

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

CASE NO. VIS (2022-23)-PL347-269-494

DATED: 20/09/2022

PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	EXPRESS ASTRA (Phase-1 & 2)

SITUATED AT

PLOT NO. GH- 6A, SECTOR- 01, GREATER NOIDA,
GUATAM BUDDHANAGAR, UTTAR PRADESH 201301

DEVELOPER/ PROMOTER

M/S. EXPRESS PROJECTS PVT. LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, PARLIAMENT STREET, NEW DELHI

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic & Financial Consultants (TEFC)
- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management

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.

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

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

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SNAPSHOT OF THE GROUP HOUSING PROJECT

PART A



SITUATED AT
PLOT NO. GH- 6A, SECTOR- 01, GREATER NOIDA,
GAUTAM BUDDH NAGAR, UTTAR PRADESH 201301



RT B

SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	State Bank of India, HLST Branch, Parliament Street, New Delhi
Name of Project	Express Astra (Phase-1 & 2)
Report Order No. & Date	13/09/2022

CONTENTS		DESCRIPTION							
GENERAL DETAILS									
Report prepared for		Bank							
Name of Developer/ Promoter		M/s. Express projects Pvt. Ltd.							
Registered Address of the Developer as per MCA website		810, Surya Kiran Building, K G Marg, Delhi 10048							
Type of the Property		Group Housing Society							
Type of Report		Project Tie-up Report							
Report Type		Project Tie-up Report							
Date of Inspection of the Property		19 September 2022							
Date of Assessment		20 September 2022							
Date of Report		20 September 2022							
Property Shown by		<table><tr><td>Name</td><td>Relationship with Owner</td><td>Contact Number</td></tr><tr><td>Mr. Satender Singh</td><td>Employee</td><td>+91 9873196567</td></tr></table>		Name	Relationship with Owner	Contact Number	Mr. Satender Singh	Employee	+91 9873196567
Name	Relationship with Owner	Contact Number							
Mr. Satender Singh	Employee	+91 9873196567							
Purpose of the Report		For Project Tie-up for individual Flat Financing							
Scope of the Report		Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.							
Out-of-Scope of Report		<p>a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end.</p> <p>b) Legal aspects of the property are out-of-scope of this report.</p> <p>c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.</p> <p>d) Getting cizra map or coordination with revenue officers for site identification is not done at our end.</p> <p>e) Measurement is only limited up to sample random measurement.</p> <p>f) Measurement of the property as a whole is not done at our end.</p> <p>g) Designing and drawing of property maps and plans is out of scope of the work.</p> <p>h) Valuation techniques and principles.</p>							
Documents provided for perusal		<table><tr><td>Documents Requested</td><td>Documents Provided</td><td>Documents Reference No.</td></tr><tr><td>Total 05 Documents requested.</td><td>Total 05 Documents provided.</td><td>04</td></tr></table>	Documents Requested	Documents Provided	Documents Reference No.	Total 05 Documents requested.	Total 05 Documents provided.	04	
Documents Requested	Documents Provided	Documents Reference No.							
Total 05 Documents requested.	Total 05 Documents provided.	04							

CASE NO.: VIS (2022-23)-PL347-269-494

Page 3 of 53

	Property Title document	Supplementary Lease Deed	Dated 11/07/2013
	Copy of TIR	Allotment Letter of Plot	Dated 27 th April, 2010
	Approved Map	Revised Sanction Letter from GNIDA	Dated 13/03/2020
	NOC's & Approval	Revised Possession Certificate	Dated: July 2013
	RERA Certificate	NOC'S and Approvals	Refer Part-F of the report
	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	

SUMMARY

Total Prospective Fair Market Value	Rs.313,59,00,000 /-
Total Expected Realizable/ Fetch Value	Rs.266,55,15,000/-
Total Expected Distress/ Forced Sale Value	Rs.235,19,25,000/-
Total No. of Dwelling Units	928 DU's
Built up area of the project	21,193.485 m ²
Saleable Area of the Project	12,85,313 ft ² .
Inventory Cost as on "Date of Assessment"	₹ 7,51,63,98,300/- to ₹ 8,02,87,35,000/-

ENCLOSURES

Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 33-34
Enclosure 2	Google Map – Page No. 35
Enclosure 3	Photographs of The property – Pages. 36-38
Enclosure 4	Copy of Circle Rate – Pages 39
Enclosure 5	Other Important documents taken for reference Page No. 40-49
Enclosure 6	Consultant's Remarks Page No. 50
Enclosure 7	Survey Summary Sheet – Pages 02



CHARACTERISTICS DESCRIPTION OF THE PROJECT

PART C

1. BRIEF DESCRIPTION OF THE PROJECT



This project tie-up report is prepared for group housing project "EXPRESS ASTRA (Phase-1 & 2)" being developed at the aforesaid address having total land area admeasuring 23,912.50 sq.mtr. /2,57,391.76 sq.ft. as per the copy of documents provided to us by the bank.

As per the lease deed & supplementary lease deed the subject land was allotted to M/s. Express Projects Pvt. Ltd. by GNIDC (Greater Noida Industrial Development Authority) for developing a group housing project. The subject project is being developed and promoted by M/s. Express Projects Pvt. Ltd. and all the NOCs and Approvals are vested in favor of M/s. Express Projects Pvt. Ltd.

The subject project comprised of 10 high rise towers namely Tower-A to Tower-J and the developer has proposed to launch this project in two phases. The developer had launched phase-I of the project which consist of 5 towers i.e. Tower-C to Tower-G. At present the developer has launched the Phase-2 of the project which comprises of Tower-A, B, H, I & J.

The developer has proposed to develop 10 high rise towers comprised of S+23 to G/S+26 floors having a total of 928 DU's out of which 470 DU's belong to Phase-1 & 458 DU's belong to Phase-2 with all the basic and modern amenities. The building plans are approved for developing 928 DU's. The subject project will be comprises of mainly 2BHK+2T, 3BHK+2T, 3BHK+3T & 2BHK+2T+Study types of flats.

As per the inventory provided by the company there are total of 458 units in the phase-2 of the project

The Developer has obtained most of the preliminary necessary statutory approvals from different government agencies to develop this modern group housing society.

As per the observation during site survey and information provided by the company, the construction stage of the subject project is as below: -

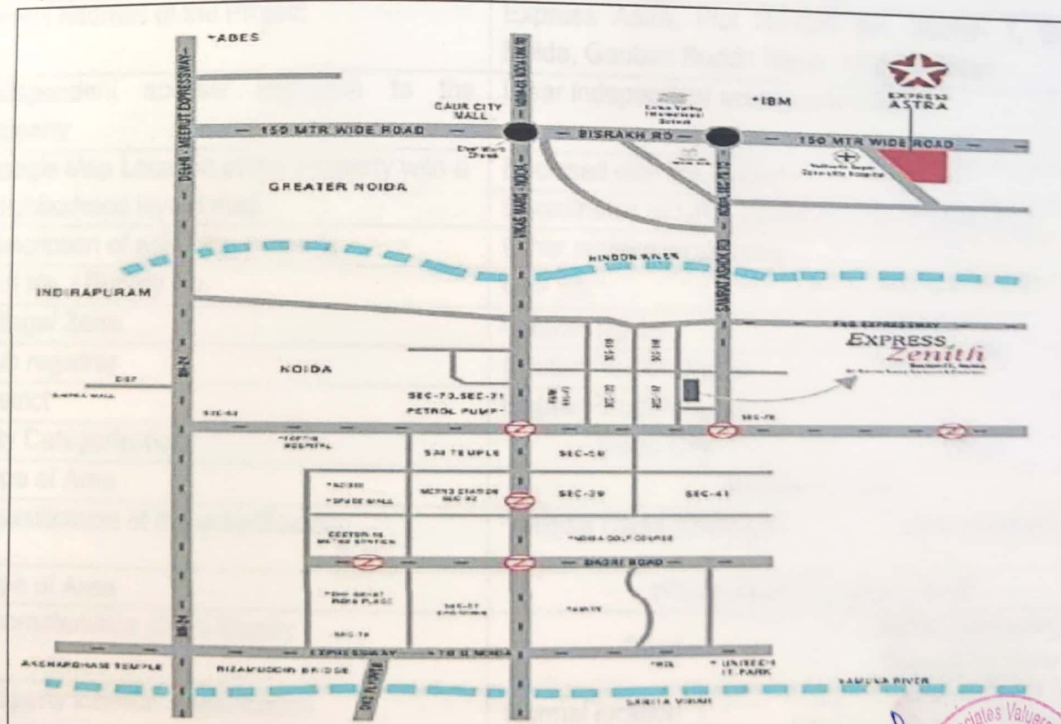
Phase-1:-

- Tower-C = Ground floor work is in progress
- Tower-D = 8th floor work is in progress
- Tower-E = 13th floor work is in progress
- Tower-F = 16th floor work is in progress
- Tower-G = 16th floor work is in progress

Phase-2: -

- Tower-A = Excavation for the foundation is in progress
- Tower-B = Excavation for the foundation is in progress
- Tower-H = Excavation for the foundation is in progress
- Tower-I = Excavation for the foundation is in progress
- Tower-J = Excavation for the foundation is in progress

The location of the subject project is in a good developing Sector-01, Greater Noida. Subject land is clearly approached from 24 mtr. wide approach road and the subject project is located approx. 3 km from Noida-Greater Noida Link Road. There are other residential projects under development nearby and some projects are already occupied.



In case of discrepancy in the address mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or client misled the valuer by providing the fabricated document, the progress assessment should be considered of the property shown to us at the site of which the photographs are also attached. Our responsibility will be only related to the progress assessment of the property shown to us on the site and not regarding matching from the documents or searching the property from our own. Banker to verify from district administration/ tehsil level the identification of the property if it is the same matching with the document pledged.

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

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

2. LOCATION CHARACTERISTICS OF THE PROPERTY			
i.	Nearby Landmark	Near Yatharth Hospital	
ii.	Name of similar projects available nearby with distance from this property	Paramount Emotions, Devika Gold Homz & Stellar Jeevan within the close vicinity.	
iii.	Postal Address of the Project	Express Astra, Plot No.GH- 6A, Sector- 1, Greater Noida, Gautam Buddh Nagar, Uttar Pradesh	
iv.	Independent access/ approach to the property	Clear independent access is available	
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°34'26.1"N 77°26'43.9"E	
vi.	Description of adjoining property	Other residential projects	
vii.	Plot No. / Survey No.	GH- 6A.	
viii.	Village/ Zone	Greater Noida	
ix.	Sub registrar	Gautam Buddh Nagar	
x.	District	Gautam Buddh Nagar	
xi.	City Categorization	Metro City	Urban
	Type of Area	Residential Area	
xii.	Classification of the area/Society	Middle Class (Ordinary)	Urban developing
	Type of Area	Within urban developing zone	
xiii.	Characteristics of the locality	Good	Within developing Residential zone
xiv.	Property location classification	Normal location within locality	None

	Property Facing	North Facing
DETAILS OF THE ROADS ABUTTING THE PROPERTY		
xv.	a) Main Road Name & Width	Noida-Greater Link Road Noida 150 mtr. wide road
xvi.	b) Front Road Name & width	Approach Road 24 mtr. wide road
	c) Type of Approach Road	Bituminous Road
	d) Distance from the Main Road	Approx. 3 km from Noida-Greater Noida Link Road
	Is property clearly demarcated by permanent/ temporary boundary on site	Yes
xvii.	Is the property merged or colluded with any other property	No, it is an independent single bounded property.
BOUNDARIES SCHEDULE OF THE PROPERTY		
xix.	Are Boundaries matched	No, boundaries are not mentioned in the documents.
a)	Directions	As per Title Deed/TIR
b)	East	NA
	West	NA
	North	NA
	South	NA
		Actual found at Site
		RECSO
		Raj Hansh
		24 mtr. Road
		Devika Homes

TOWN PLANNING/ ZONING PARAMETERS

i.	Planning Area/ Zone	Greater NOIDA Master Plan
ii.	Master Plan currently in force	Greater NOIDA Master Plan
ii.	Municipal limits	Greater Noida (GNIDA)
v.	Developmental controls/ Authority	Greater Noida (GNIDA)
v.	Zoning regulations	Residential (Group Housing/Plotted) zone
vi.	Master Plan provisions related to property in terms of Land use	Group Housing
ii.	Any conversion of land use done	NA
iii.	Current activity done in the property	Group Housing Society is under construction
x.	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
iii.	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.
iii.	Comment on unauthorized construction if any	No Unauthorized construction observed during site visit.
iv.	Comment on Transferability of developmental rights	Leasehold Property, (require NOC from the Lessor)
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential purpose.
xvi.	Comment of Demolition proceedings if any	NA
vii.	Comment on Compounding/ Regularization proceedings	NA

i.	Any information on encroachment	No encroachment observed during site visit.
ii.	Is the area part of unauthorized area/ colony	No information available

LEGAL ASPECTS OF THE PROPERTY

i.	Ownership documents provided	Lease Deed	NA	NA
ii.	Names of the Developer/Promoter	M/s. Express projects Pvt. Ltd.		
iii.	Constitution of the Property	Lease hold, Transferable subject to NOC		
iv.	Agreement of easement if any	Not required		
v.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain		
vi.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain		
vii.	Heritage restrictions, if any	No		
viii.	Comment on Transferability of the property ownership	Lease hold, Transferable subject to NOC		
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Developer	NA	
x.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No Information available to us. Bank to obtain details from the Developer	NA	

Building Plan sanction:

Building Plan Sanction		GNIDA	
a)	Authority approving the plan		
b)	Any violation from the approved Building Plan	As per visual observation the building is seems to be built as per the approved map only	
i.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property Since the project has already been issued for construction of group housing project from authority.	
i.	Whether the property SARFAESI complaint	Yes	
i.	Information regarding municipal taxes (property tax, water tax, electricity bill)	Tax name	---
		Receipt number	---
		Receipt in the name of	---
		Tax amount	---
i.	Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us	
i.	Is property tax been paid for this property	Not available. Please confirm from the owner.	
ii.	Property or Tax Id No.	Not provided	
ii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Bank to check from their end.	
x.	Property presently occupied/ possessed by	The property is currently possessed by the company only.	
x.	Title verification	Title verification to be done by competent advocate as the same is out of our scope of work.	

NA.

Details of leases if any

SOCIO - CULTURAL ASPECTS OF THE PROPERTY

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.

Medium Income Group

Whether property belongs to social infrastructure like hospital, school, old age homes etc.

No

FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES

FUNCTIONAL AND OTHER				
Drainage arrangements		Yes (Proposed)		
Water Treatment Plant		Yes (Proposed)		
Power Supply arrangements	Permanent	Yes (Proposed)		
	Auxiliary	Yes, D.G sets (Proposed)		
HVAC system		Yes, only on common mobility areas (Proposed)		
Security provisions		Yes (Proposed)		
Lift/ Elevators		Yes (Proposed)		
Compound wall/ Main Gate		Yes		
Whether gated society		Yes (Proposed)		
Car parking facilities		Yes (Proposed)		
Internal development				
Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
Yes, Proposed	Yes/ Proposed	Yes/ Proposed	Yes/ Proposed	Yes/ Proposed

INFRASTRUCTURE AVAILABILITY

Description of Water Infrastructure availability in terms of:

a) Water Supply	Yes from municipal connection
b) Sewerage/ sanitation system	Underground
c) Storm water drainage	Yes (Proposed)

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

Proximity & availability of civic amenities & social infrastructure

School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
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550 mtr.	150 mtr.	1.2 km	700 mtr.	10 km	8.6 km	46.7 km
Availability of recreation facilities (parks, open spaces etc.)						
It is a developing area and recreational facilities are planned to be developed nearby.						

MARKETABILITY ASPECTS OF THE PROPERTY:

MARKETABILITY ASPECTS			
i.	Location attribute of the subject property	Good	
ii.	Scarcity	Similar kind of properties are easily available in this area.	
iii.	Market condition related to demand and supply of the kind of the subject property in the area	Demand of the subject property is in accordance with the current use/ activity perspective only which is currently carried out in the property.	
iv.	Any New Development in surrounding area	No	No new major development in surrounding area. However few group housing projects are under construction.
v.	Any negativity/ defect/ disadvantages in the property/ location	No	NA
vi.	Any other aspect which has relevance on the value or marketability of the property	None	

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 C construction (Simple/ Average)	
	b) Appearance/ Condition of structures	Internal - Internal finishing is yet to be complete. External - Under construction	
	c) Roof	Floors/ Blocks	Type of Roof
		High rise towers	RCC
		Maximum Floors up to G+26 floors	RCC
	d) Floor height	~10 ft.	
	e) Type of flooring	Vitrified or laminated wooden flooring Or Anti-skid Tile (Proposed)	
	f) Doors/ Windows	UPVC/aluminum windows/both side laminated door	
	g) Interior Finishing	Under construction	
	h) Exterior Finishing	Under construction	
	i) Interior decoration/ Special architectural or decorative feature	NA	
	j) Class of electrical fittings	Good (Proposed)	
	k) Class of sanitary & water supply fittings	Good (Proposed)	
iv.	Maintenance issues	No	
v.	Age of building/ Year of construction	Under construction	

	Approx. 65-70 years	Approx. 65-70 years (after completion)
i. Total life of the structure/ Remaining life expected	Under construction	
ii. Extent of deterioration in the structure	All the structures are assumed to be designed for seismic consideration for Zone IV	
iii. Protection against natural disasters viz. earthquakes etc.	Under construction	
iv. Visible damage in the building if any	As per requirement by individual flat owners on their own	
v. System of air conditioning	Yes (proposed)	
vi. Provision of firefighting	Building plans are approved by the concerned authority.	
vii. Status of Building Plans/ Maps	As per visual observation seems to be developed as per the approved map.	
viii. a) Is Building as per approved Map	<input type="checkbox"/> Permissible Alterations	NA
ix. b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Not permitted alteration	NA
x. c) Is this being regularized	No information provided	

ENVIRONMENTAL FACTORS:

i. Use of environment friendly building materials like fly ash brick, other green building techniques if any	No information available to us
ii. Provision of rainwater harvesting	Yes
iii. Use of solar heating and lighting systems, etc.	No information available to us.
iv. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere

1. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:

i. Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern structure
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2. PROJECT DETAILS:

a. Name of the Developer	M/s. Express projects Pvt. Ltd.
b. Name of the Project	Express Astra (Phase-1 & 2)
c. Total no. of Dwelling units	928 DU's
d. Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.
e. Name of the Architect	Shashank Sharma (C.O.A. Regn. No. CA/97/22034)

Architect Market Reputation	Established Architect with years long experience in market and have successfully delivered multiple Projects.
Proposed completion date of the Project	12/03/2026
Progress of the Project	Super Structure of the project is ready with finishing works under progress.
Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input checked="" type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input checked="" type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area

	Proposed	12,000 sq. ft.
TOTAL	Permitted	1,09,400 sq. ft.
EXISTING NON-FAR		
Basement -B1 Parking		20,000 sq. ft.
Basement -B2 Parking		20,000 sq. ft.
Sub Parking		20,000 sq. ft.
Proposed NON-FAR		
area		40,000 sq. ft.
Permitted		1,09,400 sq. ft.
Total Gross Built Up Area		1,49,400 sq. ft.
Minimum Required		1,09,400 sq. ft.
Proposed		1,09,400 sq. ft.
Permitted		1,09,400 sq. ft.
Proposed		1,09,400 sq. ft.



AREA DESCRIPTION OF THE PROPERTY

PART D

PART D		Licensed area of the complete project		23,912.50 m ² / 5.909 acres					
Ground Coverage Area		Permitted		5,839.585 m ²					
		Proposed		8,369.375 m ²					
Covered Built-up Area		UNDER FAR		REQUIRED AS PER APPROVED MAP		ACHIEVED STATUS			
		Residential		84,221.566 m ²		Under Construction for detail refer Point-1 in next part of this section OC not obtained yet.			
		Community Building		1,552.498 m ²					
		Commercial Shopping		868.972 m ²					
		Misc. Area (Guard & Meter Room)		26.370 m ²					
		Store Area		311.170 m ²					
		15% Facility FAR (Fire Staircase + Lift Lobby Area + Lift Shafts + Services Shafts + Panel Room + Guard Room + S.T.P + U.G Water Tank + Community Centre)		12,548.736 m ²					
		TOTAL		Proposed		99,529.312 m ² (10,71,323.56 ft ²)			
				Permitted		1,00,405.60 m ² / 10,80,766 ft ²			
				UNDER NON-FAR		PROPOSED AS PER APPROVED MAP		ACHIEVED STATUS	
				Basement -01 Parking		20,517.884 m ²		Under Construction	
Basement -02 Parking				20,457.134 m ²					
Stilt Parking				5,839.585 m ²					
Proposed NON-FAR area				46,814.603 m ² (5,03,907.705 ft ²)					
Permitted				No information available					
Total Gross Built Up Area				15,75,231m ²					
Open/ Green Area		Minimum Required		7,771.563 m ²					
		Proposed		7,979.302 m ²					
Density		Permitted		1746 PPH					
		Proposed		2100 PPH					
Carpet Area		No information available.							
Saleable Area		12,85,313 ft ² .							



Total Blocks/ Floors/ Flats

Approved as per Building Plan	Actually provided	Current Status
<p><u>Phase-I</u></p> <p>Tower- C (TYPE- 3): S+ 24 Floors = 48 DU</p> <p>Tower- D (TYPE- 2B): S+26 Floors = 104 DU</p> <p>Tower- E (TYPE- 1A): S+26 Floors = 106 DU</p> <p>Tower- F (TYPE- 1): S+ 26 Floors = 106 DU</p> <p>Tower- G (TYPE- 2): S+ 26 Floors = 106 DU</p> <p><u>Phase-II</u></p> <p>1. Tower- A (TYPE- 2C): S+23 Floors = 92 DU's</p> <p>Tower- B (TYPE- 3): S+ 24 Floors = 48 DU's</p> <p>Tower- H (TYPE- 2A): S+ 26 Floors = 106 DU's</p> <p>Tower- I (TYPE- 1A): S+ 26 Floors = 106 DU's</p> <p>Tower- J (TYPE- 1): S+ 26 Floors = 106 DU's</p>	<p><u>Phase-I</u></p> <p>Tower- C: S+ 24 Floors = 48 DU</p> <p>Tower- D: S+26 Floors = 104 DU</p> <p>Tower- E: S+26 Floors = 106 DU</p> <p>Tower- F: S+ 26 Floors = 106 DU</p> <p>Tower- G: S+ 26 Floors = 106 DU</p> <p><u>Phase-II</u></p> <p>Tower- A: S+23 Floors = 92 DU</p> <p>Tower- B: S+ 24 Floors = 48 DU</p> <p>Tower- H: S+ 26 Floors = 106 DU</p> <p>Tower- I: S+ 26 Floors = 106 DU</p> <p>Tower- J: S+ 26 Floors = 106 DU</p>	<p>The subject project comprised of 10 towers namely Tower-A to Tower-J and the developer has proposed to launch this project in two phases. The developer has already launched phase-I of the project which consist of 5 towers i.e. Tower-C to Tower-G. Rest of the tower are being launched in phase-II of the project.</p> <p>The construction stage of Towers of the project is as below: -</p> <p><u>Phase-I</u></p> <ul style="list-style-type: none"> • Tower-C = Ground floor work is in progress • Tower-D = 8th floor work is in progress • Tower-E = 13th floor work is in progress • Tower-F = 16th floor work is in progress • Tower-G = 16th floor work is in progress <p><u>Phase-II</u></p> <ul style="list-style-type: none"> • Tower-A = Excavation for the foundation is in progress • Tower-B = Excavation for the foundation is in progress • Tower-H = Excavation for the foundation is in progress • Tower-I = Excavation for the foundation is in progress • Tower-J = Excavation for the foundation is in progress

The first fully digital Automated Platform for Integrating Valuation Life Cycle - A product of P.V. Associates				progress
Total no. of Flats/ Units	Main Units	Main Units: 928 DU's		
Type of Flats	Type of Flat	Tower	Carpet Area (Sq. ft.)	
	Please refer to the sheet attached above.	Please refer to the sheet attached above.	Please refer to the sheet attached above.	
Number of Car Parking available for main units	Basement 01	621		
	Basement 02	630		
	Stilt Parking	53		
	Surface parking	58		
	Proposed	1362 Cars for whole project		
	Required	NA		
Land Area considered	Land Area as per Lease deed and the approved map is 23,912.5m ² ./2,57,391.75 ft ² .			
Area adopted on the basis of	Property documents only since site measurement couldn't be carried out			
Remarks & observations, if any	NA			
Constructed Area considered (As per IS 3861-1966)	Plinth Area	1,69,55,789 ft ² /15,75,231.26 m ²		
Area adopted on the basis of	Property documents only since site measurement couldn't be carried out due to vastness of the property.			
Remarks & observations, if any	NA			

Note:

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



PROJECT APPROVAL DETAILS

PART D

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS
1.	Lease Deed from Greater Noida Industrial Development Authority	Dated: 27/05/2011	Executed
2.	Supplementary Lease Deed from Greater Noida Industrial Development Authority	Dated: 11/07/2013	Executed
3.	Revised Building Plan Approval Letter from Greater Noida Industrial Development Authority	PLG (BP)-3280/ 1689 Dated: 13/03/2020	Approved
4.	Approved Building Plan from Greater Noida Industrial Development Authority	No reference no. is mentioned on the approved map provided to us	Approved
5.	NOC for Height Clearance from Airport Authority of India	NOC ID- SAFD/NORTH/B/011416/55825 Dated: 14/01/2016	Approved
6.	NOC from Pollution control Board, U.P.	Ref. No. 100418/UPPCB/ GREATER NOIDA (UPPCBRO)/CTE/GREATER NOIDA/2020) Dated: 28/10/2020 Valid till : 23/10/2025	Approved
7.	Environmental clearance NOC from SEIAA	Ref. No.251/Parya/SEIAA/4908/2019 Dated: 24/08/2020	Approved
8.	Provisional NOC from Fire Service Department, U.P.	UID No.- UPFS/2019/8407/GBN/GAUTAM BUDDH NAGAR/3192/DD Dated: 29/06/2019	Approved
9.	RERA Registration Certificate (Phase-II)	Registration No. UPRERAPRJ229234 Dated: 06-07-2022 Valid till: 12-03-2026	Approved
10.	Structural Stability Certificate	Ref. No. CED/JMI/2019/3061 Dated: 27/06/2019	Approved

(Handwritten signature and circular stamp of RK Associates Valuers & Techno Engineering Consultants Pvt. Ltd.)

PROCEDURE OF ASSESMENT

PART E

GENERAL INFORMATION

Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
	19 September 2022	20 September 2022	20 September 2022
Client	State Bank of India, HLST Branch, Parliament Street, New Delhi		
Intended User	State Bank of India, HLST Branch, Parliament Street, New Delhi		
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.		
Purpose of Report	For Project Tie-up for individual Flat Financing		
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.		
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.		
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		
Type of Survey conducted	Only photographs taken (No sample measurement verification).		



ASSESSMENT FACTORS

Nature of the Report		Project Tie-up			
Nature/ Category/ Classification of Asset under Valuation	Nature	Category		Type	
	Real estate	Residential		Group Housing	
	Classification	Residential Asset			
Basis of Inventory assessment (for Project Tie up Purpose)	Primary Basis	Market Price Assessment & Govt. Guideline Value			
	Secondary Basis	Not Applicable			
Present market state of the Asset assumed Total No. of Dwelling Units		Under Normal Marketable State			
Property Use factor		Reason: Asset under free market transaction state			
Legality Aspect Factor	Current/ Existing Use	Highest & Best Use (in consonance to surrounding use, zoning and statutory norms)		Considered for Assessment	
	Residential	Residential		Residential	
	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.				
Land Physical Factors		Verification of authenticity of documents from originals or cross checking from any Govt. dept. have to be taken care by Legal expert/ Advocate.			
Property Location Category Factor	Shape		Size		
	Irregular		Large		
	City Categorization	Locality Characteristics	Property location characteristics	Floor Level	
	Metro City	Good	On Wide Road	NA	
	Urban developing	Within developing Residential zone	Not Applicable		
		Within urban developing zone	Not Applicable		
	Property Facing				
	North Facing				
Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity	
	Yes	Underground	Yes	Easily available	

Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	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
Neighbourhood amenities	Urban Developing area	
Any New Development in surrounding area	Good	
Any specific advantage/ drawback in the property	Some group housing projects are under construction in the vicinity and some are already constructed.	
Property overall usability/ utility Factor	The project is located very near to Noida Greater-Noida link Road.	
Do property has any alternate use?	Restricted to a particular use i.e., Group housing (Residential) purpose only.	
Is property clearly demarcated by permanent/ temporary boundary on site	None. The property can only be used for residential purpose.	
Is the property merged or colluded with any other property	Yes demarcated properly.	
Is independent access available to the property	No.	
Is property clearly possessable upon sale	Comments: NA	
Best Sale procedure to realize maximum Value for inventory sale (in respect to Present market state or premise of the Asset as per point (iv) above)	Market Value	
	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
Hypothetical Sale transaction method assumed for the inventory	Market Value	
	Free market transaction at arm's length wherein the parties, after full market	

survey each acted knowledgeably, prudently and without any compulsion.

PROJECT INVENTORY

cost analysis
Approach & Method Used
for inventory cost analysis

Type of Source of
Information

Approach for assessment

Market Approach

Method of assessment

Market Comparable Sales Method

Level 3 Input (Tertiary)

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. Aditya Mehta
	Contact No.:	+91-8178832225
	Nature of reference:	Property dealer
	Size of the Property:	1350 sq. ft. – 1570 sq. ft. super built up area (3BHK)
	Location:	Express Astra
	Rates/ Price informed:	Rs.95 Lakhs
	Any other details/ Discussion held:	The rate for the flat in the subject society ranges from Rs.5,800/- sq.ft. to Rs.6,200/- per sq.ft. as per the subject property dealer. The BSP for a 3BHK unit is 81 lakhs.
b	Name:	Mr. Harish
	Contact No.:	+91 9667976101
	Nature of reference:	Property Consultant
	Size of the Property:	3 BHK
	Location:	Express Astra
	Rates/ Price informed:	Rs.95 lakh to Rs. 1 cr.
	Any other details/ Discussion held:	As per discussion with the person the rate for the flat in the Phase-2 are Rs.6,000/- to Rs.6,500/- per sq. ft. on super area and Rs.5,700/- to Rs.6,000/- per sq. ft. on super area for Phase-2. The rate for the Phase-2 are higher as compare to the first phase because of the difference in the amenities provided in both of the Phases.

Adopted Rates Justification

For the market rate of the Flats available in this project and as well as nearby project we have enquired from property dealers in that area and were able to find a Sale rate range of Rs.5,700/- to Rs.6,000/- per sq. ft on SBUA for phase-1 and for the phase-2 of the project the rates vary between Rs.6,000/- per sq.ft. to Rs.6,500/- per sq.ft. on SBUA.

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
Any other special consideration
Any other aspect which has relevance on the value or marketability of the property
Final adjusted & weighted Rates considered for the subject property

Considered Rates Justification

Demand
Good

Supply
Adequately available

Remarks: Good demand of such properties in the market

Adjustments (-/+): 0%

Reason: NA

Adjustments (-/+): 0%

NA

Adjustments (-/+): 0%

Rs.6,000/- to Rs.6,500/- per sq. ft. on super area (for PH-2)

Rs.5,700/- to Rs.6,000/- per sq. ft. on super area (PH-1)

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.

Basis of computation & working

- In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.
- However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the CA certificate with UDIN No.22409153AMVSTP8251 comprising the cost incurred till 30/06/2022 for the Phase-1 of the Project which amount to be Rs.13.77 crores and the land cost for the Phase-2 is considered to be Rs.13.90 crores as per the CA certificate comprising the cost incurred till 20/05/2022. The UDIN No. on the CA certificate is not mentioned and hence Bank should take a note on this. The total land cost so considered is Rs.27.67 crores for both the phases combine.
- Also, since this is a land allotted 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.
- 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.
- 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.
- 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.
- 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.
- i. 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.
 - j. 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.
 - k. 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.
 - l. 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.
 - m. 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.
 - n. 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.
 - o. 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.
 - p. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
 - q. 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.
 - r. 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.
 - s. 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.
 - t. 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.
 - u. Project tie-up report is prepared based on the macro analysis of the asset/ property considering its 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.
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.

ASSUMPTIONS

- 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.
- Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- 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.
- 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.
- 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.
- 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.
- 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.

SPECIAL ASSUMPTIONS

The land cost of the project is considered as per the CA certificate

LIMITATIONS

None



COST ASSESSMENT OF LAND

Particulars	Govt. Circle/ Guideline Value	Cost of Land (As per CA Certificate)
Prevailing Rate range	Rs.33,000/- per sq.mtr. (For Agricultural Land)	---
Deduction on Market Rate	---	---
Rate adopted considering all characteristics of the property	Rs.33,000/- per sq.mtr	---
Total Land Area/FAR Area considered (documents vs site survey whichever is less)	23,912.50 sq.mtr. /2,57,391.76 sq.ft.	---
Total Value of land (A)	23,912.50 sq.mtr. X Rs.33,000/- per sq.mtr.	---
	Rs.78,91,12,500/-	Rs.27,67,00,000/-

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

However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, cost of land has been taken as per the CA certificate with UDIN No.22409153AMVSTP8251 comprising the cost incurred till 30/06/2022 for the Phase-1 of the Project which amount to be Rs.13.77 crores and the land cost for the Phase-2 is considered to be Rs.13.90 crores as per the CA certificate comprising the cost incurred till 20/05/2022. UDIN No. on the CA certificate is not mentioned and hence Bank should take a note on this. The total land cost considered is Rs.27.67 crores for both the phases combine.

Also, since this is a land allotted 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 vested, therefore this cost of land should not be used for Project funding especially considering the land and for mortgage process since land can't be sold as such.

(Handwritten signature and circular stamp of R.K. Associates Valuers & Technical Engineering Consultants Pvt. Ltd.)

COST ASSESSMENT OF BUILDING CONSTRUCTION

EXPECTED BUILDING CONSTRUCTION VALUE		NON-FAR	
FAR			
Rate range	Rs. 1,600/- to 1,800/- per sq. ft.	Rs. 1,200/- to 1,400/- per sq. ft.	
Rate adopted	Rs. 1,700/- per sq. ft.	Rs. 1,300/- per sq. ft.	
Covered Area	99,529.312 m ² (10,71,323.56 ft ²)	46,814.603 m ² (5,03,907.705 ft ²)	
Pricing	Rs. 1,600/- per Sq. ft. X 10,71,323.56 sq. ft.	5,03,907.70 sq. ft. X Rs. 1,300/- per sq. ft..	
Calculation	Rs. 171,41,17,696/-	Rs. 65,50,80,010/-	
Total Value			
Depreciation percentage (Assuming salvage value % per year)	NA (Above replacement rate is calculated after deducting the prescribed depreciation)		
Age Factor	NA		
Age Type/ Condition	RCC framed structure (Proposed)/ Yet to be Constructed		
Structure Depreciated	Rs. 236,91,97,706/-		
Construction Value (B)			
Replacement Value (B)			

COST ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS	
Particulars	Expected Construction Value
Add extra for Architectural developments, aesthetic improvements (Add lump sum cost)	NA
Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	Rs. 12,00,00,000/-
Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	Rs. 30,00,00,000/-
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.)	Rs. 7,00,00,000/-
Expected Construction Value (C)	NA
	Rs. 49,00,00,000/-



PROJECT TIE-UP REPORT

EXPRESS ASTRA, SECTOR-03, GREATER NOIDA

MARKET/ SALABLE AMOUNT OF THE FLATS

928 DU's	
NA	
12,85,313 ft ² .	
No information available.	
Rs.6,000/- to Rs.6,500/- per sq. ft. (for phase-2)	
Rs.6,000/- to Rs.6,500/- per sq. ft. on super area (for PH-2) Rs.5,700/- to Rs.6,000/- per sq. ft. on super area (PH-1)	<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.6,000/- to Rs.6,500/- per sq. ft. for Phase-2 of the Project whereas the rate of Rs.5,700/- to Rs.6,000/- per sq. ft. on Super area for the Phase-1 of the project and the same seems to be reasonable in our view. However, we have not received the area of the flats which are proposed under this Phase of the project. Therefore, inventory analysis is not provided for this phase. (If inventory analysis is not done) Details of the inventory is as provided by the builder. Pricing assessment of the inventory is done based on the prospective number of flats which builder intends to create in this Project as provided by the builder.

Remarks



PROJECT TIE-UP REPORT

EXPRESS ASTRA, SECTOR-01, GREATER NOIDA

EXPRESS ASTRA (PHASE-1)

Tower	Type of Unit	No. of Units	Area (In sq.ft.)	Area (In sq.ft.)	Individual Flat rate @ Rs.5700/- per sq.ft.	Minimum Rate Adopted (Rs.5700/- per sq.ft.)	Individual Flat rate @ Rs.6000/- per sq.ft.	Maximum Rate Adopted (Rs.6000/- per sq.ft.)	
Tower-A	3BHK+3T	1	2330	2330	1,32,81,000.00	1,32,81,000.00	1,39,80,000.00	1,39,80,000.00	
		1	2496	2496	1,42,27,200.00	1,42,27,200.00	1,49,76,000.00	1,49,76,000.00	
		46	2005	92230	1,14,28,500.00	52,57,11,000.00	1,20,30,000.00	1,49,76,000.00	
		1	1232	1232	70,22,400.00	70,22,400.00	73,92,000.00	73,92,000.00	
Tower-B	2BHK+2T	51	1150	58650	65,55,000.00	33,43,05,000.00	69,00,000.00	73,92,000.00	
		1	2450	2450	1,39,85,000.00	1,39,85,000.00	1,47,00,000.00	1,47,00,000.00	
		1	2333	2333	1,32,98,100.00	1,32,98,100.00	1,39,98,000.00	1,39,98,000.00	
		50	1570	78500	89,49,000.00	44,74,50,000.00	94,20,000.00	1,47,00,000.00	
Tower-C	2BHK+2T	1	1269	1269	72,33,300.00	72,33,300.00	75,14,000.00	75,14,000.00	
		1	1212	1212	69,08,400.00	69,08,400.00	72,72,000.00	72,72,000.00	
		51	1150	58650	65,55,000.00	33,43,05,000.00	69,00,000.00	73,92,000.00	
		1	1568	1568	89,37,600.00	89,37,600.00	94,08,000.00	94,08,000.00	
Tower-D	2BHK+2T+Study	1	1418	1418	80,82,600.00	80,82,600.00	85,08,000.00	85,08,000.00	
		51	1350	68850	76,95,000.00	39,24,45,000.00	81,00,000.00	85,08,000.00	
		1	1269	1269	72,33,300.00	72,33,300.00	76,14,000.00	76,14,000.00	
		51	1150	58650	65,55,000.00	33,43,05,000.00	69,00,000.00	73,92,000.00	
Tower-E	2BHK+2T+Study	1	1568	1568	89,37,600.00	89,37,600.00	94,08,000.00	94,08,000.00	
		1	1418	1418	80,82,600.00	80,82,600.00	85,08,000.00	85,08,000.00	
		51	1350	68850	76,95,000.00	39,24,45,000.00	81,00,000.00	85,08,000.00	
		1	1269	1269	72,33,300.00	72,33,300.00	76,14,000.00	76,14,000.00	
Tower-F	2BHK+2T	1	1212	1212	69,08,400.00	69,08,400.00	72,72,000.00	72,72,000.00	
		51	1150	58650	65,55,000.00	33,43,05,000.00	69,00,000.00	73,92,000.00	
		1	1568	1568	89,37,600.00	89,37,600.00	94,08,000.00	94,08,000.00	
		1	1418	1418	80,82,600.00	80,82,600.00	85,08,000.00	85,08,000.00	
Tower-G	2BHK+2T	51	1350	68850	76,95,000.00	39,24,45,000.00	81,00,000.00	85,08,000.00	
		1	1269	1269	72,33,300.00	72,33,300.00	76,14,000.00	76,14,000.00	
		1	1232	1232	70,22,400.00	70,22,400.00	73,92,000.00	73,92,000.00	
		51	1150	58650	65,55,000.00	33,43,05,000.00	69,00,000.00	73,92,000.00	
Tower-H	3BHK+2T	1	1787	1787	1,01,85,900.00	1,01,85,900.00	1,07,22,000.00	1,07,22,000.00	
		51	1671	1671	95,24,700.00	46,07,59,500.00	1,00,26,000.00	1,07,22,000.00	
		51	1585	80835	90,34,500.00	3,71,41,14,300.00	95,10,000.00	1,00,26,000.00	
		470	651599						
Total									
EXPRESS ASTRA (PHASE-2)									
S.No.	Tower	Type of Unit	No. of Units	Super Area	Total Super				₹ 3,30,95,94,000.00

EXPRESS ASTRA (PHASE-2)

S.No.	Tower	Type of Unit	No. of Units	Super Area (in sq.ft.)	Total Super Area (in sq.ft.)	Individual Flat rate @ Rs.6000/- per sq.ft.	Minimum Rate Adopted (Rs.6000/- per sq.ft.)	Individual Flat rate @ Rs.6500/- per sq.ft.	Maximum Rate Adopted (Rs.6500/- per sq.ft.)
1	Tower-A	2BHK+2T	45	1150	51750	69,00,000.00	31,05,00,000.00	74,75,000.00	33,63,75,000.00
			1	1245	1245	74,70,000.00	74,70,000.00	80,92,500.00	80,92,500.00
			1	1955	1955	1,17,30,000.00	1,17,30,000.00	1,27,07,500.00	1,27,07,500.00
2	Tower-B	3BHK+3T	44	2390	2390	1,43,40,000.00	1,43,40,000.00	1,55,35,000.00	1,55,35,000.00
			1	2075	2075	94,20,000.00	41,44,80,000.00	1,02,05,000.00	1,02,05,000.00
			1	2329	2329	1,24,50,000.00	1,24,50,000.00	1,34,87,500.00	1,34,87,500.00
3	Tower-H	2BHK+2T	46	2005	92230	1,39,74,000.00	1,39,74,000.00	1,51,38,500.00	1,51,38,500.00
			1	1270	1270	1,20,30,000.00	55,33,80,000.00	1,30,32,500.00	59,94,95,000.00
			1	1270	1270	76,20,000.00	76,20,000.00	82,55,000.00	82,55,000.00
4	Tower-I	3BHK+2T	51	1150	58650	69,00,000.00	35,19,00,000.00	74,75,000.00	38,12,25,000.00
			1	1715	1715	1,02,90,000.00	1,02,90,000.00	1,11,47,500.00	1,11,47,500.00
			51	1570	1670	1,00,20,000.00	1,00,20,000.00	1,08,55,000.00	1,08,55,000.00
5	Tower-J	2BHK+2T	1	1280	80070	94,20,000.00	48,04,20,000.00	1,02,05,000.00	52,04,55,000.00
			51	1250	1250	76,80,000.00	76,80,000.00	83,20,000.00	83,20,000.00
			1	1150	58650	69,00,000.00	35,19,00,000.00	74,75,000.00	38,12,25,000.00
Total		2BHK+2T+Study	1	1570	1570	94,20,000.00	94,20,000.00	1,02,05,000.00	1,02,05,000.00
			51	1435	1435	86,10,000.00	86,10,000.00	93,27,500.00	93,27,500.00
			1	1350	68850	81,00,000.00	41,31,00,000.00	87,75,000.00	44,75,25,000.00
Total		2BHK+2T+Study	1	1280	1280	75,00,000.00	75,00,000.00	81,25,000.00	81,25,000.00
			51	1150	58650	69,00,000.00	35,19,00,000.00	74,75,000.00	38,12,25,000.00
			1	1515	1515	90,90,000.00	90,90,000.00	98,47,500.00	98,47,500.00
Total			51	1435	1435	86,10,000.00	86,10,000.00	93,27,500.00	93,27,500.00
			51	1350	68850	81,00,000.00	41,31,00,000.00	87,75,000.00	44,75,25,000.00
			458		633714	81,00,000.00	3,80,22,84,000.00	87,75,000.00	44,75,25,000.00

CONSOLIDATED COST ASSESSMENT OF THE ASSET

Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
Land Value (A)	Rs.78,91,12,500/-	Rs.27,67,00,000/-
Structure Construction Value (B)	NA	Rs.236,91,97,706/-
Additional Aesthetic Works Value (C)	NA	Rs.49,00,00,000/-
Total Add (A+B+C)	Rs.78,91,12,500/-	Rs.313,58,97,706/-
Additional Premium if any	NA	NA
Details/ Justification	---	---
Deductions charged if any	---	---
Details/ Justification	---	---
Total Indicative & Estimated Prospective Cost	Rs.78,91,12,500/-	Rs.313,58,97,706/-
Rounded Off	Rs.78,91,12,500/-	Rs.313,59,00,000 /-
Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Three hundred Thirteen Crore and fifty-Nine Lakh Only/-
Expected Realizable Value (@ ~15% less)	---	Rs.266,55,15,000/-
Expected Distress Sale Value (@ ~25% less)	---	Rs.235,19,25,000/-
Percentage difference between Circle Rate and Market Value	Not Applicable	
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.	

Concluding Comments/ Disclosures if any

- The subject property is a Group Housing project.
- We are independent of client/ company and do not have any direct/ indirect interest in the property.
- This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.
- In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the

- same has only been given for the reference purpose.
- e. Also, since this is a land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.
 - f. This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.
 - g. This Project Tie-up is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.
 - h. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.
 - i. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
 - j. The pricing assessment of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
 - k. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
 - l. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
 - m. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

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.

Enclosures with the Report:

- Enclosure I: Screenshot of the price trend references of the similar related properties available on public domain - Page No. 33-34
- Enclosure II: Google Map Location Page No. 35
- Enclosure III: Photographs of the property Page No. 36-38
- Enclosure IV: Copy of Circle Guideline Rate Page No.39
- Enclosure V: Other Relevant Documents/Articles taken for reference Page No. 40-49
- Enclosure VI: Consultant's Remarks Page No. 50



IMPORTANT NOTES

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

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

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

IF REPORT IS USED FOR BANK/ FIs

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


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

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Sachin Pandey	Abhishek Sharma	Gaurav Sharma
<i>Survey by Sachin Pandey</i>	<i>Pr</i>	<i>Pr</i>



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



3 BHK Apartment in Sector 1 Greater Noida West
Express Astra

8 Places nearby 2 Shoppings 4 Educations 1 Hospital

₹ 1.14 Cr
₹ 5,700/sq.ft.

2,005 sq.ft. (186 sq.m.) Super built-up Area

3 BHK
3 Baths


✓ North-East Facing ✓ Gated Society ✓ Overlooking Park/Garden ✓ Over...

Life here is more than just about convenience and comfort; It is t... more

UNDER CONSTRUCTION RESALE RERA

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

Posted on 14th Sep, 2022 by RERA Registered Investors-Lab



3 BHK Apartment in Sector 1 Greater Noida West
Express Astra

8 Places nearby 2 Shoppings 4 Educations 1 Hospital

₹ 1.26 Cr
₹ 6,300/sq.ft.

2,005 sq.ft. (186 sq.m.) Super built-up Area

3 BHK
3 Baths


✓ North-East Facing ✓ Gated Society ✓ Overlooking Park/Garden ✓ Over...

Life here is more than just about convenience and comfort; It is t... more

UNDER CONSTRUCTION RESALE RERA

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

Posted on 22nd Sep, 2022 by RERA Registered Investors-Lab



3 BHK Apartment in Sector 1 Greater Noida West
Express Astra

8 Places nearby 2 Shoppings 4 Educations 1 Hospital

₹ 1.2 Cr
₹ 5,985/sq.ft.

2,005 sq.ft. (186 sq.m.) Carpet Area

3 BHK
3 Baths

✓ North-East Facing ✓ Florence International School Within 1.5km ✓ Yath...

Corner plot with only four flats on each floor in every tower and ... more

UNDER CONSTRUCTION RESALE RERA

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

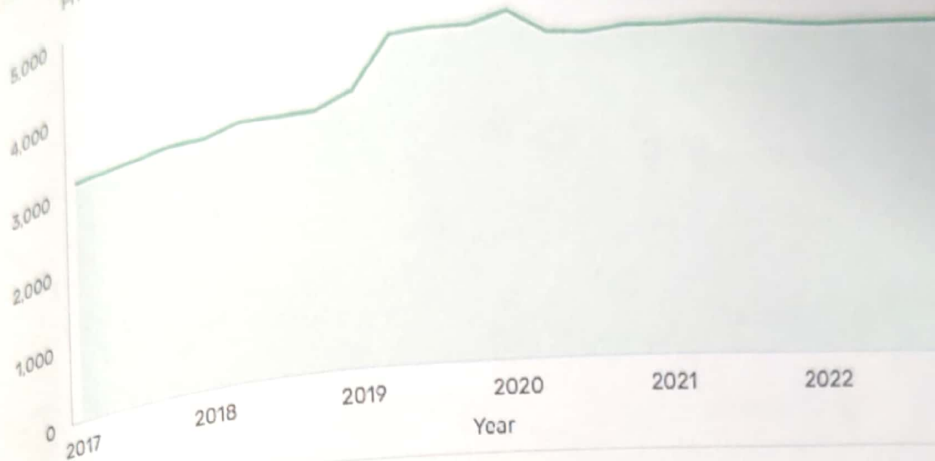
2 people already contacted

Posted on 14th Aug, 2022 by RERA Registered White Knights Realty Private Lim

Valuation Intelligent System
VIS
VIS is the most advanced platform for
generating Valuation (Up Cycle &
Down Cycle) of U.S. Properties

Price Trends Of Noida Extension

Price per sq. ft.
▼ -1.32% Price Fall in last 1 year



₹83.7 L EMI starts at ₹41.55 K

2 BHK Flat for sale in Noida Extension
Express Astra, Noida Extension, Greater Noida

Build Up Area: 1350 sq.ft
Avg. Price: ₹6.20 K/sq.ft

2 BHK Apartment for sale in Noida extension, Greater Noida - cont... [Read more](#)

High Rise Noida

HOUSING EXPERT

✓ AUTHENTIC LISTINGS ✓ TRUSTED AGENT
updated 3 weeks ago

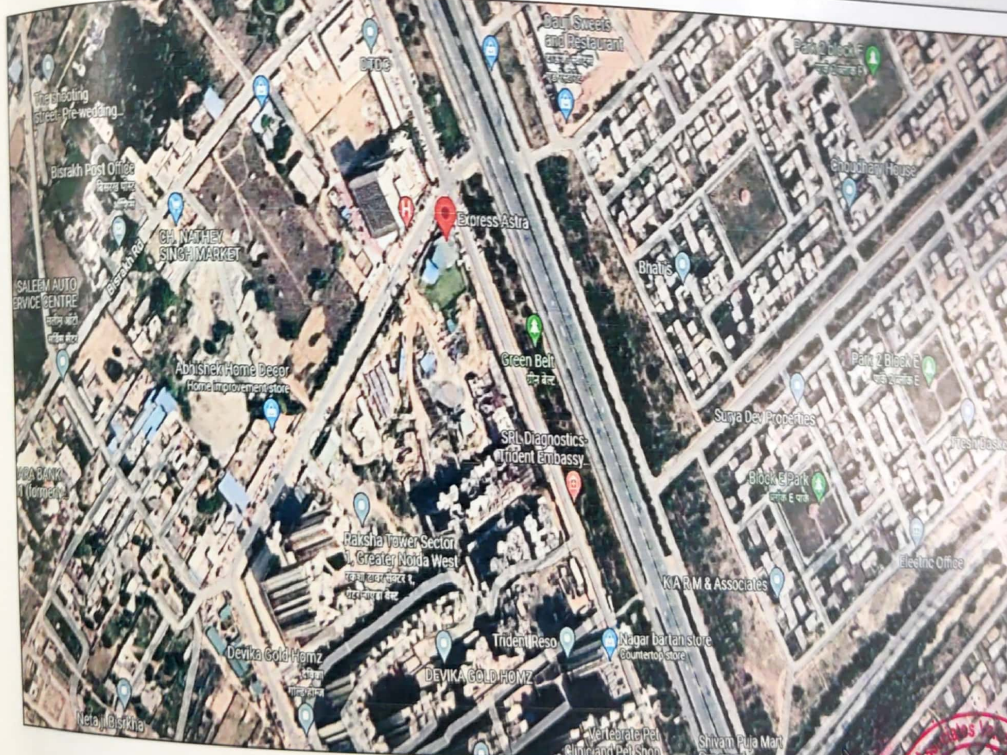
[View Phone](#)

[Contact](#)

OFFER zero brokerage on table



ENCLOSURE 2: GOOGLE MAP LOCATION



ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY





Network Sep 19, 2022 4:12:53 PM GMT+05:30
Local Sep 19, 2022 4:12:53 PM GMT+05:30
28°34'26.868"N 77°26'43.200"E



ENCLOSURE: 4- COPY OF CIRCLE RATE

- नोट :- ग्रैटर नोएडा प्राधिकरण क्षेत्रान्तर्गत सैक्टरों में ग्रुप हाउसिंग ग्रुमि की दर 33,000 रु० प्रति वर्ग मीटर होगी
- ग्रुप एक्सप्रेसवे प्राधिकरण क्षेत्रान्तर्गत सैक्टरों में ग्रुप हाउसिंग ग्रुमि की दर 18,500 रु० प्रति वर्ग मीटर होगी
 - अतिविकसित ग्रुमि के एवज में किसानों को आवंटित भूखण्ड की दरें निम्न प्रकार होंगी :-
 - (क) ग्रैटर नोएडा औद्योगिक विकास प्राधिकरण द्वारा आवंटित भूखण्ड की दर 13,000 प्रति वर्ग मीटर होगी
 - (ख) ग्रुप एक्सप्रेसवे औद्योगिक विकास प्राधिकरण द्वारा आवंटित भूखण्ड की दर 7,500 रु० प्रति वर्ग मीटर होगी
 - (ग) ग्रुप एक्सप्रेसवे औद्योगिक विकास प्राधिकरण द्वारा आवंटित भूखण्ड की दर 11,500 रु० प्रति वर्ग मीटर होगी
 - उत्ता राजव ग्रामों में जो कृषि भूमि विल्डर, कालोनाइजर या अन्य व्यक्ति द्वारा फार्म लेण्ड के रूप में विकसित कर विक्रय की जा रही है जिसमें चारला/फेन्चिंग/गेट लग है) की दर 2,30,00,000 रु० प्रति हैक्टेयर होगी।
 - उत्ता राजव ग्रामों तथा दोनों टाउन एरिया (दनकौर एवं बिलासपुर) में औद्योगिक भूखण्डों की दर उपर्युक्तानुसार निर्धारित आवश्यक ग्रुमि की दरों की आधी होगी।

क्रम सं०	सैक्टर का नाम जहाँ कॉम्पलेक्स अवस्थित है	दर प्रति वर्ग मीटर रु० में (सुपर एरिया)	सुपर एरिया के मूल्य के दोन वर पार्किंग की वृद्धि	कवर्ड पार्किंग	ओपन पार्किंग
56	बैटा-2	35,500	3,00,000	1,50,000	
57	बीजेडपी	32,000	3,00,000	1,50,000	
58	म्यू-1	32,000	3,00,000	1,50,000	
59	म्यू-2	32,000	3,00,000	1,50,000	
60	रिजेशनल वी जेड पी	35,500	3,00,000	1,50,000	
61	स्वर्ण नगरी (रुचन नगरी)	32,000	3,00,000	1,50,000	
62	एस ई जेड	32,000	3,00,000	1,50,000	
63	सिग्मा-1	32,000	3,00,000	1,50,000	
64	सिग्मा-2	32,000	3,00,000	1,50,000	
65	सिग्मा-3	32,000	3,00,000	1,50,000	
66	सिग्मा-4	35,500	3,00,000	1,50,000	
67	साई (PSI)	24,500	3,00,000	1,50,000	
68	गार्डन-3 (आवासीय)	32,000	3,00,000	1,50,000	
69	सैक्टर-1 (ग्रैटर नोएडा)	32,000	3,00,000	1,50,000	
70	सैक्टर-2 (ग्रैटर नोएडा)	32,000	3,00,000	1,50,000	
71	सैक्टर-3 (ग्रैटर नोएडा)	32,000	3,00,000	1,50,000	
72	सैक्टर-4 (ग्रैटर नोएडा)	30,000	3,00,000	1,50,000	
73	सैक्टर-5 (ग्रैटर नोएडा)	30,000	3,00,000	1,50,000	
74	सैक्टर-6 (ग्रैटर नोएडा)	30,000	3,00,000	1,50,000	
75	सैक्टर-10 (ग्रैटर नोएडा)	30,000	3,00,000	1,50,000	

साहायक महानिरीक्षक निबन्धन (द्वितीय)
गौतमबुद्धनगर

अपर जिलाधिकारी (वि०/रा०)
गौतमबुद्धनगर

जिलाधिकारी
गौतमबुद्धनगर

Page 137

ENCLOSURE 5: OTHER RELEVANT DOCUMENTS

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

SUPPLEMENTARY LEASE DEED

This Supplementary Lease Deed is made on this 11TH day of
JULY, 2013 at Greater Noida between,

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

AND

M/s. EXPRESS PROJECTS (P) LIMITED, a company duly incorporated
under the Indian Companies Act, 1956 and having its registered office
at 810, Surya Kiran Building, 19, K.G. Marg, Connaught Place, New
Delhi-110001 through its Director/ Authorised Signatory Sh. Pankaj
Goel S/o. Late Sh. J.B. Goel R/o. B-177, Greater Kailash-I, New Delhi-
110048 duly authorized in this behalf by its Board of Directors vide
Resolution dated 04.07.2013 (hereinafter called the "Lessee") which
expression shall unless the context does not so admit, include its

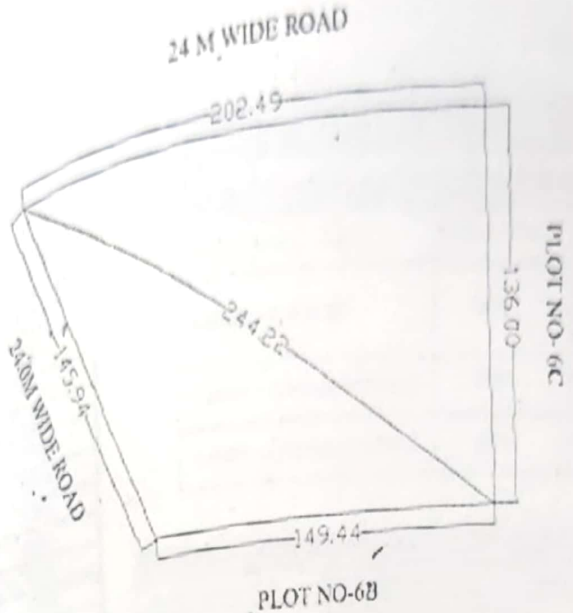
Manager (Builders)
Greater Noida Authority
LESSOR

Director
Express Projects (P) Ltd.
LESSEE



valuation
intelligent
system
for
land
development

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PLOT NO-6A
Annexure- 2



TOTAL AREA-23912.50

NOID: DEVELOPMENT WORK IS IN PROGRESS LEASE PLAN OF THE SECTOR IS BEING PREPARED ON URGENT DEMAND AREA OF PLOT MAY BE INCREASED & DECREASED AFTER COMPLETION OF SITE DEVELOPMENT

SIGN POSSESSION TAKEN OVER ALLOWANCE (Builders) Greater Noida Ind. Dev. Authority REVISED LEASE PLAN FOR PLOT NO 6A FOR SECTOR-1 GREATER NOIDA	SIGN POSSESSION HANDLED OVER		
	PROJ. DEPT.		
	LAND DEPT.		
	LAW DEPT.		
	PLNG. DEPT.		

GREATER NOIDA INDUSTRIAL
DEVELOPMENT AUTHORITY
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



PROJECT TIE-UP REPORT

EXPRESS ASTRA, SECTOR-01, GREATER NOIDA

rk REINFORCING YOUR BUSINESS
ASSOCIATES
VALUERS & TECHNICAL ENGINEERING CONSULTANTS PVT. LTD.

MENT 2: PRICE LIST PROVIDED BY THE COMPANY



w.e.f. 1st July 2022

Site Address: Plot GH-06A, Sector 01,
Gr. Noida West

PRICE LIST - PHASE - 1

PRICE LIST	PRICE (PER SQ. FT)
1st	5600
2nd	5700
3rd	5700
4th	5720
5th	5730
6th	5740
7th	5750
8th	5760
9th	5770
10th	5780
11th	5790
12th	5800
13th	5820
14th	5840
15th	5860
16th	5880
17th	5900
18th	5920
19th	5940
20th	5960
21st	5980
22nd	6000
23rd	6020
24th	6050
25th	6125

*Rate inclusive of modular kitchen
with hob & chimney and wardrobe
in all bedrooms.

AREA STATEMENT - SQFT			
Apartment Type	Super Area	Tower No.	Flat No.
2 BHK + 2 TOILET	1150	D	1, 4
3 BHK + 2 TOILET (SMALL)	1350	E	1, 3
3 BHK + 2 TOILET (LARGE)	1570	F	2, 4
		G	2, 3
		H	1, 3
		I	2, 3
		J	1, 4

ADDITIONAL CHARGES			
Road Facing PLC	Rs. 300/- Per Sq.ft	Fire Fighting Charges	Rs. 35/- per Sq.ft
Park Facing PLC	Rs. 300/- Per Sq.ft	EEC	Rs. 50/- per Sq.ft
Corner PLC	Rs. 100/- Per Sq.ft	One Covered Car Parking	Rs. 3,50,000/-
IFMS	Rs. 35/- Per Sq.ft	Club Membership	Rs. 1,00,000/-
Lease Rent	Rs. 65/- Per Sq.ft	Power Back Up per KVA	Rs. 25,000/-

PAYMENT PLAN			
SR. NO.	STAGES	CLP	2020 (FLEXI) 20X5
1	At the time of Booking	10%	10%
2	Within 30 days of Booking	8%	10%
3	On start of Upper Basement	8%	
4	On start Of 1st Floor	8%	
5	On start Of 4th Floor	8%	20%
6	On start Of 8th Floor	8%	
7	On start Of 12th Floor	8%	
8	On start Of 16th Floor	8%	20%
9	On start Of 20th Floor	8%	
10	On start Of 24th Floor	8%	
11	On start Of top Floor	8%	20%
12	On offer of Possession	10%	20%

Note:

- Cheque/Bank Draft to be issued in favour of "EXPRESS PROJECTS (P) LTD." Payable at New Delhi.
- Government charges like Registration & Stamp Duty, Sales Tax/VAT/WCT/G.S.T. or any other Govt. levy extra as applicable.
- Individual Electric Meter Connection Charges, ICL Connection Charges, Legal Charges etc. are extra.
- Additional Power Back Up Charges @ Rs. 25,000 per KVA extra.
- IFMS and advance maintenance charges extra to be payable on Offer of Possession.
- Prices are subject to change without any prior notice at sole discretion of the company.
- No escalation shall be charged for apartments sold.
- The above areas are Super Built-up Areas which includes covered area plus proportionate share of common areas such as staircase, passage, community spaces, lift facilities etc.
- Plan, layout, specification are subject to change/modification as may be decided by the Company/Architect or any other competent authority.

10.11.2022



Site Address: Plot CH-05A, Sector 01,
Gr. Noida West

PRICE LIST - PHASE - 2

AREA STATEMENT - SQFT

Apartment Type	Super Area	Tower No.	Flat No.
3 BHK+2 TOILET (SMALL)	1350	I	2, 4
4 BED+4 TOILET+LOUNGE*	2325	I	1, 3

ADDITIONAL CHARGES

Road Facing PLC	Rs. 300/- Per Sq.ft	Fire Fighting Charges	Rs. 35/- per Sq.ft
Park Facing PLC	Rs. 300/- Per Sq.ft	EEC	Rs. 50/- per Sq.ft
Corner PLC	Rs. 100/- Per Sq.ft	One Covered Car Parking	Rs. 350,000/-
IFMS	Rs. 35/- Per Sq.ft	Club Membership	Rs. 1,00,000/-
Lease Rent	Rs. 65/- Per Sq.ft	Power Back Up per KVA	Rs. 25,000/-

PAYMENT PLAN

SR. NO.	STAGES	CLP	2020 (FLX) 20x5
1	At the time of Booking	10%	10%
2	Within 30 days of Booking	8%	10%
3	On start of Ground Floor	8%	20%
4	On start Of 1st Floor	8%	
5	On start Of 4th Floor	8%	
6	On start Of 8th Floor	8%	
7	On start Of 12th Floor	8%	
8	On start Of 16th Floor	8%	20%
9	On start Of 20th Floor	8%	
10	On start Of 24th Floor	8%	
11	On start Of top Floor	8%	20%
12	On offer of Possession	10%	20%

*Size inclusive of modular kitchen
with hob & chimney and wardrobe
in all bedrooms.

Note:

- Cheque/bank draft to be issued in favour of "EXPRESS PROJECTS (P) LTD." Payable at New Delhi.
- Government charges like Registration & Stamp Duty, Sales Tax/VAT/NCIT/GST, or any other Govt. levy extra as applicable.
- Individual Electric Meter Connection Charges, ICL Connection Charges, Legal Charges etc. are extra.
- Additional Power Back Up Charges @ Rs. 25,000 per KVA extra.
- IFMS and advance maintenance charges extra to be payable on Offer of Possession.
- Prices are subject to change without any prior notice at sole discretion of the company.
- No escalation shall be charged for apartments sold.
- The above areas are Super Built-up Areas which includes covered area plus proportionate share of common areas such as staircase, passage, community spaces, lift facilities etc.
- Plan, layout, specification are subject to change/modification as may be decided by the



COPIES OF STATUTORY APPROVALS

प्रास्तुप-घ (संलग्नक-३)
Provisional Certificate

GOVERNMENT OF INDIA
MINISTRY OF DEFENSE
NEW DELHI
12-01-2019

20-06-2019

[illegible]

नए प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, सुरणभों के आधार पर निर्धारित किया जा रहा है। इनके अभाव में (Fire & Life Safety Certificate) प्राप्त किया जाएगा।

निर्गत प्रमाण-पत्र मायब नही होगा।

Note : Proposed fire fighting AS per NBC-2016 1- UNDER GROUND TANK CAP-285 K.L.2 no PUMP,2850 LPM ELECTRIC-2 NO AND SAME CAP DIESEL PUMP 2 no AND 2 no 180 LPM JOCKY PUMP and curtain pump and this noc is राबल -A,B,C,D,E ,F,G,H,I,J कतिशत और कम्पली,

दिनांक: 10-07-2019

राजा: GAUTAM BUDDH NAGAR

हस्ताक्षर-



AMAN SHARMA

581E2B5C6CEA69D9C4C6C69182A5333F95081957

10-07-2019

Note:- Kindly check the authentication of NOC by verifying the UID at departmental portal of UP Fire Service.

<http://upfireservice.gov.in/upfire/office/dd/viewfinalnoc/201906280821046>

10-07-2019





GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

REVISED POSSESSION CERTIFICATE

Letter No. PREP/BGS-02/2013/
Date July 2013

Lessee / Allottee's Name
& Address M/s. Express Projects
Pvt. Ltd.

Plot No. 01
Block No. 13
Sub-Block No. 06A
Area 0.12.50 Sq. mtr.

Plot Code 13R502/1000027
Plot No. 01
Block No. 13
Sub-Block No. 06A
Area 0.12.50 Sq. mtr.

Plot No. 01
Block No. 13
Sub-Block No. 06A
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Plot No. 01
Block No. 13
Sub-Block No. 06A
Area 0.12.50 Sq. mtr.

The plan of the plot is enclosed herewith. CH-06A

We have taken over possession of the plot No. 01, Block No. 13, Sub-Block No. 06A.

We agree with the plot size, area, earmarked in the enclosed plan and the plot is

free from encroachment.

Possession handed over by

Possession taken over by



PROJECT TIE-UP REPORT

EXPRESS ASTRA, SECTOR-01, GREATER NOIDA

State Level Environment Impact Assessment Authority, Uttar Pradesh

Shri Vinay Goel,
M/1 B16, Surya Kiran, 1B,
Kirti Chandra Marg,
Connaught Place, New Delhi- 110001

25/ /Pava/SEIAA/4888/2019

Directors of Environment,
P.O. No. 1, Sector 1, Greater Noida,
U.P. 201305

Sub: Environmental Clearance for Group Housing Project "Express Astra" at Plot No. G-64, Sector-01, Greater Noida, U.P. M/s Express Projects Pvt. Ltd.

Date: 21/10/2019

Ref: Please refer to your application/letters 01-07-2019, 22-07-2019, 12-12-2019 addressed to the Chairman/Secretary, State Level Environment Impact Assessment Authority (SEIAA) and Director, Directorate of Environment, Govt. of UP on the subject as above. The State Level Expert Appraisal Committee considered the application in its meeting held on dated 29-01-2020 & 17-06-2020 and SOAA in its meeting dated 07-07-2020. This environmental clearance is sought for Group Housing Project "Express Astra" at Plot No. G-64, Sector-01, Greater Noida, U.P. M/s Express Projects Pvt. Ltd.

1. Environment clearance for the earlier proposed project 1217/Pava/SEAC/7552/2014/SPO(VI) dated 28/10/2015.

2. Environment clearance for the earlier proposed project 1217/Pava/SEAC/7552/2014/SPO(VI) dated 28/10/2015.

3. Total plot area and built-up area of the project is 23,912.5 m² and 1,46,347.02 m² respectively. Comprises total of 12 numbers of blocks (10 Residential + 1 Community Hall + 1 Shopping) along with adequate parking facility, community hall.

4. Salient features of the project:

Sl. No.	Description	Quantity	Unit
GENERAL			
1	Gross Plot Area	23912.5	m ²
2	Proposed Built Up Area	146347.02	m ²
3	Number of Building Blocks	12 (10+2)	No.
4	Total no of Saleable DUs	940	No.
5	Max Height of Building (Upto Terrace)	87.3	M
6	Max No of Floors	28 (10+17)	No.
7	Expected Population (at 185 Residential + 806 Floating)	4991	No.
8	Cost of Project	204.89	CR
ASAS			
9	Permissible Ground Coverage Area (35%)	8369.38	m ²
10	Proposed Ground Coverage Area (24.7%)	5909.548	m ²
11	Permissible FAR Area 363.75 (350+13.75 for Green Rating)	86581.72	m ²
12	Proposed FAR Area (363.74)	86580.75	m ²
13	Non FAR areas - Total Basement Area	40975.02	m ²
14	Non FAR areas - Stilt Area	5909.55	m ²
15	Other Non FAR areas - Ancillary areas, Mummy Machine Pm etc.	12481.20	m ²
16	Proposed Total Built Up Area	146347.02	m ²
WATER			
17	Total Water Requirement	402.68	Kd
18	Fresh water requirement	284.07	Kd
19	Treated Water Requirement	118.61	Kd
20	Waste water Generation	317.08	Kd

Page 1 of 8



PROJECT TIE-UP REPORT

EXPRESS ASTRA, SECTOR-01, GREATER NOIDA

IK ASSOCIATES
ENGINEERING TO THE ENVIRONMENT
PUNE | CHANDIGARH | DELHI | GURGAON | HYDRABAD | KOLKATA | MUMBAI | NAGPUR | RAIPUR | SURAT

UTTAR PRADESH POLLUTION CONTROL BOARD

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

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

Validity Period : 24/10/2020 To 23/10/2025

100118/UPPCB/GreaterNoida(UPPCBRO)/CTE/GREATER Dated:- 28/10/2020

Shri Express Projects (P) Ltd

Shri EXPRESS PROJECTS PVT LTD

M/s EXPRESS PROJECTS PVT LTD

SECTOR 1, GREATER NOIDA, U.P.

GAUTAM BUDDH NAGAR_201318

GREATER NOIDA

Consent to Establish for New Unit/Expansion/Diversification under the provisions of Water (Prevention and control of pollution) Act, 1974 as amended and Air (Prevention and control of Pollution) Act, 1981 as amended.

Sub :

Please refer to your Application Form No.- 9195922 dated - 07/08/2020. After examining the

Consent to Establish for New Unit/Expansion/Diversification under the provisions of Water (Prevention and control of pollution) Act, 1974 as amended and Air (Prevention and control of Pollution) Act, 1981 as amended.

application with respect to

of following conditions :

1. A. Site along with geo-coordinates :

B. Main Raw Material :

Main Raw Material Details		
Name of Raw Material	Raw Material Unit Name	Raw Material Quantity
NA	Metric Tonnes/Day	0

C. Product with capacity :

Product Detail	
Name of Product	Product Quantity
NA	0

D. By-Product if any with capacity :

By Product Detail		
Name of By Product	Unit Name	Initial Product Capacity
NA	Metric Tonnes/Day	0

2. Water Requirement (in KLD) and its Source :

Source of Water Details	
Source Type	Quantity (KL/D)
Municipal Supply	403.0

3. Quantity of effluent (in KLD) :

Effluent Details	
Source Consumption	Quantity (KL/D)
Domestic	403.0



Greater Noida Industrial Development Authority
PLOT NO-01 Sector-R P-V, Greater Noida,
Gautam Budh Nagar, 201306

PLG(BP)-3280/1689
Dated: 13.03.2020

TO: M/S EXPRESS PROJECTS (P) LTD.
OFFICE: SECTOR-01
GREATER NOIDA WEST

Sir, With reference to your application dated- 03/03/2020 for grant of REVISED SANCTION of GROUP

1. BUILDING on Plot no. GH-06A, Sector- 01, I have to inform you that the sanction is being granted by the Authority with the following conditions:
1. This Revised Sanction Is Being Granted Under The Provision Of 'The Greater Noida Industrial Development Area Building Regulation 2010.
 2. The Validity Of This Sanction Is Up-to-5 YEARS
 3. In Case Allotment Is Cancelled/Lease Is Determined For Whatever Reason By Functional Department, Afterward Sanction Shall Automatically Be Deemed To Have Been Withdrawn.
 4. During This Period, After The Completion Of Construction It Is Necessary To Apply For Occupancy Certificate. Time Extension Charges Shall Be Payable As Applicable.
 5. If Demanded By The Authority You Shall Be Liable To Pay Charges For The Provision Of Any Further Facilities/Development/Improvement.
 6. A Copy Of The Sanction Drawing Shall Always Be Kept At Site And Shall Be Made Available To Any Officer Of The Authority On Demand.
 7. No Addition/Alteration Is Permitted In The Sanctioned Drawings. For Any Changes Prior Permission From The Authority Required.
 8. You Shall Be Responsible For Carrying Out The Work In Accordance With The Requirements Of Greater Noida Industrial Development Building Regulation 2010. And Direction Made From Time To Time.
 9. Prior Permission Is Required Before Digging An Under Ground Bore Well.
 10. No Activity Other Than As Specified In Lease Deed Shall Be Permitted In The Premises
 11. Prior Permission From The Authority Is Required For Temporary Structure Also Like Labour Huts & Site Office
 12. Gate Shall Open On To The Service Road Only. Direct Access To The Main Carriageway Shall Not Be Provided.
 13. Services, Rain Water Harvesting Shall Be Laid As Per Approval Of Authority.
 14. No Parking Of Any Kind Shall Be Permitted On R/W Of Road.
 15. Perimeter Wall Shall Have To Be Installed As Per Direction Issued By Authority.
 16. Complying With The Entire Requirement For Obtaining NOC From Various Departments Prior To Submission Of Application For Occupancy. The NOC Is Required From Ministry Of Environment & Forest Under Notification No-68(A) Dated 27-1-1994 And Its Amendment From Time To Time Or Under Notification Dated 14-09-2006 Which Ever Is Applicable. The Copy Of Shall Be Submitted To The Authority. If Construction Is Started Before Obtaining The NOC The Sanction Shall Be Treated As Cancelled.
 17. Before Starting Construction, The NOC Is Required From CENTRAL GROUND WATER AUTHORITY Under Notification Dated 15-11-2012. The copy of the NOC from C.G.W.A. shall be submitted to the authority. If the construction is started before obtaining the noc the sanction shall be treated as cancelled.
 18. The Promoter Shall Follow The Apartment Act-2010 And Its Applicability To The Project As Per Defined Rules And Amendments Made In Future. As Per The Provision Of U.P. Apartment Rules 2011.
 19. The Construction On The Plot Shall Have To Be Done In Accordance With The Provisions Of MOEF Guidelines 2010 And Honorable NGT Orders From Time To Time In This Regard.
 20. The Promoter Shall Inform The Office Of DGM(PLNG) For Site Visit When Construction Up To Plinth Level And Ground Floor Slab Level Is Reached. After Clearance From Planning Department The Promoter Can Go Ahead With Construction Beyond Plinth Level And Ground Floor Slab.
 21. The Promoter Shall Ensure That All Provision Of Real Estate Regulatory Act 2016 And Uttar Pradesh Real Estate Regulatory Rule 2016 Will Be Followed And Complied With. In Case Of Any Violation The Sanction Letter Shall Stand Automatically Cancelled.
 22. The promoter will be get labour cess registration done with labour dept. Of U.P. and submit copy in the office of DG.M. (plng.) Before starting any construction.
 23. Safety net to be provided on site while construction and after wards.
 24. Solid waste management system is to be installed.

End: Copy of sanctioned drawings ()
Copy to: G.M. (Engg.) for information and n.a.
Copy to: OSD builder dept. for information and n.a.
Copy to: S.M. (System for uploading on website).

SR. MANAGER

SR. MANAGER



ANNEXURE 4: RERA CERTIFICATE

FORM C

[See rule 6(1)]

REGISTRATION CERTIFICATE OF PROJECT

Registration is granted under section 5 of the Act to the following project under project registration number

Project Name: **Express Astra (Phase-II)**
Location: **Gautam Buddha Nagar, District - Gautam Buddha Nagar**
Promoter: **Tehshli - Gautam Buddha Nagar, District - Gautam Buddha Nagar**
Project Name: **Express Astra (Phase-II)**
Project Address: **Express Astra (Phase-II), Plot No. GH-06A, Sector-1, Greater Noida, U.P.**
Project Registered Office Address: **810, Surya Kiran Building 19, Kasturba Gandhi Marg, New Delhi-110001**
Project Corporate Office Address: **H-139, Sector-63, Noida, U.P.**
The promoter shall enter into an agreement for sale with the allottees in the form to be prescribed separately.
The promoter shall execute and register a conveyance deed in favour of the allottees or the association of the allottees, as may be, of the apartment or the common areas as per section 17;
The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for the purpose as per sub-section (2) of section 4;
The registration shall be valid for a period of 4 years commencing from 06-07-2022 and ending with 12-03-2026 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act;
The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed;
If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder;
This is a system generated certificate, need not require any signature, however authenticity of the certificate can be Verified online on the website by registration no.



ENCLOSURE 6: CONSULTANT'S REMARKS

The report is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has provided to us on the site unless otherwise mentioned in the report of which some reference has been taken from the documents sought from the client & its customer which they could provide verbally or in writing out of the standard checklist of documents sought from them and further based on certain assumptions and limiting information, facts, documents, data which has become primary basis of the report has been supplied by the owner and its management/ representatives warranted to us that the information they have supplied was accurate and true and correct to the best of their knowledge. All such information provided to us either verbally or through documents has been relied upon in good faith and we have assumed that it is true & correct without any intention or misrepresentation. I/We shall not be held liable for any loss, damages, cost or expenses arising from negligent acts, misrepresentations, or willful default on part of the owner, company, its directors, employee, representative or any other person.

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 of by the expert/ Advocate and same is not done at our end. It is assumed that the concerned Lender/ Financial Institution has been already taken and cleared by the competent Advocate before requesting for the tie up report. We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.

In the course of the preparation of this tie up report, we were provided with both written and verbal information. We have evaluated the information provided for the purpose of this engagement. Our conclusions are based on the diligence and other information provided to us by the client during the course of the assessment.

Survey 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.

We have made certain assumptions in relation to facts, conditions & situations affecting the subject of, or approach to this report 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.

This is just an opinion report based on technical & market information having general assessment & opinion on the estimated Market Value of the property for which Bank has asked to conduct the tie up report. It doesn't contain any 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.

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 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.

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, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.

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 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.

This 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 have any responsibility for the unauthorized use of this report.

We have 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 negligent acts, misrepresentations or willful default on part of the client or companies, their directors, employees or agents.

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 prospective estimated value should be considered only if transaction is happened as free market transaction.

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.

The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on demand and supply of the same in the market at the time of sale.

As our work has involved an analysis & computation of project pricing, it does not include detailed estimation, design/ structural/ 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



Valuation Intelligent System
The market information came in front of us within the limited time of this assignment, which may vary from situation to situation.

There is a sketch 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.

Information, data including title deeds provided to us during the course of this assessment by the client is provided only upto the extent required in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose.

Cost assessment assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable to the area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a prudent 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.

This tie up report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & area of operations and usage. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.

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 factors that may affect the value of the property.

Cost assessment of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly, an asset sold directly by an owner in the open market through free transaction then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while making and take decision accordingly.

This tie up report has been prepared for the property identified to us by the owner/ owner representative. At our end we have 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.

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.

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.

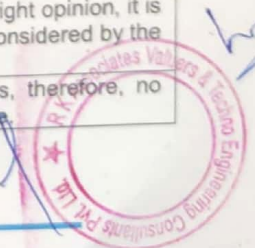
Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times 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.

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.

Drawing Map, design & detailed estimation of the property/ building is out of scope of the Project tie up services.

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.

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.



Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our pricing analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.

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.

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. 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.

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.

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 of this report to check the contents, such communication is received, it shall be presumed that the valuation report has been accepted.

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.

Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, oversight 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.

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.

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.

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.

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.

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.

