

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 (ASAM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

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

NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which

Report will be considered to be accepted & correct.

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

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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
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PROJECT TIE-UP REPORT

KRISSH GREENS, MEERUT

		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	6,65,688 sq. ft.
vii.	Rate Range for the Project	Rs.2,800/- per sq. ft. to Rs.3,200/- per sq. ft.
viii.	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



This project tie-up report is prepared for the Group Housing Project in the name of "Krissh 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

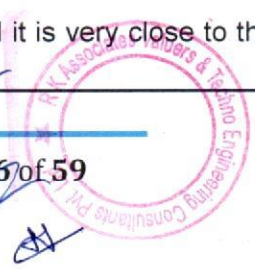
Tower / Block	Unit Type	No. of Dwelling Units	Carpet Area (sq.mtr.) per DU	Carpet Area (sq.ft.) per DU	Super Area (sq.mtr.) per DU	Super Area (sq.ft.) per DU
Aamod	2 BHK	12	57.19	615.59	104.52	1125
	3 BHK	36	98.85	1064.02	174.19	1875
	3 BHK	24	105.08	1131.08	182.09	1960
Sub Total		72				
Dainik	2 BHK	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

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



PROJECT TIE-UP REPORT

KRISHN GREENS, MEERUT



Map for Illustration Purpose Only. Not in Scale

Source: <https://www.investormart.co.in/Project-Sikka-Krishn-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.

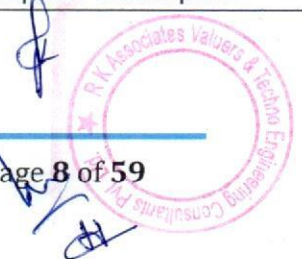
This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report, it is only for illustration purpose in relation to pricing assessment and should not be construed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

PROJECT TIE-UP REPORT

KRISSH GREENS, MEERUT

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

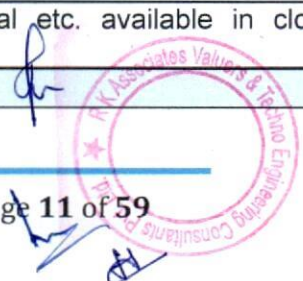
KRISSH GREENS, MEERUT

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
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	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	



PROJECT TIE-UP REPORT

KRISHN GREENS, MEERUT

	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
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	

PROJECT TIE-UP REPORT

KRISSH GREENS, MEERUT

12.	PROJECT DETAILS:																												
a.	Name of the Developer	M/s. Nav Grih Developers Pvt. Ltd.																											
b.	Name of the Project	M/s. Krishh 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																											
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 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,																											



PROJECT TIE-UP REPORT

KRISSH GREENS, MEERUT

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		6,65,688 sq. ft.		

Note:

- 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.
- 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.
- 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.



PROJECT TIE-UP REPORT

KRISSH GREENS, MEERUT

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.		
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



PROJECT TIE-UP REPORT

KRISSH GREENS, MEERUT

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),		



PROJECT TIE-UP REPORT

KRISSH GREENS, MEERUT

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	No. 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. 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.			
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	Market Value			



PROJECT TIE-UP REPORT

KRISSH GREENS, MEERUT

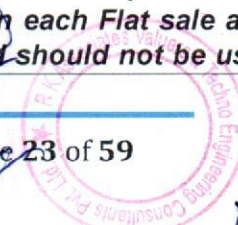
	realize maximum Value for inventory sale (in respect to Present market state or premise of the Asset as per point (iv) above)	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xxi.	Hypothetical Sale transaction 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 80570 44284 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.3,000/- per sq. ft. - Rs.3,800/- per sq. ft.	



PROJECT TIE-UP REPORT

KRISHN GREENS, MEERUT

		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.2,800/- per sq. ft. to Rs.3,200/- per sq. ft. which seems reasonable in our view.	
xxvi.	OTHER MARKET FACTORS		
	Current Market condition	Normal	
		Remarks: NA	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Easily sellable	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Good	Adequately available
		Remarks: Good demand of such properties in the market	
		Adjustments (-/+): 0%	
xxvii.	Any other special consideration	Reason: NA	
		Adjustments (-/+): 0%	
xxviii.	Any other aspect which has relevance on the value or marketability of the property	NA	
		Adjustments (-/+): 0%	
xxix.	Final adjusted & weighted Rates considered for the subject property	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.2,800/- 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 buyer rights on the land has been created, therefore this cost of land should not be used for</p>		



Project funding especially considering the land and for Land mortgage process since land can't be sold as such.

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



- p. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- q. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- r. The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- s. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Report.
- t. Project tie-up report is prepared based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- u. Project tie up is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xxxii.

ASSUMPTIONS

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

xxxiii.

SPECIAL ASSUMPTIONS

None

xxxiv.

LIMITATIONS

None



PROJECT TIE-UP REPORT

KRISSH GREENS, MEERUT

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

KRISHN 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. 3,200/- 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. 2,800/- 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.

Note: Normally, apart from the Basic Sale Price (BSP) mentioned in the Agreement to Sale, a onetime cost of additional amenities & other costs related to the property which are permanent in nature and add up to the realizable value of security/property (viz. Township Corpus Fund, One Time Maintenance fund/deposit/corpus, Development Charges, Premium for insurance of Mortgaged Property, Electrical Fittings, One Time Generator Charges, Club House Membership Charges, Electricity/Water/Sewerage Board one time charges/deposits, cost of rooftop Solar Photo Voltaic System) are charged. Now GST will be added as part of Project Cost for assessing the loan amount in lieu of VAT, Service Tax, etc. However, Stamp Duty, Registration Charges and other documentation Charges, which are not realizable in nature will not be included in the value of the property/agreement to sale for arriving at the loan eligibility.



PROJECT TIE-UP REPORT

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 @2,800 (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	1,37,040	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	6,65,688	1,86,39,26,400	2,13,02,01,600

[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]

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

PROJECT TIE-UP REPORT

KRISSH GREENS, MEERUT

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 market Value definition.

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

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

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

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

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

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

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

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

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

p. **Enclosures with the Report:**

- Enclosure I: Screenshot of the price trend references of the similar related properties available on public domain - Page No. 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

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

3 bhk independent floor apartment on first floor in ground plus t... [more](#)

READY TO MOVE RESALE

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

2 people viewed this property today

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



3 BHK Apartment in Kanker Khara
Vaishno Dham Colony 4.4 ★

₹ 42 L 1,400 sq.ft. 3 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

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

Photo not available
[Request Photos](#)

Posted on 14th Aug, 2022 by Owner
sumit khara



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

₹ 30 L 990 sq.ft. 2 BHK

✓ Ground Floor

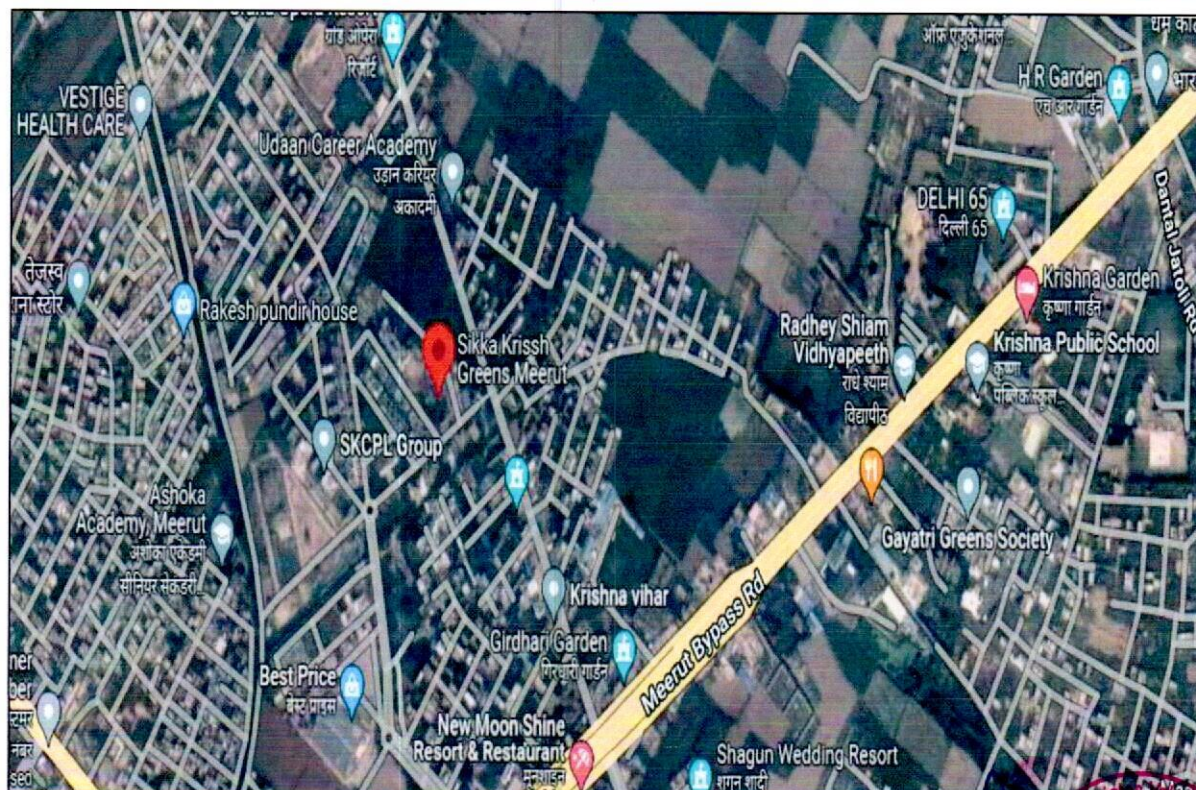
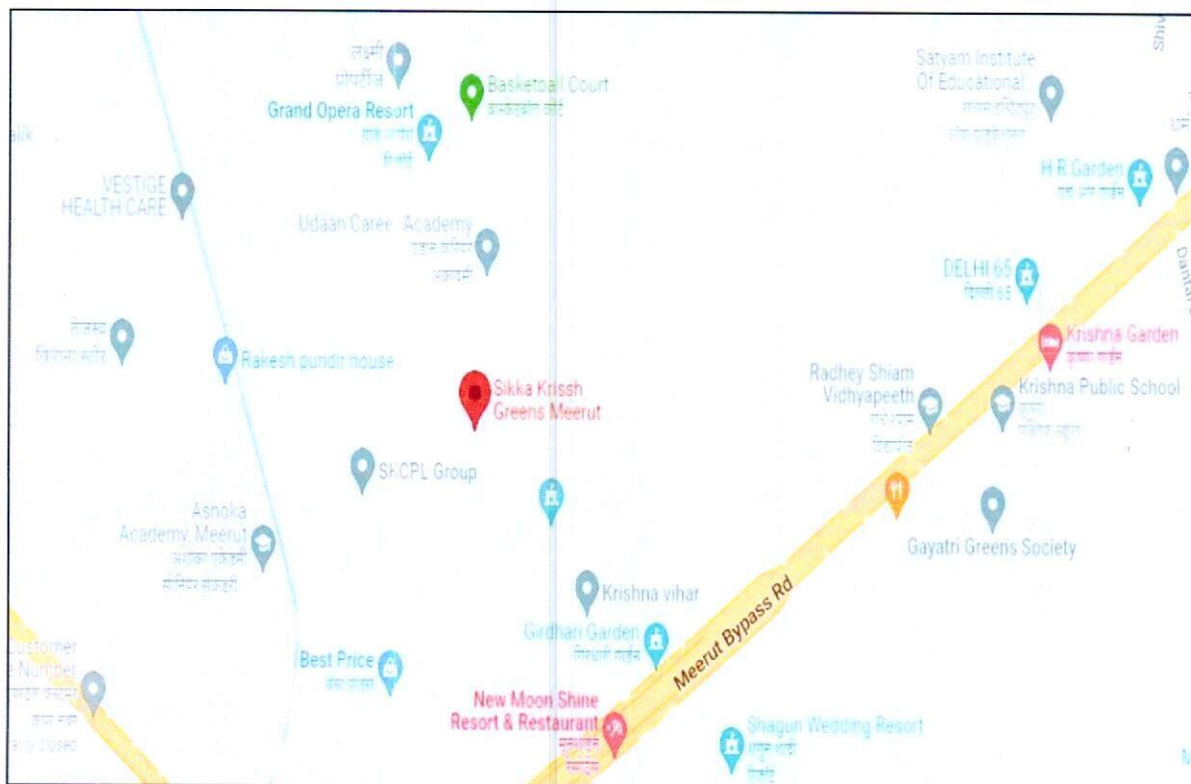
Ground floor property huge park in front of the house parking avail... [more](#)

READY TO MOVE RESALE

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

Posted on 30th Jul, 2022 by Owner
Prince Choudhary

ENCLOSURE 2: GOOGLE MAP LOCATION



ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY



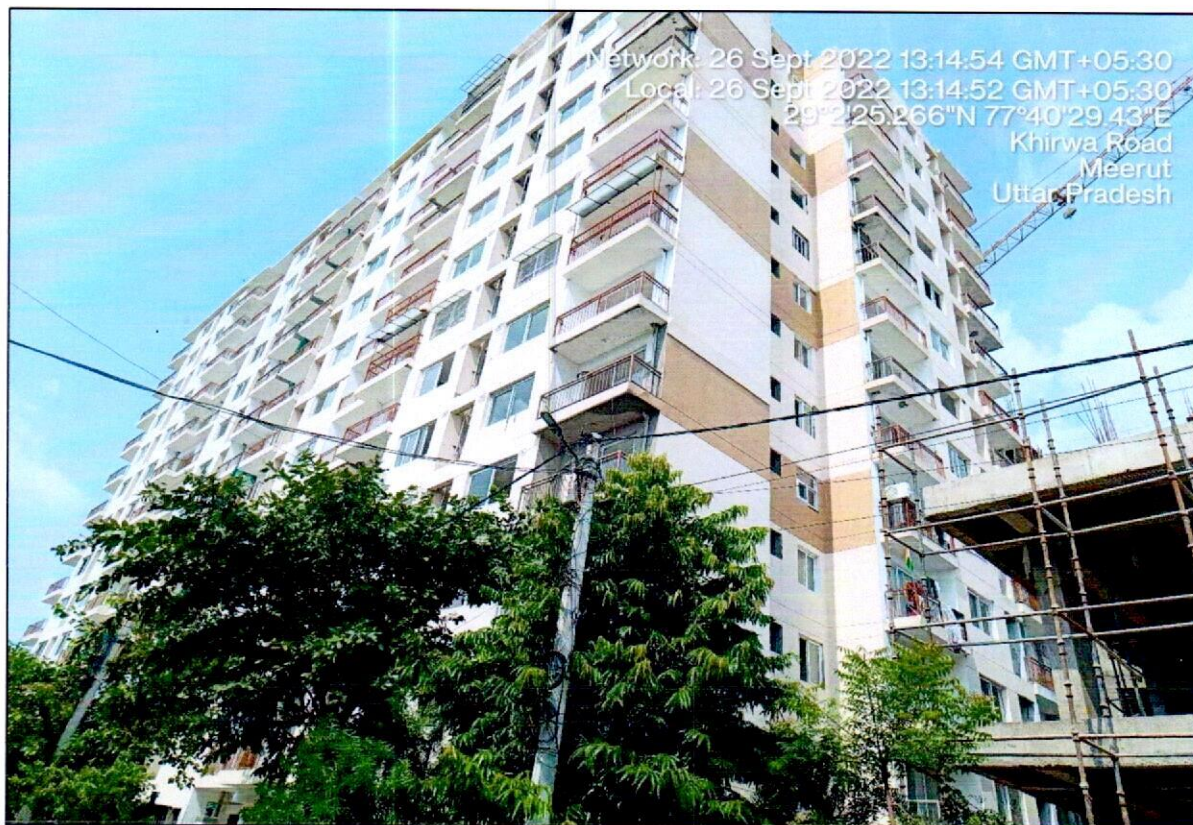
PROJECT TIE-UP REPORT

KRISSH GREENS, MEERUT



PROJECT TIE-UP REPORT

KRISSH GREENS, MEERUT



PROJECT TIE-UP REPORT

KRISSH GREENS, MEERUT



ENCLOSURE 4: COPY OF CIRCLE RATE

प्रारूप - 3

नगरीय एवं अर्द्धनगरीय क्षेत्र में मुख्य मार्गों के रोड सेगमेंट पर पड़ने वाले मोहल्ले या राजस्व ग्राम की अकृषक भूमि की तथा वाणिज्यिक सम्पत्ति की न्यूनतम दरें प्रति वर्गमीटर

(क) - उप जिला सरधना जिला मेरठ के अधीन नगरीय क्षेत्र पर मुख्य मार्गों पर अकृषक भूमि तथा वाणिज्यिक सम्पत्ति की न्यूनतम दर प्रति वर्गमीटर

क्रम संख्या	रोड सेगमेंट का नाम कहाँ से कहाँ तक	राजस्व ग्राम का मोहल्ले का नाम	प्रारूप - 1 में आवंटित किया गया बी-कोड	अकृषक भूमि की दर प्रति ४० मी० में	एकल दुकान में निहित भूमि की दर प्रति ४० मी० में	कार्पोरेट/वाणिज्यिक प्रतिष्ठान की कारपेट ऐरिया की दर प्रति ४० मी० में।
1	2	3	4	5	7	9
1	जाटौली ग्राम के चौराहे से रेलवे लाइन तक	जाटौली	409	24000	108000	138000
2	बाईपास चौराहे से जाटौली की सीमा तक शिर्वा - सरधना मार्ग पर	जाटौली	411	13000	38000	57000
3	रेलवे लाइन से बीकानेर स्वीटस हाउस तक	रोशनपुर दोरली / जाटौली	410	24000	108000	138000
4	सरधना शिर्वा बाईपास चौराहे से जाटौली ग्राम के चौराहे तक	जाटौली	408	24000	108000	138000
5	अणू एन्कलेव से दुल्हेडा चौहान चुन्नी के गेट तक (सड़क के दोनों ओर)	मुकर्रबपुर पल्हेडा	403	24000	108000	138000
6	बीकानेर स्वीटस हाउस से चावली च्यास के चौराहे तक (राष्ट्रीय राजमार्ग के पश्चिमी ओर)	मुकर्रबपुर पल्हेडा	401	24000	108000	138000
7	बाईपास चौराहे से अणू एन्कलेव तक (सड़क के पूर्वी ओर)	मुकर्रबपुर पल्हेडा	402	24000	108000	138000

उपनिर्देशक
सरधना (मेरठ)



सहायक महानिरीक्षक
निबन्धन मेरठ।
सरधना (मेरठ)



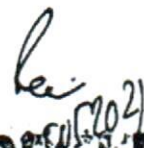
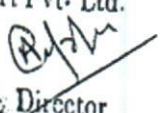

अपर जिलाधिकारी
(वि०/रा०) मेरठ।

कलेक्टर/विभागाधिकारी
मेरठ।

ENCLOSURE 5: OTHER RELEVANT DOCUMENTS

DOCUMENT 1: EXCERPTS OF SALE DEED

 सत्यमेव जयते		Government of Uttar Pradesh e-Stamp		 18/05/2021
Certificate No.	:	IN-UP72848190963245T		
Certificate Issued Date	:	18-May-2021 02:33 PM		
Account Reference	:	NEWIMPACC (SV)/up14120904/ MEERUT/ UP-MRT		
Unique Doc. Reference	:	SUBIN-UPUP1412090432738402784085T		
Purchased by	:	NAV GRIH DEVELOPERS PVT LTD		
Description of Document	:	Article 23 Conveyance		
Property Description	:	LAND SITUATED AT KH.NO-284,285,288,289,290 VILL JATOLI TEH-SARDHANA DISTT MEERUT		
Consideration Price (Rs.)	:	14,00,00,000 (Fourteen Crore only)		
First Party	:	APEX PROPMART PVT LTD		
Second Party	:	NAV GRIH DEVELOPERS PVT LTD		
Stamp Duty Paid By	:	NAV GRIH DEVELOPERS PVT LTD		
Stamp Duty Amount(Rs.)	:	98,00,000 (Ninety Eight Lakh only)		

	 CHECKED R.C. SARDHANA	 LOCKED S. R. SARDHANA
Please write or type below this line.....		
For Apex Propmart Pvt. Ltd.  Director	For Nav Grih Developers Pvt. Ltd. 	

PROJECT TIE-UP REPORT

KRISHN GREENS, MEERUT

(2)

e-Stamp Cir. No. IN-UP72848190963245T

SALE DEED

SALE DEED FOR Rs. 14, 00, 00,000/-

STAMP DUTY Rs. 98,00,000/-

CIRCLE RATE OF LAND Rs. 11,000/- Per Sq. Mtrs.

THIS DEED OF SALE is made on this 18th Day of May 2021 in between:-

APEX PROMMART PVT. LTD., (PAN No. AAGCA2625Q) a Company registered under the Companies Act 1956, having its registered office at A-312, Meerut Mall, Delhi Road, Meerut represented by its Director Sh. Atul Gupta S/o Sh. Ramesh Chand R/o 39/16, Shivaji Road, Meerut, who have been duly authorized vide Board of Resolution dated 17.05.2021(hereinafter referred to as "**Vendor**", which expression shall, unless repugnant to the context thereof, include its authorized representatives, administrators, executors, permitted assigns and the successors in interest) of the **FIRST PART.**

AND

NAV GRIH DEVELOPERS PVT. LTD., (PAN No. AADCN3960C) A Company duly incorporated under the companies Act 1956, having its Regd. Office at C-60, Sikka House, Preet Vihar, Vikas Marg, New Delhi-92 through its authorized signatory Sh. Ajay Kumar S/o Sh. Sudesh Pal R/o H. No. 341, Mubarikpur, Meerut duly authorized vide Resolution passed in the meeting of Board of Directors held on 17.05.2021, (hereinafter referred to as "**VENDEE**" which expression shall, unless repugnant to the context thereof, include its permitted assigns and the successors in interest) of the **SECOND PART.**

For Apex Propmart Pvt. Ltd.

Director

For
Nav Grih Developers Pvt. Ltd.

PROJECT TIE-UP REPORT

KRISSH GREENS, MEERUT

(7)

e-Stamp Cir. No. IN-UP72848190963245T

office of Sub – Registrar, Sardhana at Book No. 1, Volume 1769 on Pages 363 to 400 at S. No. 4159 on dated 16.04.2008; and therefore the total land purchased through the said sale deeds is 32490 Sq. Mtrs.

Whereas the Vendor has got approved revised layout plan no.02/14 dated 05/02/2015 for 32490 Sq. Mtrs. from Meerut Development Authority, Meerut out of which 17485 Sq. Mtrs. land was allocated for group housing; and

Whereas out of the above 17485 Sq. Mtrs. group housing land, Vendors constructed (18 X 3) = 54 Nos. (G+2) flats on 1856.75 Sq. Mtrs. land and the Vendor sold some flat to different customers and some flats are still in stock, for which Vendor is free to sell the balance stock of flats at their will. The Vendor is selling only balance land area (17485Sq. Mtrs.-1856.75 Sq. Mtrs.) 15628.25 Sq. Mtrs. Comprising of entire Kh. No. 284, 285, 288, 289 and 290 to the Vendee for the construction of building (said land), further the Vendee shall not create any hindrance in the rights of (G+2) flat holders and similarly no one, including the said (G+2) flat holders, should create any hindrance in the rights of the Vendee, its employees, staff, vendors, service providers, contractors, agents, labour, etc. related to the unconditional enjoyment, access, sale, marketing and development of the said land and the construction/development made/done over the said land.

For Apex Propmart Pvt. Ltd.


Director


For
Nav Grih Developers Pvt. Ltd.




मिलानकर्ता
मुद्रित कर्ता


PROJECT TIE-UP REPORT
KRISHN GREENS, MEERUT

(8)

e-Stamp Cir. No. IN-UP72848190963245T

Whereas the Vendee has approached the Vendor and expressed desire to purchase the 15628.25 Sq. Mtrs. Land comprising of entire Kh. No. 284, 285, 288, 289 and 290 and the Vendor have agreed to sell the Land to the Vendee, for a consideration of **Rs. 14,00,00,000/- (Rupees Forteen Crore Only)**; and

NOW THEREFORE THIS DEED OF SALE OF LAND WITNESSTH AS UNDER:

1. That in consideration of the sum of **Rs. 14,00,00,000/- (Rupees Forteen Crore Only)** paid by the Vendee to the Vendor, as detailed at the foot of this deed, the Vendor do hereby admit and acknowledge and the Vendor hereby relinquish all their rights, and interest in the said land, doeth hereby grant, convey, sell, transfer and assign to the Vendee by way of sale and after it Vendee shall be the lawful, absolute, exclusive and undisputed owner of the said Land.
2. That the Vendor has delivered the peaceful, clean and vacant legal & physical possession of the said land to the Vendee, free from all encumbrances, charges, claims, disputes, litigation and demands whatsoever and the Vendee shall use the land at its own will and the Vendor will sign the documents whenever the Vendee requires for the entry of name of Vendee mutated in revenue records.
3. That, simultaneously with the execution of the present sale/conveyance deed the Vendor has handed over the complete original chain of documents of ownership including the past sale deeds, mutation, etc. to

For Apex Propmart Pvt. Ltd.


Director


मिलान खर्ता
प्रुटि कर्ता

सम्पत्ति

For
Nav Grih Developers Pvt. Ltd.




5/25/2021

पुष्टि विलेख 52

आवेदन सं०: 202100732009238

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 8114

वर्ष: 2021

प्रतिफल- 140000000 स्टाम्प शुल्क- 9800000 बाजारी मूल्य- 140000000 पंजीकरण शुल्क- 1400000 प्रतिनिधित्व शुल्क- 100 योग: 1400100

श्री एपैक्स प्रोपमार्ट प्रा लि द्वारा डायरेक्टर अतुल गुप्ता द्वारा
पवन कुमार प्रमाणीकृत मुख्तार,
पुत्र श्री कृपाल सिंह
व्यवसाय: व्यापार
निवासी: 253/2 इन्द्रा नगर मेरठ



श्री, एपैक्स प्रोपमार्ट प्रा लि द्वारा डायरेक्टर अतुल गुप्ता द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक 25/05/2021 एवं
12:11:16 PM बजे
निबंधन हेतु पेश किया।

पवन कुमार प्रमाणीकृत
मुख्तार

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रामकिशोर प्रमारी
उप निबंधक :सरधना
मेरठ
25/05/2021
शरद श्री अस्तव
निबंधक लिपिक

प्रिंट करें

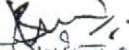


(17)

e-Stamp Cir. No. IN-UP72848190963245T


33. Rs. 9,00,000/- (Rs. Nine Lac Only) TDS deducted by the purchaser and
TDS shall be deposited with the relevant authority.

IN WITNESS WHEREOF, the Parties hereto have hereunto set and
subscribed their respective hands at the place and on the day, month and
year, first above written under their respective signatures and in the
presence of following witnesses.

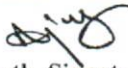
शुभ-1 
मुकेश मल्होत्रा शोमी कालदीप मल्होत्रा
R/o गेट नं 128, 2^अ ईर नगर, मेरठ

APEX PROPMART PVT.LTD.

 
(Director)


शुभ-2 
कपिल शर्मा शोमी आरंभक शर्मा
R/o 179, सिलक पार्क, ईरठ

NAV GRIH DEVELOPERS PVT. LTD.


(Auth. Signatory)

DATED 18-05- 2021 Drafted by Nitin Goel, Adv. Meerut




Nitin Goel
Advocate



मिलान कर्ता
पुष्टि कर्ता

सहचर

PROJECT TIE-UP REPORT

KRISSH GREENS, MEERUT

(18)

e-Stamp Cir. No. IN-UP72848190963245T

NAKSHA NAZRI OF LAND

NO. OF VENDOR / FIRST PARTY- APEX PROPMART PVT. LTD.,
having its registered office at A-312, Meerut Mall, Delhi Road, Meerut
represented by its Director Sh. Atul Gupta S/o Sh. Ramesh Chand R/o 39/16,
Shivaji Road, Meerut

NO. OF VENDEE / SECOND PARTY- NAV GRIH DEVELOPERS PVT.
LTD., having its Regd. Office at C-60, Sikka House, Preet Vihar, Vikas Marg,
New Delhi-92 through its authorized signatory Sh. Ajay Kumar S/o Sh. Sudesh
Pal R/o H. No. 341, Mubarikpur, Meerut

MEASUREMENT OF PLOT- Land parcel of entire Kh. No. 284, 285, 288,
289 and 290 total admeasuring 15628.25 Sq. Mtrs. situated at Village Jatoli,
Tehsil Sardhana, Distt. Meerut.

East – Residential

North – Residential



South – Residential

West – Residential

- 1- Description of property under sale with in radius of 50 Mtr.
- 2- Inside of Road
- 3- Residential Land

Declaration:- Neither any fact is suppressed nor wrong clarification is written.
The above information is on the basis of general information of the area.

For Apex Propmart Pvt. Ltd.

Signature of Vendor

Director

For
Nav Grih Developers Pvt. Ltd.

Signature of Vendee

मिलान करी
मुद्रि कता

सहचर



DOCUMENT 2: AREA STATEMENT OF PROJECT FROM APPROVED MAP

SUMMARY OF AREA FOR GROUP HOUSING		
GROUP HOUSING AREA	17485.00	SQ M.
GROUND FLOOR AREA	3405.37	SQ M.
FIRE ESCAPE (3.26X5.87X7NOS= 154.24 SQMT)	154.24	SQ M.
NET GROUND FLOOR AREA (3405.37-154.24)	3251.13	SQ M.
GROUND COVERAGE OF G+2 (205.99X9+2X12.38X115)	1856.75	SQ M.
TOTAL GROUND COVERAGE	5107.88	SQ M.
PERMISSIBLE FAR 2.5	43712.50	SQ M.
AREA OF GROUND FLOOR	3251.13	SQ M.
LIFT AREA (1.95X2.15X8+2X2.9X8)= 33.54+46.4=79.94		
FAR OF 1ST FLOOR TO 11TH FLOOR = (3251.13-79.94)X11	34883.09	SQ M.
FAR FOR G+2	5570.28	SQ M.
TOTAL FAR ACHIEVED	43704.50	SQ M.
BASEMENT FLOOR	11576.28	SQ M.
STILT	5232.68	SQ M.
ACHIEVED FAR	43704.50	SQ M.
FIRE ESCAPE=154.24X15	2313.70	SQ M.
MUMTY	505.00	SQ M.
M ROOM	159.88	SQ M.
TOTAL COVERED AREA	63492.04	SQ M.
PERMISSIBLE UNITS (330 UNITS PER HECTARE)	621	UNITS
PROVIDED NO OF UNITS OF G+2 FLOORS	54	UNITS
PROPOSED NO OF UNITS OF GROUP HOUSING = 38X12 =456	456	UNITS
TOTAL NO OF UNITS PROPOSED	510	UNITS
PARKING REQUIRED=1.5 ECS FOR 100 SQMT FAR	656	ECS
PROPOSED CAR PARKING PROVIDED ON BASEMENT	205	CARS
PROPOSED CAR PARKING PROVIDED ON STILT+GROUND	306	CARS
TOTAL NO OF CARS PROVIDED	511	CARS
NO OF SCOOTERS PROVIDED ON BASEMENT	349	SCOOTERS
NO OF SCOOTERS PROVIDED ON STILT+GROUND	476	SCOOTERS
TOTAL NO OF SCOOTERS PROVIDED	825	SCOOTERS
TOTAL ECS ACHIEVED = 511+(825/4)	717	ECS

DOCUMENT 3: SPECIFICATIONS OF THE PROJECT

Sikka Krishn Greens

Date: 05.08.2017

Specifications

GENERAL

- Earthquake resistant structure zone IV compliant designed by highly experience structural Engineers.

SUPER STRUCTURE

- Sheer wall structure with columns, R.C.C slabs & beams with brick wall partition in between designed by IIT Engineer's (As per IS code).

FLOORING

- Vitrified Tiles in Drawing/Dining/bedrooms/Kitchen/ Laminated wooden flooring in Master Bedroom.
- Anti-Skid ceramic tiles in toilet & balcony. Marble stone flooring in corridor, lift, lobby and staircase.

DOOR AND WINDOWS

- External doors & windows made UPVC/Powder Coated Aluminum. Internal doors in hardwood frames with laminated flush doors.
- Entrance door - Teakwood finish decorative door.

KITCHEN

- Granite top working platform, Stainless steel sink, Ceramic glazed tiles 2 feet above working platform with chrome finish sanitary ware.

EXTERNAL FINISH / LIFT

- Modern and elegant outer finish with high quality paint/stone with plaster & decorative Lobby/ Entrance lobby wood/ tiles up to 7 feet and texture paint in texture paint.

EXTERNAL FACADE

Exterior design with superior paint finish.

TOILETS

- Provision for hot and cold water system. Glazed tiles in pleasing colours on wall upto door level.
- Added in external facade European style W.C.'s washbasins & cisterns in light shade of standard brand. Chrome plated fittings of standard make.

INSIDE WALL FINISH

- Inside wall with POP punning and one concept wall in bed room, acrylic emulsion paint.

ELECTRICAL

- Modular switches, Sufficient light and power points, cable TV and Telephone points in drawing room and master bedroom. Copper wires in concealed PVC conduits with MCB.

INTERCOM FACILITY

- Provision of intercom facility in each flat.

PNG GAS PIPELINE

- Provision of gas pipeline infrastructure.

WATER SUPPLY

- Underground and over head water tanks with pumps for uninterrupted water supply.



DOCUMENT 4: COPY OF SEIAA, UTTAR PRADESH APPROVAL

State Level Environment Impact Assessment Authority, Uttar Pradesh

Uploaded on
www.seiaaup.in

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

To,

Shri Suman Kumar Guha,
GM Planning,
M/s Nav Grih Developers Pvt. Ltd.,
C-60, Sikka House, Preet Vihar,
Vikas Marg, New Delhi- 110092.

Ref. No. 351 /Parya/SEAC/3096/2016 Date: 4 January, 2017

Sub: Environmental Clearance for Group Housing Project "Sikka Krish Greens" at Vill-Jatoli, Tehsil-Sardhna, Distt-Meerut, U.P. M/s Nav Grih Developers Pvt. Ltd. Regarding.

Dear Sir,

Please refer to your application/letters 16-05-2015, 19-04-2016, 21-06-2016, 09-12-2016, 06-09-2016 & 24-10-2016 addressed to the Secretary, State Level Expert Appraisal Committee (SEAC) and Director, Directorate of Environment Govt. of UP on the subject as above. A presentation was made by the representative of the project proponent along with their consultant M/s YES Enviro Solutions in the SEAC meeting dated 05/10/2016.

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

- The environmental clearance is sought for Group Housing Project "Sikka Krish Greens" at Vill-Jatoli, Tehsil-Sardhna, Distt-Meerut, U.P. M/s Nav Grih Developers Pvt. Ltd.
- Area details of the project:

S.No.	Particulars	Area m ²
1.	Plot Area	17,485.00
2.	Perm. Ground Coverage (40 % of Total Plot Area)	6,994
3.	Proposed Ground Coverage (29.21 % of Total Plot Area)	5,107.88
	Permissible FAR (@ 2.5)	43,712.50
4.	<ul style="list-style-type: none"> Permissible FAR for Group Housing (@2) Permissible FAR for Commercial (@ 0.5) 	34,970 8,742.5
	Proposed FAR (2.49)	43,704.50
5.	<ul style="list-style-type: none"> Residential FAR (@ 2) Commercial FAR (@ 0.499) 	34,970 8,734.5
6.	Built Up Area	57921.612
7.	Landscape Area (15 % of Plot Area)	2,622.75
8.	Fire Escape Area	2,313.70
9.	Mumty & Machine Room Area	664.88
	Stilt Area	10,750.47
10.	<ul style="list-style-type: none"> Stilt - 1 Stilt - 2 	4,591.15 6,159.32
11.	Open Area	9,754.37

3. Revised built-up area statement of all towers with basement + stilt + floors:

Page 1 of 7



PROJECT TIE-UP REPORT

KRISHN GREENS, MEERUT

E.C. for Group Housing Project "Sikka Krish Greens" at Vill-Jatoli, Tehsil-Sardhna, Distt-Meerut, U.P. M/s Nav Grih Developers Pvt. Ltd. Regarding.

31. Mobile toilets, safe drinking water facility, sanitation facility and eco friendly fuels etc. Shall be made available to the temporary residents/workers at the project site including the proper treatment and the disposal of the wastes.

No construction/operation is to be started without obtaining Prior Environmental Clearance. Concealing factual data and information or submission of false/fabricated data and failure to comply with any of the conditions stipulated in the Prior Environmental Clearance attract action under the provision of Environmental (Protection) Act, 1986.

This Environmental Clearance is subject to ownership of the site by the project proponents in confirmation with approved Master Plan for Meerut. In case of violation, it would not be effective and would automatically be stand cancelled.

You are also directed to ensure that the proposed site is not a part of any no-development zone as required/prescribed/identified under law. In case of violation, this permission shall automatically deem to be cancelled. Also, in the event of any dispute on ownership or land use of the proposed site, this clearance shall automatically deemed to be cancelled.

The project proponent will have to submit approved plans and proposals incorporating the conditions specified in the Environmental Clearance within 03 months of issue of the clearance. The SEIAA/MoEF reserves the right to revoke the environmental clearance, if conditions stipulated are not implemented to the satisfaction of SEIAA/MoEF. SEIAA may impose additional environmental conditions or modify the existing ones, if necessary. Necessary statutory clearances should be obtained and submitted before start of any construction activity.

These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006 including the amendments and rules made thereafter.

This is to request you to take further necessary action in the matter as per provision of Gazette notification no. S.O. 1533(E) dated 14.9.2006, as amended and send regular compliance reports to the authority as prescribed in the aforesaid notification.



(S.C. Yadav)
Member Secretary, SEIAA

No..... /Parya/SEAC/3096/2016

Dated: As above

Copy with enclosure for information and necessary action to:

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



(S.C. Yadav)
Member Secretary, SEIAA



DOCUMENT 5: COPY OF REVALIDATION OF BUILDING PLAN DOCUMENT



Meerut Development Authority

Uttar Pradesh

TERMS AND CONDITIONS FOR MAP REVALIDATION PERMISSION

Permit No. : Group Housing/02308/MDA/BP/21-22/0810/18112021

To,

Name of owner/Applicant APEX PROPMART PVT LTD, DINESH KUMAR GUPTA Communication Address
A-89, UPPER GROUND FLOOR, PHASE - 3, ASHOK VIHAR, DELHI., NORTH WEST DELHI, Uttar
Pradesh, 110052

Property no. KHASRA NO - 284,285,286,288,289,290,291 Scheme name NA City NORTH WEST DELHI .

Dear Sir/Madam,

- This Construction permission of File no MDA/BP/21-22/0810 valid from 18 Nov 2021 to 18 Nov 2024 Previous Sanction map and letter no 2/14 REVISED Dated 05 Dec 2016 is not Valid After issue of this Approval.
- This Construction permission is of 43441 for Residential land use allowed on a plot area of 32490 sqm as per plan belonging to APEX PROPMART PVT LTD, DINESH KUMAR GUPTA - A-89, UPPER GROUND FLOOR, PHASE - 3, ASHOK VIHAR, DELHI., NORTH WEST DELHI, Uttar Pradesh, 110052.
- This permission include construction on 13 only. Due to this permission Subdivision of plot /Floors and units are not independent and saleable as per rules.
- Owner will also responsible for compliance of prescribed NGT conditions [Click Here](#) and special conditions [Click Here](#) on for construction in Area. Concerned Executive engineer/Site in charge will will ensure that Construction is done on site as per approved Plan.
- Owner will have to apply for the plinth level verification certificate before Starting onwards floors construction on site. Otherwise permission will be automatically cancelled and structure will be treated as unauthorized construction for compounding process.
- Provision of parking space, rainwater harvesting and tree plantation as per Approved plan to be ensure by owner.
- In case of labour cess dispute difference of money should be deposited to concern authourity and Final settlement letter should be uploaded to web portal.

Validity of Map extended to 05-Dec-2024. Conditions stated in earlier map and letter will be followed.

Page 1 of 2

Validity unknown
Digitally signed by [Signature]
Date: 10 Dec 2024 11:05:00
Organization: Meerut Development Authority
Designation: Vice-Chairman



DOCUMENT 6: COPY OF PROVISIONAL FIRE NOC

कार्यालय संयुक्त निदेशक फायर सर्विस मुख्यालय लखनऊ।
पत्रांक:आर-31/जे0डी0/जीबीएन-15(जीएन)/206 दिनांक: मई 13 2015.
सेवा में,

मुख्य नगर नियोजक
मेरठ विकास प्राधिकरण,
मेरठ।
विषय: मैसर्स एपैक्स प्रोपमार्ट प्रा0 लि0 द्वारा ग्राम जटौली खसरा नम्बर-284, 285, 286, 288, 290, एवं 291 त0 सखना जिला मेरठ में प्रस्तावित सामूहिक बहुमंजिला ग्रुप हाऊसिंग भवन के निर्माण हेतु संशोधित प्रोवीजनल अग्निशमन अनापत्ति प्रमाण निर्गत किये जाने के सम्बन्ध में।

यूआईडी: 2015/8201/एमआरटी/मेरठ/165/जेडी
महोदय,

कृपया उपरोक्त विषयक आवेदक मैसर्स एपैक्स प्रोपमार्ट प्रा0 लि0 द्वारा अपने प्रार्थना पत्र के माध्यम से ग्राम जटौली खसरा नम्बर-284, 285, 286, 288, 290, एवं 291 खिरवारा रोड मेरठ में प्रस्तावित सामूहिक बहुमंजिला ग्रुप हाऊसिंग भवन के निर्माण हेतु संशोधित मानचित्र उपलब्ध कराते हुए संशोधित प्रोवीजनल अग्निशमन अनापत्ति प्रमाण पत्र निर्गत किये जाने का अनुरोध किया गया है।

प्रश्नगत भवन के स्थल का निरीक्षण एवं मानचित्रों का अध्ययन अग्निशमन अधिकारी पुलिस लाइन मेरठ द्वारा किया गया जिनकी आख्या दिनांक: 10-05-2015 का मुख्य अग्निशमन अधिकारी मेरठ द्वारा परीक्षण कर अपनी संस्तुति आख्या दिनांक: 11-05-2015 का सुसंगत मानको के अनुसार परीक्षण कर उपनिदेशक फायर सर्विस मेरठ अपनी संस्तुति आख्या अधोहस्ताक्षरी को उपलब्ध करायी गयी जिसका विवरण निम्नवत है:-

भवन की संरचना:-

- 1-प्रश्नगत भवन का भूखण्ड/प्लॉट एरिया-32490.00 वर्ग मी0। तथा पूर्व में प्रश्नगत भवन को उपनिदेशक फायर सर्विस मेरठ के पत्र संख्या: न-13/डीडी/फा0स0/मेरठ-14 (मेरठ)/557 दिनांक02-07-2014 के माध्यम से निर्गत की गयी है।
- 2-प्रस्तावित बेसमेन्ट एरिया-11576.28 वर्ग मी0।
- 3-प्रस्तावित स्टिफ्ट एरिया-5232.68 वर्ग मी0।
- 4-प्रस्तावित भूतल कवर्ड एरिया-3251.13 वर्ग मी0।
- 5-प्रस्तावित प्रथम से 11वें तल तक कवर्ड एरिया-3171.19 वर्ग मी0 प्रत्येक।
- 6-ऊँचाई टेरिस तक-38.40 मीटर।

भवन का अधिभोग विवरण:- प्रस्तावित भवन का अधिभोग आवासीय अपार्टमेन्ट (एन0बी0सी-2005 आवासीय श्रेणी ए0-4) के अन्तर्गत वर्गीकृत किया गया है।

दांचागत व्यवस्था:-

- 1- पहुच मार्ग:-भूखण्ड के सामने मानचित्रों में रोड की चौड़ाई 18 मी0 मानको के अनुसार अंकित की गई है जो भवन विनियमावली के मानको के अनुसार है तथा प्रवेश द्वार जिनकी चौड़ाई एन0बी0सी0 मानक के अनुसार है।
- 2- सैटवेक:- प्रस्तावित भवन का सैटवेक निम्नवत है:-
ए0-अग्रभाग-15.00 मी0।
बी0-पृष्ठ भाग-13.89 मी0।
सी0-पार्श्व भाग प्रथम-13.80 मी0।
डी0-पार्श्व भाग द्वितीय-15.29 मी0 प्रस्तावित है।

उपरोक्तानुसार प्रश्नगत भवन के सैटवेक मेरठ विकास प्राधिकरण मेरठ मानको के अनुसार प्रस्तावित है तथा सैटवेक में किसी प्रकार का स्थाई/अस्थायी निर्माण कार्य अनुमत्य नहीं होगा तथा टावरों के चारों ओर 06 मीटर का मोटरबुल हार्ड सरफेस युक्त खुला स्थान रखा जाना अनिवार्य है तथा बेसमेन्ट की छत 45 टन भार क्षमता की निर्मित करायी जानी अनिवार्य होगी।

3-निकास मार्ग:- प्रस्तावित भवन में 08 यूनिट है प्रत्येक यूनिट में 02-02 स्टेयर/ निकास मार्गों की चौड़ाई 1.5 मीटर मानक के अनुसार है जिनकी पलोर के समस्त स्थानों से ट्रेवलिंग डिस्टेंस अधिकतम अनुमत्य सीमा के अन्तर्गत है तथा प्रत्येक टावर में एक स्टेयर को फायर टावर के रूप में निर्मित किया जायेगा।

मुख्य निदेशक
फायर सर्विस
प-20, लखनऊ



- 4- रिफ्यूज एरिया- भवन में रिफ्यूज एरिया हेतु प्रत्येक प्लैट पर बालकनी का प्राविधान है जो एन0बी0सी0 मानक के अनुसार है।
घ-अग्निशमन सुरक्षा व्यवस्था- एन0बी0सी0 2005 के अनुसार निर्माकित अग्निशमन व्यवस्थाएँ कराया जाना वॉच्छनीय है।
1-भूमिगत-प्रश्नगत भवन में 1,00,000 लीटर क्षमता का भूमिगत टैंक एन0बी0सी0 मानक के अनुसार वॉच्छनीय है।
2-पम्प-भूमिगत टैंक के पास 1620 एल0पी0एम0 क्षमता का 01 अदद में विद्युत चालित पम्प, इतनी ही क्षमता का एक अदद डीजल चालित पम्प तथा 01 अदद जौकी पम्प मानकों के अनुसार स्थापित कराये जाने वॉच्छनीय है।
3-टेरिस टैंक-प्रत्येक ब्लाक की टेरिस पर टेरिस टैंक क्षमता 75,000.00 हजार ली0, क्षमता का टेरिस टैंक स्थापित कराया जाना एन0बी0सी0 मानक के अनुसार वॉच्छनीय है।
4-होजरील- प्रस्तावित भवन में प्रत्येक ब्लाक में प्रत्येक तल पर होजरील लैण्डिंग वाल्व, मय होज वाक्स, होज पाइप, एवं ब्रान्च पाइप का प्राविधान एन0बी0सी0 मानकों के अनुसार वॉच्छनीय है।
5-वेटराइजर- प्रस्तावित भवन में वेटराइजर एन0बी0सी0 एवं भारतीय मानक ब्यूरो आई0एस0-3844 मानकों के अनुसार वॉच्छनीय है।
6-यार्ड हाईड्रैण्टस- प्रस्तावित भवन परिसर में रिग लाइन उस पर यार्ड हाईड्रैण्टस एवं फायर सर्विस इन्लेट का मानकों के अनुसार वॉच्छनीय है।
7-ऑटोमेटिक स्प्रिंकलर सिस्टम- सम्पूर्ण भवन के स्टिल्ट एरिया एवं बेसमेन्ट एरिया में ऑटोमेटिक स्प्रिंकलर सिस्टम एन0बी0सी0 एवं सम्बन्धित मानकों के अनुसार वॉच्छनीय है।
8-ऑटोमेटिक डिडेक्शन एण्ड एलार्म सिस्टम- प्रश्नगत भवन में सम्पूर्ण तलों पर ऑटोमेटिक डिडेक्शन एण्ड फायर एलार्म सिस्टम एन0बी0सी0 मानक के अनुसार वॉच्छनीय नहीं है।
9-मैनवुल आपरेटिड इलैक्ट्रिक फायर एलार्म सिस्टम- सम्पूर्ण भवन के समस्त ब्लाकों में मैनवुल आपरेटिड इलैक्ट्रिक फायर एलार्म सिस्टम एन0बी0सी0 मानक के अनुसार वॉच्छनीय है।
10-प्राथमिक अग्निशमन उपकरण (फायर एक्सटिंग्यूशर)- प्रस्तावित भवन में निर्माण के उपरान्त फायर एक्सटिंग्यूशर आई0एस0- 2190 के अनुसार वॉच्छनीय है।
11-एग्जिट साईनेज- सम्पूर्ण भवन के समस्त ब्लाकों में एग्जिट साईनेज एन0बी0सी0 मानक के अनुसार वॉच्छनीय है।
12-पी0ए0 सिस्टम- सम्पूर्ण भवन के समस्त टावरों में पी0ए0 सिस्टम एन0बी0सी0 मानक के अनुसार वॉच्छनीय है।
13-प्रशिक्षित स्टाफ- प्रश्नगत भवन में अधिष्ठापित अग्निशमन व्यवस्थाओं के संचालन हेतु व्यवसायिक रूप से दक्ष कर्मी एवं प्रशिक्षित फायर आफिसर एन0बी0सी0-2005 के प्रस्तर सी0-6 के अनुसार नियुक्त किया जाना वॉच्छनीय है।
14-वैकल्पिक विद्युत व्यवस्था- प्रश्नगत भवन में उपरोक्त अग्निशमन व्यवस्थाओं को अधिष्ठापित कराये जाने के उपरान्त इनको एवं फायरमैन लिफ्ट तथा भवन को विलकुल अलग से वैकल्पिक विद्युत व्यवस्था से संयोजित किया जाना मानकों के अनुसार वॉच्छनीय है।
अतः उपरोक्तानुसार मैसर्स एपैक्स प्रोपमार्ट प्रा0 लि0 द्वारा ग्राम जटौली खसरा नम्बर-284, 285, 286,288, 290, एवं 291 त0 सरधना जिला मेरठ में प्रस्तावित ग्रुप हाऊसिंग भवन के निर्माण हेतु संशोधित प्रोवीजनल अग्निशमन अनापत्ति प्रमाण पत्र इस शर्त के साथ निर्गत की जाती है कि आवेदक द्वारा भवन/इकाई में अग्नि से सुरक्षा सम्बन्धी सभी प्राविधान भवन निर्माण एवं विकास उपविधि-2011 तथा नेशनल विल्डिंग कोड ऑफ इण्डिया-2005 एवं तत्समय पूर्वत किंसी अन्य विधि में उल्लेखित मानकों के अनुसार कराये जायेंगे तथा भवन के निर्माणोपरान्त भवन का प्रयोग करने से पहले भवन में अग्नि से सुरक्षा व्यवस्थाएँ मानकों के अनुसार स्थापित कर उनका निरीक्षण/परीक्षण अग्निशमन विभाग से कराकर स्थाई अग्निशमन अनापत्ति प्रमाण पत्र प्राप्त किया जायेगा अन्यथा निर्गत किया जा रहा भवन निर्माण हेतु अस्थाई अनापत्ति प्रमाण पत्र स्वतः ही निरस्त समझा जायेगा।
संलग्नक: अनुमोदित मानचित्र।

(पी0के0ए0ए0)
संयुक्त निदेशक फायर सर्विस
द्वारा उ0प्र0 लेखनक।
०८.०८.२३

प्रतिलिपि:1-उपनिदेशक, फायर सर्विस मेरठ को सूचनार्थ एवं आवश्यक कार्यवाही हेतु।

2-मुख्य अग्निशमन अधिकारी मेरठ को सूचनार्थ प्रेषित।

3-अग्निशमन अधिकारी पुलिस लाइन मेरठ को सूचनार्थ एवं आवश्यक कार्यवाही हेतु।

4-मैसर्स एपैक्स प्रोपमार्ट प्रा0 लि0 द्वारा ग्राम जटौली खसरा नम्बर-284, 285, 286,288, 290, एवं 291 खिरवारा रोड मेरठ को उक्त के सन्दर्भ में अनुपालनार्थ।

NOTE:

1. ALL DIMENSIONS ARE IN MM UNLESS SPECIFIED OTHERWISE TO BE READ AND NOT MEASURED.
2. READ THIS DRAWING IN CONJUNCTION WITH ITEMS OF ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND SERVICES DRAWINGS.
3. ANY DISCREPANCY BETWEEN DRAWINGS SHALL BE BROUGHT TO THE NOTICE OF ARCHITECT BEFORE EXECUTION.
4. ALL FINISH AND COLOR FINISHES ARE INDICATIVE.

CLIENT:
PROJECT:

Executive Architects:
Principal Architects:
Architects Under Design:

TECHNICAL ENGINEERING CONSULTANTS:
EXTENSION, NEW DELHI-110014
TELEPHONE: 26112646/68, E-mail: jee.raj@broadwaymalyan.com

TABLE NO - 1

SUMMARY OF AREA FOR GROUP HOUSING

GROUP HOUSING AREA	AREA (SQ. M)
LAND AREA	32480.00
AREA UNDER ROAD WIDE	557.59
NET AREA	31922.41
AREA UNDER PARK	4800.1
NET AREA UNDER PLANNING	27122.31
AREA FOR GROUP HOUSING	17485.90
RESIDUAL AREA FOR PLOTTED DEV	9647.31
AREA UNDER PLOTS FOR PLOTTED DEV	4959.23
AREA UNDER ROAD FOR PLOTTED DEV	354.37
AREA UNDER CLUB PLOT FOR PLOTTED DEV	963.80
AREA UNDER COMMERCIAL FOR PLOTTED DEV	135.25

TABLE NO - 2

DRG NO-001 MAIN LAY-OUT PLAN
REVISED RESIDENTIAL LAY-OUT PLAN OF
SANCTION DWG NO. 0214
SITUATED AT KHRWA ROAD MEERUT
KHWA NO. - JATOLI - 284,285,286,289,290 & 291

AREA STATMENT	SQ. MTS.
LAND AREA	32480.00
AREA UNDER ROAD WIDE	557.59
NET AREA	31922.41
AREA UNDER PARK	4800.1
NET AREA UNDER PLANNING	27122.31
AREA FOR GROUP HOUSING	17485.90
RESIDUAL AREA FOR PLOTTED DEV	9647.31
AREA UNDER PLOTS FOR PLOTTED DEV	4959.23
AREA UNDER ROAD FOR PLOTTED DEV	354.37
AREA UNDER CLUB PLOT FOR PLOTTED DEV	963.80
AREA UNDER COMMERCIAL FOR PLOTTED DEV	135.25

LEGEND

- SITE BOUNDARY
- DRAIN AND CULVERT
- WATER SUPPLY LINE
- SEWER LINE
- ELECTRIC LINE
- FIRE HYDRANT
- TREES

TABLE NO - 3

SUMMARY OF AREA FOR GROUP HOUSING

GROUP HOUSING AREA	AREA (SQ. M)
LAND AREA	32480.00
AREA UNDER ROAD WIDE	557.59
NET AREA	31922.41
AREA UNDER PARK	4800.1
NET AREA UNDER PLANNING	27122.31
AREA FOR GROUP HOUSING	17485.90
RESIDUAL AREA FOR PLOTTED DEV	9647.31
AREA UNDER PLOTS FOR PLOTTED DEV	4959.23
AREA UNDER ROAD FOR PLOTTED DEV	354.37
AREA UNDER CLUB PLOT FOR PLOTTED DEV	963.80
AREA UNDER COMMERCIAL FOR PLOTTED DEV	135.25

ENCLOSURE VI: 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.

PROJECT TIE-UP REPORT

KRISSH GREENS, MEERUT

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 owner's name, etc., it is only for illustration purpose and may not necessarily represent accuracy.
19.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
20.	This tie up report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
21.	This tie up report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this tie up report can only be regarded as relevant as at the reported date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
22.	Cost assessment of the same asset/ property can fetch different values under different circumstances & situations. For eg. Cost assessment of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerably 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

PROJECT TIE-UP REPORT

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

