

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

CASE NO. VIS(2022-23)-PL573-467-794

DATED: 19/01/2023

PROJECT TIE-UP REPORT OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	SKA METRO VILLE

SITUATED AT

PLOT NO. GH-18(3), SECTOR – ETA-II, GREATER NOIDA, DISTRICT- GAUTAM
BUDDH NAGAR, UTTAR PRADESH

DEVELOPER/ PROMOTER

■ Corporate Valuers M/S. KAMROOP INFRABUILD PVT. LTD.

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, SECTOR-62, NOIDA, UTTAR
PRADESH

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

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

Terms of Service & Conditions & Important Remarks are available at www.rkassociates.org for reference.

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PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT

**PLOT NO. GH-1B(3), SECTOR – ETA-II, GREATER NOIDA, DISTRICT- GAUTAM
BUDDH NAGAR, UTTAR PRADESH**



PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	State Bank of India, HLST Branch, Sector-62, Noida, Uttar Pradesh
Name of Project	SKA Metro Ville
Work Order No. & Date	Assignment received through an email dated 11/01/2023

SR. NO.	CONTENTS	DESCRIPTION		
1.	GENERAL DETAILS			
i.	Report prepared for	State Bank of India, HLST Branch, Sector 62, Noida		
ii.	Name of Developer/ Promoter	M/S. Kamroop Infrabuild Pvt. Ltd.		
iii.	Registered Address of the Developer as per MCA website	Registered Office: The Corenthum Tower, A-134, 3rd Floor, Sector 62, Noida, Uttar Pradesh.		
iv.	Type of the Property	Group Housing Society		
v.	Type of Report	Project Tie-up Report		
vi.	Report Type	Project Tie-up Report		
vii.	Date of Inspection of the Property	13 January 2023		
viii.	Date of Assessment	19 January 2023		
ix.	Date of Report	19 January 2023		
x.	Property Shown by	Name	Relationship with Owner	Contact Number
		Mr. Himanshu	Employee	+91-9213111115
xi.	Purpose of the Report	For Project Tie-up for individual Flat Financing		
xii.	Scope of the Report	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.		
xiii.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work. h) Valuation techniques and principles.		
xiv.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total 04 Documents requested.	Total 04 Documents provided.	04

PROJECT TIE-UP REPORT

SKA METRO VILLE, GREATER NOIDA

		Property Title document	Lease Deed	Deed No. 8317 Dated 19/03/2018
		Area Statement	FAR & GC area details from GNIDA	Dated 28/05/2018
		Approved Map	Site Plan & Layout Plan	Dated 28/01/2018
		Other NOC's	Other NOC's	Refer to page 15
xv.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	NA
2.	SUMMARY			
i.	Total Prospective Fair Market Value	Rs.250,92,00,000/-		
ii.	Total Expected Realizable/ Fetch Value	Rs.213,28,20,000/-		
iii.	Total Expected Distress/ Forced Sale Value	Rs.188,19,00,000/-		
iv.	Total No. of Dwelling Units	1062		
v.	Carpet area of the project	7,25,890 sq. ft.		
vi.	Saleable Area of the Project	12,59,460 sq. ft.		
vii.	Inventory Cost as on "Date of Assessment"	Rs.187,83,30,788/- (Cost of Construction)		
3.	ENCLOSURES			
i.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain		
ii.	Enclosure 2	Google Map		
iii.	Enclosure 3	Photographs of The property		
iv.	Enclosure 4	Copy of Guideline rates		
v.	Enclosure 5	Other relevant documents		
vi.	Enclosure 6	Consultant's Remarks		
vii.	Enclosure 7	Survey Summary Sheet		



PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. BRIEF DESCRIPTION OF THE PROJECT

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:-

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

As per the physical progress observed during the site visit and our subsequent discussion with the person accompanying us during the visit, As per the observation during site survey and information provided by the company, Two Towers have been completed and Two Towers are under finishing process. The detailed tower wise status of the project is mentioned in the area description section of the report.

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 from and this is a good developing residential area with other residential colonies and other societies nearby. The subject project is located on 24 ft. wide approach road.

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 Grads International School		
ii.	Name of similar projects available nearby with distance from this property	Migsun Wynne, Amrapali Grand etc. are located in the close proximity of the subject property.		
iii.	Postal Address of the Project	SKA Metro Ville, Plot No. GH-1B(3), Sector-ETA II, Greater Noida, District 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°29'49.2"N 77°32'15.3"E		
vi.	Description of adjoining property	Other residential projects/ vacant land		
vii.	Plot No. / Survey No.	Refer above point 1		
viii.	Village/ Zone	---		
ix.	Sub registrar	---		
x.	District	Guatam Buddh Nagar		
xi.	City Categorization	Metro City	Urban developing	
	Type of Area	Residential Area		
xii.	Classification of the area/Society	Upper Middle Class (Good)	Urban developing	
	Type of Area	Within developing Residential zone		
xiii.	Characteristics of the locality	Good	Within urban developing zone	
xiv.	Property location classification	On Wide Road	Good location within locality	None
xv.	Property Facing	North Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Noida Greater Noida Link Road	~60 ft. wide road (@ 30 ft. for 2 lane each)	
	b) Front Road Name & width	Sector Road	~30 ft. wide road	

PROJECT TIE-UP REPORT

SKA METRO VILLE, GREATER NOIDA

	c) Type of Approach Road	Bituminous Road															
	d) Distance from the Main Road	200 mtr. approximately															
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes															
xviii.	Is the property merged or colluded with any other property	No															
xix.	BOUNDARIES SCHEDULE OF THE PROPERTY																
a)	Are Boundaries matched	No, boundaries are not mentioned in the documents.															
b)	<table border="1"> <thead> <tr> <th>Directions</th><th>As per Title Deed/TIR</th><th>Actual found at Site</th></tr> </thead> <tbody> <tr> <td>East</td><td>Plot No. GH- 1A(1)</td><td>Low rise apartments</td></tr> <tr> <td>West</td><td>Commercial Belt</td><td>Commercial Belt</td></tr> <tr> <td>North</td><td>Road</td><td>Approach Road</td></tr> <tr> <td>South</td><td>Plot No. GH- 1B(1),(2)</td><td>Migsun Project</td></tr> </tbody> </table>	Directions	As per Title Deed/TIR	Actual found at Site	East	Plot No. GH- 1A(1)	Low rise apartments	West	Commercial Belt	Commercial Belt	North	Road	Approach Road	South	Plot No. GH- 1B(1),(2)	Migsun Project	
Directions	As per Title Deed/TIR	Actual found at Site															
East	Plot No. GH- 1A(1)	Low rise apartments															
West	Commercial Belt	Commercial Belt															
North	Road	Approach Road															
South	Plot No. GH- 1B(1),(2)	Migsun Project															

3. TOWN PLANNING/ ZONING PARAMETERS

i.	Planning Area/ Zone	Greater NOIDA Master Plan -2021
ii.	Master Plan currently in force	Greater NOIDA Master Plan -2021
iii.	Municipal limits	Greater Noida (GNIDA)
iv.	Developmental controls/ Authority	Greater Noida (GNIDA)
v.	Zoning regulations	Residential
vi.	Master Plan provisions related to property in terms of Land use	Group Housing
vii.	Any conversion of land use done	NA
viii.	Current activity done in the property	Group Housing Society is under construction
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning.
x.	Any notification on change of zoning regulation	No
xi.	Street Notification	Residential
xii.	Status of Completion/ Occupational certificate	Occupational certificate not provided to us
xiii.	Comment on unauthorized construction if any	No information
xiv.	Comment on Transferability of developmental rights	Subjected to prior permission from competent authority.
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential
xvi.	Comment of Demolition proceedings if any	NA
xvii.	Comment on Compounding/ Regularization proceedings	NA
xviii.	Any information on encroachment	No encroachment observed during site visit.
xix.	Is the area part of unauthorized area/ colony	No information available

4. LEGAL ASPECTS OF THE PROPERTY				
i.	Ownership documents provided	Lease Deed	None	NA
ii.	Names of the Developer/Promoter	M/s. Kamroop Infrabuild Pvt. Ltd.		
iii.	Constitution of the Property	Lease hold, have to take NOC in order to transfer		
iv.	Agreement of easement if any	Not required		
v.	Notice of acquisition if any and area under acquisition	No, as per general information available in the public domain		
vi.	Notification of road widening if any and area under acquisition	No, as per general information available in the public domain		
vii.	Heritage restrictions, if any	No		
viii.	Comment on Transferability of the property ownership	Lease hold, have to take NOC in order to transfer		
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No, Information available to us. Bank to obtain details from the Developer	NA	
x.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No, Information available to us. Bank to obtain details from the Developer	NA	
xi.	Building Plan sanction:			
	a) Authority approving the plan	Greater Noida (GNIDA)		
	b) Any violation from the approved Building Plan	The buildings appear to be constructed as per approved building plans, visually		
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property		
xiii.	Whether the property SARFAESI complaint	Yes		
xiv.	Information regarding municipal taxes (property tax, water tax, electricity bill)	Tax name	---	
		Receipt number	---	
		Receipt in the name of	---	
		Tax amount	---	
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us		
xvi.	Is property tax been paid for this property	Not available. Please confirm from the owner.		
xvii.	Property or Tax Id No.	Not provided		
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information available.		
xix.	Property presently occupied/ possessed by	The property is currently possessed by the subject promoter/company only.		
xx.	Title verification	Title verification to be done by competent advocate as the same is out of our scope of work.		
xxi.	Details of leases if any	Not applicable		
5. SOCIO - CULTURAL ASPECTS OF THE PROPERTY				
i.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups,	Urban Developing area		



	economic levels, location of slums/squatter settlements nearby, etc.	
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

6. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES					
i.	Drainage arrangements			Yes	
ii.	Water Treatment Plant			Yes,	
iii.	Power Supply arrangements	Permanent	Yes		
		Auxiliary	Yes, D.G sets		
iv.	HVAC system			No	
v.	Security provisions			Yes (Private security Guard)	
vi.	Lift/ Elevators			Yes	
vii.	Compound wall/ Main Gate			Yes	
viii.	Whether gated society			Yes	
ix.	Car parking facilities			Yes	
x.	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes	No	Yes	Yes/ RCC, interlocking tiles	Yes

7.	INFRASTRUCTURE AVAILABILITY						
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply			Yes from municipal connection			
	b) Sewerage/ sanitation system			Yes,proposed			
	c) Storm water drainage			Yes			
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management			Yes			
	b) Electricity			Yes, will be done by the authority			
	c) Road and Public Transport connectivity			Yes			
	d) Availability of other public utilities nearby			Transport, Market, Hospital etc. available in close vicinity			
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	50 mtr	2.2 km	3.0 km	3.0 km	7.7 km	3.5 km	55 km
iv.	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby.			
8.	MARKETABILITY ASPECTS OF THE PROPERTY:						
i.	Location attribute of the subject property			Normal			
ii.	Scarcity			Similar kind of properties are available in this area			

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.	Any New Development in surrounding area	No	Few other residential projects are proposed and some projects are in progress
v.	Any negativity/ defect/ disadvantages in the property/ location	No	
vi.	Any other aspect which has relevance on the value or marketability of the property	None	
9.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:		
i.	Type of construction & design	RCC framed pillar beam column structure on RCC slab, proposed.	
ii.	Method of construction	Construction proposed to be done using professional contractor workmanship based on architect plan	
iii.	Specifications		
	a) Class of construction	Class B construction (Good)	
	b) Appearance/ Condition of structures	Internal - Good External - Good	
	c) Roof	Floors/ Blocks	Type of Roof
		4 Towers/ S+28 to S+32 Floors	RCC
	d) Floor height	Approx. 10 feet (proposed)	
	e) Type of flooring	Ceramic Tiles, Wooden	
	f) Doors/ Windows	Wooden frame & panel doors, Wooden frame & panel doors	
	g) Interior Finishing	Neatly plastered and putty coated walls – All 4 Towers Completed only finishing work in 2 towers in progress.	
	h) Exterior Finishing	Simple plastered walls	
	i) Interior decoration/ Special architectural or decorative feature	Good looking interiors. Medium use of interior decoration.	
	j) Class of electrical fittings	Internal/ Normal quality fittings (Proposed)	
	k) Class of sanitary & water supply fittings	Internal/ Normal quality fittings (Proposed)	
iv.	Maintenance issues	Newly built structure so currently no maintenance issues	
v.	Age of building/ Year of construction	Under Construction	Under Construction
vi.	Total life of the structure/ Remaining life expected	Approx. 60-65 years	Approx. 60-65 years (after Completion)
vii.	Extent of deterioration in the structure	No	
viii.	Protection against natural disasters viz. earthquakes etc.	All the proposed structures are assumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	Not applicable as project is under construction stage	
x.	System of air conditioning	As per requirement by individual flat owners on their own	
xi.	Provision of firefighting	Yes	
xii.	Status of Building Plans/ Maps	Yes, appears to be as per building plans, visually	

a) Is Building as per approved Map	Not applicable as building structure is not completed yet.	
b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
	<input type="checkbox"/> Not permitted alteration	NA
c) Is this being regularized	No information provided	

10. ENVIRONMENTAL FACTORS:		
i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	No information available to us
ii.	Provision of rainwater harvesting	Yes
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

11. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:		
i.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern structure

12. PROJECT DETAILS:		
a.	Name of the Developer	M/s. Kamroop Infrabuild Pvt. Ltd.
b.	Name of the Project	SKA Metro Ville
c.	Total no. of Dwelling units	1062 (as per FAR & GC area details & inventory)
d.	Developer market reputation	Mid scale builder with successful track record of Project deliveries.
e.	Name of the Architect	Ar. Ankit Garg (CA-2014/63468)
f.	Architect Market Reputation	New small scale Architect with no track record of any past Project. Entered into market with few residential projects.
g.	Proposed completion date of the Project	As per HRERA Gurugram- 31/12/2022
h.	Progress of the Project	Phase 1 – Aster & Orchid – Project completed Phase 2 – Tulip & Zinnia -- Construction completed only finishing work is in progress
i.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input checked="" type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housings, <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,

PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed area of the complete project		20073.92 sq. mtr. (4.96 Acres)			
2.	Ground Covera ge Area	Permitted	35 % (7025.872 sq. mtr.)			
		Proposed	23.94% (4807.14 sq. mtr.)			
3.	Covered Built-up Area	UNDER FAR		REQUIRED AS PER APPROVED MAP		ACHIEVED STATUS
		TOTAL	Proposed	Residential:	82,957.40 sq.mtr.	Phase 1 – Aster & Orchid – Project completed Phase 2 – Tulip & Zinnia -- Construction completed only finishing work is in progress
				Commercial:	801.82 sq. mtr.	
				Total	83,788.25 sq. mtr. / 9,01,896.7 sq. ft.	
			Permitted	83,808.616 sq. mtr.		
		UNDER NON-FAR		PROPOSED AS PER APPROVED MAP		ACHIEVED STATUS
		Non-FAR area	Upper basement	14,114.68 sq. mtr.	Phase 1 – Aster & Orchid – Project completed Phase 2 – Tulip & Zinnia -- Construction completed only finishing work is in progress	
			Lower basement	16,195.81 sq. mtr.		
			Stilt / Service area	3,389.5 sq. mtr.		
			Total	33,699.99 sq. mtr. / 3,62,746.7 sq. ft.		
		Total Gross Built Up Area		1,17,488 sq. mtr. / 12,64,643 sq. ft.		Phase 1 – Aster & Orchid – Project completed Phase 2 – Tulip & Zinnia -- Construction completed only finishing work is in progress
4.	Open/ Green Area	Minimum Required	7633.39 sq. mtr.			
		Proposed	7675.50 sq. mtr.			
5.	Density	Permitted	4817.74 PPH			
		Proposed	2400 PPH			
6.	Carpet Area		7,25,890 sq. ft.			
7.	Saleable Area		12,59,460 sq. ft.			



Total Blocks/ Floors/ Flats				
	Approved as per Building Plan	Actually provided		Current Status
1.	ASTER: S+33 floors ORCHID: S+28 floors TULIP: S+28 floors ZINNIA: S+32 floors	ASTER: S+33 floors ORCHID: S+28 floors TULIP: S+28 floors ZINNIA: S+32 floors		Phase 1 – Aster & Orchid – Project completed Phase 2 – Tulip & Zinnia -- Construction completed only finishing work is in progress.
2.	Total no. of Flats/ Units	1062 DU		
3.	Type of Flats	Refer to the attached sheet above		
4.	Number of Car Parking available for main units	Required	1047 ECS	
		Proposed	1121 ECS	
5.	Land Area considered	Subject Project: 20073.92 sq. mtr. (4.96 Acres)		
6.	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out due to the size of the property		
7.	Remarks & observations, if any	None		
8.	Constructed Area considered (As per IS 3861-1966)	Built-up Area	12,64,643 sq. ft. (FAR + NON FAR)	
	Area adopted on the basis of	Approved FAR & GC detail sheet		
	Remarks & observations, if any	None		

Note:

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



PART D
PROJECT APPROVAL DETAILS

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS
1.	Lease Deed from GNIDA	Deed No. 8317	Available
2.	Building Plan Approval Letter from New Okhla Industrial Development Authority	Dated: 19/03/2018	Approved
3.	Approved Site Plan	Letter No. PLG/(BP)4136/3439	Approved
4.	NOC for Height Clearance from Airport Authority of India	Dated 28/05/2018	Approved
5.	NOC from Pollution control Board	Dated 28/01/2018	Approved
6.	Environmental clearance NOC from SEIAA	Renewal NOC Memo No. AAI/RHQ/NR/ATM-NOC/ 2018/135/693-696	Approved
7.	NOC from Fire Service Department, Lucknow	Dated: 02/05/2018	Approved
8.	RERA Registration Certificate	Ref No. - 30148/UPPCB/ Greater Noida(UPPCBRO)/CTE/GREATER	Approved
9.	Structural Stability Certificate	--	Not Provided
10.	Occupancy Certificate	--	Not Provided



PART E

PROCEDURE OF ASSESMENT

1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		13 January 2023	19 January 2023	19 January 2023
ii.	Client	State Bank of India, HLST Branch, Sector 62, Noida		
iii.	Intended User	State Bank of India, HLST Branch, Sector 62, Noida		
iv.	Intended Use	To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Periodic Re-valuation of the mortgaged property		
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, ascertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the property is identified	<input checked="" type="checkbox"/>	Done from the nameplate displayed on the property	
		<input type="checkbox"/>	Identified by the owner	
		<input checked="" type="checkbox"/>	Identified by the owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input checked="" type="checkbox"/>	Cross checked from the boundaries/ address of the property mentioned in the documents provided to us	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		

2.		ASSESSMENT FACTORS		
i.	Nature of the Report	Project Tie-up		
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		Group Housing Project	Residential	Group Housing Society
		Classification	Residential Group Housing	
iii.	Basis of Inventory assessment (for Project Tie up Purpose)	Primary Basis	Market Price Assessment & Govt. Guideline Value	
		Secondary Basis	Not Applicable	
iv.	Present market state of the Asset assumed Total No. of Dwelling Units	Under Normal Marketable State		
		Reason: Asset under free market transaction state		
v.	Property Use factor	Current/ Existing Use	Highest & Best Use (in consonance to surrounding use, zoning and statutory norms)	Considered for Assessment
		Residential	Residential	Residential
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. dept. have to be taken care by Legal expert/ Advocate.		

vii.	Land Physical Factors	Shape		Size	
		Irregular		Large	
viii.	Property Location Category Factor	City Categoriza tion	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Good	On Wide Road	Refer to the attached sheet
		Urban developing	Within urban developing zone	Near to Metro Station	
			Within ordinary mid- scale Residential locality	Not Applicable	
		Property Facing			
		North Facing			
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes, proposed	Underground	Yes, proposed	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
x.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Medium Income Group			
xi.	Neighbourhood amenities	Good			
xii.	Any New Development in surrounding area	Some group housing projects are under construction in the vicinity and some are already constructed.			
xiii.	Any specific advantage/ drawback in the property	None			
xiv.	Property overall usability/ utility Factor	Restricted to a particular use i.e., Group housing (Residential) purpose only.			
xv.	Do property has any alternate use?	None. The property can only be used for residential purpose.			
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly.			
xvii.	Is the property merged or colluded with any other property	No			
		Comments: ---			
xviii.	Is independent access available to the property	Clear independent access is available			
xix.	Is property clearly	Yes			



PROJECT TIE-UP REPORT

SKA METRO VILLE, GREATER NOIDA

	possessable upon sale			
xx.	Best Sale procedure to realize maximum Value for inventory sale (in respect to Present market state or premise of the Asset as per point (iv) above)	Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxi.	Hypothetical Sale transaction method assumed for the inventory cost analysis	Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxii.	Approach & Method Used for inventory cost analysis	PROJECT INVENTORY		
		Approach for assessment	Method of assessment	
		Market Approach	Market Comparable Sales Method	
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)		
xxiv.	Market Comparable			
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	a	Name:	Mr. Vishal
			Contact No.:	+91-9310634479
			Nature of reference:	Property dealer
			Size of the Property:	Approx. similar size of our subject property
			Location:	Eta 2, Greater Noida (SKA Metro Ville)
			Rates/ Price informed:	Rs.5,400/- to Rs.6,200/- per sq. ft. on super built up area
			Any other details/ Discussion held:	The price of the flat depends on various physical attributes, like location, floor, amenities included, etc.
		b	Name:	Mr. Sarthak Srivastava
			Contact No.:	+91-9971173131
			Nature of reference:	Property Consultant
			Size of the Property:	Approx. similar size of our subject property
			Location:	Subject Vicinity (Migsun Wayne)
			Rates/ Price informed:	Around Rs.5,500/- to Rs.6,000/- on super built up area
			Any other details/ Discussion held:	The price of the flat depends on various physical attributes, like location, floor, amenities included, etc.
xxv.	Adopted Rates Justification	As per our discussion with the locals inhabitants and property dealers of the subject location we came to know that rates for residential flats in resale in the subject locality varies from Rs.5,400/- to Rs.6,000/- per sq. ft. on super built up area depending upon the various attributes of the flats.		
xxvi.	OTHER MARKET FACTORS			
	Current Market condition	Normal		
		Remarks: NA		
		Adjustments (-/+): 0%		
		Easily sellable		

	Comment on Property Salability Outlook	Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Good	Abundantly available
		Remarks: Good demand of such properties in the market	
		Adjustments (-/+): 0%	
xxvii.	Any other special consideration	Reason: NA	
		Adjustments (-/+): 0%	
xxviii.	Any other aspect which has relevance on the value or marketability of the property	NA	
		Adjustments (-/+): 0%	
xxix.	Final adjusted & weighted Rates considered for the subject property	~Rs.31,429/- per sq. mtr. for land (as per the lease deed) and Rs.5,400/- to Rs.6,000/- per sq. ft. on Saleable Are (Ongoing basic selling price of builder/developer) for built-up dwelling unit	
xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.	
xxxi.	Basis of computation & working		
	<p>a. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.</p> <p>b. However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore the cost of land which is Rs.63,09,07,544/- (~Rs.31,429/- per sq. mtr.), has been taken as per the information mentioned in CA Certificate. This includes acquisition cost, development rights, additional far, stamp duty, and registration charges.</p> <p>c. For calculating FAR & NON-FAR we have adopted the data as per the FAR & GC details provided to us by client.</p> <p>d. Also, since this is a Licensed land for group housing project on which the developer has started selling the flats which includes the proportionate land portion 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.</p> <p>e. 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.</p> <p>f. 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.</p> <p>g. 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.</p> <p>h. For knowing comparable market rates, significant discreet local enquiries have been made from our</p>		



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 it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.



v. Project tie up is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xxxii.

ASSUMPTIONS

- 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.

xxxiii.

SPECIAL ASSUMPTIONS

None

xxxiv.

LIMITATIONS

None

3.	COST ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Cost of Land as per UPRERA
a.	Prevailing Rate range	Rs.26,500/- per sq.mtr.	---
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.26,500/- per sq.mtr.	---
d.	Total Land Area/ FAR Area considered (documents vs site survey whichever is less)	4.96 acres / 20,073.92 sq.mtr	4.96 acres / 20,073.92 sq.mtr
e.	Total Value of land (A)	Rs.26,500/- per sq.mtr.. X 20,073.92 sq.mtr	Rs.63,09,07,544/-
		Rs.53,19,58,880/-	Rs.63,09,07,544/-

Note:

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

b. However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore the cost of land which is Rs. 63,09,07,544/- (~Rs. 31,429/- per sq. mtr.), has been taken as per the information mentioned in CA Certificate submitted at UPRERA. This includes acquisition cost, development rights, additional far, stamp duty, registration fees charges.

c. For calculating FAR & NON-FAR we have adopted the data as per the FAR & GC details provided to us by client.

4. COST ASSESSMENT OF BUILDING CONSTRUCTION				
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR	NON-FAR
	Building Construction Value	Rate range	Rs.1,400/- to 1,800/- per sq. ft.	Rs.1,000/- to 1,400/- per sq. ft.
		Rate adopted	Rs.1,600/- per sq. ft.	Rs.1,200/- per sq. ft.
		Built-up Area	83,788.25 sq. mtr. / 9,01,896.7 sq. ft.	33,699.99 sq. mtr. / 3,62,746.7 sq. ft.
		Pricing Calculation	Rs.1,600/- per Sq. ft. X 9,01,896.7 sq. ft.	Rs. 1,200/- per sq. ft. x 3,62,746.7 sq. ft.
		Total Value	Rs.144,30,34,757/-	Rs.43,52,96,031/-
a.	Depreciation percentage (Assuming salvage value % per year)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor		NA	
c.	Structure Type/ Condition		RCC framed structure / Good	
d.	Construction Depreciated Replacement Value (B)		Rs.187,83,30,788/-	

5. COST ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS			
	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements (Add lump sum cost)	----	Incorporated in the above valuation
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	Incorporated in the above valuation
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Incorporated in the above valuation
d.	Add extra for internal & external development and other facilities (Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach Road, Play Area, etc.)	----	Incorporated in the above valuation
e.	Expected Construction Value (C)	----	Incorporated in the above valuation

6. MARKET/ SALABLE AMOUNT OF THE FLATS		
a.	Total No. of DU	1062
b.	Total No. of EWS Units	No information available.
c.	Total Proposed Saleable Area for flats	11,21,582 sq. ft.
d.	Launch Price = (approx.)	No information is provided

	(Including PLC + Car Parking + EDC + IDC + Club & other charges)	
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.5,500/- to Rs.6,200/- per sq. ft. on salable area (Approx.)
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.5,500/- to Rs.6,000/- per sq. ft. on salable area
e.	Remarks	The value of flats in the subject locality varies from Rs.5,400/- to Rs.6,000/- per sq. ft. on salable area depending upon various physical attributes and amenities available within a group housing society. In our opinion, the same has been considered fair and reasonable for estimating the value of inventory of the subject project.

Residential Units Sale Price (Inventory Analysis):

S.No.	Tower	Floor	Type of Unit	Super Area (sq. ft.)	Total No. of Unit	Total Super Area (sq. ft.)	Market Rate @ Rs.5500/- per sq. ft. on super area (In Cr.)	Market Rate @ Rs.6000/- per sq. ft. on super area(In Cr.)
1	ASTER	S+33 Floor	3 Room+ 3 Balcony + 2 Toilet	920	64	58,880	₹ 32.38	₹ 35.33
2			3 Room+ 3 Balcony + 2 Toilet	1005	128	1,28,640	₹ 70.75	₹ 77.18
3			4 Room+ 4 Balcony + 2 Toilet	1165	128	1,49,120	₹ 82.02	₹ 89.47
4	ORCHID	S+28 Floor	4 Room+ 3 Balcony + 3 Toilet	1285	162	2,08,170	₹ 114.49	₹ 124.90
5			5 Room+ 4 Balcony + 3 Toilet	1670	54	90,180	₹ 49.60	₹ 54.11
6	TULIP	S+28 Floor	4 Room+ 3 Balcony + 3 Toilet	1285	162	2,08,170	₹ 114.49	₹ 124.90
7			5 Room+ 4 Balcony + 3 Toilet	1670	54	90,180	₹ 49.60	₹ 54.11
8	ZINNIA	S+32 Floor	3 Room+ 3 Balcony + 2 Toilet	920	62	57,040	₹ 31.37	₹ 34.22
9			3 Room+ 3 Balcony + 2 Toilet	1005	124	1,24,620	₹ 68.54	₹ 74.77
10			4 Room+ 4 Balcony + 2 Toilet	1165	124	1,44,460	₹ 79.45	₹ 86.68
Total					1062	12,59,460	₹ 692.70	₹ 755.68



7. CONSOLIDATED COST ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs.53,19,58,880/-	Rs.63,09,07,544/-
b.	Structure Construction Value (B)	---	Rs.187,83,30,788/-
c.	Additional Aesthetic Works Value (C)	---	Incorporated in the building valuation
d.	Total Add (A+B+C)	Rs.53,19,58,880/-	Rs.250,92,38,332/-
e.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	Total Indicative & Estimated Prospective Fair Market Value	Rs.53,19,58,880/-	Rs.250,92,38,332/-
h.	Rounded Off	Rs.53,19,58,880/-	Rs.250,92,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Two Hundred & Fifty Crores Ninety Two Lakhs Only
j.	Expected Realizable Value	---	Rs.213,28,20,000/-
k.	Expected Distress Sale Value	---	Rs.188,19,00,000/-
l.	Percentage difference between Circle Rate and Market Value	More than 20%	
m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	Concluding Comments/ Disclosures if any		
	a. The latest guidelines for the building construction are not available on the U.P. government's website so we have only considered for land valuation.		
	b. The subject property is a Group Housing project.		
	c. We are independent of client/ company and do not have any direct/ indirect interest in the property.		
	d. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		
	e. In this Project Tie-up report, we have not adopted any Market Valuation of Land 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.		

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

o. **IMPORTANT KEY DEFINITIONS**

***Fair Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Report.*

Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within

the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.

Fair Market Value suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Report.

Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.

Market Value suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing buyer and willing seller on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities at an arm's length transaction in an open, established & unrestricted market, in an orderly transaction, wherein the parties, each acted without any compulsion on the date of the Valuation.

Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the market Value definition.

Realizable Value is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.

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

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

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

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

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

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

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

p. **Enclosures with the Report:**

- Enclosure I: Screenshot of the price trend references of the similar related properties available on public domain
- Enclosure II: Google Map Location
- Enclosure III: Photographs of the property
- Enclosure IV: Copy of Circle Guideline Rate
- Enclosure V: Other Relevant Documents/Articles taken for reference.
- Enclosure VI: Consultant's Remarks



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
Parveen Sharma	Babul Akhtar Gazi	Ashish Sawe
		



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

99acres Buy Enter Locality / Project / Society / Landmark

Home > Property in Greater Noida > Flats in Greater Noida > Flats in Eta 2 > 3 BHK Flats in Eta 2

Posted on Jan 03, 2023 | Ready to

₹65 Lac @ 5,306 per sq.ft.
Estimated EMI ₹51,916
99acres estimated price ₹32 - 37 L

3BHK 2Baths
Residential Apartment for Sale
in Migsun Wynne, Eta 2, Greater Noida, U.P.

RERA STATUS REGISTERED | Registration No: UPRERAPR/2769 | Website: http://up-rera.in/

Overview Society Owner Details Price Trends Recommendations Articles >

Property (1) Society (32)

Area
Super Built up area 1225 sq.ft. (112.81 sq.m.)

Price
₹ 65 Lac
@ 5,306 per sq.ft. (All inclusive)

Floor Number
12th of 25 Floors

Configuration
3 Bedrooms, 2 Bathrooms, 3 Balconies
View Floor Plan

Address
Migsun Wynne
Eta 2, Greater Noida

Property Age
0 to 1 Year Old View Construction Status

Floor Plan (1/1)

99acres Buy Enter Locality / Project / Society / Landmark

Home > Flats in Greater Noida > Flats in Eta 2 > 2 BHK Flats in Eta 2

Posted on Dec 01, 2022

₹47 Lac @ 5,108 per sq.ft.
Estimated EMI ₹37,539
99acres estimated price ₹23 - 27 L

2BHK 2Baths
Residential Apartment for Sale
in SKA Metro Ville, Eta 2, Greater Noida, U.P.

RERA STATUS REGISTERED | Registration No: UPRERAPR/16460 | Website: http://up-rera.in/

Overview Society Owner Details Price Trends Registry Record Recommendation >

Property (22) Society (36)

Area
Super Built up area 920 sq.ft. (85.37 sq.m.)

Price
₹ 47 Lac
@ 5,108 per sq.ft.

Floor Number
27th of 32 Floors

Configuration
2 Bedrooms, 2 Bathrooms

Address
SKA Metro Ville
Eta 2, Greater Noida

Property Age
0 to 1 Year Old

Photos (1/22)



99acres

Buy ▾ Enter Locality / Project / Society / Landmark

Home > Flats in Greater Noida > Flats in Eta 2 > 2 BHK Flats in Eta 2

Posted on Oct 06, 2022

₹55 Lac

@ 5,472 per sq.ft.

Estimated EMI ₹43,929

99acres estimated price ₹26 - 30 L

2BHK 2Baths

Residential Apartment for Sale

in SKA Metro Ville, Eta 2, Greater Noida, U.P.

HERA STATUS

REGISTERED

Registration No: UPRERAPRJ16460

Website: <http://up-rera.in/>

Overview

Society

Owner Details

Price Trends

Registry Record

Recommendation >

Property (8)

Society (36)

Photos (1/8)

Area

Super Built up area 1005 sq.ft. ▾

(93.37 sq.m.)

Configuration

2 Bedrooms, 2 Bathrooms, 3 Balconies

Price

₹ 55 Lac+ Govt Charges & Tax

@ 5,472 per sq.ft.

Address

SKA Metro Ville

Eta 2, Greater Noida

Floor Number

2nd of 32 Floors

Property Age

0 to 1 Year Old

ENCLOSURE 2: GOOGLE MAP LOCATION



Activano Engineering Consultants Pvt. Ltd.

ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY

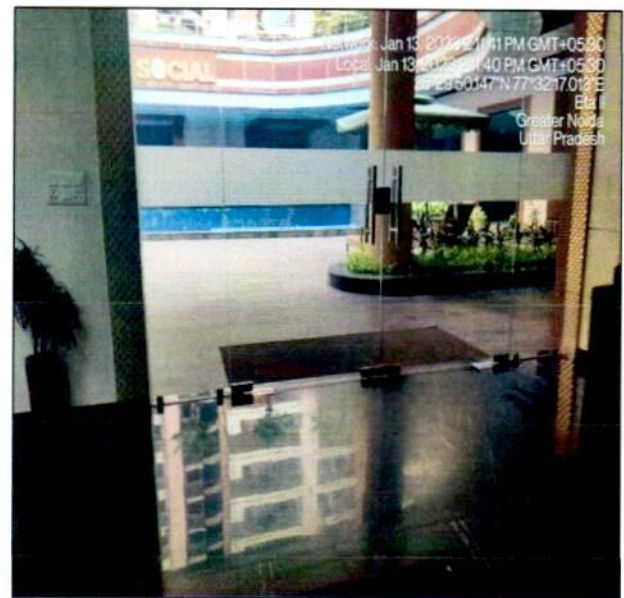


Signature
R.K. Associates
Valuers & Techno Engineering Consultants Pvt. Ltd.



PROJECT TIE-UP REPORT

SKA METRO VILLE, GREATER NOIDA



ENCLOSURE: 4- COPY OF CIRCLE RATE

क्रम सं०	सॉफ्टवेयर में आबंटित किया गया बी-कोड	महिल्ले या राजस्व ग्राम का नाम	परगना या बार्ड या हल्का का नाम	दर प्रति वर्ग मीटर रु० में
37	0031	ईटा-1	ग्रेटर नोएडा	26,500
38	0032	ईटा-2	ग्रेटर नोएडा	26,500
39	1006	बनारसपुर	दनकोर	5,400
40	0227	ऊँची दनकोर (दनकोर)	दनकोर	6,000
41	0045	एनडआरआई0सिटी	ग्रेटर नोएडा	32,500
42	0069	एक्सप्रेसवे (500 वर्ग मीटर से अधिक)	ग्रेटर नोएडा	60,000
43	1069	एचएच	दनकोर	9,000
44	0070	ओमेक्स आर्किड (500 वर्ग मीटर से अधिक)	ग्रेटर नोएडा	60,000
45	0071	ओमेक्स बनावट प्लेस (500 वर्ग मीटर से अधिक)	ग्रेटर नोएडा	60,000
46	0035	ओमीकन-1	ग्रेटर नोएडा	26,500
47	0038	ओमीकन-1ए	ग्रेटर नोएडा	26,500
48	0036	ओमीकन-2	ग्रेटर नोएडा	26,500
49	0037	ओमीकन-3	ग्रेटर नोएडा	26,500
50	0026	ओमेगा-1	ग्रेटर नोएडा	27,000
51	0027	ओमेगा-2	ग्रेटर नोएडा	27,000
52	0028	ओमेगा-3	ग्रेटर नोएडा	27,000
53	1035	औरंगापुर	दनकोर	5,400
54	1163	औरंगाबाद	दनकोर	4,500
55	1068	बयामपुर	दनकोर	6,500
56	1038	कनारसी	दनकोर	5,400

Activate Windows
Go to Settings to activate Windows.

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ENCLOSURE 5: OTHER RELEVANT DOCUMENTS

DOCUMENT 1: PROPERTY TITLE DOCUMENT (LEASE DEED)

LEASE DEED

This Lease Deed made on **16 day of March, 2018** between the **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**, Plot No.1, Sector-Knowledge Park-IV, Greater Noida Dist. Gautam Budh Nagar (U.P.) a body corporate constituted under Section 3 read with 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, assigns) of the **One Part** and **M/s. KAMROOP INFRABUILD PRIVATE LIMITED**, a company within the meaning of Companies Act, 1956, having its registered office at The Corenthum Tower A-134, 3rd Floor, Sector-62, Noida(U.P.) through its authorized signatory Mr. Rajan Kumar Jha S/o. Sh. Yoganand Jha R/o F-4, A-31, Shalimar Garden Ext.-2, Sahibabad, Ghaziabad (U.P.) duly authorized by its Board of Directors vide Resolution dated 07.03.2018 (hereinafter called the Lessee which expression shall unless the context does not so admit, include its representatives, administrators and permitted assigns) of the **Other Part**.

WHEREAS the plot hereinafter described forms part of the land acquired under the Land Acquisition Act 1894 and developed by the Lessor for the purpose of setting up an urban and industrial township.

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the plot on the terms and conditions hereinafter appearing for the purpose of constructing Group Housing Residential Flats and/or Residential Plots (in case of plotted development) according to the setbacks and building plan approved by the Lessor.

AND WHEREAS the Lessor has through a Sealed Two-Bid tender System awarded / allotted to the CONSORTIUM CONSISTING OF –

1. SJP INFRACON LIMITED- LEAD MEMBER
2. SRP BUILDWELL PRIVATE LIMITED- RELEVANT MEMBER
3. SJP HOTELS & RESORTS PRIVATE LIMITED- RELEVANT MEMBER
4. SJP INDIA ASSOCIATES- RELEVANT MEMBER

the Plot No. GH-01B, SECTOR-ETA-II, GREATER NOIDA, after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/ Acceptance Letter No. PROP/BRS-01/2014-15/1444, dated 07.07.2014 and Allotment Letter No. PROP/BRS-01/2014-15/1590, dated 07.08.2014 and for the

Techno Engineering

PROJECT TIE-UP REPORT

SKA METRO VILLE, GREATER NOIDA

Whereas the lessor approved the aforesaid sub-division and name and status of **M/s. KAMROOP INFRABUILD PRIVATE LIMITED** on the request of consortium in accordance with the Clause C-8(e) of the brochure/bid document of the scheme, to develop and market the project on demarcated/sub-divided Plot No.GH-1B(3), Sector-ETA-II, Greater Noida measuring 20073.90 square meter vide letter dated 25.05.2017.

AND it has been represented to the lessor that the Consortium members have agreed amongst themselves that **M/s. KAMROOP INFRABUILD PRIVATE LIMITED (Lessee)** having its registered office at The Coenthum Tower A-134, 3rd Floor, Sector -62, Noida (U.P.) shall solely develop the project on the demarcated/sub-divided Builders Residential / Group Housing Plot No.GH-1B(3), Sector-ETA-II, Greater Noida. Accordingly, lease deed in favour of **M/s. KAMROOP INFRABUILD PRIVATE LIMITED (lessee)** for Builders Residential / Large Group Housing Sub Divided Plot No. GH-1B(3), Sector-ETA-II, Greater Noida measuring 20073.90 square meter is being executed through this lease deed.

The lead member of the consortium shall have to retain at least 26% of the shareholding as per MOA, till the completion certificate of at least one phase of the project or 40% construction of total FAR is obtained from Greater NOIDA Authority.

(i). **NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-**

1. This in consideration of the total premium of the sub divided plot (having area 20073.90 sq.m) is **Rs. 48,91,07,544.00** (Rupees Forty Eight Crores Ninety One Lakh Seven Thousand Five Hundred Forty Four only) out of which amount **Rs. 10,62,73,544.00** have been paid by the Lessee to the Lessor (the receipt whereof the Lessor doth hereby acknowledge). The balance premium i.e. **Rs. 38,28,34,000.00** of the plot along with interest (Rs.43,81,61,379.00 as on 25.05.2017) shall be payable in 11 half yearly installments along with @11% p.a. as per re-scheduled payment plan in the following manner :-

Head	Due date	Payable Premium	Payable Interest	Total payable installment	Balance premium
INSTALMENT NO.1	05.11.2017	39832853.00	23192542.00	63025395.00	398328526.00
INSTALMENT NO.2	05.05.2018	39832853.00	21908068.93	61740921.93	358495673.00


LESSOR

For Kamroop Infrabuild Pvt. Ltd.


LESSEE



DOCUMENT 2: REGISTRATION CERTIFICATE

FORM C

[See rule 6(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Act to the following project under project registration number
UPRERAPRJ16460

Project Name : SKA metro Ville

Project Address : Tehshil - Gautam Buddha Nagar, District - Gautam Buddha Nagar

1.KAMROOP INFRABUILD PVT LTD firm / society / company / competent authority having its registered office / principal place
of business at THE CORENTHUM134, TOWER-A , 3RD FLOOR, SEC-62NOIDA .

2.This registration is granted subject to the following conditions, namely:-

- (i) The Promoter shall enter into an agreement for sale with the allottees in the form to be prescribed separately;
- (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17;
- (iii) 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 clause (D) of clause (1) of sub-section (2) of section 4;
- (iv) The registration shall be valid for a period of 6 years commencing from 07-06-2018 and ending with 25-11-2024 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act;
- (v) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
- (vi) 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;

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

This is system generated certificate, need not require any signature, however authenticity of the certificate can be Verified any time on the website by registration no.



PROJECT TIE-UP REPORT

SKA METRO VILLE, GREATER NOIDA

DOCUMENT 3: ENVIRONMENTAL CLEARANCE NOC FROM SEIAA

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.
Vinod Khand, I, Ganga Nagar, Lucknow - 226 010
Phone : 91-522-2880541, Fax : 91-522-2880541
E-mail : dseiaa@up.gov.in
Website : www.seiaaup.in

To,
M/s Kamroop Infrabuild Pvt. Ltd.,
Corenthum tower, A-134,
3rd floor, Sector-62,
Noida- 201307.

Ref. No. 406 /Parya/SEAC/4328/2018 Date: 29 October, 2018

Sub: Environmental Clearance for Group Housing Project "SKA Metro Ville" at Plot No. - GH-1 B(3), Sector-ETA-II, Greater Noida, District- Gautam Budh Nagar, U.P., M/s Kamroop Infrabuild Pvt. Ltd. Regarding.

Dear Sir,

Please refer to your application/letters 03-06-2018 & 14-06-2018 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 matter in its meetings held on dated 06-09-2018 and SEIAA in its meeting dated 01/10/2018.

A presentation was made by the project proponent along with their consultant M/s Ascenso Enviro Pvt. Ltd. The proponent, through the documents submitted and the presentation made, informed the committee that:-

1. The environmental clearance is sought for Group Housing Project "SKA Metro Ville" at Plot No. - GH-1 B(3), Sector - ETA-II, Greater Noida, District- Gautam Budh Nagar, U.P., M/s Kamroop Infrabuild Pvt. Ltd.
2. Salient features of the project:


Name and Location of the Project	Group housing project "SKA Metro Ville" at Plot No GH-1B(3) Sector -ETA-II, Greater Noida (U.P.)
Developers of the project	M/s Kamroop Infrabuild Pvt Ltd
Total Plot Area	20073.92 sq. m. (2.00 Hectares approx)
Built-up Area	128004.42 sq. m
Number of Dwelling Unit	1062 Main Dwelling Units
Total Fresh Water Requirement	364.0 KLD
Power Requirement	2714.0 KVA
Power Backup	DG set of Capacity : 500 KVA X 3 Nos = 1500 KVA
Total Parking Proposed	Parking Proposed - 1121 ECS
Solid Waste to be Generated	2.172 MT/Day - Municipal solid waste & 29.0 kg/day - Horticulture waste Out of Total Solid Waste, Organic waste will be 869.0 Kg/Day and rest 1303.0 Kg/Day will be inorganic waste.
Total Project Cost	290.0 Crores
Solar Lights	The 100% basement lighting will be done through solar lighting system.

3. Area details of the project:

S. No.	Particulars	Area in Sq.m.	Percentage
1	Plot Area	20073.92	---
2	Permissible Ground Coverage	7025.872	35.0% of plot area

Page 1 of 10

DOCUMENT 4: NOC FOR HEIGHT CLEARANCE FROM AIRPORT AUTHORITY OF INDIA



**भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA**

No: AA1/RHB/NR/ATM/NOC/2018/135/693-696

M/s Kamrup Infrabuild Private Limited

Corenthum Tower, A-134, 3rd Floor,
Sector-62, Noida-201301

Date: 02-05-2018

Valid Upto: 01-05-2026

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	SAFD/NORTH/B/041718/298837
Applicant Name*	Lalit Narayan Jha
Site Address*	SKA Metroville, Plot No. G.H.-1B(3), Sector- ETA II, Greater Noida, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh
Site Coordinates*	77 32 13.87-28 29 44.95, 77 32 14.83-28 29 49.10, 77 32 16.78-28 29 48.98, 77 32 18.77-28 29 51.82, 77 32 20.88-28 29 48.95.
Site Elevation in mtrs AMSL as submitted by Applicant*	208.1 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	307.9 M

*As provided by applicant

3. This NOC is subject to the terms and conditions as given below:

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

c. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

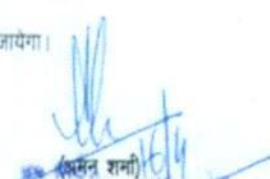
d. The issue of the "NOC" is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, परिचालन कार्यालय परिसर रंगपुरी, नई दिल्ली - 110037 दूरभाष संख्या - 91-11-25653566
Regional headquarter Northern Region, Operational Offices Complex Rangpuri, New Delhi-110 037 Tel: 91-11-25653566

" हिंदी पत्रों का स्वागत है ।"



DOCUMENT 5: PROVISIONAL FIRE NOC:

कार्यालय पत्रांक: 1/डी0डी0/का0स0/मेरठ-18(ग्रे0नी0)/282.	उपनिदेशक	फायर सर्विस	मेरठ/सहारनपुर	परिक्षेत्र।
			दिनांक: अप्रैल 16	2018
प्राकृप-घ				
औपबधिक (provisional) अनापत्ति प्रमाण पत्र				
यूआईडी संख्या-2018/42931/जीबीएन/गौतमबुद्धनगर/8837/जे0डी0				
दिनांक-03-04-2018				
<p>प्रमाणित किया जाता है कि (भवन/प्रतिष्ठान का नाम) <u>मैसर्स कामरूप इन्फाबिल्ड प्रा0लि0(एसकेए मैट्रो विले)</u> पता प्लॉट नं0 <u>जी0एच0-01बी0(3), सेक्टर ईटा-02, ग्रेटर नौएडा जनपद गौतमबुद्धनगर उ0प्र0</u>, जिसमें प्रस्तावित आवासीय भवन के तलों की संख्या-(<u>स्लॉक एस्टर-स्टिल्ट+33 तल</u>) (<u>स्लॉक जिनिया-स्टिल्ट+32 तल</u>) (<u>स्लॉक टुलिप-स्टिल्ट+29 तल</u>) (<u>स्लॉक ऑर्बैंड-स्टिल्ट+28 तल</u>) कुल-04 टावर एवं बेसमेंट की संख्या-02 है, जिनकी अधिकतम ऊँचाई- (<u>स्लॉक एस्टर-99.80 मीटर</u>) (<u>स्लॉक जिनिया-97.90 मीटर</u>) (<u>स्लॉक टुलिप-88.90 मीटर</u>) (<u>स्लॉक ऑर्बैंड-85.90 मीटर</u>) तथा प्लॉट एरिया-20,073.92 वर्ग मी0 है। भवन का अधिनोग (भवन स्वामी/अधिनोगी अथवा कम्पनी का नाम) <u>मैसर्स कामरूप इन्फाबिल्ड प्रा0लि0(एसकेए मैट्रो विले)</u>, द्वारा किया जायेगा। इनके द्वारा अग्नि निवारण एवं अग्नि सुरक्षा के समस्त प्राविधानों का समायोजन एन0बी0सी0 एवं तत्सम्बन्धी भारतीय मानक ध्यूरो के आई0एस0 मानकों की संस्तुतियों के अनुरूप किया गया है। इस भवन को प्रवीजनल अनापत्ति प्रमाण पत्र (एन0बी0सी0 की अधिनोग श्रेणी) <u>आवासीय भवन श्रेणी ए0-04</u>, के अन्तर्गत इस शर्त के साथ के साथ दिया जा रहा है कि प्रस्तावित भवन में सभी मानकों का अनुपालन किया जायेगा तथा भवन के निर्माण के पश्चात तथा भवन के अधिनोग से पूर्व अग्नि एवं जीव रक्षा प्रमाण पत्र (fire & Life safety certificate) प्राप्त किया जायेगा।</p>				
संलग्नक: मानचित्र।				
 <u>(अमर शर्मा)</u> उपनिदेशक, फायर सर्विस मेरठ/सहारनपुर परिक्षेत्र।				
प्रतिलिपि- निम्नांकित को शासनादेश संख्या: 1765/छ-पु0-08-2017-905(34)/2016 गृह (पुलिस) अनुभाग-8 दिनांक: 16-02-2018 के क्रम में सूचनार्थ एवं आदेश्यक कार्यवाही हेतु। 1-महाप्रबन्धक, (वास्तु एवं नियोजन), ग्रेटर नौएडा प्राधिकरण जनपद गौतमबुद्धनगर। 2-निदेशक, फायर सर्विस मुख्यालय उ0प्र0 लखनऊ। 3-संयुक्त निदेशक, फायर सर्विस मुख्यालय उ0प्र0 लखनऊ। 4-मुख्य अग्निशमन अधिकारी गौतमबुद्धनगर को उपरोक्तानुसार अनुपालनार्थ एवं 04 प्रतियों में इस आशय से प्रेषित कि सम्बन्धित को उनकी प्रति अपने स्तर से समयबद्ध उपलब्ध कराने का कष्ट करे। 5-अग्निशमन अधिकारी सूरजपुर, ग्रेटर नौएडा गौतमबुद्धनगर को उपरोक्तानुसार अनुपालनार्थ एवं अभिलेखीकरण हेतु। 6-मैसर्स कामरूप इन्फाबिल्ड प्रा0लि0, प्लॉट नं0 जी0एच0-01बी0(3), सेक्टर ईटा-02, ग्रेटर नौएडा गौतमबुद्धनगर को अनुपालनार्थ।				



DOCUMENT 6: CA CERTIFICATE:



Ritesh Shailendra & Co.

CHARTERED ACCOUNTANTS

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 31-12-22			
Certification work Assigned vide letter No.- KIPL/2022-23/007		Dated :-08/04/22	
Subject: Certificate of amount incurred on SKA Metro Ville for Construction situated on Plot No.GH-01B(3),Sector-ITA-II,Greater Noida , Greater Noida Authority, District-Gautam Budhh Nagar , PIN-201308, admeasuring 20073.90 sq. meter area, being developed by M/S Kamroop Infrabuild Pvt Ltd having RERA Registration No UPREPRAPRJ16460 , Designated A/C No. 2046401032 with Kotak Mahindra Bank Ltd, New Delhi			
S.No.	Particulars	Rs.in CRS Total Cost Estimated	Rs. in CRS Amount incurred (actual out-flow) till now
1	2	3	4
1	LAND COST		
a	Acquisition cost of land and legal cost on land transaction	48.91	48.91
b	Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any;	3.43	3.43
c	Acquisition cost of TDR (Transfer of Development Rights), if any;	0	0
d	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above);	10.75	7.66
e	(e) Interest (Other than Penal Interest , Penalties etc) paid to FI , Scheduled Banks , NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to ,Competent Authority.	33.31	33.00
SUB TOTAL LAND COST (in Rs.)		96.40	93.00



ENCLOSURE 6: CONSULTANT'S REMARKS

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

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

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

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