment on Demand & Supply in the Market	<table><tr><th>Demand</th><th>Supply</th></tr><tr><td>Good</td><td>Adequately available</td></tr></table>	Demand	Supply	Good	Adequately available
Demand	Supply					
Good	Adequately available					
		Remarks: Good demand of such properties in the market				
		Adjustments (-/+): 0%				
xxvii.	Any other special consideration	Reason: NA				
		Adjustments (-/+): 0%				
xxviii.	Any other aspect which has relevance on the value or marketability of the property	NA				
		Adjustments (-/+): 0%				
xxix.	Final adjusted & weighted Rates considered for the subject property	Rs.38,900 per sq. mtr. for land parcel and a rate range of Rs.6,000 per Sq. ft. on SBUA for flats.				
xxx.	Considered Rates Justification	<p>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.</p> <p>The land rates have been taken based on consideration prices mentioned in the lease deeds.</p>				
xxxi.	Basis of computation & working					
	<p>a. <i>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.</i></p> <p>b. <i>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 lease deed with certificate No. IN-UP00403472103873M & IN-UP00260328045901M. As per the lease deed the consideration cost of land admeasuring 97,565.68 sq. mtr. & 57,350.828 sq. mtr. amounts to Rs. 3,79,53,04,952 & Rs. 2,23,09,47,309 respectively. Accordingly, the cost of land comes out to approximately Rs.38,900/- per sq. mtr. Please note that the value of Land may be different here which is not assessed in this report.</i></p> <p>c. <i>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.</i></p> <p>d. <i>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.</i></p> <p>e. <i>Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/</i></p>					

owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.

- f. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
- g. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.
- h. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
- i. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, price assessment metrics is prepared and necessary adjustments are made on the subject asset.
- j. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- k. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
- l. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- m. Area measurements considered Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- n. Area of the large land parcels of more than 2500 sq. mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- o. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- p. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- q. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.



- r. The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- s. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Report.
- t. Project tie-up report is prepared based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- u. Project tie up is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xxxii.

ASSUMPTIONS

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

xxxiii.

SPECIAL ASSUMPTIONS

None

xxxiv.

LIMITATIONS

None



3. COST ASSESSMENT OF LAND			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Cost of Land (As per Sale Deed)
a.	Prevailing Rate range	Rs.40,000/- per sq.mtr.	Rs.38,900/- per sq.mtr.
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.40,000/- per sq.mtr.	Rs.38,900/- per sq.mtr.
d.	Total Land Area/FAR Area considered (documents vs site survey whichever is less)	1,54,916.51 sq. mtr.	1,54,916.51 sq. mtr.
e.	Total Value of land (A)	Rs.40,000/- per sq.mtr. X 1,54,916.51 sq. mtr.	Rs.38,900/- per sq.mtr X 1,54,916.51 sq.mtr.
		Rs. 6,19,66,60,400/-	Rs. 6,02,62,52,239/-

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 lease deed with certificate No. IN-UP00403472103873M & IN-UP00260328045901M. As per the lease deed the consideration cost of land admeasuring 97,565.68 sq/mtr. & 57,350.828 sq. mtr. amounts to Rs. 3,79,53,04,952 & Rs. 2,23,09,47,309 respectively. Accordingly, the cost of land comes out to approximately Rs.38,900/- per sq. mtr. 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/OTHER STRUCTURES
	Building Construction Value	Rate range	Rs. 1,600/- to 1,800/- per sq. ft.	Rs. 1,200/- to 1,400/- per sq. ft.
		Rate adopted	Rs. 1,600/- per sq. ft.	Rs. 1,150/- per sq. ft.
		Covered Area	6,25,315.500 sq. mtr. / 67,30,896 sq. ft.	41,52,583.70 Sq. mtr. / 44,41,010 Sq. ft.
		Pricing Calculation	Rs.1,600/- per Sq. ft. X 67,30,896 sq. ft	44,41,010 sq. ft. X Rs. 1,150/- per sq. ft..
		Total Value	Rs. 10,76,94,33,600/-	Rs.510,71,61,500/-
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. 1587,65,95,100/-	

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)	----	The same is already included in expected building construction value.
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	---	The same is already included in expected building construction value
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	The same is already included in expected building construction value
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.)	----	The same is already included in expected building construction value
e.	Expected Construction Value (C)	---	---

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[Circular stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]

6. MARKET/ SALABLE AMOUNT OF THE FLATS		
a.	Total No. of DU in whole project	7148 DU
b.	Total No. of EWS Units in whole project	714 DU
c.	Total Proposed Salable Area for flats	4,68,902 sq. mtr. / 50,47,260 sq. ft. (For project Carnesia with Towers C1 – C16 [C13 not there in the list] and Project Paeonia with towers P1-P9)
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs. 3,500/- per sq. ft.
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.7,000 per Sq. ft.
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.5,500 – Rs. 6,500/- per sq. ft.
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.5,500/- Rs.6,500/- per sq. ft. on Super area and the same seems to be reasonable in our view. 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.

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[Circular stamp: RK Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]

Tower	Flat Type	No. of Dwelling Units	Saleable Area (sq.ft.)	@6,000/- per sq.ft. on saleable area
C1	2 BHK+Study (Deluxe)	112	1,29,360	77,61,60,000
C1	3 BHK (Optima)	112	1,54,560	92,73,60,000
C2	2 BHK+Study (Deluxe)	104	1,20,120	72,07,20,000
C2	3 BHK (Optima)	104	1,43,520	86,11,20,000
C3	2 BHK (Compact)	104	80,080	48,04,80,000
C3	2 BHK (Optima)	104	1,00,880	60,52,80,000
C4	2 BHK (Compact)	112	86,240	51,74,40,000
C4	2 BHK (Optima)	112	1,08,640	65,18,40,000
C5	2 BHK (Compact)	104	80,080	48,04,80,000
C5	2 BHK (Optima)	104	1,00,880	60,52,80,000
C6	2 BHK (Compact)	112	86,240	51,74,40,000
C6	2 BHK (Optima)	112	1,08,640	65,18,40,000
C7	2 BHK (Compact)	104	80,080	48,04,80,000
C7	2 BHK (Optima)	104	1,00,880	60,52,80,000
C8	2 BHK (Optima)	200	1,94,000	1,16,40,00,000
C9	3 BHK (Elite)	58	91,930	55,15,80,000
C9	3 BHK+Study (Deluxe)	58	1,04,110	62,46,60,000
C10	3 BHK (Elite)	52	82,420	49,45,20,000
C10	3 BHK+Study (Deluxe)	52	93,340	56,00,40,000
C11	2 BHK (Compact)	104	80,080	48,04,80,000
C11	2 BHK (Optima)	104	1,00,880	60,52,80,000
C12	2 BHK (Compact)	112	86,240	51,74,40,000
C12	2 BHK (Optima)	112	1,08,640	65,18,40,000
C14	3 BHK (Elite)	58	91,930	55,15,80,000
C14	3 BHK+Study (Deluxe)	58	1,04,110	62,46,60,000
C15	3 BHK (Elite)	52	82,420	49,45,20,000
C15	3 BHK+Study (Deluxe)	52	93,340	56,00,40,000
C16	3 BHK (Elite)	104	1,64,840	98,90,40,000
C16	3 BHK+Study (Deluxe)	104	1,86,680	1,12,00,80,000
Total		2,784	31,45,160	18,87,09,60,000

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[Circular stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]

Tower	Flat Type	No. of Dwelling Units	Saleable Area (sq.ft.)	@6,000/- per sq.ft. on saleable area
P1	2 BHK+Study (Deluxe)	78	90,090	54,05,40,000
P1	3 BHK (Optima)	78	1,07,640	64,58,40,000
P2	2 BHK+Study (Deluxe)	112	12,880	7,72,80,000
P2	3 BHK (Optima)	112	1,54,560	92,73,60,000
P3	2 BHK+Study (Deluxe)	78	90,090	54,05,40,000
P3	3 BHK (Optima)	78	1,07,640	64,58,40,000
P4	2 BHK+Study (Deluxe)	104	1,20,120	72,07,20,000
P4	3 BHK (Optima)	104	1,43,520	86,11,20,000
P5	2 BHK+Study (Deluxe)	112	1,29,360	77,61,60,000
P5	3 BHK (Optima)	112	1,54,560	92,73,60,000
P6	2 BHK+Study (Deluxe)	104	1,20,120	72,07,20,000
P6	3 BHK (Optima)	104	1,43,520	86,11,20,000
P7	2 BHK (Compact)	112	86,240	51,74,40,000
P7	2 BHK (Optima)	112	1,08,640	65,18,40,000
P8	2 BHK (Compact)	78	60,060	36,03,60,000
P8	2 BHK (Optima)	78	75,660	45,39,60,000
P9	2 BHK (Optima)	84	81,480	48,88,80,000
P9	3 BHK (Optima)	84	1,15,920	69,55,20,000
Total		1,724	19,02,100	11,41,26,00,000

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[Circular stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]

7.	CONSOLIDATED COST ASSESSMENT OF THE ASSET		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs.6,19,66,60,400/-	Rs.6,02,62,52,239/-
b.	Structure Construction Value (B)	NA	Rs. 15,87,66,36,000/-
c.	Additional Aesthetic Works Value (C)	NA	---
d.	Total Add (A+B+C)	Rs. 6,19,66,60,400/-	Rs.2190,28,88,239/-
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. 6,19,66,60,400/-	Rs.2190,28,88,239/-
h.	Rounded Off	Rs. 6,19,66,60,400/-	Rs.2190,00,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Two Thousand one hundred and ninety Crore Only/-
j.	Expected Realizable Value (@ ~15% less)	---	Rs. 1861,50,00,000/-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 1642,50,00,000/-
l.	Percentage difference between Circle Rate and Market Value	Less than 20% (Land only)	
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 marker 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. 35
- Enclosure II: Google Map Location Page No. 37
- Enclosure III: Photographs of the property Page No. 38-40
- Enclosure IV: Copy of Circle Guideline Rate Page No. 41
- Enclosure V: Other Relevant Documents/Articles taken for reference Page No. 42-58
- Enclosure VI: Consultant's Remarks Page No. 59



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.



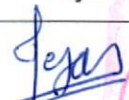
COPYRIGHT FORMAT - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this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

IF REPORT IS USED FOR BANK/ FIs

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

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

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Harshit Mayank	Gaurav Sharma	Tejas Bharadwaj
		



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

3 BHK Apartment in Siddhartha Vihar
Prateek Grand City 4.9
15 Places nearby 5 Shoppings 6 Educations 4 Hospitals
₹ 95 L **1,380 sq.ft.** **3 BHK**
₹ 6,884/sq.ft. (128 sq.m.) Super built-up Area 2 Baths
This is your chance to own a 3 bhk residential apartment in prate...[more](#)
READY TO MOVE RESALE RERA
[View Phone Number](#) [Contact Owner](#)

3 people already contacted since last week
Posted on 29th Aug, 2022 by Owner
Ashish Anand

3 BHK Apartment in Siddhartha Vihar
SG Shikhar Height
9 Places nearby 1 Metro Station 1 Shopping 2 Connectivitys
₹ 70.11 L - 1.03 Cr **1,277-1,920 sq.ft.** **3 BHK**
₹ 5,427/sq.ft. (119-178 sq.m.) Super built-up Area
Experience a new style of living with SG Shikhar Height. The proj...[more](#)
NO BROKERAGE UNDER CONSTRUCTION NEW BOOKING RERA
[View Phone Number](#) [Contact Dealer](#)

Posted on 02nd Sep, 2022 by RERA Registered
Angel Estates

2 BHK Apartment in Siddhartha Vihar
Prateek Grand City 4.9
15 Places nearby 5 Shoppings 6 Educations 4 Hospitals
₹ 69.25 L **1,155 sq.ft.** **2 BHK**
₹ 5,995/sq.ft. (107 sq.m.) Super built-up Area 2 Baths
This 2 bhk flat is located in prateek grand city, which houses some of the most spacious flats in siddhartha vihar, ghaziabad. The flat is north-East-Facing. The floor plan additionally contains 2 bathrooms and 4 balconies. All in all, the flat is spread over an 1155 sq.ft.. The flat building has a total of 29 floors a...[less](#)
[View Phone Number](#) [Contact Dealer](#)

3 people viewed this property this week
Posted on 05th Sep, 2022 by RERA Registered...
Angel Estates



2 BHK Apartment in Siddhartha Vihar
Prateek Grand City

15 Places nearby 5 Shoppings 6 Educations 4 Hospitals

₹ 56.5 L 970 sq.ft. 2 BHK

Private Garden Fresh Construction Recently Renovated

This beautiful 2 bhk flat in siddhartha vihar, ghaziabad is situate... [more](#)

4 people already contacted since last week

Posted on 05th Sep, 2022 by RERA Registered...
Angel Estates

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



Prateek Grand City

3 BHK Flat Siddharth Vihar

₹ 1.14 Cr.

1795 Sq.Ft. Ready To Move

Saleable Area Possession Status

A spacious 1795 square feet Flats is listed for sale at pr [Read More](#)

ADJOINING METRO STATION QUICK DEAL VASTU COMPLIANT FAMI



Prateek Grand City

2 BHK Flat Siddharth Vihar

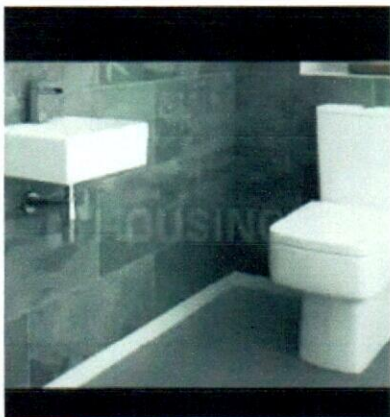
₹ 53 Lac

970 Sq.Ft. Ready To Move

Saleable Area Possession Status

This is a two bedroom Flats with 970 square feet of spa [Read More](#)

WIDE ROAD ADJOINING METRO STATION QUICK DEAL INVESTMEN



₹93.8 L EMI starts at ₹46.57 K

3 BHK Flat for sale in Siddharth Vihar
Prateek Grand City, Siddharth Vihar, Ghaziabad

Build Up Area Avg. Price
1585 sq.ft ₹5.92 K/sq.ft

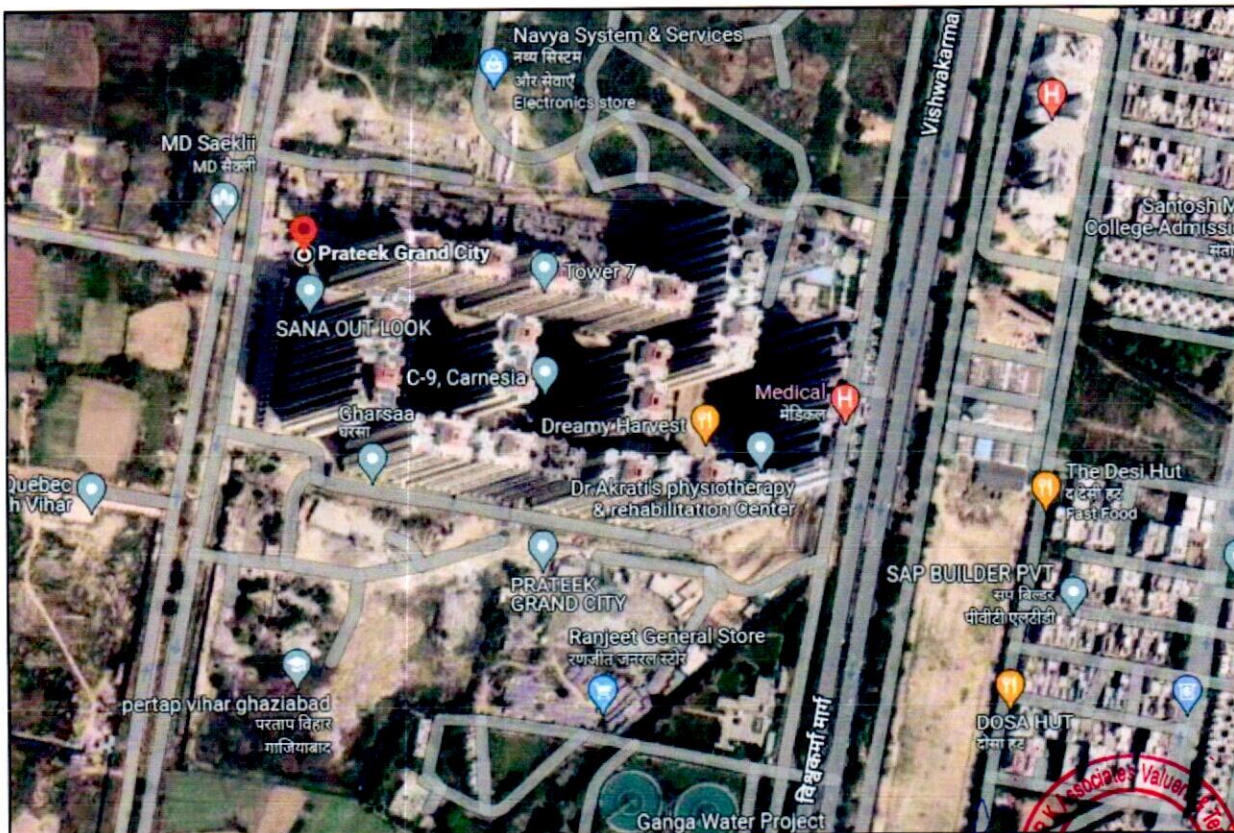
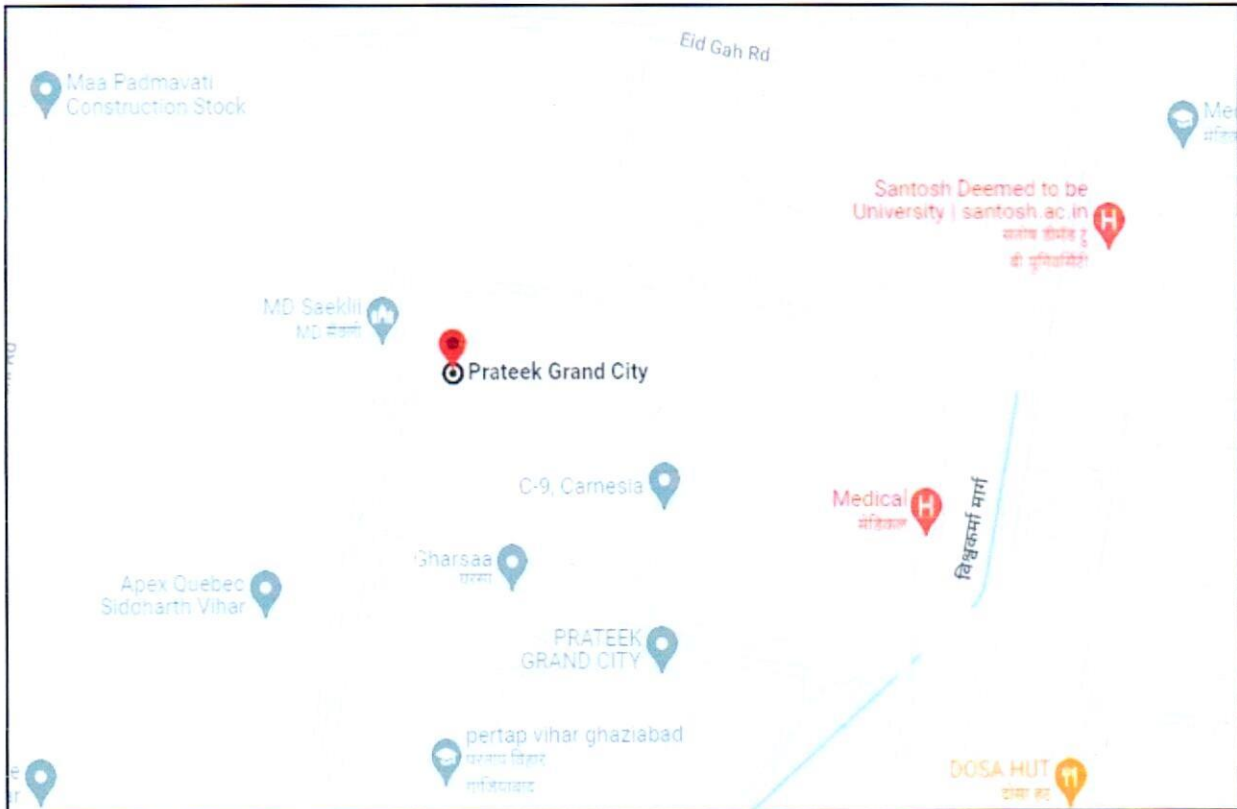
Anorth-Eastfacing 2 bhk flat is available in the promising locality ... [Read more](#)

DHM Consulting
HOUSING EXPERT

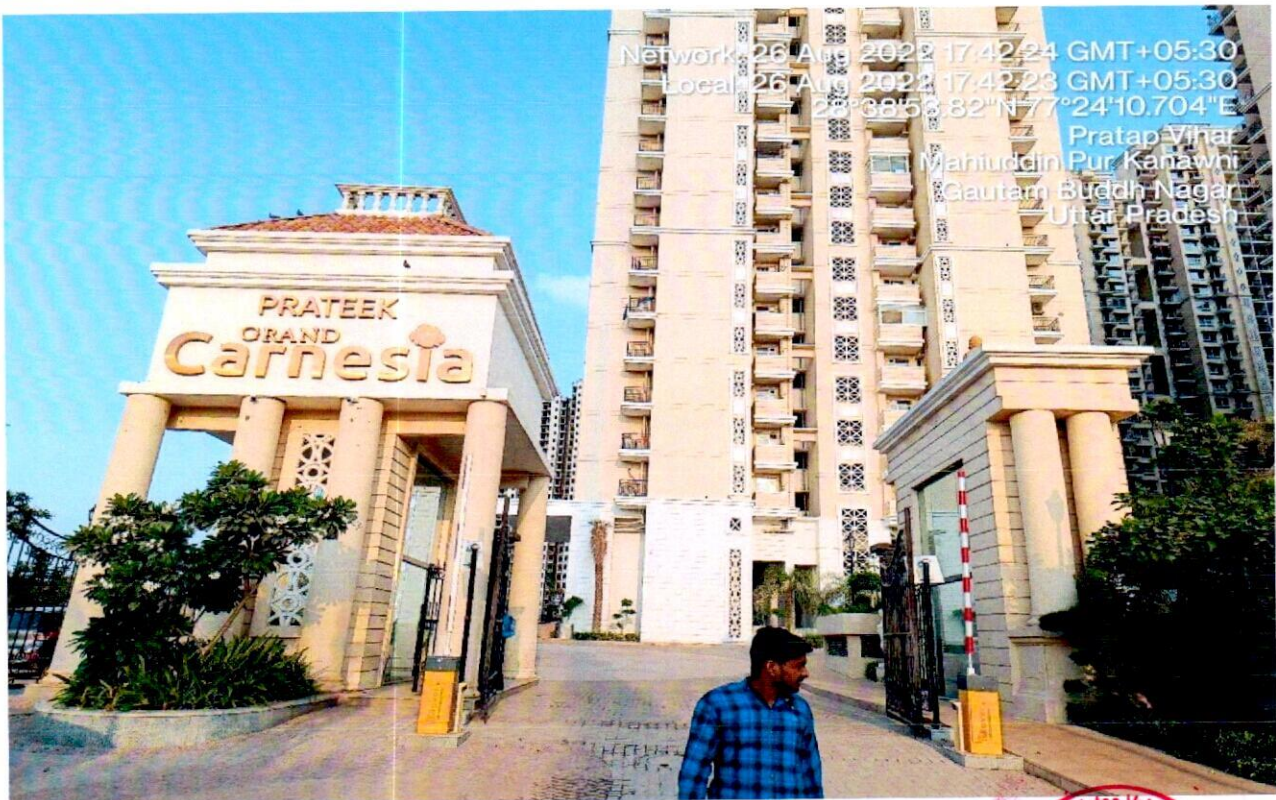
AUTHENTIC LISTINGS TRUSTED AGENT

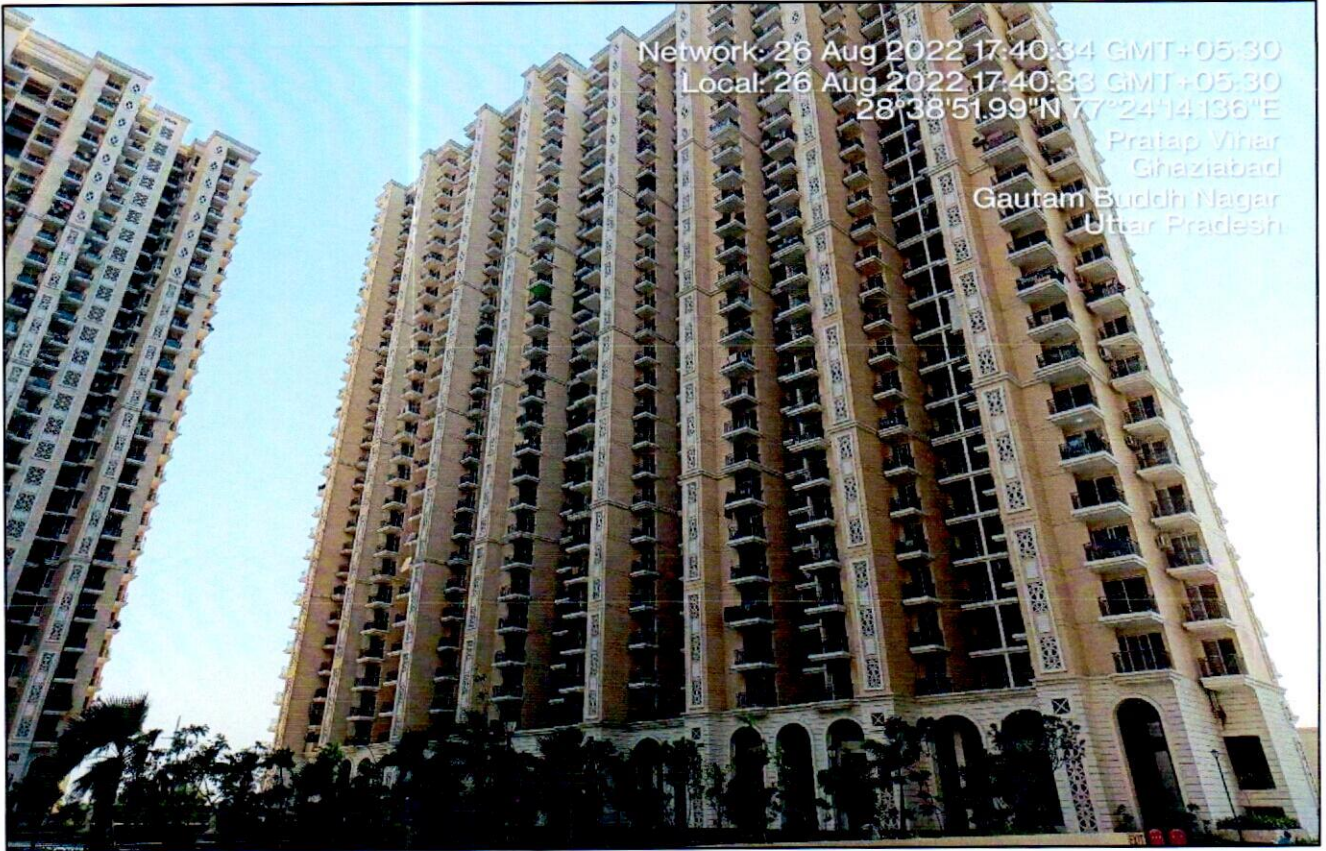
[View Phone](#) [Contact](#)

ENCLOSURE 2: GOOGLE MAP LOCATION



ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY







ENCLOSURE: 4- COPY OF CIRCLE RATE

भाग-3 (प्रारूप-5-क-2)

22

राजिस्ट्रीकरण उपजिला सदर-पंचम जिला गाजियाबाद के अधीन चार मंडिल से अधिक मंडिल वाले मल्टीस्टोरीज गैर वाणिज्यिक भवनों के भूमि सहित निर्माण की दूरी प्रति वर्ग मीटर रूपरेखा में तथा कॉमन फीसिलिटीज हेतु न्यूनतम मूल्य में होने वाली वृद्धि का प्रतिशत प्रति वर्ग मीटर में।

क्रम सं०	मल्टीस्टोरीज कॉम्प्लेक्स का प्रस्तावित नाम	मोहल्ला का नाम जहाँ कॉम्प्लेक्स अवस्थित है।	मोहल्ले का प्रारूप-1 के अधीन आवंटित वी-कोड	सुपर एरिया (भूमि+निर्माण) की दर रु० प्रति वर्ग मीटर में	भूमि का मूल्य व सुपर एरिया के निर्माण के मूल्य के योग पर कॉमन फीसिलिटीज का न्यूनतम मूल्य आंकने के लिये	प्रति वर्ग मीटर का मूल्य	पावर पार्किंग	बैकअप	सुरक्षा गार्ड	कम्यूनिटी सेंटर	स्वीमिंग पूल	जिम	लिफ्ट
1	2	3	4	5	6	7	8	9	10	11			
1	अन्य नगरीय व अर्धनगरीय क्षेत्रों में फ्लैट्स	क्षेत्रों में फ्लैट्स		वर्तमान									
2	आशियाना	महरीली		25,000	3%	1%	1%	1%	1%	1%	1%	1%	1%
3	गोल्फ लिंक / लेण्डस्काप / स्काई	महरीली		26,000	3%	1%	1%	1%	1%	1%	1%	1%	1%
4	गुलमोहर टावर	महरीली		30,000	3%	1%	1%	1%	1%	1%	1%	1%	1%
5	जैसमिन रोड	महरीली		26,000	3%	1%	1%	1%	1%	1%	1%	1%	1%
6	लन्सबी	महरीली		26,000	3%	1%	1%	1%	1%	1%	1%	1%	1%
7	पंचरील प्राइमरोज	हरसाव		26,000	3%	1%	1%	1%	1%	1%	1%	1%	1%
8	प्रतीक ग्रुप हाऊसिंग व एडवेंचर ग्रुप हाऊसिंग	सिद्धार्थ विहार		40,000	3%	1%	1%	1%	1%	1%	1%	1%	1%
9	देव सिटी	सादिकापुर बयाना महरीली		26,000	3%	1%	1%	1%	1%	1%	1%	1%	1%
10	महागुप्तपुरम	महरीली		26,000	3%	1%	1%	1%	1%	1%	1%	1%	1%
10	महा जमुना डिजिटल अपार्टमेंट सी-7	सिद्धार्थ विहार		4,0000	3%	1%	1%	1%	1%	1%	1%	1%	1%

उपनिवेशिक (पंचम)
गाजियाबाद।

सहायक महानिरीक्षक निबन्धन
गाजियाबाद।

अपर निरीक्षक (वि०/रा०)
गाजियाबाद।

जिलाधिकारी
गाजियाबाद।

ENCLOSURE 5: OTHER RELEVANT DOCUMENTS

DOCUMENT 1: EXCERPTS OF LEASE DEED FOR PLOT NO. 4/BS-01

INDIA NON JUDICIAL	
Government of Uttar Pradesh	
e-Stamp	
Stamp No.	: IN-UP00403472103873M
Stamp Issued Date	: 05-Jun-2014 03:33 P.M.
Stamp Reference	: SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB
Doc. Reference	: SUBIN-UPUPSHCIL0100479631403165M
Based by	: MESSERS PRATEEK REALTORS INDIA PVT LTD
Description of Document	: Article 23 Conveyance
Property Description	: PLOT NO. 4/BS-01, SIDDHARTH VIHAR GHAZIABAD
Consideration Price (Rs.)	: 379,53,04,952 (Three Hundred Seventy Nine Crore Fifty Three Lakh Four Thousand Nine Hundred And Fifty Two only)
Party	: UTTAR PRADESH AWAS AVAM VIKAS PARISHAD
2nd Party	: MESSERS PRATEEK REALTORS INDIA PVT LTD
Stamp Duty Paid By	: MESSERS PRATEEK REALTORS INDIA PVT LTD
Stamp Duty Amount(Rs.)	: 26,56,71,500 (Twenty Six Crore Fifty Six Lakh Seventy One Thousand Five Hundred only)

.....Please write or type below this line.....

**UP HOUSING DEVELOPMENT BOARD
LEASE AGREEMENT**

This Lease Agreement is made on 20 day of July Year 14
Between Uttar Pradesh Avam Vikas Parishad, a body corporate constituted



// 2 //

and M/s PRATEEK REALTORS INDIA PVT. LTD. a company within the meaning of companies act. 1956, having its corporate office at PRATEEK PROMENAGE, A-42, SECTOR-67, NOIDA U.P through authorised signatory SH. RATAN MITTAL S/o Late. Sh. JAI PRAKASH MITTAL, R/o D-157, Sector-61, Noida, G.B. Nagar (U.P.) duly authorized by the Board of Directors vide Resolution dated 01.04.2014 (hereinafter called the Lessee which expression shall unless the context does not so admit, include its successor, administrators and permitted assigns) of the other part.

WHEREAS the plot hereinafter described forms part of the land acquired under the Land Acquisition Act 1894 and developed by the Lessor for the purpose of housing and improvement schemes.

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the plot on the terms and conditions hereinafter appearing for the purpose of constructing Residential Flats according to the U.P. Housing and Development Board regulations 1982 and building plan approved by the lessor.

AND WHEREAS Lessor has through a sealed Two Bid System selected M/s PRATEEK REALTORS INDIA PVT. LTD for awarding plot No-04/BS-01 in Siddharth Vihar Yojna Ghaziabad. The details of which are described in the schedule to this Lease Deed, on Lease after fulfilling the terms and conditions prescribed in allotment letter brochure of the said scheme and its corrigendum circulated / advertisement.

AND WHEREAS M/s PRATEEK REALTORS INDIA PVT. LTD which is sole company has represented to the Lessor till completion of Project,

AND WHEREAS Lessor has issued the letter of intent No 980 dated 01.02.2014 and revised letter no 2370 dated 29.03.2014 (herein after referred to as "LOI") in favour of consortium for awarding of plot No-04/BS-01 (Area- 97565.68 sqm) in Siddharth Vihar Yojna, Ghaziabad on LEASE,

AND WHEREAS aforesaid consortium has, with prior written permission of Lessor, formed special purpose company (SPC) under the name of which is lessee in this Deed,

AND WHEREAS which is lead member of aforesaid consortium has further represented to the Lessor that it shall continue to hold at least 26% of the shareholding in SPC till completion of the project,



17 //

- 6.2 The Lessee shall wholly and solely be responsible for implementation of the Project and also for ensuring quality, development and subsequent aintenance of building and services till such time, alternate agency for such work responsibility is identified legally by the Lessee.

7.0 DOCUMENTATION

The cost and expenses of preparation, stamping and registering this LEASE DEED and its copies and all other incidental expenses will be borne by the lessee, who will also pay the stamp duty levied on transfer of immovable property, or any other duty or charge that may be levied by any Board empowered in this behalf. The Lessee shall be responsible to communicate to the allottees the conditions applicable to them before making any allotment.

8.0 NORMS OF DEVELOPMENT

The Lessee is allowed to develop the plots/construct the flats subject to the following norms.

Maximum permissible Ground Coverage	35%
Maximum permissible FAR	2.50
Set backs	As per building bylaws
Maximum Height	No Limit.
Provision of Public and semi public facilities	The Layout of the scheme has to be prepared as per the provisions of building bye laws applicable at the time of allotment and as such park / open spaces, schools / colleges and other facilities etc are to be provided in the integrated scheme.

9.0 CONSTRUCTION

- 9.1 The Lessee is required to submit building plan together with the layout plan showing the phases for execution of the Project for approval within 30 days from the date of possession and shall start construction within 3 months from the date of Sanction of plans. The Lessee shall be required to complete the construction of Project on Demised Premises as per approved layout plan and get the Completion certificate issued from Architecture and Planning Department of the UPVP within a period of 5 years from the date of execution of this LEASE DEED. In case of plotted development, the final purchaser of plot shall have to obtain completion certificate from the Board within the period of 5 years from the date of execution of Sale deed.

- 9.2 Along with the layout plan the Detail Project Report (DPR) shall also be submitted by Lessee and DPR which shall include land use plan, specifications of infrastructure and services, plans, time table for implementation of Project in five years, financing of the project, property management and maintenance etc.

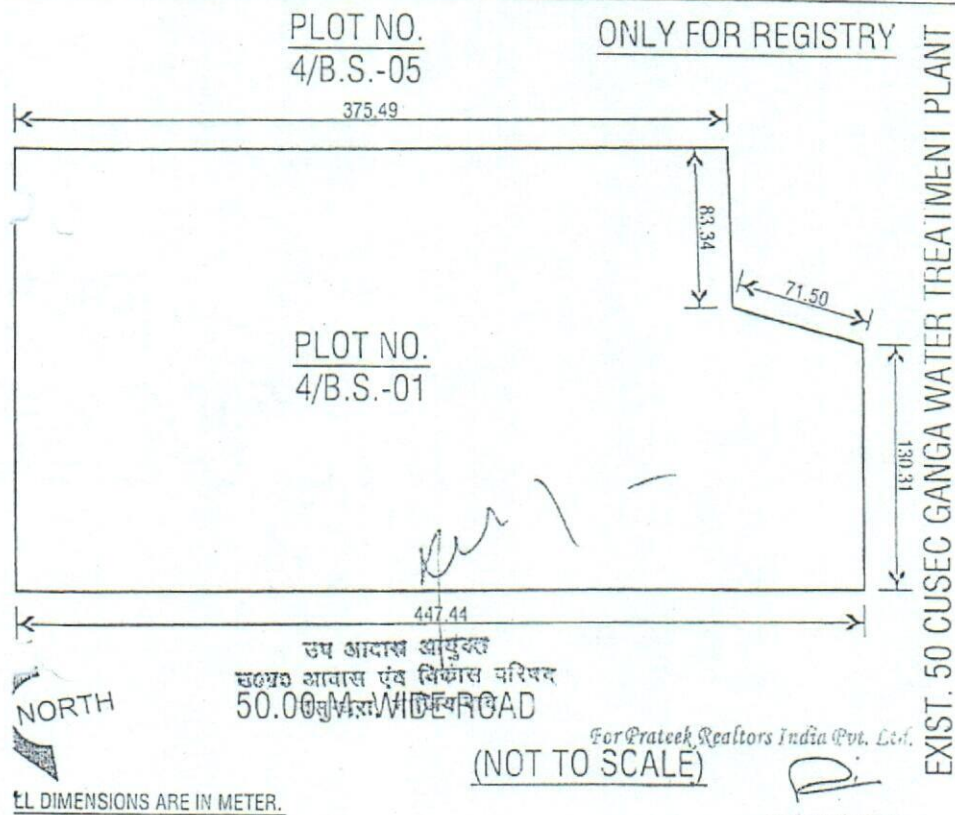
उप आगत अनुमति
कोटा अन्तर्गत निर प्रमाणित

For Prateek Realtors India Pvt. Ltd. Cont.....6/-




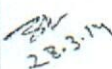

1/ISED SITE PLAN OF BULK SALE PLOT NO. 1/B.S.-01 AT SIDDHARTH VIHAR YOJNA, GHAZIABAD.

NAME OF ALLOTEE :- M/S PRATEEK REALTORS INDIA PVT. LTD.



17565.68 SQM.

SIGN. OF ALLOTEE

 D/M.	CHKD. BY -  28.3.14 J.E.	COUNTER SIGN. COUNTER SIGNATURE  08/3/14 ASSISTANT ENGINEER, C.D.-16 U.P. HOUSING & DEVELOPMENT BOARD, G.O. A.E.
---	--	--

OFFICE OF THE EXECUTIVE ENGINEER C.D.-16 U.P AVAS




// 14 //

SCHEDULE
(Description of Demised Premises)

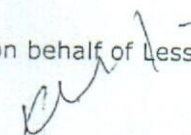
Boundaries of the Property	Bulk Sale Property No-4/B.S.-01
	Area : 97565.68 Sqm
North: Plot No-4/B.S.-02	North : As Per
Scuth: Ganga water Treatment Plant	South : Site
East : 50.00M. Wide Road	East : Plan
West: Plot No. 4/B.S.-05	West : Attached

IN WITNESS WHEREOF parties to this LEASE DEED have set their hands
on this date first above written.


Witness No-1

1 Signature 
2 Name
3 Address

For and on behalf of Lessor




Witness No-2

1 Signature 
2 Name
3 Address

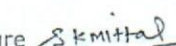
उप निवास समिति
(Deputy Housing Commissioner)
On Behalf of Deputy Housing Commissioner

Witness No-1


1 Signature 
2 Name NARESH SHARMA
3 Address D-962 Gali No-11
Ashok Nagar, Shakdara

For and on behalf of Lessee

Witness No-2

1 Signature 
2 Name S.K. Mittal
3 Address B-1107 Prateek pedora
Sec- 61, Noida

For Prateek Realtors India Pvt. Ltd.

(Signature) 
Authorized Signatory



DOCUMENT 2: EXCERPTS OF LEASE DEED FOR PLOT NO. 4/BS-05

Government of Uttar Pradesh
e-Stamp

सत्यमेव जयते

Certificate No. IN-UP00210326045901M
Certificate Issued Date 21-Feb-2014 02:19 PM
Account Reference SHCIL (FI) upshcil/ GHAZIABAD/UP-GZB
Unique Doc Reference SUBN-JFUPS HCILC100298220280043M
Purchased by PRATEEK REALTORS INDIA PVT LTD
Description of Document Article 23 Conveyance
Property Description PLOT NO 4/BS-05, SIDDHARTH VIHAR GH
Consideration Price (Rs.) 229,00,47,209
(Two Hundred Twenty Three Crore Nine Lakh
Thousand Two Hundred And Nine only)
First Party UTTAR PRADESH AVAS AVAM VIKAS PARISHAD
Second Party PRATEEK REALTORS INDIA PVT LTD
Stamp Duty Paid By PRATEEK REALTORS INDIA PVT LTD
Stamp Duty Amount (Rs.) 15,61,66,500
(Fifteen Crore Sixty One Lakh Sixty Six Thousand Five Hundred only)

Please write or type below this line
Uttar Pradesh Avas Evam Vikas Parishad
Lease Agreement
This Agreement made on 22 day of Feb. 2014 between the Uttar
Pradesh Avas Evam Vikas Parishad (UPAVP), Constructed under Uttar
Pradesh Avas Evam Vikas Parishad Act-1965. Head Office is Situated at
104, Mahatma Ganchi Marg, Lucknow hereinafter called "Parishad". Its all



one party and M/S PRATEEK REALTORS INDIA PVT. LTD., a company within the meaning of Companies Act, 1956, having its registered office at PRATEEK PRO-MENAGE A-42, SECTOR-57, NOIDA (U.P.) through Authorized signatory SHRI RATAN MITTAL S/O LATE SH. JAI PRAKASH MITTAL, R/O-D-157, SECTOR-61, NOIDA, G. B. NAGAR (U.P.) duly authorized by the Board of Directors via Resolution dated 04.02.2014 (hereinafter called the Lessee which expression shall unless the context does not so admit, include Society representatives, administrators and permitted assigns of the other part.)

AND WHEREAS on advertisement published by UPAVP tenders in two-bid system in the prescribed Application Form for allotment of Bulk-sale Plots in upcoming scheme of Siddharath Vihar-Ghaziabad on agreement to develop on lease period of five years which can be converted into freehold as per rules and regulations of Board).

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the plot on the terms and conditions as prescribed for the Bulk sale plots in Siddharath Vihar of Parishad Scheme in Ghaziabad by 226th board resolution no. 12 dated 02-12-2013. hereinafter appearing for the purpose of constructing Residential Flats according to the set backs and building plan approved by the Lessor.

AND WHEREAS the Lessor has through a Sealed Two-Bid tender System awarded to the lessee the plot hereinafter described, after fulfilling the terms and conditions prescribed in the brochure and its corrigendum's, The Bulk Sale Plot NO.-4/BS-05 (Area 57350.828 sqm) allotted vide Allotment Letter No-981/EMO.GZB/ DATED 01.02.2014 & Revised Letter No-1471/EMO.GZB/ DATED 22.02.2014 for the development and marketing of Group Housing Pockets/ Flats/Plots (in case of plotted development) on the detailed terms and conditions set out in the said allotment letter and brochure of the said Scheme.

[Signature]



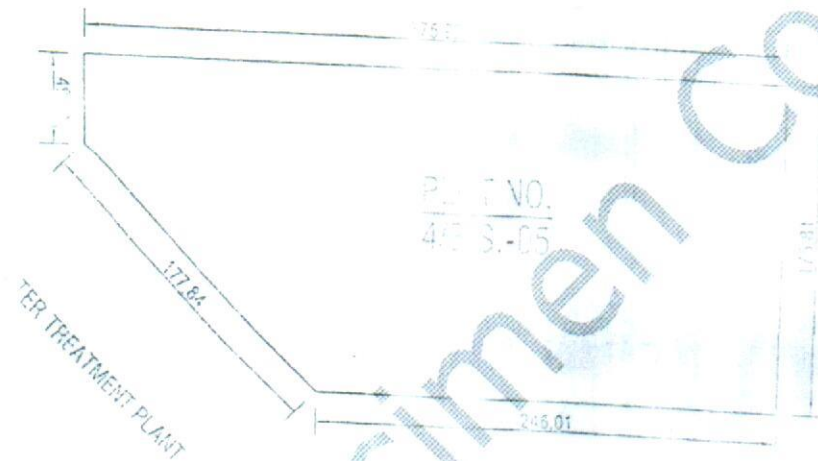
NAME OF ALLOTEE :- W/S PRATEEK REALTIES INDIA PVT. LTD.

ONLY FOR REGISTER

PLOT NO.
475-0

PLOT NO.
475-05

PLOT NO. 475-05



NORTH

75 M. WIDE ROAD

REA - 57350.328 SQM

(NOT TO SCALE)

For Prateek Realities India Pvt. Ltd.

Authorised Signature

SIGN OF ALLOTEE

CHKD. BY.

COUNTER SIGN

COUNTER SIGNATURE

A.E.

OFFICE OF THE EXECUTIVE ENGINEER C.D.-16 U.P AVAS
RAM VIKAS PARISHAD VASUNDHRA YOJNA GHAZIABAD



making payment at the prevailing rate.

3. In case the Board is not able to give possession of the land in any circumstances, deposited money will be refunded to the allottee with simple interest, the rate of which shall be saving account interest rate.

DETAIL OF PROPERTY

Boundaries of the Property

North: Plot No-4/B.S.-05
South: Ganga water Treatment Plant
East: 75.00M Wide Road
West: Plot No. 4/B.S.-01

Plot Sale Property No-4, B.S.-05
Area: 57350.828 Sqm

North: As Per
South: Site
East: Plan
West: Attached

Witness No-1

1 Signature
2 Name
3 Address

Lessor on behalf of U.P. Avas
Evam Vikas Parishad

Witness No-2

1 Signature
2 Name
3 Address

(Deputy Housing Commissioner)
on Behalf of Housing Commissioner

Witness No-1

1 Signature
2 Name
3 Address

Lessee on behalf of Company

Witness No-2

1 Signature
2 Name
3 Address

For Prateek Grand City India Pvt. Ltd.


(Signature)

For Prateek Grand City India Pvt. Ltd.




DOCUMENT 3: LETTER FOR BUILDING PLAN VALIDITY EXTENSION UP TO 17.02.2022

IS 15700-2018



उत्तर प्रदेश आवास एवं विकास परिषद
कार्यालय वास्तुविद नियोजक
वास्तुकला एवं नियोजन इकाई-पंचम
नीलगिरी कॉम्प्लेक्स, द्वितीय तल, इंदिरा नगर,
लखनऊ-226016



पत्र सं०- 353 /वा0नि0-5/बी एस -1 एवं 5/43(IV) दिनांक- 18/02/2022

सेवा में,
सचिव/अधिकृत हस्ताक्षरी
मैसर्स प्रतीक रियलटर्स इण्डिया प्रा0 लि0,
प्रतीक प्रो-मेन्स, ए-42, सेक्टर-67,
गीतमबुद्ध नगर, नोयडा, उ0 प्र0।


विषय:- बल्कसेल भूखण्ड संख्या-4/बी एस -1 एवं 5 सिद्धार्थ विहार योजना, गाजियाबाद के सापेक्ष 15 माह की सम्पत्ति प्रदान किये जाने के सम्बन्ध में।

महोदय,

उपरोक्त विषयक कृपया अपने पत्र दिनांक-27.11.2021 का सन्दर्भ ग्रहण करने का कष्ट करें, जिसके माध्यम से बल्कसेल भूखण्ड संख्या-4/बी एस -1 एवं 4/बी एस -5, सिद्धार्थ विहार योजना, गाजियाबाद के स्वीकृत मानचित्र संख्या-748/नि0प्रा0-24/2017/वा0नि0-5 दिनांक-24.03.2017 की वैधता अवधि 15 माह तक बढ़ाये जाने के सम्बन्ध में अनुरोध किया गया है।

आपके द्वारा किये गये अनुरोध के क्रम में परन्तु प्रकरण को आवास आयुक्त(म0) के समक्ष प्रस्तुत किया गया था, जिसे आवास आयुक्त(म0) द्वारा दिनांक-17.02.2022 को अनुमोदित किया गया है।

उक्त अनुमोदन के क्रम में कार्यालय आदेश संख्या-298/UPAVP/APD/U-5/172 दिनांक-09.02.2022 के आलोक में बल्कसेल भूखण्ड संख्या-4/बी एस -1 व 4/बी एस -5, सिद्धार्थ विहार योजना, गाजियाबाद के सापेक्ष पूर्व में शमनीपरान्त स्वीकृत मानचित्र संख्या-748/नि0प्रा0-24/2017/वा0नि0-5 दिनांक-24.03.2017 की वैधता अवधि को एतद्वारा 15 माह हेतु दिनांक- 27.11.2022 तक बढ़ाया जाता है।

भवदीय,

(अरविन्द देव)
वास्तुविद नियोजक

पृ० सं० / उक्त / दिनांक-

प्रतिलिपि:- निम्नलिखित को सूचना एवं आवश्यक कार्यवाही हेतु प्रेषित:- (द्वारा मैसर्स बोर्ड)

1. आवास आयुक्त महोदय के निजी सचिव को महोदय के अवलोकनार्थ।
2. मुख्य वास्तुविद नियोजक, उ0 प्र0 आवास एवं विकास परिषद, नीलगिरी कॉम्प्लेक्स इंदिरा नगर, लखनऊ।
3. समुक्त आवास आयुक्त, मेरठ जौन, उ0 प्र0 आवास एवं विकास परिषद, शास्त्रीनगर, मेरठ।
4. अधीक्षण अभियन्ता, गाजियाबाद तृत्त, उ0 प्र0 आवास एवं विकास परिषद, वसुन्धरा, गाजियाबाद।
5. अधीक्षासी अभियन्ता, निर्माण खण्ड-गाजियाबाद-02, उ0 प्र0 आवास एवं विकास परिषद, वसुन्धरा, गाजियाबाद।
6. सम्पत्ति प्रबन्धक, उ0 प्र0 आवास एवं विकास परिषद, वसुन्धरा गाजियाबाद।

वास्तुविद नियोजक

DOCUMENT 4: CONSENT TO OPERATED UNDER AIR ACT AND WATER ACT



UTTAR PRADESH POLLUTION CONTROL BOARD

Building, No TC-12V Vibhuti Khand, Gomti Nagar, Lucknow-226010

Phone:0522-2720828,2720831, Fax:0522-2720764, Email: info@uppcb.com, Website: www.uppcb.com

CONSENT ORDER

Ref No. -
111473/UPPCB/Ghaziabad(UPPCBRO)/CTO/air/GHAZIABAD/2020

Dated : 12/02/2021

To ,

Shri RAJESH KUMAR AGARWAL

M/s M/s PRATEEK REALTORS INDIA PVT. LTD.

Prateek Grand City (Group Housing Project) at Plot No. 04/B.S-15, Siddharth Vihar, Ghaziabad,
U.P ,GHAZIABAD,201301
GHAZIABAD

Sub : Consent under section 21/22 of the Air (Prevention and control of Pollution) Act, 1981 (as amended)
to M/s. M/s PRATEEK REALTORS INDIA PVT. LTD.

Reference Application No. 10214323

Dated : 12/02/2021

1. With reference to the application for consent for emission of air pollutants from the plant of M/s M/s PRATEEK REALTORS INDIA PVT. LTD.. under Air Act 1981. It is being authorised for said emissions, as per the standards, in environment, by the Board as per enclosed conditions .
2. This consent is valid for the period from 01/01/2021 to 31/12/2022 .
3. In spite of the conditions and provisions mentioned in this consent order UP Pollution Control Board reserves its right and powers to reconsider/amend any or all conditions under section 21 (6) of the Air (Prevention and Control of Pollution) Act, 1981 as amended.
This consent is being issued with the permission of competent authority .

VIVEK
ROY

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

CEO-I

Enclosed : As above
(condition of consent):

Copy to: Regional Officer, UPPCB, Ghaziabad.

VIVEK
ROY

CEO-I





UTTAR PRADESH POLLUTION CONTROL BOARD

Building, No TC-12V Vibhuti Khand, Gomti Nagar, Lucknow-226010

Phone:0522-2720828,2720831, Fax:0522-2720764, Email: info@uppcb.com, Website: www.uppcb.com

CONSENT ORDER

Ref No. -
111475/UPPCB/Ghaziabad(UPPCBRO)/CTO/wat
er/GHAZIABAD/2020

Dated : 12/02/2021

To ,

Shri RAJESH KUMAR AGARWAL
M/s M/s PRATEEK REALTORS INDIA PVT. LTD.
Prateek Grand City (Group Housing Project) at Plot No. 04/B.S-15, Siddharth Vihar, Ghaziabad,
U.P ,GHAZIABAD,201301
GHAZIABAD

Sub : Consent under Section 25/26 of The Water (Prevention and control of Pollution) Act, 1974
(as amended) for discharge of effluent to M/s. M/s PRATEEK REALTORS INDIA PVT.
LTD.

Reference Application No :10214510

Dated :12/02/2021

1. For disposal of effluent into water body or drain or land under The Water (Prevention and control of Pollution) Act,1974 as amended (here in after referred as the act) M/s. M/s PRATEEK REALTORS INDIA PVT. LTD. is hereby authorized by the board for discharge of their industrial effluent generated through ETP for irrigation/river through drain and disposal of domestic effluent through septic tant/soak pit subject to general and special conditions mentioned in the annexure ,in refrence to their foresaid application .
2. This consent is valid for the period from 01/01/2021 to 31/12/2022 .
3. In spite of the conditions and provisions mentioned in this consent order UP Pollution Control Board reserves its right and powers to reconsider/amend any or all conditions under section 27(2) of the Water (Previntion and Controt of Pollution) Act, 1974 as amended .

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

VIVEK ROY Digitally signed by VIVEK ROY Date: 2021.02.12 11:08:45 +05'30'

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

CEO-1

Enclosed : As above
(condition of consent):

Copy to: Regional Officer, UPPCB, Ghaziabad.

VIVEK ROY Digitally signed by VIVEK ROY Date: 2021.02.12 11:08:45 +05'30'

CEO-1

DOCUMENT 5: STATE LEVEL IMPACT ASESMENT AUTHORITY, UTTAR PRADESH

[illegible]

DOCUMENT 6: COPY OF FINAL FIRE NOC

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

पूआईडी संख्या: UPFS/2020/25596/GZB/GHAZIABAD/1866/DD

दिनांक: 17-12-2020

प्रमाणित किया जाता है कि मेसर्स **PRATEEK REALTORS INDIA PVT LTD** (भवन/प्रतिष्ठान का नाम) पता **PRATEEK GRAND CITY, PLOT No. 04-BS-01 AND BS-05,,SIDDARTH VIHAR, NH-24,GHAZIABAD** तहसील - **GHAZIABAD**, प्लॉट एरिया **154916.51 sq.mt**, कुल कवर्ड एरिया **256162.801** (वर्ग मीटर), ब्लॉकों की संख्या - **16** जिसमें

ब्लॉक/टॉवर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेंट की संख्या	ऊँचाई
TOWER C1 STILT AND 28 FLOOR	28	2	93.55 mt.
TOWER C2 STILT AND 26 FLOOR	26	2	87.45 mt.
TOWER C3 STILT AND 26 FLOOR	26	2	87.45 mt.
TOWER C4 STILT AND 28 FLOOR	28	2	93.55 mt.
TOWER C5 STILT AND 26 FLOOR	26	2	87.45 mt.
TOWER C6 STILT AND 28 FLOOR	28	2	93.55 mt.
TOWER C7 STILT AND 26 FLOOR	26	2	87.45 mt.
TOWER C8 STILT AND 25 FLOOR	25	2	84.40 mt.
TOWER C9 STILT AND 29 FLOOR	29	2	96.60 mt.
TOWER C10 STILT AND 26 FLOOR	26	2	87.45 mt.
TOWER C12 STILT AND 28 FLOOR	28	2	93.55 mt.
TOWER C14 STILT AND 29 FLOOR	29	2	96.60 mt.
TOWER C15 STILT AND 26 FLOOR	26	2	87.45 mt.
TOWER C16 STILT AND 26 FLOOR	26	2	87.45 mt.
TOWER P5 STILT AND 28 FLOOR	28	2	93.55 mt.
TOWER P6 STILT AND 26 FLOOR	26	2	87.45 mt.

है। भवन का अधिभोग मेसर्स **PRATEEK REALTORS INDIA PVT LTD** द्वारा किया जा रहा है। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाएं, एनओबीओसीओ एवं तत्संबंधी भारतीय मानक ब्यूरो के आईओएसओ के अनुसार भवन में स्थापित करायी गयी व्यवस्थाओं का निरीक्षण **अग्निशमन अधिकारी** द्वारा दिनांक **23-12-2020** को भवन स्वामी/भवन स्वामी के प्रतिनिधि श्री **SUNIL MITTAL** के साथ किया गया। भवन में अधिस्थापित अग्नि सुरक्षा व्यवस्थाएं मानकों के अनुसार अधिस्थापित पायी गयी। अतः प्रवृत्त भवन को अग्नि सुरक्षा प्रमाणपत्र (फायर सेफ्टी सर्टिफिकेट) एनओबीओसीओ की अधिभोग श्रेणी **Residential** के अन्तर्गत वैधता तिथि **27-12-2020** से **26-12-2025** तक **5** वर्षों के लिए इस शर्त के साथ निर्गत किया जा रहा है कि भवन में नियमानुसार स्थापित सभी अग्निशमन व्यवस्थाओं का अनुरक्षण करते हुए क्रियाशील बनाये रखा जायेगा। भवन में स्थापित की गयी अग्निशमन व्यवस्थाओं में पायी गयी कमी के कारण किसी भी घटना के लिए मेसर्स **PRATEEK REALTORS INDIA PVT LTD** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होगें। निर्गत अग्नि सुरक्षा प्रमाणपत्र का नवीनीकरण निर्धारित समयावधि के अन्दर न कराये जाने पर निर्गत अग्नि सुरक्षा प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मेसर्स **PRATEEK REALTORS INDIA PVT LTD** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होगें।

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, जलपत्रों के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा।"

हस्ताक्षर (निर्गमन अधिकारी)

(उप निदेशक)



Digitally Signed By
(AMAN SHARMA)

[6F3173ACF1282648601D36136C6B4188B05EE040]

27-12-2020

निर्गत किये जाने का दिनांक : 27-12-2020
स्थान : MEERUT



DOCUMENT 7: PROJECT DESCRIPTION ON WEBSITE



Grand Paeonia
2/3/4 BHK HOMES
RERA NO. UPRERAPR31133

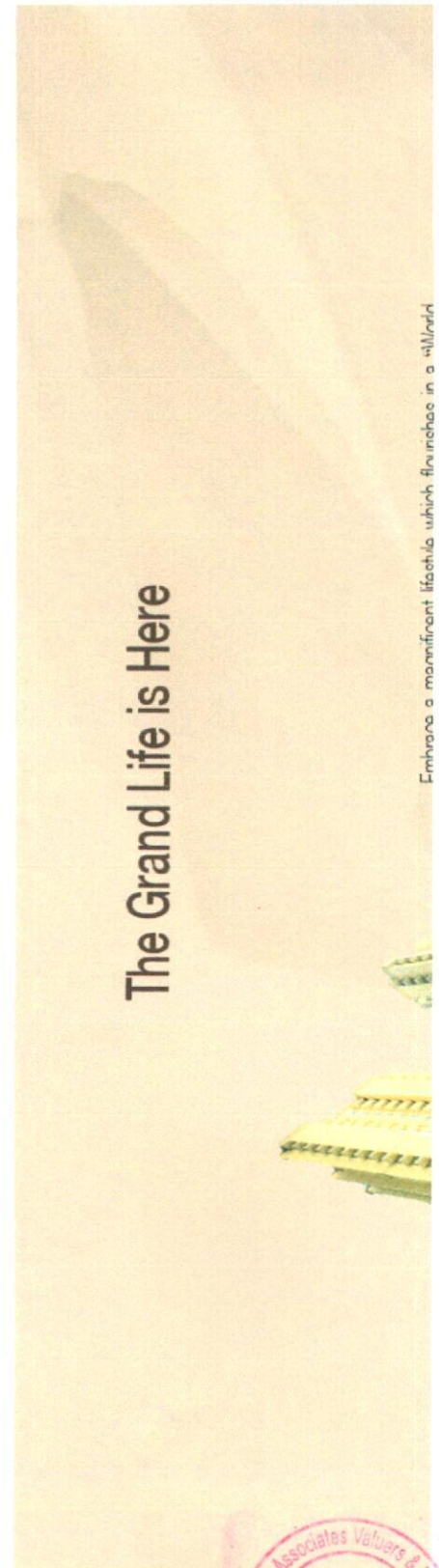
'Grand Paeonia' being developed at Prateek Grand City, Siddharth Vihar, next to Indrapuram, Nh -24. The project is an addition to its world-class township and is the second phase development after 'Grand Carnesia'.

[Explore More >](#)

Grand Carnesia
2/3/4 BHK HOMES
RERA NO. UPRERAPR3723

'Grand Carnesia' being developed at Prateek Grand City, Siddharth Vihar, next to Indrapuram, Nh -24. The project is an addition to its world-class township and is the first phase development before 'Grand Paeonia'.

[Explore More >](#)



DOCUMENT 7: PROJECT PRICE LIST W.E.F 19TH FEBRUARY 2022

<https://prateekgroup.com/assets/pdfs/grandcity-pricelist-2021-2.pdf>

Page view | Read aloud | Add text | Draw | Highlight

GRAND CITY
THE GRAND CITY

30:70

BOOK YOUR READY TO MOVE IN LUXURY HOME
PAY 30% (NOW) AND 70% (ON POSSESSION)

FREE INCLUSIONS

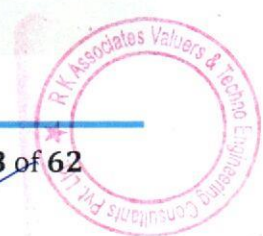
- Club Membership
- Smart Work-For Kitchen
- Internal Development Charges
- ETC
- 201A Power Backup

PHASE-2 TOWERS C11, P1, P2, P3, P4, P7, P8, P9

(w.e.f 19th Feb, 2022)

FIXED PRICE (IN LAKHS)

Floor	770 SQ. FT. 201A CORNER	970 SQ. FT. 201A OPTIMA	1155 SQ. FT. 201A-17-18-20-21-22-23-24	1380 SQ. FT. 201A OPTIMA
28th	38.00	53.25	63.25	75.50
27th	38.25	53.50	63.50	75.75
26th	38.50	53.75	63.75	76.00
25th	38.75	54.00	64.00	76.25
24th	39.00	54.25	64.25	76.50
23rd	39.25	54.50	64.50	76.75
22nd	39.50	54.75	64.75	77.00
21st	39.75	55.00	65.00	77.25
20th	40.00	55.25	65.25	77.50
19th	40.25	55.50	65.50	77.75
18th	40.50	55.75	65.75	78.00
17th	40.75	56.00	66.00	78.25
16th	41.00	56.25	66.25	78.50
15th	41.25	56.50	66.50	78.75
14th	41.50	56.75	66.75	79.00
13th	41.75	57.00	67.00	79.25
12th	42.00	57.25	67.25	79.50
11th	42.25	57.50	67.50	79.75
10th	42.50	57.75	67.75	80.00
9th	42.75	58.00	68.00	80.25
8th	43.00	58.25	68.25	80.50
7th	43.25	58.50	68.50	80.75
6th	43.50	58.75	68.75	81.00
5th	43.75	59.00	69.00	81.25
4th	44.00	59.25	69.25	81.50
3rd	44.25	59.50	69.50	81.75
2nd	44.50	59.75	69.75	82.00
1st	44.75	60.00	70.00	82.25
UG	45.00	60.25	70.25	82.50



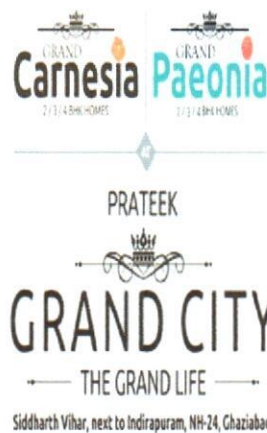
<https://prateekgroup.com/assets/pdfs/grandcity-pricelist-2021-2.pdf>

Q — + 🔍 📄 Page view 🔊 Read aloud ➕ Add text 🖋 Draw ▾ Highlight ▾ 📏

ADDITIONAL CHARGES (MANDATORY)							
Apartment Sizes (sq.ft.)	One Covered Car Parking	IFMS	EMC	EEC (roc)	Club Membership (roc)	IDC (roc)	2KVA Power Backup (roc)
2BHK (COMPACT) - 770	2.5 Laks	₹ 19,250	₹ 30,000	₹ 30,800	₹ 50,000	₹ 77,000	₹ 50,000
2BHK (OPTIMA) - 970	2.5 Laks	₹ 24,250	₹ 30,000	₹ 38,800	₹ 50,000	₹ 97,000	₹ 50,000
2BHK+STUDY (DELUXE) - 1155	2.5 Laks	₹ 38,875	₹ 30,000	₹ 46,200	₹ 50,000	₹ 1,15,000	₹ 50,000
3BHK (OPTIMA) - 1380	2.5 Laks	₹ 34,500	₹ 50,000	₹ 55,200	₹ 50,000	₹ 1,38,000	₹ 50,000

PAYMENT PLAN	
At the time of booking	30% of BSP + Car Parking + Other charges (if any)
Final demand letter of Possession	70% of BSP + IFMS + Meter

Type	Apartment Type	Total Area		Built up Area		Carpet Area	
		Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.
I	2BHK (COMPACT)	770	71.53	607	56.39	532	49.42
II	2BHK (OPTIMA)	970	90.11	766	71.16	644	59.82
III	2BHK+STUDY (DELUXE)	1155	107.30	910	84.54	798	74.13
IV	3BHK (OPTIMA)	1380	128.20	1090	101.26	946	87.88

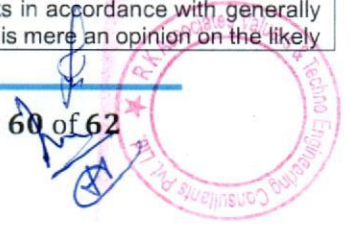


Sales Office: Prateek Grand City, Siddharth Vihar

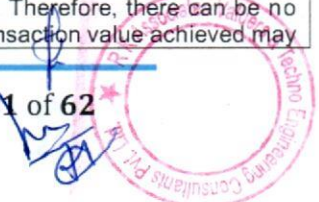


ENCLOSURE 6: CONSULTANT'S REMARKS

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



	estimated price based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
17.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
18.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.
19.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
20.	This tie up report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
21.	This tie up report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this tie up report can only be regarded as relevant as at the reported date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
22.	Cost assessment of the same asset/ property can fetch different values under different circumstances & situations. For eg. Cost assessment of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
23.	Tie up report has been prepared for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which the report is prepared. It is requested from the Bank to cross check from their own records/ information if this is the same property for which tie up has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
24.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
25.	If this Project Tie up report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
26.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the report.
27.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
28.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Project tie up services.
29.	Cost assessment is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Project tie up report before reaching to any conclusion.
30.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
31.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may



	be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our pricing analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
32.	This cost assessment is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
33.	This report is prepared on the 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 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.

[Handwritten signature]
[Circular stamp: R.K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]