

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

CASE NO. VIS (2022-23)-PL328-254-477

DATED: 28/09/2022

PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	KRISSH GREENS

SITUATED AT

KHATA NO. 00287, 00448, 00447, KHASRA NO. 284, 285, 288, 289, 290, VILLAGE
JATOLI, TEHSIL SARDHANA, DISTRICT MEERUT, UTTAR PRADESH

DEVELOPER/ PROMOTER

M/S. NAV GRIH DEVELOPERS PVT. LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, MEERUT

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Realisation 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.

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PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT

**KHATA NO. 00287, 00448, 00447, KHASRA NO. 284, 285, 288, 289, 290, VILLAGE
JATOLI, TEHSIL SARDHANA, DISTRICT MEERUT, UTTAR PRADESH**

PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	State Bank of India, HLST Branch, Meerut
Name of Project	M/s. Krishn Greens
Work Order No. & Date	Email dated 12 th September, 2022

SR. NO.	CONTENTS	DESCRIPTION						
1.	GENERAL DETAILS							
i.	Report prepared for	State Bank of India, HLST Branch, Meerut						
ii.	Name of Developer/ Promoter	M/s. Nav Grih Developers Pvt. Ltd.						
iii.	Registered Address of the Developer as per MCA website	B1606, Shastri Nagar, Delhi 110052						
iv.	Type of the Property	Group Housing Society						
v.	Type of Report	Project Tie-up Report						
vi.	Report Type	Project Tie-up Report						
vii.	Date of Inspection of the Property	26 September 2022						
viii.	Date of Assessment	28 September 2022						
ix.	Date of Report	28 September 2022						
x.	Property Shown by	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Prateek</td><td>Company's Representative</td><td>+91 85279 63210</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Prateek	Company's Representative	+91 85279 63210
Name	Relationship with Owner	Contact Number						
Mr. Prateek	Company's Representative	+91 85279 63210						
xi.	Purpose of the Report	For Project Tie-up for individual Flat Financing						
xii.	Scope of the Report	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.						
xiii.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work. h) Valuation techniques and principles.						
xiv.	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>02</td></tr> </table>	Documents Requested	Documents Provided	Documents Reference No.	Total 04 Documents requested	Total 04 Documents provided.	02
Documents Requested	Documents Provided	Documents Reference No.						
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		Property Title document	Sale Deed	Dated 18 th May, 2021
		RERA Certificate	RERA Certificate	RERA No.: UPRERAPRJ58 43
		Approved Map	Approved Map	Dated April. 2020
		NOC's & Approval	NOC's & Approval	Please refer Part-D (Project Approval Details)
xv.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Owner's representative	
		<input checked="" type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	NA

2.	SUMMARY	
i.	Total Prospective Fair Market Value	Rs.106,77,00,000/-
ii.	Total Expected Realizable/ Fetch Value	Rs.90,75,45,000/-
iii.	Total Expected Distress/ Forced Sale Value	Rs.80,07,75,000/-
iv.	Total No. of Dwelling Units	456 Dwelling units
v.	Built up area of the project	6,23,470 sq. ft.
vi.	Saleable Area of the Project	8,00,640 sq. ft.
vii.	Inventory Cost as on "Date of Assessment"	Approx. Rs.186,39,26,400/- to Rs.213,02,01,600/-

3.	ENCLOSURES	
i.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 32
ii.	Enclosure 2	Google Map – Page No. 33
iii.	Enclosure 3	Photographs of The property – Pages. 34-37
iv.	Enclosure 4	Copy of Circle Rate – Pages 38
v.	Enclosure 5	Other Important documents taken for reference Page No. 39-45
vi.	Enclosure 6	Consultant's Remarks Page No. 46-48
vii.	Enclosure 7	Survey Summary Sheet – Pages 02



PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

1.	BRIEF DESCRIPTION OF THE PROJECT
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This project tie-up report is prepared for the Group Housing Project in the name of "**Krishh Greens**" which is being developed on total land area admeasuring 15,628.25 sq. mtr. as per the copy of sale deed to us by the company. However, as per the copy of approved map, the total land area for the Group Housing Society is 17,485 sq. mtr.

The company's officials have informed that the approved map was initially sanctioned for M/s. Apex Propmart Pvt. Ltd. who was planning to develop this group housing society which comprises of 54 dwelling units of Ground+2 floors and 456 dwelling units of Ground+11 floor. At the time of site survey, it was informed to us that Apex Propmart Pvt. Ltd. has already completed the construction of G+2 structures. However, G+11 structures are yet to be launched. The Ground + 2 floor structures are separated by a road as shown in approved map.

Subsequently, M/s. Nav Grih Developers Pvt. Ltd. purchased the remaining portion of the plot having total land area admeasuring 15,628.25 sq. mtr. out of 17,485 sq. mtr. to develop the remaining Group housing society of 8 towers of Ground+11 floors.

Details of towers/blocks as provided to us by the company is attached below:

PROJECT TIE-UP REPORT

KRISHN GREENS, MEERUT

Tower / Block	Unit Type	No. of Dwelling Units	Carpet Area (sq.mtr.) per DU	Carpet Area (sq.ft.) per DU	Super Area (sq.mtr.) per DU	Super Area (sq.ft.) per DU
Aamod	2 BHK	12	57.19	615.59	104.52	1125
	3 BHK	36	98.85	1064.02	174.19	1875
	3 BHK	24	105.08	1131.08	182.09	1960
Sub Total		72				
Dainik	2 BHK	12	65.38	703.75	118.64	1277
	3 BHK	48	74.44	801.27	131.74	1418
Sub Total		60				
Divjot	2 BHK	12	57.19	615.59	104.52	1125
	2 BHK	24	65.38	703.75	118.64	1277
	3 BHK	12	74.44	801.27	131.74	1418
	3 BHK	12	79.26	853.15	146.32	1575
Sub Total		60				
Nyaas	2 BHK	48	57.49	618.82	89.19	960
Sub Total		48				
Satyam	3 BHK	12	73	785.77	127.18	1369
	3 BHK	36	74.44	801.27	131.74	1418
Sub Total		48				
Unnatti	3 BHK	48	98.85	1064.02	174.19	1875
	3 BHK	24	105.08	1131.08	182.09	1960
Sub Total		72				
Vaibhav	2 BHK	12	57.49	618.82	101.17	1089
	2 BHK	12	63.29	681.25	116.03	1249
	2 BHK	12	72.45	779.85	124.95	1345
	3 BHK	12	82.07	883.40	140.75	1515
Sub Total		48				
Vilas	2 BHK	12	57.49	618.82	101.17	1089
	2 BHK	24	63.29	681.25	116.03	1249
	3 BHK	12	82.07	883.40	140.75	1515
Sub Total		48				
Grand Total		456				

As per the copy of approved map the total FAR area of the project is 34,883.09 sq. mtr. / 3,75,482 sq. ft.

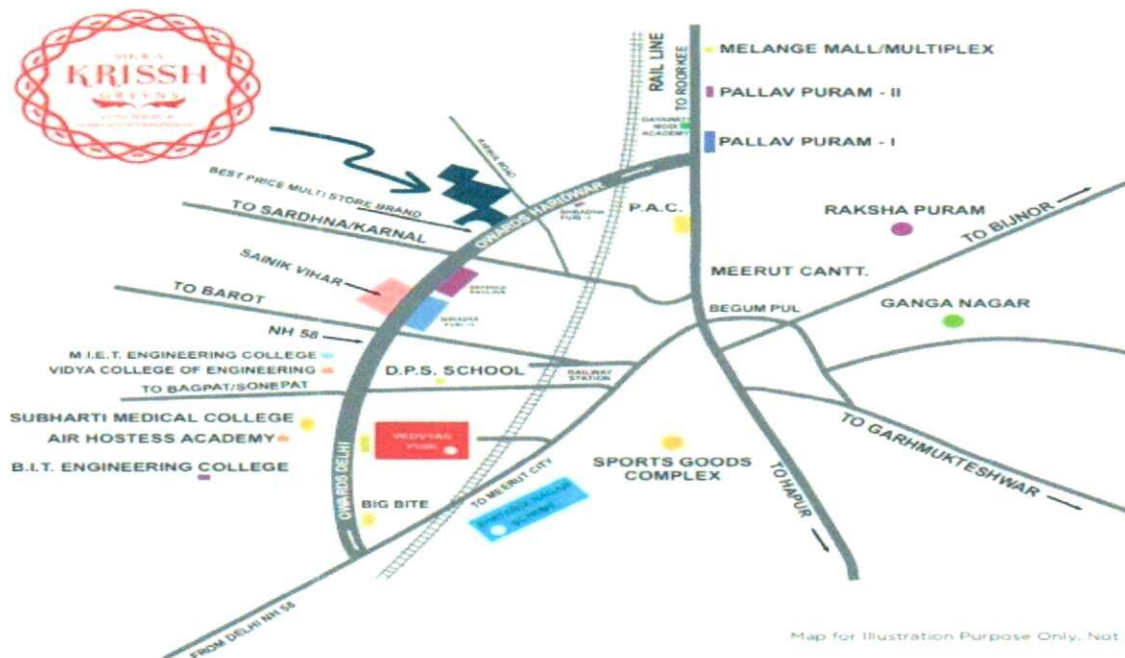
As per the physical progress observed during site visit and our subsequent discussion with the person accompanying us during the visit following are the observation made:

Tower No.	Tower Name	Progress
Tower 1	Aamod	Excavation work in progress
Tower 2	Dainik	Slab work of first floor under progress
Tower 3	Divjot	Slab work of first floor under progress
Tower 4	Nyaas	Slab work of eighth floor under progress
Tower 5	Satyam	Ready to move
Tower 6	Unnatti	Ready to move
Tower 7	Vaibhav	Slab work of first floor under progress
Tower 8	Vilas	Excavation work completed

PROJECT TIE-UP REPORT

KRISSH GREENS, MEERUT

This project is very well located in developing area of Meerut, Uttar Pradesh and it is very close to the Meerut Bypass Road.



Source: <https://www.investormart.co.in/Project-Sikka-Krishh-Greens.php>

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	'Best Price Multi store Brand' Outlet.		
ii.	Name of similar projects available nearby with distance from this property	Gayatri Green Society situated at a distance of approx. 2.5 Km.		
iii.	Postal Address of the Project	Khata No. 00287, 00448, 00447, Khasra No. 284, 285, 288, 289, 290, Village Jatoli, Tehsil Sardhana, District Meerut, 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: 29°02'24.3"N 77°40'31.1"E		
vi.	Description of adjoining property	It is a developing area. Properties in the nearby locality is used for mixed use purpose i.e., residential as well as commercial.		
vii.	Plot No. / Survey No.	Khasra No. 284, 285, 288, 289, 290		
viii.	Village/ Zone	Village Jatoli		
ix.	Sub registrar	Sardhana		
x.	District	Meerut		
xi.	City Categorization	Scale-B City	Urban developing	
	Type of Area	It is a mixed used area, commercial & residential.		
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	Good location within locality	None	None
xv.	Property Facing	North-East Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Khirwa road	Approx. 30 feet	
	b) Front Road Name & width	Internal Road	Approx. 25 feet	
	c)Type of Approach Road	Bituminous Road		
	d)Distance from the Main Road	~ 400 meters		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
xviii.	Is the property merged or colluded with any other property	Yes		
xix.	BOUNDARIES SCHEDULE OF THE PROPERTY			
a)	Are Boundaries matched	No, boundaries are not mentioned in the documents.		
b)	DIRECTIONS	AS PER TITLE DEED/TIR		ACTUAL FOUND AT SITE
	North East	NA		Road/Entry
	North West	NA		Plots
	South west	NA		European estate
	South east	NA		European estate plots

PROJECT TIE-UP REPORT

KRISSH GREENS, MEERUT

3. TOWN PLANNING/ ZONING PARAMETERS		
i.	Planning Area/ Zone	Meerut Development Authority
ii.	Master Plan currently in force	Draft Master Plan of Meerut-2031 is issued however currently Master Plan of Meerut-2021 is enforced.
iii.	Municipal limits	Meerut Nagar Nigam
iv.	Developmental controls/ Authority	Meerut Development Authority
v.	Zoning regulations	Residential (Group Housing/Plotted) zone
vi.	Master Plan provisions related to property in terms of Land use	Group Housing
vii.	Any conversion of land use done	NA
viii.	Current activity done in the property	Group Housing Society is under construction
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning.
x.	Any notification on change of zoning regulation	No
xi.	Street Notification	Residential
xii.	Status of Completion/ Occupational certificate	Not Applicable at this point of project stage as the project is currently under construction phase and services works are under progress.
xiii.	Comment on unauthorized construction if any	Can't comment as project is in under construction stage.
xiv.	Comment on Transferability of developmental rights	Freehold property, easily transferrable.
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for mixed use purpose i.e., residential as well as commercial.
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	Sale deed	NA	NA
ii.	Names of the Developer/Promoter	M/s. Nav Grih Developers Pvt. Ltd.		
iii.	Constitution of the Property	Free hold, complete transferable rights		
iv.	Agreement of easement if any	Not required		
v.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain		
vi.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain		
vii.	Heritage restrictions, if any	No heritage restrictions came to our notice and neither could be found on public domain.		
viii.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		



PROJECT TIE-UP REPORT

KRISHN GREENS, MEERUT

ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us.	NA
x.	Comment on whether the owners of the property have issued any guarantee (<i>personal or corporate</i>) as the case may be	No Information available to us.	NA
xi.	Building Plan sanction:		
	a) Authority approving the plan	Meerut Development Authority	
	b) Any violation from the approved Building Plan	Can't comment as construction of project is under progress.	
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property since the project has already been issued the license for construction of group housing project.	
xiii.	Whether the property SARFAESI complaint	Yes	
xiv.	Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Tax name	Property tax document not provided by the company.
		Receipt number	Property tax document not provided by the company.
		Receipt in the name of	Property tax document not provided by the company.
		Tax amount	Property tax document not provided by the company.
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	No information available with us in this regard.	
xvi.	Is property tax been paid for this property	No information available.	
xvii.	Property or Tax Id No.	Property tax document 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	Information No available. Please confirm from the owner.	
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	Not Applicable	

5. SOCIO - CULTURAL ASPECTS OF THE PROPERTY

i.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Urban Developing area
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ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
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6. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES					
i.	Drainage arrangements		Yes		
ii.	Water Treatment Plant		Yes		
iii.	Power Supply arrangements	Permanent	No information available		
		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, Proposed	Yes/ Proposed	Yes/ Proposed	Yes/ Proposed	Yes/ Proposed

7. INFRASTRUCTURE AVAILABILITY							
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply			Yes from municipal connection as informed 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						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~2 km.	~2 km	~1 km	~5 km.	~4.5 km.	NA	93 km. (IGI Airport)
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	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 residential and commercial projects are under construction.
v.	Any negativity/ defect/ disadvantages in the property/ location	No	NA
vi.	Any other aspect which has relevance on the value or marketability of the property	The property is only 400 meters away from Meerut Bypass.	

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 - Under construction	
		External - Under construction	
	c) Roof	Floors/ Blocks	Type of Roof
		Ground + 11	RCC
	d) Floor height	Approx. 9 feet	
	e) Type of flooring	Vitrified Tiles in Drawing/Dining/bedrooms/Kitchen/ Laminated wooden flooring in Master Bedroom. (As per details provided by the company) (Proposed)	
	f) Doors/ Windows	External doors & windows made UPVC/Powder Coated Aluminium. Internal doors in hardwood frames with laminated flush doors. (Proposed)	
		Entrance Door: Teakwood finish decorative door. (Proposed)	
	g) Interior Finishing	Inside wall with POP punning and one concept wall in bed room, acrylic emulsion paint. (Proposed)	
	h) Exterior Finishing	Modern and elegant outer finish. (Proposed)	
	i) Interior decoration/ Special architectural or decorative feature	Project is under construction phase	
j) Class of electrical fittings	Internal/ Normal quality fittings (Proposed)		
k) Class of sanitary & water supply fittings	Internal/ Normal quality fittings (Proposed)		
iv.	Maintenance issues	Not Applicable since construction work is in progress	
v.	Age of building/ Year of construction	Under Construction	Under Construction

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vi.	Total life of the structure/ Remaining life expected	Approx. 60-65 years	Approx. 60-65 years
vii.	Extent of deterioration in the structure	Not Applicable since construction work is in progress	
viii.	Protection against natural disasters viz. earthquakes etc.	Can't comment due to unavailability of required technical data	
ix.	Visible damage in the building if any	Under Construction	
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 as informed during site visit.	
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority.	
	a) Is Building as per approved Map	As per visual observation seems to be developed as per the approved map.	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	c) Is this being regularized	No information provided	

10. ENVIRONMENTAL FACTORS:

i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	No information available to us
ii.	Provision of rainwater harvesting	Yes. RWH system is being 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
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12. PROJECT DETAILS:

a.	Name of the Developer	M/s. Nav Grih Developers Pvt. Ltd.
b.	Name of the Project	M/s. KrissH Greens
c.	Total no. of Dwelling units	456 Dwelling Unit
d.	Developer market reputation	Not much known builder. No information available on past Projects executed.
e.	Name of the Architect	M/s. Arch10 Design Consultants



PROJECT TIE-UP REPORT

KRISHN GREENS, MEERUT

f.	Architect Market Reputation	Not much known Architect. No information available on past Projects executed.																											
g.	Proposed completion date of the Project	December 2024																											
h.	Progress of the Project	<table border="1"> <thead> <tr> <th>Tower No.</th><th>Tower Name</th><th>Progress</th></tr> </thead> <tbody> <tr> <td>Tower 1</td><td>Aamod</td><td>Excavation work in progress</td></tr> <tr> <td>Tower 2</td><td>Dainik</td><td>Slab work of first floor under progress</td></tr> <tr> <td>Tower 3</td><td>Divjot</td><td>Slab work of first floor under progress</td></tr> <tr> <td>Tower 4</td><td>Nyaas</td><td>Slab work of eighth floor under progress</td></tr> <tr> <td>Tower 5</td><td>Satyam</td><td>Ready to move</td></tr> <tr> <td>Tower 6</td><td>Unnatti</td><td>Ready to move</td></tr> <tr> <td>Tower 7</td><td>Vaibhav</td><td>Slab work of first floor under progress</td></tr> <tr> <td>Tower 8</td><td>Vilas</td><td>Excavation work completed</td></tr> </tbody> </table>	Tower No.	Tower Name	Progress	Tower 1	Aamod	Excavation work in progress	Tower 2	Dainik	Slab work of first floor under progress	Tower 3	Divjot	Slab work of first floor under progress	Tower 4	Nyaas	Slab work of eighth floor under progress	Tower 5	Satyam	Ready to move	Tower 6	Unnatti	Ready to move	Tower 7	Vaibhav	Slab work of first floor under progress	Tower 8	Vilas	Excavation work completed
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Tower 7	Vaibhav	Slab work of first floor under progress																											
Tower 8	Vilas	Excavation work completed																											
i.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input checked="" type="checkbox"/> Luxury apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input 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,																											



PART D

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed area of the complete project		15,628.25 sq. mtr.as for G+11 structures only.		
2.	Ground Coverage Area	Permitted	3,251.13 sq. mtr. (The same has been calculated on plot area admeasuring 15,628.25 sq. mtr.)		
		Proposed	No information available.		
	Covered Built-up Area	UNDER FAR		REQUIRED AS PER APPROVED MAP	ACHIEVED STATUS
		TOTAL	Proposed	FAR of Ground floor + FAR of 1 st to 11 th floor = 3251.13 sq. mtr. + 34,883.09 sq. mtr. = 38,134.22 sq. mtr.	Project is under construction stage.
			Permitted	39,070.63 sq. mtr. (2.5 times of plot area)	
		UNDER NON-FAR		PROPOSED AS PER APPROVED MAP	ACHIEVED STATUS
		Proposed NON-FAR area for complete project		Basement: 11,576.28 sq. mtr. Stilt: 5,232.68 sq. mtr. Fire Escape: 2,313.70 sq. mtr. Mumty Room: 505 sq. mtr. Machine Room: 159.88 sq. mtr. Total: 19,787.54 sq. mtr.	Project is under construction stage.
		Permitted		No information available	
		Total Gross Built Up Area		57,921.76 sq. mtr.	
3.	Open/ Green Area	Minimum Required	---		
		Proposed	---		
4.	Density	Permitted	No information available		
		Proposed	No information available		
5.	Carpet Area		3,80,008 sq. ft.		
6.	Saleable Area		8,00,640 sq. ft.		

Note:

1. We have only taken the plot area of G+11 structures for our project tie up report since the project tie up report of G+2 structures are out of our scope of work.
2. FAR area has been calculated on plot area admeasuring 15,628.25 sq. mtr. which is owned by Navgrih developers private limited. Also, as informed by the company during site survey, the G+11 structures are being constructed on this plot area admeasuring 15,628.25 sq. mtr only.
3. NON-FAR Area has been considered as per approved map only. However, the same is for whole project as nON-FAR area can't be bifurcated between G+2 structures and G+11 structures.

Total Blocks/ Floors/ Flats						
1.	Approved as per Building Plan		Actually provided		Current Status	
	G+11		G+11 (Proposed). The project is still under construction.		Tower No.	Tower Name
					Progress	
					Tower 1	Aamod
					Tower 2	Dainik
					Tower 3	Divjot
					Tower 4	Nyaas
					Tower 5	Satyam
					Tower 6	Unnatti
					Tower 7	Vaibhav
Tower 8	Vilas					
2.	Total no. of Flats/ Units	Main Units	456 DU			
3.	Type of Flats		Type of Flat	Tower	Carpet Area (Sq. ft.)	
			Please refer to the sheet attached.	Please refer to the sheet attached.	Please refer to the sheet attached.	
4.	Number of Car Parking available for main units		Required	1.5 ECS for 100 sq.mtr. FAR Therefore no. of parking required = (38,134.22/100) * 1.5 = 572 ECS		
			Proposed	510 ECS		
5.	Land Area considered		15,628.25 sq. mtr. for G+11 Group housing project.			
6.	Area adopted on the basis of		Sale Deed			
7.	Remarks & observations, if any		The total Land area outlaid under residential layout plan admeasures 32,490 Sq. mtr. out of which 17,485 sq. mtr. has been outlaid for group housing society. Under 17,485 sq. mtr. there area G+2 structures as well as G+11 structures. This tie up report has been prepared for G+11 structures only which is being constructed on balance land area admeasuring 15,628 Sq. mtr. as per sale deed. Copy excerpts of sale deed area attached as annexure with this report.			
8.	Constructed Area considered (As per IS 3861-1966)		Built-up Area	57,921.76 sq. mtr. / 6,23,470 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		The BUA admeasuring 57,921.76 sq. mtr. / 6,23,470 sq. ft. has been calculated considering land area admeasuring 15,628.25 sq. mtr.			

Note:

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



PART E

PROJECT APPROVAL DETAILS

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS
1.	RERA Certificate	UPRERAPRJ5843	Approved
2.	Provisional Fire NOC	Letter No.: 31/J.D./GBN-15(GN) UID:2015/8201/MRT/MEERUT/165/JD	Approved
3.	Environmental Clearance	Ref. No.: 351/Parya/SEAC/3096/2016	Approved
4.	Building Plan Approval Letter	Permit No.: Group Housing/02308 /MDA/BP/21-22/0810/18112021 dated 10 th December 2021 Valid up to: 18 th November 2024	Approved
5.	Approved Building Plan	Valid up to: 18 th November 2024	Approved
6.	Environment Clearance	Ref. No. 351/Parya/SEAC/3096/2016	Approved
7.	Consent to Establish	---	Present Status not provide to us
8.	Temporary Electricity Connection	---	Present Status not provide to us
9.	Temporary Water connections	---	Present Status not provide to us

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

PART F

PROCEDURE OF ASSESMENT

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



2.		ASSESSMENT FACTORS			
i.	Nature of the Report	Project Tie-up			
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type	
		Real estate	Residential	Group Housing	
		Classification	Residential Asset		
iii.	Basis of Inventory assessment (for Project Tie up Purpose)	Primary Basis	Market Price Assessment & Govt. Guideline Value		
		Secondary Basis	Not Applicable		
iv.	Present market state of the Asset assumed Total No. of Dwelling Units	Under Normal Marketable State			
		Reason: Asset under free market transaction state			
v.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(in consonance to surrounding use, zoning and statutory norms)</i>	Considered for Assessment	
		Residential	Residential	Residential	
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
vii.	Land Physical Factors	Shape		Size	
		Irregular		Large	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Scale-B City	Good	Good location within locality	Ground + 11
		Urban developing	Within developing Residential zone	Not Applicable	
			Nera to Meerut Bypass road.	Not Applicable	
		Property Facing			
		East Facing			
ix.	Physical Infrastructure availability factors of the	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity

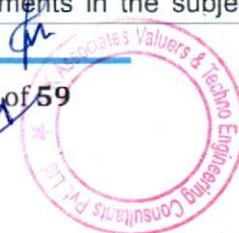
PROJECT TIE-UP REPORT
KRISHN GREENS, MEERUT

	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	None			
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 demarcated properly.			
xvii.	Is the property merged or colluded with any other property	<p>No.</p> <p>Comment: This project tie up report is only being done for land area admeasuring 15,628 Sq. mtr. This land parcel is a sub part of 17,485 sq. mtr which has been outlaid for group housing society on larger Land area outlaid under residential layout plan admeasuring 32,490 Sq. mtr.</p> <p>Under 17,485 sq. mtr. there are G+2 structures as well as G+11 structures. This tie up report has been prepared for G+11 structures only which is being constructed on balance land area admeasuring 15,628 Sq. mtr.</p>			
xviii.	Is independent access available to the property	Clear independent access is available			
xix.	Is property clearly possessable upon sale	Yes			

PROJECT TIE-UP REPORT

KRISSH GREENS, MEERUT

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 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)	a.	Name:	Mr. Praveen Gupta
			Contact No.:	+91 8057044284
			Nature of reference:	Interested Seller
			Size of the Property:	~1,700 sq. ft.
			Location:	Akanksha Height
			Rates/ Price informed:	Rs. 65,00,000/- (Negotiable)
			Any other details/ Discussion held:	The quoted flat is in furnished condition with modular kitchen & wardrobe in each room. It is located on 7 th floor of the Ground + 9 floor building.
		b.	Name:	M/s. Ansal Housing Limited
			Contact No.:	+91 98717 54580
			Nature of reference:	Property Consultant
			Size of the Property:	1,575 sq. ft.
			Location:	Ansal Town
			Rates/ Price informed:	Rs.52,67,000/-
			Any other details/ Discussion held:	The quoted flat is available on 2 nd floor of Ground+6 floor building. The said flat comes with a modular kitchen.
		c.	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 consultants of the subject location we came to know that range for residential apartments in the subject		



		locality varies within the range of Rs.2,900/- - Rs.3,200/- per sq. ft. depending upon the various attributes of the flats.	
		As per our rate analysis for subject property on public domain it is observed that no flats for the subject project have been listed on the public domain till date. Therefore, we have referred to the rates applicable near to the subject location of similar properties and have reached a sale rate range of Rs.2,900/- per sq. ft. to Rs.3,200/- 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	Demand	
		Good	
		Supply	
		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. 14.98 Crore for 15,628.25 sq. mtr. land area. (As per the copy of sale deed) and inventory sale rate in the range of Rs.2,900/- per sq. ft. to Rs.3,200/- per sq. ft.	
xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.	
xxxi.	Basis of computation & working		
	<p>a. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.</p> <p>b. However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the sale deed dated 18th May, 2021. As per the sale deed the total cost of land admeasuring 15,628.25 sq. mtr. amounts to approximately Rs.14.98 Crore. Please note that the value of Land may be different here which is not assessed in this report.</p> <p>c. Also, since this is a 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</p>		

buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.

- d. This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report, it is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.
- e. Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.
- f. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
- g. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.
- h. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
- i. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, price assessment metrics is prepared and necessary adjustments are made on the subject asset.
- j. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- k. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
- l. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- m. Area measurements considered Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- n. Area of the large land parcels of more than 2500 sq. mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied



	<p>upon unless otherwise stated.</p> <p>o. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
xxxii.	<p>ASSUMPTIONS</p> <p>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.</p> <p>b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
xxxiii.	<p>SPECIAL ASSUMPTIONS</p> <p>None</p>
xxxiv.	<p>LIMITATIONS</p> <p>None</p>

3.	COST ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Cost of Land (As per Sale Deed)
a.	Prevailing Rate range	Rs.13,000/- per sq.mtr.	Rs.14,98,00,000/-
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.13,000/- per sq.mtr.	Rs.14,98,00,000/-
d.	Total Land Area	15,628.25 sq. mtr.	15.628.25 sq. mtr.
e.	Total Value of land (A)	15,628.25 sq. mtr. x Rs.13,000/- per sq.mtr.	Rs.14,98,00,000/-
		Rs.20,31,67,250/-	Rs. 14,98,00,000/-

Note:

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

However, for the purpose of Project Tie-up, the bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the sale deed dated 18th May, 2021. As per the sale deed the total cost of land admeasuring 15,628.25 sq. mtr. amounts to approximately Rs.14.98 Crore. Please note that the present value of Land may be different here which is not assessed in this report.

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



4. COST ASSESSMENT OF BUILDING CONSTRUCTION				
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR	NON-FAR
Building Construction Value	Rate range		Rs. 1,200/- to 1,500/- per sq. ft.	Rs. 1,000/- to 1,200/- per sq. ft.
	Rate adopted		Rs. 1,300/- per sq. ft.	Rs. 1,100/- per sq. ft.
	Covered Area		38,134.22 sq. mtr. (4,10,465.30 sq. ft.)	19,787.54 sq. mtr. (2,12,993 sq. ft.)
	Pricing Calculation		Rs.1,300/- per Sq. ft. X 4,10,465.30 sq. ft	2,12,993 sq. ft. X Rs. 1,100/- per sq. ft..
	Total Value		Rs.53,36,04,890/-	Rs. 23,42,92,300/-
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.76,78,97,190/-	

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)	----	----
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings) (Approx. 5% of building construction cost)	----	Rs. 3,00,00,000/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.) (Approx. 13% of building construction cost)	----	Rs. 10,00,00,000/-
d.	Add extra for internal & external development and other facilities (Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach Road, Play Area, etc.) (Approx. 3% of building construction cost)	----	Rs. 2,00,00,000/-
e.	Expected Construction Value (C)	----	Rs. 15,00,00,000/-



PROJECT TIE-UP REPORT

KRISSH GREENS, MEERUT

6. MARKET/ SALABLE AMOUNT OF THE FLATS		
a.	Total No. of DU	456 DU
b.	Total No. of EWS Units	NA
c.	Total Proposed Salable Area for flats	8,00,640 sq. ft.
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.2,500/- per sq. ft..
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	---
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.2,800/- per sq. ft. to Rs. 3,300/- 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. 2,900/- per sq. ft. to Rs.3,200/- 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.



PROJECT TIE-UP REPORT

KRISSH GREENS, MEERUT

Tower / Block	Unit Type	No. of Dwelling Units	Carpet Area (sq.ft.) per DU	Super Area (sq.ft.) per DU	Total Carpet Area (sq.ft.)	Total Super Area (sq.ft.)	Rates Adopted @2,900 (INR/sq.ft.) [MINIMUM]	Rates Adopted @3,200 (INR/sq.ft.) [MAXIMUM]
Aamod	2 BHK	12	615.59	1125	7,387	13,500	3,78,00,000	4,32,00,000
	3 BHK	36	1064.02	1875	38,305	67,500	18,90,00,000	21,60,00,000
	3 BHK	24	1131.08	1960	27,146	47,040	13,17,12,000	15,05,28,000
Sub Total		72			72,838	1,28,040	35,85,12,000	40,97,28,000
Dainik	2 BHK	12	703.75	1277	8,445	15,324	4,29,07,200	4,90,36,800
	3 BHK	48	801.27	1418	38,461	68,064	19,05,79,200	21,78,04,800
Sub Total		60			46,906	83,388	23,34,86,400	26,68,41,600
Divjot	2 BHK	12	615.59	1125	7,387	13,500	3,78,00,000	4,32,00,000
	2 BHK	24	703.75	1277	16,890	30,648	8,58,14,400	9,80,73,600
	3 BHK	12	801.27	1418	9,615	17,016	4,76,44,800	5,44,51,200
	3 BHK	12	853.15	1575	10,238	18,900	5,29,20,000	6,04,80,000
Sub Total		60			44,130	80,064	22,41,79,200	25,62,04,800
Nyaas	2 BHK	48	618.82	960	29,703	46,080	12,90,24,000	14,74,56,000
Sub Total		48			29,703	46,080	12,90,24,000	14,74,56,000
Satyam	3 BHK	12	785.77	1369	9,429	16,428	4,59,98,400	5,25,69,600
	3 BHK	36	801.27	1418	28,846	51,048	14,29,34,400	16,33,53,600
Sub Total		48			38,275	67,476	18,89,32,800	21,59,23,200
Unnatti	3 BHK	48	1064.02	1875	51,073	90,000	25,20,00,000	28,80,00,000
	3 BHK	24	1131.08	1960	27,146	47,040	13,17,12,000	15,05,28,000
Sub Total		72			78,219	2,71,992	38,37,12,000	43,85,28,000
Vaibhav	2 BHK	12	618.82	1089	7,426	13,068	3,65,90,400	4,18,17,600
	2 BHK	12	681.25	1249	8,175	14,988	4,19,66,400	4,79,61,600
	2 BHK	12	779.85	1345	9,358	16,140	4,51,92,000	5,16,48,000
	3 BHK	12	883.40	1515	10,601	18,180	5,09,04,000	5,81,76,000
Sub Total		48			35,560	62,376	17,46,52,800	19,96,03,200
Vilas	2 BHK	12	618.82	1089	7,426	13,068	3,65,90,400	4,18,17,600
	2 BHK	24	681.25	1249	16,350	29,976	8,39,32,800	9,59,23,200
	3 BHK	12	883.40	1515	10,601	18,180	5,09,04,000	5,81,76,000
Sub Total		48			34,377	61,224	17,14,27,200	19,59,16,800
Grand Total		456			3,80,008	8,00,640	1,86,39,26,400	2,13,02,01,600



7.	CONSOLIDATED COST ASSESSMENT OF THE ASSET		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs.20,31,67,250/-	Rs.14,98,00,000/-
b.	Structure Construction Value (B)	NA	Rs.76,78,97,190/-
c.	Additional Aesthetic Works Value (C)	NA	Rs.15,00,00,000/-
d.	Total Add (A+B+C)	Rs.20,31,67,250/-	Rs.106,76,97,190/-
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.20,31,67,250/-	Rs.106,76,97,190/-
h.	Rounded Off	Rs.20,31,67,250/-	Rs.106,77,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees One Hundred Six Crore Seventy-seven Lakh Only
j.	Expected Realizable Value (@ ~15% less)	---	Rs.90,75,45,000/-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs.80,07,75,000/-
l.	Percentage difference between Circle Rate and Market Value	More than 20% (For land value 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		
	a. This project tie up report is only being done for land area admeasuring 15,628 Sq. mtr. This land parcel is a sub part of 17,485 sq. mtr which has been outlaid for group housing society on larger Land area outlaid under residential layout plan admeasuring 32,490 Sq. mtr. Under 17,485 sq. mtr. there are G+2 structures as well as G+11 structures. This tie up report has been prepared for G+11 structures only which is being constructed on balance land area admeasuring 15,628 Sq. mtr.		
	b. The subject property is a Group Housing project.		

- c. We are independent of client/ company and do not have any direct/ indirect interest in the property.
- d. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.
- e. In this Project Tie-up report, we have not adopted any Market Valuation of Land since this is only a project 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.
- f. 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.
- g. 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.
- h. 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.
- i. 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.
- j. 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.
- k. 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.
- l. 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.
- m. 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.

- n. 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. 32
- Enclosure II: Google Map Location Page No. 33
- Enclosure III: Photographs of the property Page No. 34-37
- Enclosure IV: Copy of Circle Guideline Rate Page No. 38
- Enclosure V: Other Relevant Documents/Articles taken for reference Page No. 39-45
- Enclosure VI: Consultant's Remarks Page No. 46-48



IMPORTANT NOTES

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

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




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IF REPORT IS USED FOR BANK/ FIs

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


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

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Harshit Mayank	Gaurav Sharma	Tejas Bharadwaj
		



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



3 BHK Independent Builder Floor in Kanker Khara
Apex European Estate 4.4 ★

₹ 49.5 L 1,620 sq.ft. 3 BHK
1,305 sq.ft. 1,621 sq.ft. Super build-up Area 2 BHK

✓ North-East Facing ✓ Recently Renovated ✓ Gated Society ✓ Club/ Co... ✓


3 bnh independent floor apartment on first floor in ground plus t... more

READY TO MOVE RESALE

2 people viewed this property today

Posted on 27th Aug, 2022 by Dealer
100 Floors Realtors

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



3 BHK Apartment in Kanker Khara
Vaishno Dham Colony 4.4 ★

₹ 42 L 1,400 sq.ft. 3 BHK
1,300 sq.ft. 1,400 sq.ft. Carpet Area 2 BHK

✓ Ground Floor ✓ Close To Hospital ✓ Close To Market ✓ Overlooking Mai... ✓


Spacious rooms, well maintained colony, enough parking space, on... more

READY TO MOVE RESALE

Photo not available
[Request Photos](#)

Posted on 14th Aug, 2022 by Owner
sumit khara

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



2 BHK Independent Builder Floor in Kanker Khara
Vaishno Dham Colony 4.4 ★

₹ 30 L 990 sq.ft. 2 BHK
1,300 sq.ft. 992 sq.ft. Carpet Area 1 BHK

✓ Ground Floor

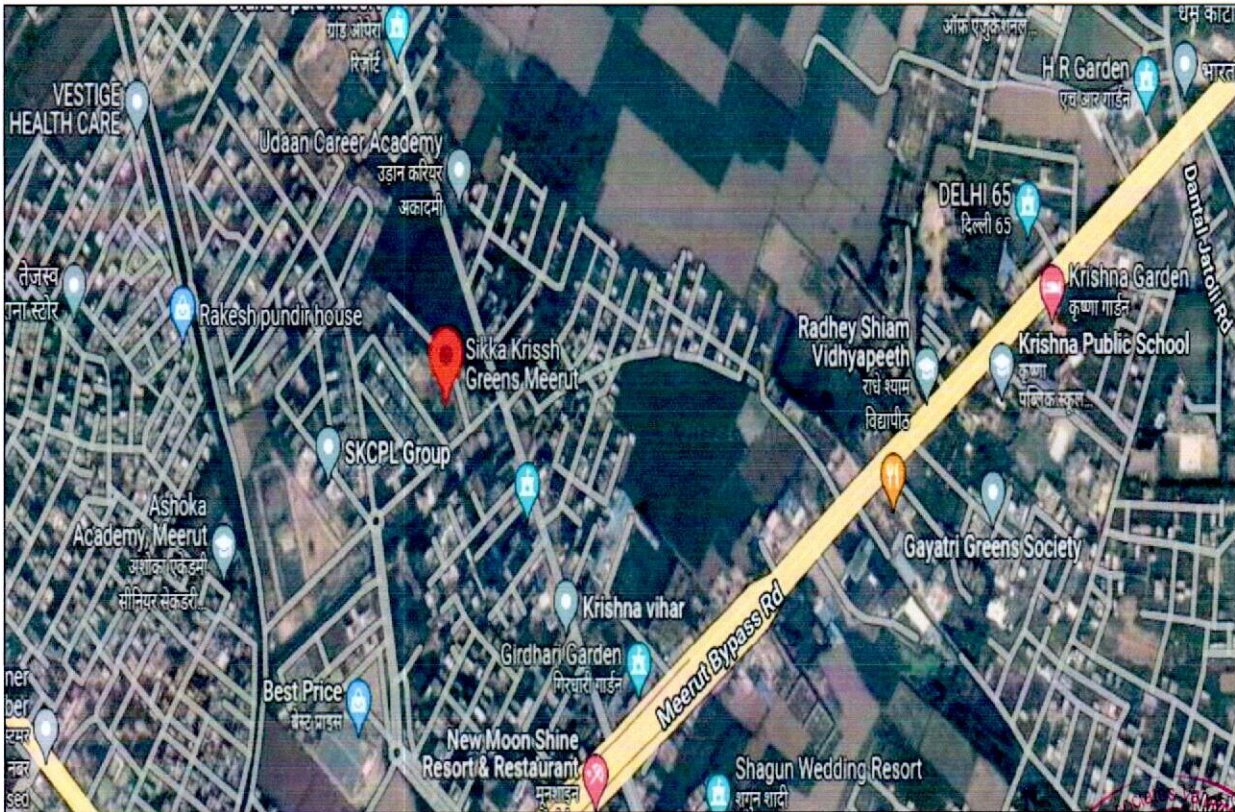
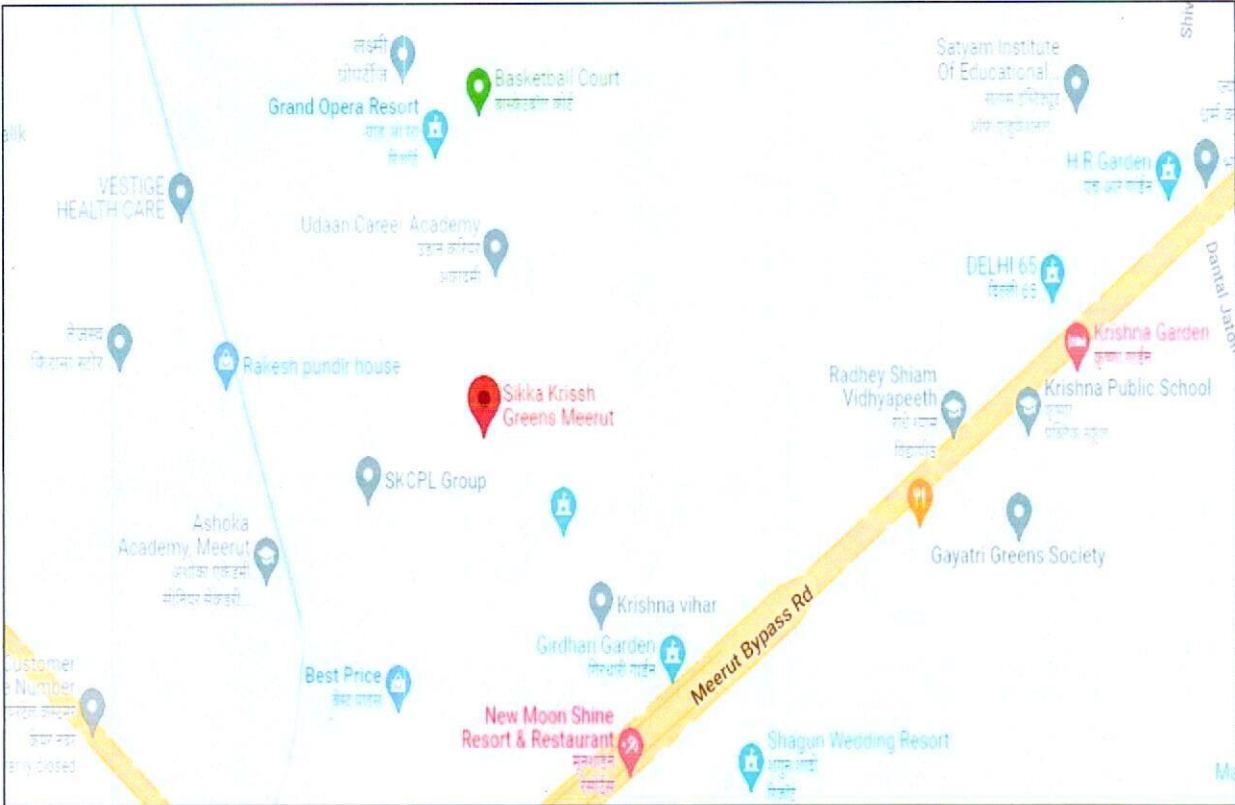
Ground floor property huge park in front of the house parking avail... more

READY TO MOVE RESALE

Posted on 30th Jul, 2022 by Owner
Prince Choudhary

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

ENCLOSURE 2: GOOGLE MAP LOCATION



ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY

