

File No.: VIS(2021-22)-PL257-228-272

Dated:02.08.2021

PROJECT TIE -UP REPORT

OF

GROUP HOUSING SOCIETY

SKA METRO VILLE

SITUATED AT

PLOT NO. GH-1B(3), SECTOR - ETA-II, GREATER NOIDA, DISTRICT- GAUTAM

BUDDH NAGAR, UTTAR PRADESH

DEVELOPED & PROMOTED BY

M/S. KAMROOP INFRABUILD PVT. LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, NOIDA, UTTAR PRADESH

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

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

VALUATION REPORT

SKA METRO VILLE, SECTOR-ETA-II, GREATER NOIDA

PART A

SUMMARY OF THE PROJECT TIE-UP REPORT

S.NO.	CONTENTS	DESCRIPTION			
1.	GENERAL DETAILS				
a.	Report prepared for	Bank			
b.	Name & Address of Organization	State Bank of India, HLST Branch, Noida, U.P			
c.	Name of Promoter	M/s. Kamroop Infra Build Pvt. Ltd.			
d.	Name of Property Owner	M/s. Kamroop Infra Build Pvt. Ltd.			
e.	Address & Phone Number of the owner	Registered Office: The Corenthum Tower, A-134, 3 rd Floor, Sector 62, Noida, Uttar Pradesh.			
f.	Type of the Property	Group Housing society			
g.	Type of Loan	NA			
h.	Type of Valuation	Project Tie-up Report			
i.	Report Type	Project Tie-Up Report			
j.	Date of Inspection of the Property	28 July 2020			
k.	Date of Valuation Report	31 July 2021			
l.	Surveyed in presence of	Promoter's representative	Mr. Himanshu Sharma Contact No. 9213111115		
m.	Purpose of the Valuation	Project Tie- up Report			
n.	Scope of the Report	Project Tie- Up Report			
o.	Out-of-Scope of Report	i. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. ii. Legal aspects of the property are out-of-scope of this report. iii. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. iv. Getting cizra map or coordination with revenue officers for site identification is not done at our end. v. Measurement is only limited upto sample random measurement. vi. Measurement of the property as a whole is not done at our end. vii. Drawing Map & design of the property is out of scope of the work.			
p.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.	
		Total 05 documents requested.	Total 03 documents provided.	03	
		Property Title document	Lease Deed	Deed No. 8317 Dated 19/03/2018	
		Approved Map	Master Site Plan	Dated 28/01/2018	
		Copy of TIR	NOC & Approvals	---	

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		Project Approval Letter		None	---
		Project NOC's issued from the concern authority		None	---
		None		None	----
		None		None	----
		None		None	----
		None		None	----
q.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property mentioned in the deed		
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property		
		<input checked="" type="checkbox"/>	Identified by the Promoter's representative		
		<input 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		

2. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION



This project tie-up report is prepared for group housing project “**SKA Metro Ville**” developed at the aforesaid address having total land area admeasuring 4.96 Acres/ 20073.92 sq.mtr. as per the Lease deed and site plan provided to us by the bank.

The subject land was leased for developing group housing project by GNIDA via lease deed dated: 19/03/2018. The subject project is developed and promoted by M/s. Kamroop Infra Build Pvt. Ltd. The developer of the project has developed a modern group housing project with all the basic amenities.

As per the master site plan, this project is comprised of Four high rise towers namely Orchid, Tulip, Zinnia, Aster. The developer has proposed to develop this group housing project in two phases i.e. phase-I & phase-II. Phase-I of the subject project comprised of tower Aster & Orchid while phase-II comprised of tower Tulip & Zinnia. The inventory details of the flats in subject project is tabulated below:-

S.No.	Tower	Floor	Type of Unit	Super Area	Total No. of Unit
1	ASTER	S+33 Floor	3 Room+ 3 Balcony + 2 Toilet	920	64
2			3 Room+ 3 Balcony + 2 Toilet	1005	128
3			4 Room+ 4 Balcony + 2 Toilet	1165	128
4	ORCHID	S+28 Floor	4 Room+ 3 Balcony + 3 Toilet	1285	162
5			5 Room+ 4 Balcony + 3 Toilet	1670	54
6	Tulip	S+28 Floor	4 Room+ 3 Balcony + 3 Toilet	1285	162
7			5 Room+ 4 Balcony + 3 Toilet	1670	54
8	Zinnia	S+32 Floor	3 Room+ 3 Balcony + 2 Toilet	920	62
9			3 Room+ 3 Balcony + 2 Toilet	1005	124
10			4 Room+ 4 Balcony + 2 Toilet	1165	124
Total					1062

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, Two Towers have been completed and finishing work is going on and Two Towers are under construction. The detailed tower wise status of the project is mentioned below: -

Phase 1

Aster & Orchid – Superstructure work completed and finishing in progress.

Phase 2

Tulip – Super structure work upto 5th floor completed

Zinnia – Super structure work upto 17th floor completed

The location of the subject project is in a good developing Sector-Eta II, Greater Noida. Subject land is approx. 200 mtr away from main Noida- Greater Noida Link road and this is a good developing residential area with other residential colonies and other societies nearby. The subject project is located on 24 mtr. wide road.

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Road Map to SKA Metro Villé



3. ENCLOSURES

a.	Part B	Valuation Report as per SBI Format Annexure-II
b.	Part C	Area description of the Property
c.	Part D	Valuation Assessment of the Property
d.	Enclosure 1	Valuer's Remark - Page No. 26-27
e.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 28-31
f.	Enclosure 3	Google Map – Page No. 32
g.	Enclosure 4	Photographs – Pages 03
h.	Enclosure 5	Copy of Circle Rate – Page 02
i.	Enclosure 6	Survey Summary Sheet – Pages xx
j.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages 04

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PART B

SBI FORMAT OF VALUATION REPORT

Name & Address of Branch	State Bank of India, HLST Branch, Noida
Name of Promoter	M/s. Kamroop Infra Build Pvt. Ltd.

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Property Owner	M/s. Kamroop Infra Build Pvt. Ltd.
	Address & Phone Number of the Owner	Registered Office: The Corenthum Tower, A-134, 3 rd Floor, Sector 62, Noida, Uttar Pradesh.
b.	Purpose of the Valuation	Project Tie-up Report
c.	Date of Inspection of the Property	28 July 2020
d.	Date of Valuation Report	2 August 2021
e.	Name of the Developer of the Property	M/s. Kamroop Infra Build Pvt. Ltd.
	Type of Developer	Private developer promoted

2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY		
a.	Location attribute of the property		
i.	Nearby Landmark	Near Grads International School	
ii.	Postal Address of the Property	SKA Metro Ville, Plot No. GH-1B(3), Sector-ETA II, Greater Noida, District Gautam Buddh Nagar, Uttar Pradesh	
iii.	Area of the Plot/ Land	Total plot area: 4.96 Acres/ 20073.92 sq.mtr.	
		Also please refer to Part-B Area description of the property.All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.	
iv.	Type of Land	Solid/ On road level	
v.	Independent access/ approach to the property	Clear independent access is available	
vi.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report	
		Coordinates or URL: 28°29'49.2"N 77°32'15.3"E	
vii.	Details of the roads abutting the property		
	1. Main Road Name & Width	Noida Greater Noida Link Road	160 mtr wide road
	2. Front Road Name & width	Sector Road	24 mtr wide road
	3. Type of Approach Road	Bituminous Road	
	4. Distance from the Main Road	200 mtr.	
viii.	Description of adjoining property	Residential Area	
ix.	Plot No./ Survey No.	Plot No. GH-1B(3)	
x.	Zone/ Sector	Residential	Sector-ETA II
xi.	Sub registrar	Greater Noida	
xii.	District	Gautam Buddh Nagar, U.P	
xiii.	Any other aspect	Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct	

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		<p>property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. At our end we have just cross verified the identification of the property with reference to the documents which client could provide to us for perusal as per our standard checklist of the documents requested from them. Method by which identification of the property is carried out is also mentioned in the report clearly. In case the property mentioned in the Valuation report is not the same on which security mortgage has been or has to be created then please inform the Valuer office immediately.</p> <p>Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.</p> <p>Getting cizra map or coordination with revenue officers for site identification is out of scope of this assignment and has not been done and has not been done at our end.</p>		
	1. Identification of the property	<input type="checkbox"/> Cross checked from boundaries of the property 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 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		
	2. Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
	3. Is the property merged or colluded with any other property	No, it is an independent single bounded property NA		
	4. City Categorization	Metro City		Urban developing
	5. Characteristics of the locality	Good		Within Residential Developing Zone
	6. Property location classification	On Wide Road	None	None
	7. Property Facing	North Facing		
b.	Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	Please refer to the attached sheet below. <i>Also please refer to Part C - Area description of the property. All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.</i>		
c.	Boundaries schedule of the Property			
i.	Are Boundaries matched	Yes, from master site plan		
ii.	Directions	As per master site plan	Actual found at Site	
	North	Road	Approach Road	
	South	Plot No. GH- 1B(1), 1B(2)	Misgun Project	
	East	Plot No. GH- 1A(1),	Low rise apartments (Atroites)	

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	West	Commercial Belt	Commercial Belt
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3.	TOWN PLANNING/ ZONING PARAMETERS		
a.	Master Plan provisions related to property in terms of Land use	Residential	
	i. Any conversion of land use done	No, the subject is leased for developing group housing project from Greater Noida Authority	
	ii. Current activity done in the property	Residential Apartment in multistoried building	
	iii. Is property usage as per applicable zoning	Yes used as Group Housing as per zoning	
	iv. Any notification on change of zoning regulation	NA	
	v. Street Notification	Residential	
b.	Provision of Building by-laws as applicable	PERMITTED	CONSUMED
	i. FAR/ FSI	Please refer to area chart description	Please refer to area chart description
	ii. Ground coverage	-----do-----	-----do-----
	iii. Number of floors	-----do-----	-----do-----
	iv. Height restrictions	-----do-----	-----do-----
	v. Front/ Back/ Side Setback	-----do-----	-----do-----
c.	Status of Completion/ Occupational certificate	Not applicable, since the subject project is under construction	Not applicable, since the subject project is under construction
d.	Comment on unauthorized construction if any	The buildings appear to be constructed as per approved building plans, visually.	
e.	Comment on Transferability of developmental rights	As per regulation of GNIDA	
f.	i. Planning Area/ Zone	Greater NOIDA Master Plan	
	ii. Master Plan currently in force	Greater Noida Master Plan - 2021	
	iii. Municipal limits	Greater Noida (GNIDA)	
g.	Developmental controls/ Authority	GNIDA	
h.	Zoning regulations	Residential	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	All adjacent properties are used for residential purpose	
j.	Comment of Demolition proceedings if any	No information available to us	
k.	Comment on Compounding/ Regularization proceedings	None	
l.	Any other aspect		
	i. Any information on encroachment	No	
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)	

4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	Lease Deed	None	None
b.	Names of the Legal Owner/s	M/s. Kamroop Infrabuild Pvt. Ltd.		

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c.	Constitution of the Property	Lease hold, have to take NOC in order to transfer	
d.	Agreement of easement if any	Not required	
e.	Notice of acquisition if any and area under acquisition	No, as per general information available in the public domain	
f.	Notification of road widening if any and area under acquisition	No, as per general information available in the public domain	
g.	Heritage restrictions, if any	No	
h.	Comment on Transferability of the property ownership	Lease hold, have to take NOC in order to transfer	
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Developer	NA
j.	Comment on whether the owners of the property have issued any guarantee(<i>personal or corporate</i>) as the case may be	No Information available to us. Bank to obtain details from the Developer.	NA
k.	Building plan sanction:		
	i. Authority approving the plan	GNIDA	
	ii. Name of the office of the Authority	GNIDA	
	iii. Any violation from the approved Building Plan	The buildings appear to be constructed as per approved building plans	
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No, not an agricultural property	
m.	Whether the property SARFAESI complaint	Yes	
n.	i. Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Tax name	---
		Receipt number	---
		Receipt in the name of	---
		Tax amount	---
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us	
	iii. Is property tax been paid for this property	Not available. Please confirm from the owner.	
	iv. Property or Tax Id No.	Not provided	
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information provided to us	
p.	Qualification in TIR/Mitigation suggested if any	Copy of TIR not given to us, hence cannot comment	
q.	Any other aspect		
	i. Since how long owners owning the Property	3 Years as per Lease Deed	
	ii. Year of Acquisition/ Purchase	Year 2018 as per Lease Deed	
	iii. Property presently occupied/ possessed by	Developer	
	iv. Title verification	To be done by the competent Advocate	

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	v. Details of leases if any	The subject land is leased from GNIDA to developing a group housing project
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5.	ECONOMIC ASPECTS OF THE PROPERTY	
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	Owner/Developer company to provide this information
d.	Property Insurance details	Owner/Developer company to provide this information
e.	Monthly maintenance charges payable	Owner/Developer company to provide this information
f.	Security charges, etc.	Owner/Developer company to provide this information
g.	Any other aspect	NA
6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY	
a.	Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Urban Developing Area
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

7.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES		
a.	Description of the functionality & utility of the property in terms of :		
	i. Space allocation		Yes (Proposed)
	ii. Storage spaces		Yes (Proposed)
	iii. Utility of spaces provided within the building		Yes, (Proposed)
	iv. Car parking facilities		Yes, (Proposed)
	v. Balconies		Yes, (Proposed)
b.	Any other aspect		
	i. Drainage arrangements		Yes
	ii. Water Treatment Plant		Yes, (Proposed)
	iii. Power Supply arrangements	Permanent	Yes, (Proposed)
		Auxiliary	DG set installed
	iv. HVAC system		No
	v. Security provisions		Yes/ Private security guards
	vi. Lift/ Elevators		Yes, (Proposed)
	vii. Compound wall/ Main Gate		Yes
viii. Whether gated society		Yes	

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ix. Internal development					
Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall	
Yes	No	Yes	Yes, Interlocking chequered tiles	Yes/ 6' high 9" brick wall	

8.	INFRASTRUCTURE AVAILABILITY						
a.	Description of Aqua Infrastructure availability in terms of:						
	i. Water Supply			Yes, by the Authority			
	ii. Sewerage/ sanitation system			Underground			
	iii. Storm water drainage			Yes			
b.	Description of other Physical Infrastructure facilities in terms of:						
	i. Solid waste management			Yes, will be done by the authority			
	ii. Electricity			Yes			
	iii. Road and Public Transport connectivity			Yes			
	iv. Availability of other public utilities nearby			Transport, Market, Hospital etc. are available in close vicinity			
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	50 mtr	2.2 km	3.0 km	3.0 km	7.7 km	3.5 km	55 km
	Availability of recreation facilities (parks, open spaces etc.)			Yes ample recreational facilities are available in the vicinity.			

9.	MARKETABILITY ASPECTS OF THE PROPERTY:		
a.	Marketability of the property in terms of		
	i. Location attribute of the subject property	Normal	
	ii. Scarcity	Similar kind of properties are easily available on demand.	
	iii. Market condition related to demand and supply of the kind of the subject property in the area	Good demand of such properties in the market.	
	iv. Comparable Sale Prices in the locality	Please refer to Part C: Valuation Assessment of the Property.	
b.	Any other aspect which has relevance on the value or marketability of the property	No	
	i. Any New Development in surrounding area	Yes	Few other residential projects are proposed and some projects are in progress
	ii. Any negativity/ defect/ disadvantages in the property/ location	No	NA

10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:	
a.	Type of construction & design	RCC framed structure (proposed)

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b.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
c.	Specifications		
	i. Class of construction	Under construction	
	ii. Appearance/ Condition of structures	Internal -Under construction External -Under construction	
	iii. Roof	Floors/ Towers	Type of Roof
		4 Towers/ S+28 to S+32 Floors	RCC (Proposed)
	iv. Floor height	10 feet (Proposed)	
	v. Type of flooring	Ceramic Tiles, Wooden, Simple marble (Proposed)	
	vi. Doors/ Windows	Wooden frame & panel doors, Wooden frame & panel doors (Proposed)	
	vii. Interior Finishing	Neatly plastered and putty coated walls – 2 Towers Completed 2 Towers work in progress	
	viii. Exterior Finishing	Simple plastered walls (Proposed)	
	ix. Interior decoration/ Special architectural or decorative feature	Good looking interiors. Medium use of interior decoration. (Proposed)	
	x. Class of electrical fittings	Internal/ Under construction	
	xi. Class of sanitary & water supply fittings	Internal/ Under construction	
d.	Maintenance issues	Not Applicable since construction work is in progress	
e.	Age of building/ Year of construction	Under Construction	Under Construction
f.	Total life of the structure/ Remaining life expected	Approx. 60-65 years (After Completion)	Approx. 60-65 years (After Completion)
g.	Extent of deterioration in the structure	Not Applicable as construction work is in progress	
h.	Structural safety	Not Applicable since construction work of the project is in progress	
i.	Protection against natural disasters viz. earthquakes etc.	All the structures are designed for seismic consideration for Zone IV	
j.	Visible damage in the building if any	Not Applicable as construction work is in progress	
k.	System of air conditioning	Individual AC installed as per buyer's requirement	
l.	Provision of firefighting	Yes (Proposed)	
m.	Status of Building Plans/ Maps	Building plans are approved by the development authority	
	i. Is Building as per approved Map	Yes, appears to be as per building plans, visually	
	ii. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	Not Applicable
		<input type="checkbox"/> Not permitted alteration	Not Applicable
	iii. Is this being regularized	No	

11.	ENVIRONMENTAL FACTORS:		
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No information available to us	

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b.	Provision of rainwater harvesting	Yes
c.	Use of solar heating and lighting systems, etc.	No information provided to us
d.	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

12.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:	
a.	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 (Proposed)

13.	PROJECT DETAILS:	
a.	Name of the Developer	M/s. Kamroop Infrabuild Pvt. Ltd.
b.	Name of the Architect	Ar. Ankit Garg (CA-2014/63468)
c.	Developer market reputation	Mid scale builder with successful track record of Project deliveries.
d.	Proposed completion date of the Project	Year 2022 for Phase-I & Year 2024 for Phase-II
e.	Progress of the Project	Phase 1 – Aster & Orchid – Construction completed and finishing in progress. Phase 2 – Tulip – 5 th floor Construction completed. 6 th floor is in progress Zinnia – 17 th floor constructed, 18 th floor is in progress.
f.	Other Salient Features of the Project (Proposed)	<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 type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area`

14.	VALUATION:	
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Sub-Point 'n' of Point 1 of Part D: Valuation Assessment Factors of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the Sub-Point 'o' of Point 1 of Part D: Valuation Assessment Factors of the report and the screenshot annexure in the report.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to Part D: Valuation Assessment Factors of the report and the screenshot annexure in the report.
d.	Summary of Valuation	For detailed Valuation calculation please refer to Point 1, 2, 3 & 4 of the Part D: Valuation Assessment Factors of the report.
	i. Guideline Value	Rs.53,19,58,880/- (Land Value Only)

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	1. Land	Rs.53,19,58,880/-
	2. Building	NA
	ii. Prospective Fair Market Value	Rs.287,00,00,000/- (After Completion)
	iii. Expected Realizable Value	Rs.229,60,00,000/-
	iv. Liquidation Value	Rs.215,25,00,000/-
	v. Valuation of structure for Insurance purpose	Rs.150,00,00,000/- (After Completion)
e.	i. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation assessment factors.
	ii. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in Point 'o' of Part D: Valuation Assessment Factors of the report and the screenshots of the references are annexed in the report for reference.

15.	Declaration (Also see Enclosure: 1 Valuer's Remarks)	<ul style="list-style-type: none"> i. The information provided is true and correct to the best of my knowledge and belief. ii. The analysis and conclusions are limited by the reported assumptions, limiting conditions and the information came to knowledge during the course of the work. Please see the Assumptions Remarks & Limiting conditions described in Part D: Valuation assessment section of the Report. iii. I/ firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook. iv. No employee or member of R.K Associates has any direct/ indirect interest in the property. v. Our authorized surveyor by name of AE Harshit Mayank has visited the subject property on 28 July 2021 in the presence of the developer's representative. vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957. vii. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank. viii. We have submitted Valuation report directly to the Bank. ix. This valuation work is carried out by our Engineering team on the request from STATE BANK OF INDIA, HLST, NOIDA.
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16.	VALUATION COMPANY DETAILS:		
a.	Name & Address of Valuer company	Wealth Tax Registration No.	Signature of the authorized person
b.	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. G-183, Preet Vihar, Delhi-110092	2303/ 1988	

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c.	Total Number of Pages in the Report with enclosures	32
d.	Engineering Team worked on the report	SURVEYED BY: AE Harshit Mayank
		PREPARED BY: AE Vibhanshu Vaibhav
		REVIEWED BY: HOD Valuations

17.	ENCLOSED DOCUMENTS:	
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates
b.	Building Plan	Enclosed with the report
c.	Floor Plan	Enclosed with the report
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Enclosed with the report
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<ul style="list-style-type: none">i. Part C: Area Description of the Propertyii. Part D: Valuation Assessment of the Propertyiii. Assumption, Remarks & Limiting conditionsiv. Valuer's Remark - Page No.26-27v. Google Map – Page No.32vi. Photographs – Pages 03vii. Copy of Circle Rate – Pages 02viii. Survey Summary Sheet – Pages xxix. Copy of relevant papers from the property documents referred in the Valuation – Pages 04

PART C
AREA DESCRIPTION OF THE PROPERTY

1.	Total Plot Area			20073.92 m ² (4.96 Acres)		
2.	Ground Coverage Area		Proposed	4807.14 m ² (23.94%)		
			Permissible	7025.872 m ² (35%)		
3.	Covered Area		UNDER FAR		Proposed	Present Status
			Residential		82957.4 m ²	Phase 1 – Aster & Orchid – Construction completed and finishing in progress. Phase 2 – Tulip – 5 th floor Construction completed. 6 th floor is in progress Zinnia – 17 th floor constructed, 18 th floor is in progress.
			Commercial		801.82 m ²	
			Total Proposed		83788.25 m ² (901888.34 ft. ²)	
			Permissible FAR for Group Housing		80295.68 m ² (3.5)	
			5% Additional FAR for Green Building Certification		3512.936 m ² (0.175)	
			Total Permissible		83808.616 m ²	
			UNDER NON-FAR			
			Basement Area		30310.49 m ²	Same as above
			Stilt Area		3389.5 m ²	
			TOTAL	Proposed	33,699.50 m ² (362738.04 ft. ²)	
				Permissible	NA	
			4.	Open/ Green Area		
Minimum Required	7675.50 m ²					
5.	Density		Proposed	2398 PPH		
			Permissible	2400 PPH		
6.	Plinth/ Built-up Area (As per IS 3861-1966)			117487.75 m ² (FAR + NON-FAR)		
7.	Carpet Area			No information available to us		
8.	Net Floor Area			No information available to us		
9.	Super Area			No information available to us		
10.	Shed Area			No information available to us		
11.	Salable Area			No information available to us		

VALUATION REPORT

SKA METRO VILLE, SECTOR-ETA-II, GREATER NOIDA

Total Blocks/ Floors/ Flats																																																																		
1.	Approved as per Revised Building Plan		Actually provided (as per site survey)		Current Status																																																													
	Phase - 1	Tower-Aster : S+33 Floors: 320 DU	Tower-Aster : S+33 Floors: 320 DU		Construction work is complete and finishing is going on																																																													
		Tower-Orchid: S+28 Floors: 216 DU	Tower-Orchid: S+28 Floors: 216 DU		Construction work is complete and finishing is going on																																																													
	Phase - 2	Tower- Tulip: S+28 Floors: 216 DU	Tower- Tulip: S+28 Floors: 216 DU		Under construction (5 th floor completed)																																																													
Tower- Zinnia: S+32 Floors: 310 DU		Tower- Zinnia: S+32 Floors: 310 DU		Under construction (17 th floor completed)																																																														
2.	Total no. of Flats/ Units	Main Units: 1062 DU	Main Units: 1062 DU																																																															
		EWS: NA	EWS: NA																																																															
	Type of Flats	<table><tr><th>S.No.</th><th>Tower</th><th>Floor</th><th>Type of Unit</th><th>Super Area</th><th>Total No. of Unit</th></tr><tr><td>1</td><td rowspan="3">ASTER</td><td rowspan="3">S+33 Floor</td><td>3 Room+ 3 Balcony + 2 Toilet</td><td>920</td><td>64</td></tr><tr><td>2</td><td>3 Room+ 3 Balcony + 2 Toilet</td><td>1005</td><td>128</td></tr><tr><td>3</td><td>4 Room+ 4 Balcony + 2 Toilet</td><td>1165</td><td>128</td></tr><tr><td>4</td><td rowspan="2">ORCHID</td><td rowspan="2">S+28 Floor</td><td>4 Room+ 3 Balcony + 3 Toilet</td><td>1285</td><td>162</td></tr><tr><td>5</td><td>5 Room+ 4 Balcony + 3 Toilet</td><td>1670</td><td>54</td></tr><tr><td>6</td><td rowspan="2">Tulip</td><td rowspan="2">S+28 Floor</td><td>4 Room+ 3 Balcony + 3 Toilet</td><td>1285</td><td>162</td></tr><tr><td>7</td><td>5 Room+ 4 Balcony + 3 Toilet</td><td>1670</td><td>54</td></tr><tr><td>8</td><td rowspan="3">Zinnia</td><td rowspan="3">S+32 Floor</td><td>3 Room+ 3 Balcony + 2 Toilet</td><td>920</td><td>62</td></tr><tr><td>9</td><td>3 Room+ 3 Balcony + 2 Toilet</td><td>1005</td><td>124</td></tr><tr><td>10</td><td>4 Room+ 4 Balcony + 2 Toilet</td><td>1165</td><td>124</td></tr><tr><td colspan="5">Total</td><td>1062</td></tr></table>					S.No.	Tower	Floor	Type of Unit	Super Area	Total No. of Unit	1	ASTER	S+33 Floor	3 Room+ 3 Balcony + 2 Toilet	920	64	2	3 Room+ 3 Balcony + 2 Toilet	1005	128	3	4 Room+ 4 Balcony + 2 Toilet	1165	128	4	ORCHID	S+28 Floor	4 Room+ 3 Balcony + 3 Toilet	1285	162	5	5 Room+ 4 Balcony + 3 Toilet	1670	54	6	Tulip	S+28 Floor	4 Room+ 3 Balcony + 3 Toilet	1285	162	7	5 Room+ 4 Balcony + 3 Toilet	1670	54	8	Zinnia	S+32 Floor	3 Room+ 3 Balcony + 2 Toilet	920	62	9	3 Room+ 3 Balcony + 2 Toilet	1005	124	10	4 Room+ 4 Balcony + 2 Toilet	1165	124	Total					1062
		S.No.	Tower	Floor	Type of Unit	Super Area	Total No. of Unit																																																											
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10				4 Room+ 4 Balcony + 2 Toilet	1165	124																																																												
Total					1062																																																													
Number of Car Parking available	Required	1070 ECS																																																																
	Upper Basement	404 ECS																																																																
	Lower Basement	471 ECS																																																																
	Stilt	32 ECS																																																																
	Surface	214 ECS																																																																
	Total	1121 ECS																																																																

All the above details are taken as per the approved site plan provided to us by the bank. Total No. of floor not included 13th floor due to superstitious reasons.

PART D**PROJECT APPROVAL DETAILS**

S.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Lease Deed from GNIDA	Deed No. 8317 Dated: 19/03/2018	Available
2.	Building Plan Approval Letter from New Okhla Industrial Development Authority	Letter No. PLG/(BP)4136/3439 Dated 28/05/2018	Approved
3.	Approved Site Plan	Dated 28/01/2018	Approved
4.	NOC for Height Clearance from Airport Authority of India	Memo No. AAI/RHQ/NR/ATM-NOC/ 2018/135/693-696 Dated: 02/05/2018	Approved
5.	NOC from Pollution control Board	Ref No. - 30148/UPPCB/GreaterNoida(UPPCBRO)/CTE/GREATER NOIDA/2018 Dated: 06/11/2018	Approved
6.	Environmental clearance NOC from SEIAA	Ref No.: 406/Parya/SEAC/4328/2018 Dated:29/10/2018	Approved
7.	NOC from Fire Service Department, Lucknow	Letter No. 162/D.D./Fa.Sa./Meerut-18(Gre. No.)/282 Dated: 16/04/2018	Approved
8.	RERA Registration Certificate	UPRERAPRJ16460 Dated: 01/09/2018	Approved
9.	Structural Stability Certificate	----	Not Provided

OBSERVATIONS: - Project meets preliminary necessary compliance statutory approvals. Bank is advised to check the status of renewal of NOC from Pollution Control Board and occupation certificates of the ready to move towers.

PART E
VALUATION ASSESSMENT OF THE PROPERTY

1.	ASSESSMENT FACTORS				
a.	Valuation Type	Group Housing Society Value		Group Housing Society Value	
b.	Scope of the Valuation	To assess Project Establishment Replacement Value			
c.	Property Use factor	Current Use		Highest &Best Use	
		Group Housing Society		Group Housing Society	
d.	Legality Aspect Factor (Refer sub clause I & j of Point 7)	Positive as per documents produced to us			
e.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio
		Rectangle	Large	On Road Level	Normal frontage
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Metro City	Good	Near to Highway	Not Applicable
			Property within developing Residential zone	NA	
				NA	
		Property Facing	North Facing		
g.	Any New Development in surrounding area	Other development		Development of other group housing projects is going on.	
h.	Any specific advantage/ drawback in the property	No			
i.	Overall property usability Factor	Normal			
j.	Comment on Property Salability Outlook	Easily sellable			
k.	Comment on Demand & Supply in the Market	Good demand of such properties in the market			
l.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
m.	Best Sale procedure to realize maximum Value	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
n.	Methodology/ Basis of Valuation	Govt. Guideline Value: Circle Rates of Greater Noida-2019			
		Market Value: Assessment of Premium charges to be paid on transfer of Lease hold rights & Building construction value is calculated on the basis of 'Depreciated Replacement Cost approach			

VALUATION REPORT

SKA METRO VILLE, SECTOR-ETA-II, GREATER NOIDA

		For knowing comparable market sales, significant local enquiries has been made from our side representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been judiciously taken seeing the market scenario. Kindly please refer below section to know the name & contact numbers from whom enquiries have been made.
o.	References on prevailing market Rate/Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	
	i.	Name: NA
		Contact No.: ----
		Nature of reference: ----
		Size of the Property: ----
		Location: ----
		Rates/ Price informed: ----
		Any other details/ Discussion held: ----
	ii.	Name: NA
		Contact No.: ----
		Nature of reference: ----
		Size of the Property: ----
		Location: ----
		Rates/ Price informed: ----
		Any other details/ Discussion held: ----
	Adopted Rates Justification	This land is for the specific purpose to develop group housing society. And Group Housing project land is mostly directly auctioned by the authority. No other sale purchase information could be known from the market survey because of very few transactions taking place in the market at present for such type of land. As per information available in public domain and discussion with market participants the prevailing land rate for group housing project is between Rs.30,000/- to Rs.40,000/- per sq.mtr. For valuation purpose we have adopted land rate of Rs.35,000/- per sq.mtr. which is reasonable in our opinion.

2.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	Rs.26,500/- per m ²	Rs.30,000/- to Rs.40,000/- per m ²
b.	Rate adopted considering all characteristics of the property	Rs.26,500/- per m ²	Rs.35,000/- per m ²
c.	Total Development Land Area considered (documents vs site survey whichever is less)	20073.92 m ² (4.96 Acres)	20073.92 m ² (4.96 Acres)
d.	Total Permissible FAR	83808.616 m ² / 902107.56 ft. ²	83808.616 m ² / 902107.56 ft. ²
e.	Total Value of land (A)	20073.92 m ² x Rs.26,500/- per m ²	20073.92 m ² x Rs.35,000/- per m ²
		Rs.53,19,58,880/-	Rs.70,25,87,200/-

VALUATION REPORT

SKA METRO VILLE, SECTOR-ETA-II, GREATER NOIDA

3.	VALUATION OF BUILDING CONSTRUCTION			
	Particulars		Expected Building Construction Value	
			FAR	NON FAR
	Structure Construction Value	Rate range	Rs.1,200/- to 1,700/-per ft. ²	Rs.1,000/- to 1,500/- per ft. ²
		Rate adopted	Rs.1,550/-per ft. ²	Rs.1,300/- per ft. ²
		Covered Area	83788.25 m ² (901888.34 ft. ²)	33699.50 m ² (362738.04 ft. ²)
		Valuation Calculation	Rs.1,550/- per ft. ² X 901888.34 ft. ²	Rs.1,300/-per ft. ² X 362738.04 ft. ²
	Total Value		Rs.139,79,26,927/-	Rs.47,15,59,452/-
a.	Depreciation percentage (assuming salvage value % per year)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor		Under construction	
c.	Structure Type/ Condition		RCC framed structure	
d.	Construction Depreciated Replacement Value (B)		Rs.186,94,86,379/-	

4.	VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	----
b.	Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	Rs.10,00,00,000/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Rs.15,00,00,000/-
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	Rs. 5,00,00,000/-
e.	Depreciated Replacement Value (C)	NA	Rs.30,00,00,000/-

5.	MARKET/ SALABLE VALUE OF THE FLATS	
a.	Total No. of DU	1062 DU
b.	Total No. Villas	NA
c.	Total No. of Studio apartments	NA
d.	Total Proposed Salable Area for flats	NA
e.	Launch Price = (approx.) (including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.2,400/- per sq.ft. (Super Area)
	Government Circle rate	Rs.26,500/- per sq.mtr

VALUATION REPORT

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	Present Market Rate (New Booking Price) (including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.3,500/- to Rs.3,850/- per sq.ft. on super area
f.	Remark	<i>The booking value of the proposed Flats varies from floor to floor, size of the flat and location of the flat i.e. park facing, corner etc. This will be a modern society and the builder proposes to construct modern flats as per the information available on public domains. As per information gathered from the public domain & market participants of that area, and it is found that booking rate for these flats is between Rs.3,500/- to Rs.3,850/- per sq.ft. on super area.</i>

S.No.	Tower	Floor	Type of Unit	Super Area	Total No. of Unit	Total Super Area	Market Rate @ Rs.3500/- per sq. ft.	Market Rate @ Rs.3850/- per sq. ft.
1	ASTER	S+33 Floor	3 Room+ 3 Balcony + 2 Toilet	920	64	58880	₹ 20,60,80,000	₹ 22,66,88,000
2			3 Room+ 3 Balcony + 2 Toilet	1005	128	128640	₹ 45,02,40,000	₹ 49,52,64,000
3			4 Room+ 4 Balcony + 2 Toilet	1165	128	149120	₹ 52,19,20,000	₹ 57,41,12,000
4	ORCHID	S+28 Floor	4 Room+ 3 Balcony + 3 Toilet	1285	162	208170	₹ 72,85,95,000	₹ 80,14,54,500
5			5 Room+ 4 Balcony + 3 Toilet	1670	54	90180	₹ 31,56,30,000	₹ 34,71,93,000
6	Tulip	S+28 Floor	4 Room+ 3 Balcony + 3 Toilet	1285	162	208170	₹ 72,85,95,000	₹ 80,14,54,500
7			5 Room+ 4 Balcony + 3 Toilet	1670	54	90180	₹ 31,56,30,000	₹ 34,71,93,000
8	Zinnia	S+32 Floor	3 Room+ 3 Balcony + 2 Toilet	920	62	57040	₹ 19,96,40,000	₹ 21,96,04,000
9			3 Room+ 3 Balcony + 2 Toilet	1005	124	124620	₹ 43,61,70,000	₹ 47,97,87,000
10			4 Room+ 4 Balcony + 2 Toilet	1165	124	144460	₹ 50,56,10,000	₹ 55,61,71,000
Total					1062		₹ 4.40.81.10.000	₹ 4.84.89.21.000

Remarks:-

1. The given rate for the subject project flats is only builder quoted price, no secondary research has been made by us related to this project.

Note:

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

VALUATION REPORT

SKA METRO VILLE, SECTOR-ETA-II, GREATER NOIDA

6.	CONSOLIDATED VALUE		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land (A)	Rs.53,19,58,880/-	Rs. 70,25,87,200/-
b.	Structure Construction Value(B)	NA	Rs.186,94,86,379/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs. 30,00,00,000/-
d.	Total Add (A+B+C)	Rs.53,19,58,880/- (Land Value Only)	Rs.286,94,86,379/-
e.	Additional Premium if any	----	----
	Details/ Justification	----	----
f.	Deductions charged if any	----	----
	Details/ Justification	----	----
g.	Total Prospective Fair Market Value[#]	NA	Rs.286,94,86,379/-
h.	Rounded Off	----	Rs.287,00,00,000/- (After Completion)
i.	EXPECTED REALIZABLE VALUE[^]	----	Rs.229,60,00,000/-
j.	Distress VALUE[*]	----	Rs.215,25,00,000/-
k.	Valuation of structure for Insurance purpose	NA	Rs.150,00,00,000/- (After Completion)

(Rupees Two Hundred and Eighty Seven Crores Only)

7.	Concluding comments if any	<p>a. Valuation of the asset is done as found on as-is-where basis.</p> <p>b. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.</p> <p>c. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.</p> <p>d. As per the scope of the assignment, Value assessment is subject to <u>Assumptions, Remarks & Limiting Conditions mentioned in Point '7' below, R.K Associates Important Notes and Valuer's Remarks(Enclosure: 1)& other enclosed documents</u> with the Report which will remain part & parcel of the report. Without these enclosures/ documents report shall stand null & void.</p>
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8.	ASSUMPTIONS REMARKS LIMITING CONDITIONS
a.	Information of the average market rates is taken based on the verbal market survey in the subject area from the local people, property agents, recent deals, demand-supply, internet postings which has been relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.
b.	Forced, compulsion, constraint, obligatory sales transactions data doesn't forms part of the Fair Market Valuation exercise.
c.	Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset.
d.	This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
e.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation 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 market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risks and should loan conservatively to keep the advanced money safe in case of any such situation.
f.	This report is prepared based on 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 and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
g.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
h.	All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents which has been relied upon.
i.	Legal aspects for eg. ownership rights, lien, charge, mortgage, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has first got the legal verification cleared by the competent Advocate before requesting for the Valuation report. In case Valuation is obtained before taking legal scrutiny or opinion then it is expected from the Bank to inform back the Valuer timely about such change of rights on the property as soon as it comes into the notice of the Bank/ Financer which may affect their charge on the mortgage asset so that accordingly Valuation modification can be done only for that portion for which the Bank has complete charge/ rights.
j.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.
k.	Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. At our end we can just cross verify the identification 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. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest.
l.	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.

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m.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then it is assumed that the Banker or the concerned organization has satisfied themselves with the approval of the Group Housing Society/ particular floor & building before allotting the Valuation case to the Valuer company.
n.	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 when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough to determine the exact lawful situation on ground for the Valuer. In case nothing specific is noted on the covered built-up area considered in the Valuation Report, the covered area present on the site as per site survey will be considered in the Valuation.
o.	In case of Valuation of Plant & Machinery or equipment, condition of machines is evaluated by visual observation only. No technical/ mechanical testing of any kind has been carried out at our end to ascertain the condition and efficiency of the machines. Valuation of Plant & Machinery is done on the basis of physical existence of the assets rather than their technical expediency.
p.	Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest, etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.
q.	Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.
r.	Valuation 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 Valuation report before reaching to any conclusion.
s.	At the outset, it is to be noted that 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 formulae 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 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 Valuation analysis can definitely help the stakeholders to make them informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.

R.K ASSOCIATES 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 ensure 100% 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 or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of 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 won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that 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.
- 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 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.

ENCLOSURE: 1- VALUER'S REMARKS


1.	Fair Market Value [#] suggested by the competent Valuer is that prospective estimated amount of the subject asset/ property in his expert & prudent opinion without any prejudice after he has carefully & exhaustively evaluated all the facts & information related to the subject asset at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.
2.	Realizable Value [^] is the minimum prospective value of the property which it may be able to realize at the time of actual property transaction factoring in potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction. Realizable value may be 10-20% less of the Fair Market Value depending on the various salability prospects of the subject property.
3.	Forced/ Distress Sale Value [*] is the value when the property has to be sold due to any compulsion or constraint like financial encumbrances, dispute, as a part of a recovery process, any defect in the property, having unclear title or any such sort of condition or situation. In this type of sale minimum disposable value is assessed which varies from 20-35% less from the Fair Market Value based on the nature, size & salability prospects of the property. In this type of sale negotiation power of the buyer is always more than the seller and eagerness of selling the property is more than buying it. Therefore the Forced/ Distress Sale Value always fetches less value.
4.	Best rates are rationally adopted based on the facts of the case came to our knowledge during the course of the assignment considering many factors like nature of the property, size, location, approach, market situation and trends.
5.	Construction rates are adopted based on present replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition, specifications based on the visual observation of the structure. No structural, physical tests have been carried out in respect of it.
6.	This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
7.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation 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 market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of any such situation.
8.	No employee or member of R.K Associates has any direct/ indirect interest in the property.
9.	Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
10.	Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
11.	This report is having limited scope as per its fields to provide only the general basic idea of the value of the property prevailing in the market based on the documents/ data/ information provided by the client. The suggested value should be considered only if transaction is happened as free market transaction.
12.	The condition assessment and the estimation of residual economic life of the structure is 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.
13.	This report is prepared based on 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 and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the original has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.

VALUATION REPORT

SKA METRO VILLE, SECTOR-ETA-II, GREATER NOIDA

14.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.
15.	Value varies with the Purpose/ Date/ Condition of the market. This report should not to be referred if any of these points are different from the one mentioned aforesaid in the Report. The Value indicated in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
16.	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.
17.	This report is prepared on the RKA V-L6 (Medium) Valuation format as per the client requirement, charges paid and the time allotted. This report is having limited scope as per its fields to provide only the general estimated basic idea of the value of the property prevailing in the market based on the information provided by the client. The Valuation assessed in this Valuation Report should hold good only if transaction is happened as per free market transaction. No detailed analysis or verification of the information is carried upon pertaining to the value of the subject property. No claim for any extra information will be entertained whatsoever be the reason. For any extra work over and above the fields mentioned in the report will have an extra cost which has to be borne by the customer.
18.	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 also before taking any business decision based on the content of this report.
19.	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.
20.	Defect Liability Period is 30 DAYS . We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above.
21.	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at valuers@rkassociates.org in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Valuation Services can be entertained due to possible change in situation and condition of the property.
22.	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.
23.	This Valuation 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 it is the responsibility of the user of this report to immediately or atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
24.	R.K Associates never releases any report doing alterations or modifications from pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
25.	If this report is prepared for the matter under litigation in any Indian court, no official or employee of R.K Associates will be under any obligation to give in person appearance in the court as a testimony. For any explanation or clarification, only written reply can be submitted on payment of charges by the plaintiff or respondent which will be 10% of the original fees charged where minimum charges will be Rs.2500/-.

ENCLOSURE: 2- REFERENCE FROM PUBLIC DOMAIN



2 BHK Residential Apartment in Eta II

SKA Metro Ville

₹ 39 Lac
₹ 3,880/sq.ft.

1,005 sq.ft. ✓
(93 sq.m.) Super built-up Area


2 BHK
2 Baths

Residential apartment for sell.Located on 4th floor out of the 32 loc... [more](#)

READY TO MOVE RESALE RERA

Posted on 14th Jul, 2021 by Owner
Suraj Singh

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



3 BHK Residential Apartment in Delta II Gr Noida

SKA Metro Ville

₹ 50 Lac
₹ 3,891/sq.ft.

1,285 sq.ft. ✓
(119 sq.m.) Super built-up Area

3 BHK
2 Baths

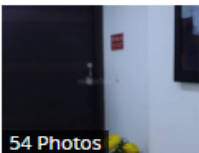
A 3 bhk apartment in etta 2 nd gr noida, greater noida is available f... [more](#)

UNDER CONSTRUCTION RESALE RERA

Posted on 27th Jun, 2021 by Owner
Saurav Rana

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

MAGICBRICKS EXCLUSIVE



54 Photos

₹ 32 Lac
[See other Charges](#)

2 BHK Apartment for Sale in SKA Metro Ville, Eta 2, Eta

CARPET AREA 900 sqft	STATUS Possession by Nov '21	FLOOR 25 out of 32 floors	TRANSACTION Resale
-------------------------	---------------------------------	------------------------------	-----------------------


luxury society, metron station only 800M ahead

[Contact Owner](#) [Get Phone No.](#) [Share Feedback](#)

Owner
Prashant Awasthi

Posted: Jul 03, '21

MAGICBRICKS EXCLUSIVE



53 Photos

₹ 40 Lac
₹ 3433 per sqft

3 BHK Apartment for Sale in SKA Metro Ville, Eta 2, Eta


SUPER AREA 1165 sqft	STATUS Ready to Move	FLOOR 20 out of 32 floors	TRANSACTION Resale
-------------------------	-------------------------	------------------------------	-----------------------

3 BHK, Multistorey Apartment is available for Sale in Eta 2, Greater Noida for 40.0 Lac(s)

[Contact Owner](#) [Get Phone No.](#) [Share Feedback](#)

Owner
Ravish

Posted: Jul 14, '21



B

BD Green Home Pvt Ltd

AGENT

3 BHK Apartment in SKA Metro Ville

ETA 2, Greater Noida

₹ 39.12 L

3,044 / sq ft

1285

Area in sq ft


Under Construction

Construction Status

Possession by Nov 2021 | 3 Bathrooms | New

View Phone

Connect Now



N

Nishikant Sharma

AGENT

3 BHK Apartment in SKA Metro Ville

ETA 2, Greater Noida

₹ 41.81 L

3,635 / sq ft

1150

Area in sq ft

Under Construction


Construction Status

Possession by Nov 2021 | 2 Bathrooms | New

3 BHK Flat and Apartment For Sale in SKA Metro Ville ETA 2: 3 BHK Apartment av... More

View Phone

Connect Now



N

Nishikant Sharma

AGENT

3 BHK Apartment in SKA Metro Ville

ETA 2, Greater Noida

₹ 38.97 L

3,388 / sq ft

1150

Area in sq ft

Under Construction


Construction Status

Possession by Nov 2021 | 2 Bathrooms | New

3 BHK Flat and Apartment For Sale in SKA Metro Ville ETA 2: It's a 3 bhk multistor... More

View Phone

Connect Now



P

ProPshop

AGENT

3 BHK Apartment in SKA Metro Ville

ETA 2, Greater Noida

₹ 39.12 L

3,044 / sq ft

1285

Area in sq ft

Under Construction

Construction Status

Possession by Oct 2024 | 2 Bathrooms | New

3 BHK Flat and Apartment For Sale in SKA Metro Ville ETA 2: A spacious 3 bhk m... More

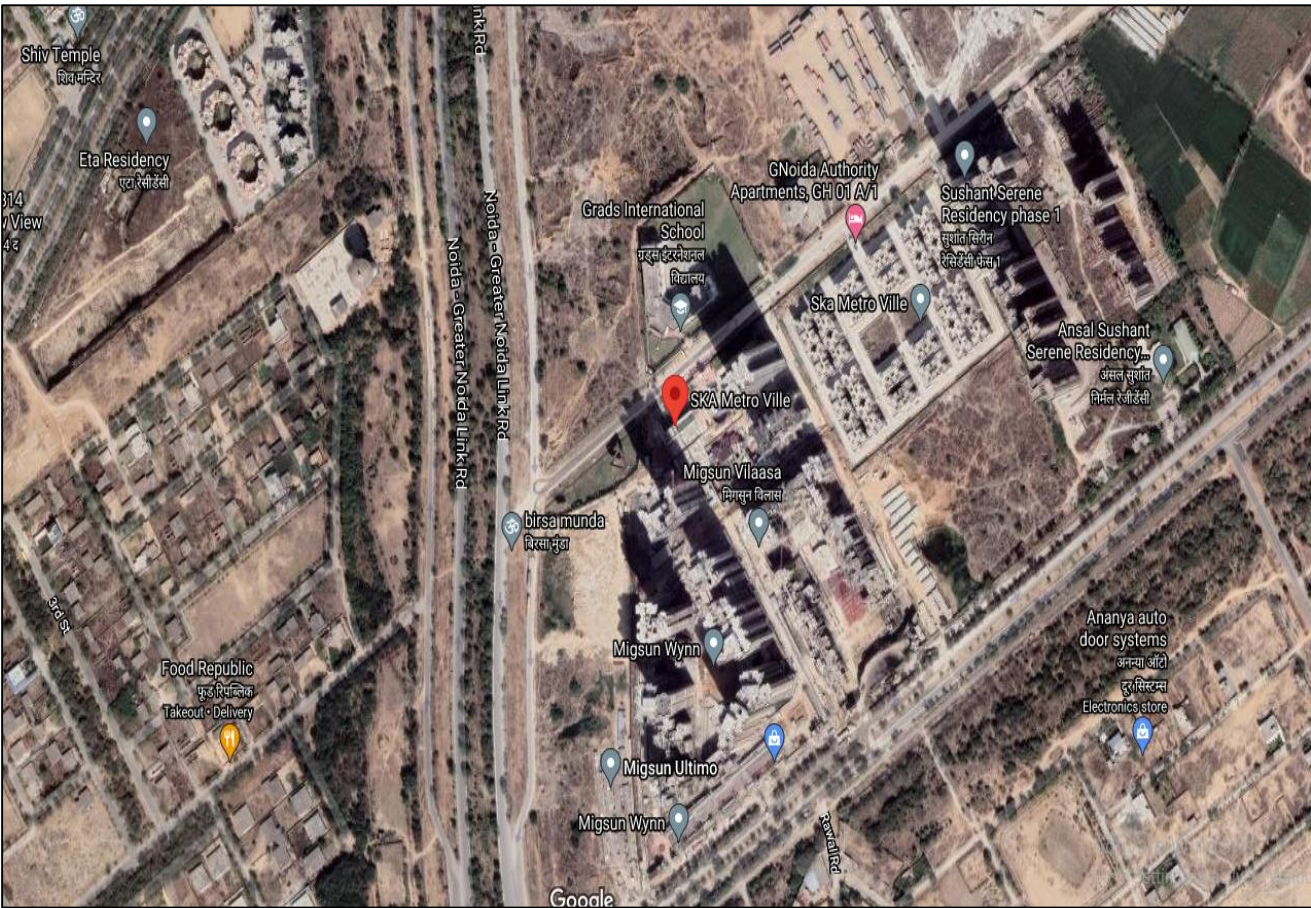
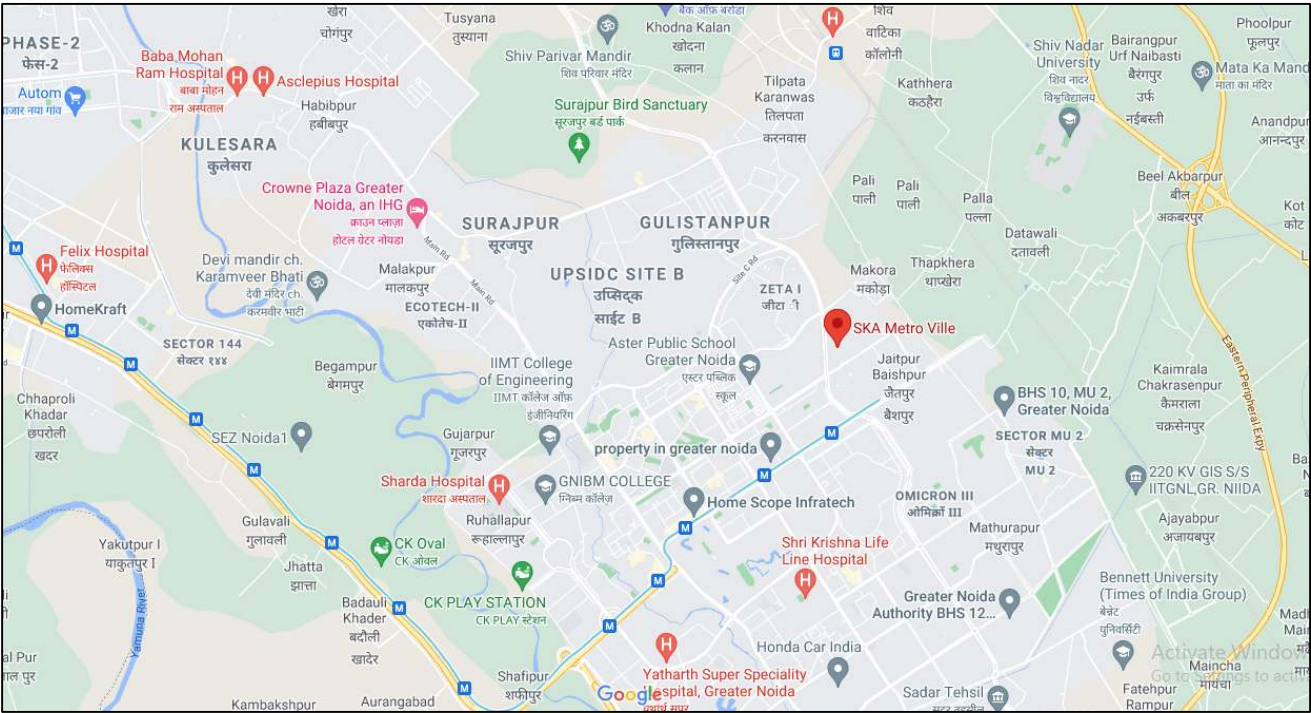
View Phone

Connect Now

FILE NO.: VIS(2021-22)-PL-257-228-272

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ENCLOSURE: 3- GOOGLE MAP LOCATION



ENCLOSURE: 4- CIRCLE RATES

क्रम सं०	सॉफ्टवेयर में आंशिक किया गया वी-कोड	मौहल्ले या राजस्व ग्राम का नाम	परगना या वार्ड या हल्का का नाम	दर प्रति वर्ग मीटर रु० में
37	0031	ईटा-1	ग्रेटर नौएडा	26,500
38	0032	ईटा-2	ग्रेटर नौएडा	26,500
39	1006	उस्मानपुर	दनकौर	5,400
40	0227	ऊँची दनकौर (दनकौर)	दनकौर	6,000
41	0045	एन0आर0आई0सिटी	ग्रेटर नौएडा	32,500
42	0069	एक्सपोमार्ट (500 वर्ग मीटर से अतिरिक्त)	ग्रेटर नौएडा	60,000
43	1069	ऐच्छर	दनकौर	9,000
44	0070	ओमेक्स आर्किड (500 वर्ग मीटर से अतिरिक्त)	ग्रेटर नौएडा	60,000
45	0071	ओमेक्स क्वाट प्लेस (500 वर्ग मीटर से अतिरिक्त)	ग्रेटर नौएडा	60,000
46	0035	ओमीकान-1	ग्रेटर नौएडा	26,500
47	0038	ओमीकान-1ए	ग्रेटर नौएडा	26,500
48	0036	ओमीकान-2	ग्रेटर नौएडा	26,500
49	0037	ओमीकान-3	ग्रेटर नौएडा	26,500
50	0026	ओमेगा-1	ग्रेटर नौएडा	27,000
51	0027	ओमेगा-2	ग्रेटर नौएडा	27,000
52	0028	ओमेगा-3	ग्रेटर नौएडा	27,000
53	1035	औरंगापुर	दनकौर	5,400
54	1163	औरंगाबाद	दनकौर	4,500
55	1068	वयामपुर	दनकौर	6,500
56	1038	कनारसी	दनकौर	5,400

ENCLOSURE: 5- PHOTOGRAPHS



