

REPORT FORMAT: V-L16 (Project Tie Up format) \_V\_10.2\_2022

CASE NO. VIS(2022-23)-PL620-510-848

DATED: 27/01/2023

# PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY (LOW RISE APARTMENTS)
NAME OF PROJECT	UNINAV EDEN

## SITUATED AT

LAND BEARING KHASRA NO. 1104, VILLAGE: NOOR NAGAR, TEHSIL &  
DISTRICT: GHAZIABAD, UTTAR PRADESH

## DEVELOPER/ PROMOTER

M/S. UNINAV DEVELOPERS PVT. LTD

## REPORT PREPARED FOR

STATE BANK OF INDIA, HLST II BRANCH, NEW DELHI

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisers
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

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

*For Feedback on the Report: If you are a client, please provide your feedback on the report within 15 days of its submission after which report will be considered to be accepted & correct.*

*Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.*

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**PART A**

**SNAPSHOT OF THE GROUP HOUSING PROJECT**



**SITUATED AT**

**LAND BEARING KHASRA NO. 1104, VILLAGE: NOOR NAGAR, TEHSIL &  
DISTRICT: GHAZIABAD, UTTAR PRADESH**





**PART B****SUMMARY OF THE PROJECT TIE-UP REPORT**

<b>Name &amp; Address of Branch</b>	State Bank of India, HLST Branch, New Delhi
<b>Name of Project</b>	Uninav Eden
<b>Work Order No. &amp; Date</b>	Assignment received through an email dated 24/01/2023

SR. NO.	CONTENTS	DESCRIPTION		
<b>1.</b>	<b>GENERAL DETAILS</b>			
i.	Report prepared for	State Bank of India, HLST Branch, New Delhi		
ii.	Name of Developer/ Promoter	M/S. Uninav Developers Pvt. Ltd.		
iii.	Registered Address of the Developer as per MCA website	Regd. Office: Plot No. 330, First Floor, Patparganj, Functional Industrial Estate, Delhi - 110092		
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	24 January 2023		
viii.	Date of Assessment	27 January 2023		
ix.	Date of Report	27 January 2023		
x.	Property Shown by	<b>Name</b>	<b>Relationship with Owner</b>	<b>Contact Number</b>
		Mr. Pradeep Kumar Gupta	Employee	+91-9911527752
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 <b>04</b> Documents requested.		Total <b>04</b> Documents provided.		<b>04</b>	
		Property Title document		Sale Deed		Dated 09/07/2020	
		Licence		Sanction letter		Dated 03/09/2021	
		Approved Map		Approve Map & Layout Plan		Dated 30/09/2021	
		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.40,87,00,000/-					
ii.	Total Expected Realizable/ Fetch Value	Rs.34,73,95,000/-					
iii.	Total Expected Distress/ Forced Sale Value	Rs.30,65,25,000/-					
iv.	Total No. of Dwelling Units	80 (as per inventory)					
v.	Carpet area of the project	12,643.68 sq. mtr. / 1,36,096.57 sq. ft.					
vi.	Saleable Area of the Project	16,720 sq. mtr. / 1,79,974.08 sq. ft.					
vii.	Inventory Cost as on "Date of Assessment"	Rs.24,46,83,556/- (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					



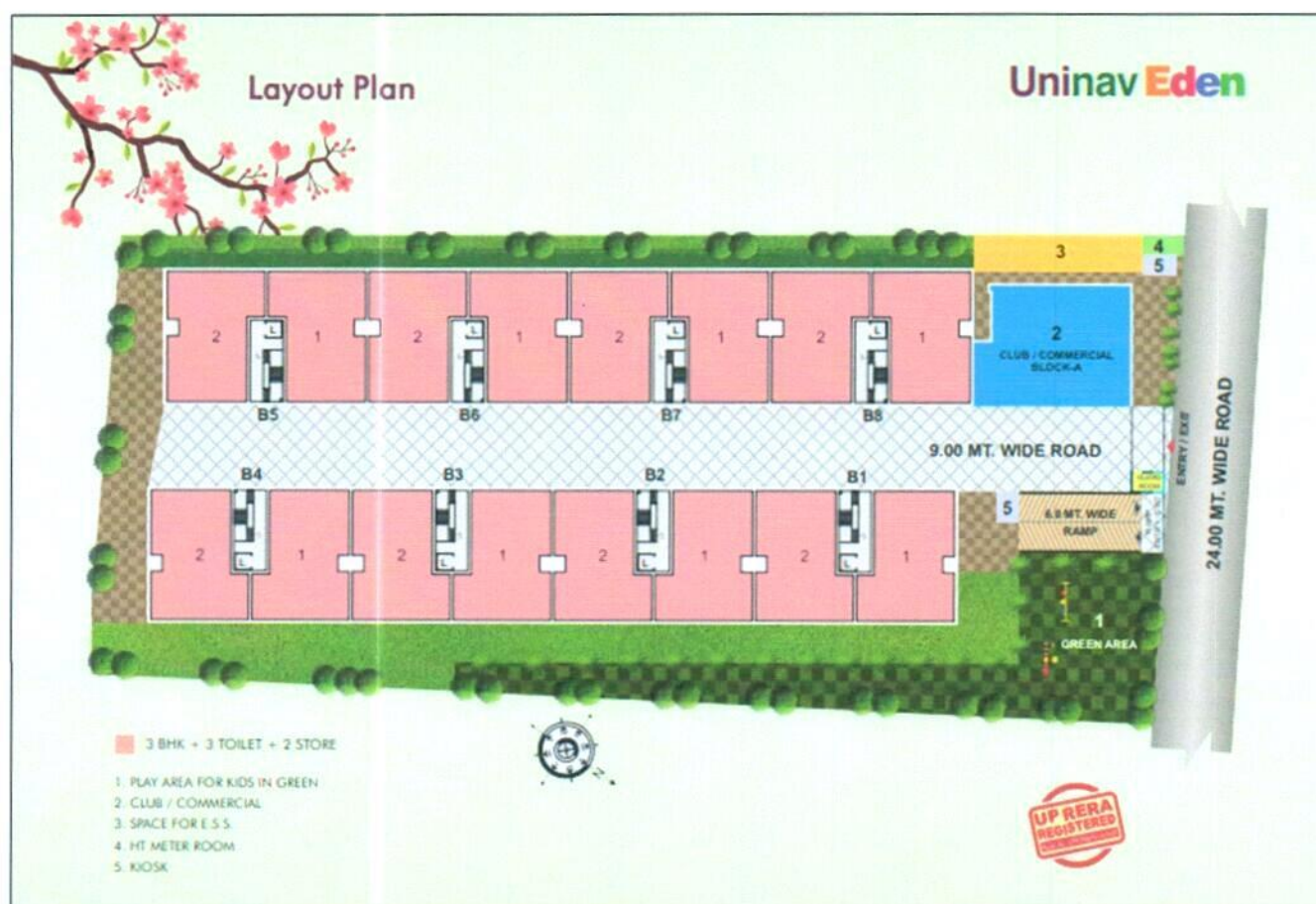


**PART C**

**CHARACTERISTICS DESCRIPTION OF THE PROJECT**

**1. BRIEF DESCRIPTION OF THE PROJECT**

This Project Tie Up Report is prepared for the Low Rise Apartment Group Housing project developed in the name of “Uninav Eden” by M/s. Uninav Developers Private limited at Vill; Nor Nagar, Rajendra Nagar Extension, Dist: Ghaziabad, U.P. The project is having a total site area ad-measuring 5,852.70 sq. mtr. as per the copy of sale deed provided by the company.



The Area details of the property is taken as per the approved site plan dated 30/09/2021.

Details of Dwelling units which have obtained OC in different blocks of the project is as below:

Tower/Block No.	No. of Dwelling Units
Block No.1 (Tower B1 to B4)	40
Block No.2 (Tower B5 to B8)	40
<b>Total</b>	<b>80</b>

The developer has constructed 8 buildings in 2 Blocks in this project. All the towers comprises of B+G+ 4 Floors.



The subject project is located overlooking Rajnagar Extension Road. The subject project can be easily approached from wide roads and there are other group housing projects adjacent to this property which are already inhabited. All other basic civic amenities are within close vicinity.

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	PVR VVIP Ghaziabad	
ii.	Name of similar projects available nearby with distance from this property	Uninav Bliss, Charm Castle, Signature Homes etc.	
iii.	Postal Address of the Project	Land Bearing Khasra No. 1104, Village: Noor Nagar, Tehsil & District: Ghaziabad, 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°41'56.6"N 77°25'37.6"E	
vi.	Description of adjoining property	Other residential projects	
vii.	Plot No. / Survey No.	Refer above point 1	
viii.	Village/ Zone	Noor Nagar	
ix.	Sub registrar	Ghaziabad	
x.	District	Ghaziabad	
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 urban developing 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	West Facing	
xvi.	<b>DETAILS OF THE ROADS ABUTTING THE PROPERTY</b>		
	a) Main Road Name & Width	Rajnagar Extension Road	~75 ft. wide road (2 Lane)
	b) Front Road Name & width	Anandibai Joshi Road	~40 ft. wide road
	c) Type of Approach Road	Bituminous Road	
	d) Distance from the Main Road	~150 mtr.	
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.	<b>BOUNDARIES SCHEDULE OF THE PROPERTY</b>		
a)	Are Boundaries matched	Yes from the available documents	
b)	<b>Directions</b>	<b>As per Title Deed/TIR</b>	<b>Actual found at Site</b>
	East	Remaining land of Khasra no.1104	Other's property
	West	24 mtr. wide road	Road / Entrance
	North	Blue Moon Homes Housing Project	Other's property
	South	Remaing land parcel of Khasra No.1104 (Rakesh Tyagi) etc.	Other's property
<b>3.</b>	<b>TOWN PLANNING/ ZONING PARAMETERS</b>		
i.	Planning Area/ Zone	Ghaziabad Devolepment Authority	
ii.	Master Plan currently in force	Ghazaiaad Master Plan -2031	
iii.	Municipal limits	Ghaziabad Municipal Corporation	
iv.	Developmental controls/ Authority	Ghaziabad Devolepment Authority	
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	30/06/2025 as per RERA	
xiii.	Comment on unauthorized construction if any	Not Applicable at this point of project stage as the project is currently under construction phase.	
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 & commercial purpose.	
xvi.	Comment of Demolition proceedings if any	NA	



xvii.	Comment on Compounding/ Regularization proceedings	NA		
xviii.	Any information on encroachment	No encroachment observed during site visit.		
xix.	Is the area part of unauthorized area/ colony	No information available		
4.	LEGAL ASPECTS OF THE PROPERTY			
i.	Ownership documents provided	Sale deed	Santion letter	NA
ii.	Names of the Developer/Promoter	M/s. Uninav Developers Pvt. Ltd.		
iii.	Constitution of the Property	Freehold		
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	Freehold		
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	Ghaziabad Devolepment Authority		
	b) Any violation from the approved Building Plan	Not applicable since project is under construction		
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		



<b>5. SOCIO - CULTURAL ASPECTS OF THE PROPERTY</b>							
i.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.				Medium Income Group		
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.				No		
<b>6. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES &amp; AMENITIES</b>							
i.	Drainage arrangements				Yes, proposed		
ii.	Water Treatment Plant				Yes, proposed		
iii.	Power Supply arrangements	Permanent		Yes/ Proposed			
		Auxiliary		Yes, D.G sets Proposed			
iv.	HVAC system				No		
v.	Security provisions				Yes, proposed		
vi.	Lift/ Elevators				Yes, proposed		
vii.	Compound wall/ Main Gate				Yes, proposed		
viii.	Whether gated society				Yes, proposed		
ix.	Car parking facilities				Yes, proposed		
x.	<b>Internal development</b>						
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall		
	Yes/ Proposed	No	Yes/ Proposed	Yes/ Proposed	Yes/ Proposed		
<b>7. INFRASTRUCTURE AVAILABILITY</b>							
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply				Yes, proposed		
	b) Sewerage/ sanitation system				Yes, proposed		
	c) Storm water drainage				Yes, proposed		
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management				Yes, proposed		
	b) Electricity				Yes, proposed		
	c) Road and Public Transport connectivity				Yes, proposed		
	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
	300 mtr.	01 Km	01 Km	01 Km	10 Km	08 Km	40 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	Good	
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	Demand of the subject property is in accordance with the current use/ activity perspective only which is currently carried out in the property.	
iv.	Any New Development in surrounding area	No	No new major development in surrounding area. However few group housing projects are under construction.
v.	Any negativity/ defect/ disadvantages in the property/ location	No	
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.	
ii.	Method of construction	Construction is done using professional contractor workmanship based on architect plan	
iii.	Specifications		
	a) Class of construction	Class B construction (Good)	
	b) Appearance/ Condition of structures	Internal - Under construction	
		External - Under construction	
	c) Roof	Floors/ Blocks	Type of Roof
		B+G+4 floors for all tower as per approved map	RCC
	d) Floor height	Approx. 10 feet (proposed)	
	e) Type of flooring	Vitrified tiles, Ceramic Tiles (Proposed)	
	f) Doors/ Windows	No information	
	g) Interior Finishing	Neatly plastered and putty coated walls (Proposed)	
	h) Exterior Finishing	Simple plastered walls (Proposed)	
	i) Interior decoration/ Special architectural or decorative feature	Good looking interiors. Medium use of interior decoration. (Proposed)	
	j) Class of electrical fittings	Internal/ Normal quality fittings (Proposed)	
k) Class of sanitary & water supply fittings	Internal/ Normal quality fittings (Proposed)		
iv.	Maintenance issues	Not applicable since only land development work has just started	
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	Not applicable as project is under construction stage	
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, proposed	
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority.	
	a) Is Building as per approved Map	Not applicable as project is under construction stage	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	Not applicable as project is under construction stage
		<input type="checkbox"/> Not permitted alteration	Not applicable as project is under construction stage
	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, proposed	
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.	Plain looking simple structure (proposed)	
12.	PROJECT DETAILS:		
a.	Name of the Developer	M/s. Uninav Developers Pvt. Ltd.	
b.	Name of the Project	Uninav Eden	
c.	Total no. of Dwelling units	80 (as per approved map & inventory)	
d.	Developer market reputation	Mid scale builder with successful track record of Project deliveries.	
e.	Name of the Architect	Mr. Pratik Gupta	
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	30/06/2025 as per RERA	
h.	Progress of the Project	Super structure has been 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 housing, <input checked="" type="checkbox"/> Club, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input 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		5,852.70 sq. mtr.			
2.	Ground Coverage Area	Permitted	40 % (2,341.06 sq. mtr.)			
		Proposed	39.98% (2,339.98 sq. mtr.)			
3.	Covered Built-up Area	UNDER FAR		REQUIRED AS PER APPROVED MAP		ACHIEVED STATUS
		TOTAL	Proposed	Residential:	10,467.98 sq.mtr.	Super structure for all tower has been completed, only finishing work is in progress. Flooring of 65 flats has been completed so far as of the date of site survey.
				Community & Convenient Shop Bldg.	769.97 sq. mtr.	
				Total	11,237.95 sq. mtr. / 1,20,965 sq. ft.	
			Permitted	14,631.65 sq. mtr.(@2.50)		
		UNDER NON-FAR		PROPOSED AS PER APPROVED MAP		ACHIEVED STATUS
		Non-FAR area	Residential:	760.54 sq. mtr.	Super structure for all tower has been completed, only finishing work is in progress. Flooring of 65 flats has been completed so far as of the date of site survey.	
			Community & Convenient Shop Bldg.	436.04 sq. mtr.		
			Basement	3,699.03 sq. mtr.		
			Total	4,895.61 sq. mtr. / 52,696 sq. ft.		
		Total Gross Built Up Area		16,133.56 sq. mtr. / 1,73,662 sq. ft.		
4.	Open/ Green Area	Minimum Required	588.27 sq. mtr.			
		Proposed	588.28 sq. mtr.			
5.	Density	Permitted	600 PPA			
		Proposed	547.58 PPA			
6.	Carpet Area		12,643.68 sq. mtr. / 1,36,096.57 sq. ft.			
7.	Saleable Area		16,720 sq. mtr. / 1,79,974.08 sq. ft.			





Total Blocks/ Floors/ Flats						
Approved as per Building Plan			Actually provided			Current Status
Sl No.	Tower No.	No of unit per tower	Sl No.	Tower No.	No of unit per tower	
1	B1	10	1	B1	10	
2	B2	10	2	B2	10	
3	B3	10	3	B3	10	
4	B4	10	4	B4	10	
5	B5	10	5	B5	10	
6	B6	10	6	B6	10	
7	B7	10	7	B7	10	
8	B8	10	8	B8	10	
TOTAL		80	TOTAL		80	
1.						
2.	Total no. of Flats/ Units		80 DU (In residential tower)			
3.	Type of Flats		3BHK (as per inventory)			
4.	Number of Car Parking available for main units		Required		102 ECS	
			Proposed		113 ECS	
5.	Land Area considered		Subject Project: 5,852.70 sq. mtr.(as per the sale deed)			
6.	Area adopted on the basis of		Property documents & site survey both			
7.	Remarks & observations, if any		None			
8.	Constructed Area considered (As per IS 3861-1966)		Built-up Area		16,133.56 sq. mtr. / 1,73,662 sq. ft. (FAR + NON FAR)	
	Area adopted on the basis of		Approved Map.			
	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.	Sanction letter for setting up residential colony	Permit No. : Group Housing/00716/GDA/BP/20-21/0368/18012021 Permit Date : 30 Sep 2021	Provided
2.	Form BR-III	---	Not Provided
3.	NOC for Height Clearance from Airport Authority of India	Not applicable	Not applicable
4.	Environmental clearance NOC	Ref No. : 134204/UPPCB/Ghaziabad(UPPCBRO)/CTE/G HAZIABAD/2021 Dated:- 01/09/2021	Provided
5.	Fire NOC from Fire Authority	UPFS/2021/29213/GZB/GHAZIABAD/2099/CFO Dated: 12/03/2021	Provided
6.	RERA Registration Certificate	RERA registration no. UPRERAPRJ150438	Provided
7.	Assurance for storm water & sewerage connection	---	Not Provided
8.	Assurance for Power supply	Sanction no. 174, Year 2021-2022	Provided
9.	Structural Stability Certificate by IIT Roorkee, Earthquake Engineering Dept.	No. EQD/ RND/UE-ODPL/24321 Dated 24/03/2021	Provided






**PART E****PROCEDURE OF ASSESMENT**

1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		24 January 2023	27 January 2023	27 January 2023
ii.	Client	State Bank of India, HLST Branch, New Delhi		
iii.	Intended User	State Bank of India, HLST Branch, New Delhi		
iv.	Intended Use	To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Project Tie-up for individual Flat Financing		
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, asertaining 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 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	On-going concern basis	
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	<b>Shape</b>		<b>Size</b>	
		Irregular		Medium	
viii.	Property Location Category Factor	<b>City Categorization</b>	<b>Locality Characteristics</b>	<b>Property location characteristics</b>	<b>Floor Level</b>
		Metro City	Good	On Wide Road	G + 4 Floors (Proposed)
		Urban developing	Within urban developing zone	Near to Metro Station	
			Within developing Residential zone	Not Applicable	
		<b>Property Facing</b>			
		West Facing			
ix.	Physical Infrastructure availability factors of the locality	<b>Water Supply</b>	<b>Sewerage/ sanitation system</b>	<b>Electricity</b>	<b>Road and Public Transport connectivity</b>
		Yes, proposed	Underground	Yes, proposed	Easily available
		<b>Availability of other public utilities nearby</b>		<b>Availability of communication facilities</b>	
		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	Demarcated with temporary boundary.			
xvii.	Is the property merged or colluded with any other property	No			
		<b>Comments:</b> None			
xviii.	Is independent access available to the property	Clear independent access is available			





xix.	Is property clearly possessable upon sale	Yes		
xx.	Best Sale procedure to 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. Sanjay Chaudhury
			Contact No.:	+91-9990982013
			Nature of reference:	Property dealer
			Size of the Property:	Approx. 1,325 sq. ft., 1225 sq. ft. super area
			Location:	Rajnagar Extension, Ghaziabad
			Rates/ Price informed:	Rs.4,200/- to Rs.4,800/- 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. Ashutosh
			Contact No.:	+91 7420145600
			Nature of reference:	Property Consultant
			Size of the Property:	Approx. similar size of our subject property
			Location:	Subject Vicinity
	Rates/ Price informed:	Around Rs.4,200/- to Rs.4,800/- 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.4,200/- to Rs.4,800/- 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%	
	Comment on Property Salability Outlook	Easily sellable	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Good	Adequately available
		Remarks: Good demand of such properties in the market	
		Adjustments (-/+): 0%	
xxvii.	Any other special consideration	Reason: NA	
		Adjustments (-/+): 0%	
xxviii.	Any other aspect which has relevance on the value or marketability of the property	NA	
		Adjustments (-/+): 0%	
xxix.	Final adjusted & weighted Rates considered for the subject property	Rs.28,024/- per sq. mtr. for land (as per the sale deed) and Rs.4,200/- to Rs.4,800/- per sq. ft. on Saleable Area (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.16,40,00,000/- (~Rs.28,024/- per sq. mtr.), has been taken as per the consideration amount mentioned in a sale deed dated 09/07/2020 executed in favour of M/s. Uninav Developers Pvt. Ltd.</p> <p>c. For calculating FAR &amp; NON-FAR we have adopted the data as per the approved map.</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</p>		



TOR and definition of different nature of values.

- h. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.
- i. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
- j. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, price assessment metrics is prepared and necessary adjustments are made on the subject asset.
- k. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- l. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
- m. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- n. Area measurements considered Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- o. Area of the large land parcels of more than 2500 sq. mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- p. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- q. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- r. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- s. The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- t. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Report.



- u. Project tie-up report is prepared based on the macro analysis of the asset/ property considering 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**

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

xxxiii.

**SPECIAL ASSUMPTIONS**

None

xxxiv.

**LIMITATIONS**

None

3.		COST ASSESSMENT OF LAND	
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Cost of Land (As per Sale Deed)
a.	Prevailing Rate range	Rs.21,000/- per sq.mtr	---
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.21,000/- per sq.mtr	Rs.28,024/- per sq. mtr.
d.	Total Land Area (documents vs site survey whichever is less)	5,852 per sq.mtr	5,852 per sq.mtr
e.	Total Value of land (A)	5,852 per sq.mtr x Rs.21,000/- per sq.mtr	Rs.16,40,00,000/-
		Rs.12,28,92,000/-	Rs.16,40,00,000/-
Note:			



In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose. However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore the cost of land which is Rs.16,40,00,000/- (~Rs.28,024/- per sq. mtr.), has been taken as per the consideration amount mentioned in a sale deed dated 09/07/2020 executed in favour of M/s. Uninav Developers Pvt. Ltd.

. 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.

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

4. COST ASSESSMENT OF BUILDING CONSTRUCTION				
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR	NON-FAR
	Building Construction Value	Rate range	Rs.1,300/- to 1,700/- per sq. ft.	Rs.1,000/- to 1,400/- per sq. ft.
		Rate adopted	Rs.1,500/- per sq. ft.	Rs.1,200/- per sq. ft.
		Built-up Area	1,20,965 sq. ft.	52,696 sq. ft.
Pricing Calculation		Rs.1,500/- per Sq. ft. X 1,20,965 sq. ft.	Rs.1,200/- per sq. ft. x 52,696 sq. ft.	
	Total Value	Rs.18,14,47,941/-	Rs.6,32,35,615/-	
a.	Depreciation percentage <i>(Assuming salvage value % per year)</i>		NA <i>(Above replacement rate is calculated after deducting the prescribed depreciation)</i>	
b.	Age Factor		NA	
c.	Structure Type/ Condition		RCC framed structure / Construction of super structure completed only	
d.	Construction Depreciated Replacement Value (B)		Rs.24,46,83,556/-	
5. COST ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS				
	Particulars		Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements <i>(Add lump sum cost)</i>		----	Incorporated in the above valuation
b.	Add extra for fittings & fixtures <i>(Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)</i>		----	Incorporated in the above valuation
c.	Add extra for services <i>(Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)</i>		----	Incorporated in the above valuation
d.	Add extra for internal & external development and other facilities <i>(Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach Road, Play Area, etc.)</i>		----	Incorporated in the above valuation



e.	<b>Expected Construction Value (C)</b>	----	<b>Incorporated in the above valuation</b>
<b>6.</b>	<b>MARKET/ SALABLE AMOUNT OF THE FLATS</b>		
a.	Total No. of DU	80 (in residential block) (as per inventory)	
b.	Total No. of EWS Units	113 ECS (Proposed)	
c.	Total Proposed Saleable Area for flats	1,79,974.08 sq. ft. .	
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.5,500/- per sq. ft.	
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.5,500/- per sq. ft.	
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.4,200/- to Rs.4,800/- per sq. ft. on salable area	
e.	Remarks	The value of flats in the subject locality varies from Rs.4,200/- to Rs.4,800/- 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):**

Sl No.	Tower No.	covered area(in sq. ft.)	super area (in sq. ft.)	No of unit per tower	Market Rate @4200/- per sq. ft. on salable area for total unit (In Cr.)	Market Rate @4800/- per sq. ft. on salable area for total unit(In Cr.)
1	B1	1580.46	2090	10	8.78	10.03
2	B2	1580.46	2090	10	8.78	10.03
3	B3	1580.46	2090	10	8.78	10.03
4	B4	1580.46	2090	10	8.78	10.03
5	B5	1580.46	2090	10	8.78	10.03
6	B6	1580.46	2090	10	8.78	10.03
7	B7	1580.46	2090	10	8.78	10.03
8	B8	1580.46	2090	10	8.78	10.03
<b>TOTAL</b>				<b>80</b>	<b>70.22</b>	<b>80.26</b>

**Note: Above market rate value excludes PLC**



7.	CONSOLIDATED COST ASSESSMENT OF THE ASSET		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs.12,28,92,000/-	Rs.16,40,00,000/-
b.	Structure Construction Value (B)	---	Rs.24,46,83,556/-
c.	Additional Aesthetic Works Value (C)	---	Incorporated in the building valuation
d.	Total Add (A+B+C)	Rs.12,28,92,000/-	Rs.40,86,83,556/-
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.12,28,92,000/-	Rs.40,86,83,556/-
h.	Rounded Off	Rs.12,28,92,000/-	Rs.40,87,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Forty Crore Eighty Seven lakhs Only
j.	Expected Realizable Value	---	Rs.34,73,95,000/-
k.	Expected Distress Sale Value	---	Rs.30,65,25,000/-
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.*

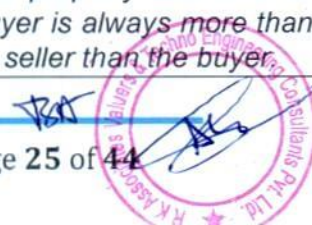
**Market Value** suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a 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](mailto: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](mailto: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](http://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

**magicbricks**
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Ghaziabad > Flats for Sale in Ghaziabad > Flats for Sale in Raj Nagar Extension > 3 BHK Flats for Sale in Raj Nagar Extension > 1375 Sq-ft

**₹60.0 Lac** [Get ₹18,000 cashback on Home Loan](#) ✓ VERIFIED ON SITE

3 BHK 1375 Sq-ft Flat For Sale **Raj Nagar Extension, Ghaziabad**



3 Beds 2 Baths 3 Balconies Unfurnished

Super Built-Up Area  
1375 sqft ~  
₹4,364/sqft

Floor  
12 (Out of 14 Floors)

Facing  
East

Developer  
**Vasu Infrastructure**

Transaction Type  
**Resale**

Furnished Status  
**Unfurnished**


Project  
**Vasu Fortune Residency**

Status  
**Ready to Move**

Type Of Ownership  
**Freehold**


East Facing Property

**99acres**
Buy ▾ Ghaziabad X Add more




All Photos & Videos

14




Videos



Outdoors

2

Home > Projects > Ghaziabad > Raj Nagar Extension > Nilaya Greens



**Nilaya Greens** ☆

Raj Nagar Extension, Ghaziabad

[Request for a callback](#)

✓ 99acres No Brokerage 3D Floor Plans Available +20 Top Facilities

**CONSTRUCTION STATUS**

**Under Construction**

Completion in Nov, 2023

**₹24 - 55.28 L** • Govt. Charges

PRICE RANGE

1, 2, 3 BHK Apartment

1 BHK Apartment	2 BHK Apartment	3 BHK Apartment
Super Built-Up Area 628 sq.ft. ~ 6.34 sq.m.	Super Built-Up Area 628.42 - 1002.99 sq.ft. ~ 58.35 - 92.15 sq.m.	Super Built-Up Area 1002.99 - 1375 sq.ft.
₹24 L • Govt. Charges	₹25.12 - 40.12 L • Govt. Charges	₹40.2 - 55.28 L • Govt.




**magicbricks**
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for sale in Ghaziabad > Flats for Sale in Ghaziabad > Flats for Sale in Raj Nagar Extension > 2 BHK Flats for Sale in Raj Nagar Extension > 945 Sq.ft

Get priority access & benefits  
with **MB Prime**
Unlock exclusively Reserved Owner Properties
Join Prime @ 50% OFF

**₹38.0 Lac** [Get ₹11,400 cashback on Home Loan](#) ONLY ON MAGICBRICKS

2 BHK Flat For Sale in Vasu Fortune Residency, **Raj Nagar Extension, Ghaziabad**



2 Beds
2 Baths
1 Covered Parking
Unfurnished

Super Built-Up Area  
**945 sqft** +  
₹ 4,021/sqft

Developer  
**Vasu Infrastructure**

Project  
**Vasu Fortune Residency**

Floor  
**13 (Out of 14 Floors)**

Transaction Type  
**Resale**

Status  
**Ready to Move**


Facing  
**North**

Furnished Status  
**Unfurnished**

Car Parking  
**1 Covered, 1 Open**


+32 Photos




**99acres**
Buy ▾ Ghaziabad X Add more



**99acres.com**
Videos
Outdoors

Home > Projects in Ghaziabad > Raj Nagar Extension > Ajnara Integrity


**Ajnara Integrity** ☆  
Raj Nagar Extension, Ghaziabad

 No Brokerage
 360 Floor Plans Available
 30 Top Facilities

Request for a callback

**4.1** Overall Rating  
Based on 32 Reviews

CONSTRUCTION STATUS  
**Ready To Move**  
Since Dec, 2018

**₹ 31.91 - 69.49 L + Govt. Charges**  
PRICE RANGE

**2, 3, 4 BHK Apartment**

**2 BHK Apartment**  
Super Built-up Area  
**815 - 1180 sq.ft.** (75.72 - 109.68 sq.m.) ▾  
**₹ 31.91 - 46.36 L + Govt. Charges**

**3 BHK Apartment**  
Super Built-up Area  
**1175 - 1625 sq.ft.** (109.16 - 150.97 sq.m.) ▾  
**₹ 45 - 63.62 L + Govt. Charges**

**4 BHK Apartment**  
Super Built-up Area  
**1750 - 1775 sq.ft.** (161.29 - 163.01 sq.m.) ▾  
**₹ 68.51 - 69.49 L + Govt. Charges**



99acres

Buy ▾ Enter Locality / Project / Society / Landmark

Q

HOME > Property in Ghaziabad > Flats in Ghaziabad > Flats in Raj Nagar Extension > 3 BHK Flats in Raj Nagar Extension > 35 to 60 Lacs

Posted on Nov 01, 2022 | Ready to move

₹59 Lac

@ 4,777 per sq.ft.

Estimated EMI ₹47,124

99acres estimated price

₹36 - 41 L

3BHK 2Baths

Residential Apartment for Sale

in Uninav Heights, Raj Nagar Extension, Ghaziabad, U.P

OWN STATUS

REGISTERED

Registration No: UPRERAP/6277

Website: http://up-99acres.in/

Overview

Society

Owner Details

Price Trends

Registry Record

Recommendations

Property (5)

Society (29)

Area

Super Built up area 1235 sq.ft. (114.74 sq.m.)

Carpet area: 640 sq.ft. (59.46 sq.m.)

Price

₹59 Lac+ Govt Charges & Tax @ 4,777 per sq.ft.

Floor Number

4<sup>th</sup> of 14 Floors

Overlooking

Park/Garden, Main Road

Configuration

3 Bedrooms, 2 Bathrooms, 3 Balconies

Address

Uninav Heights, Raj Nagar Extension, Ghaziabad

Facing

East

Property Age

1 to 5 Year Old

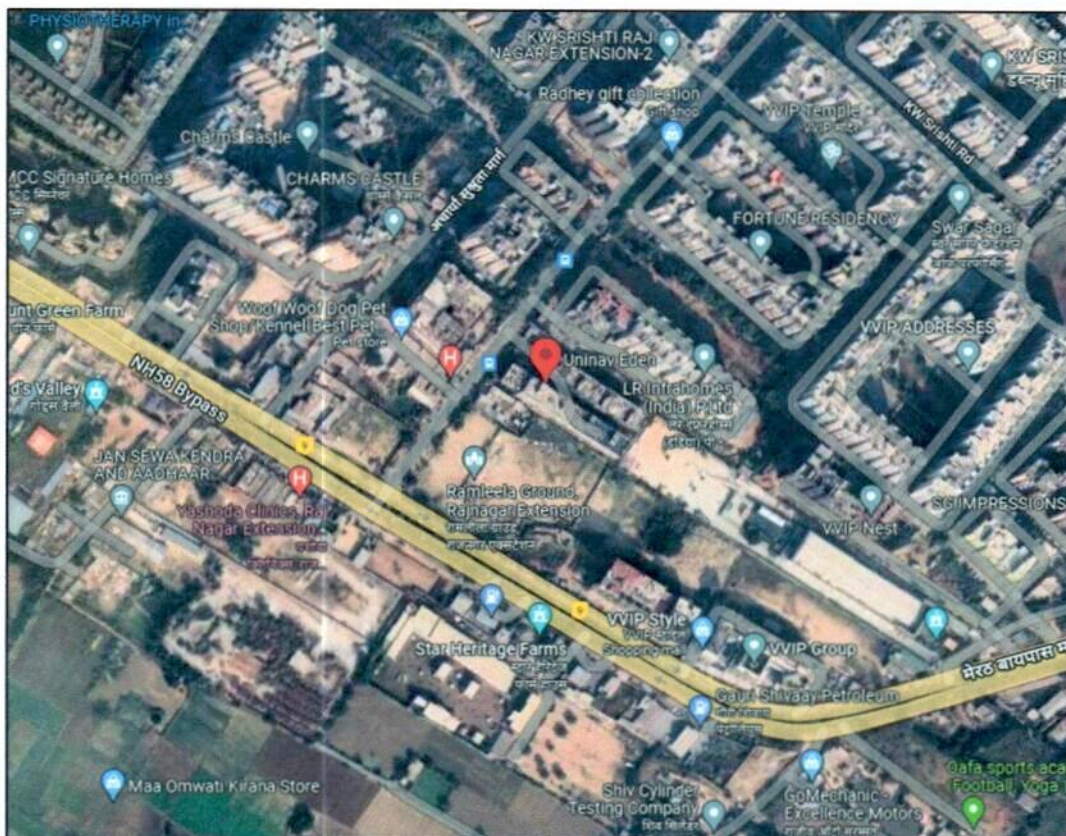
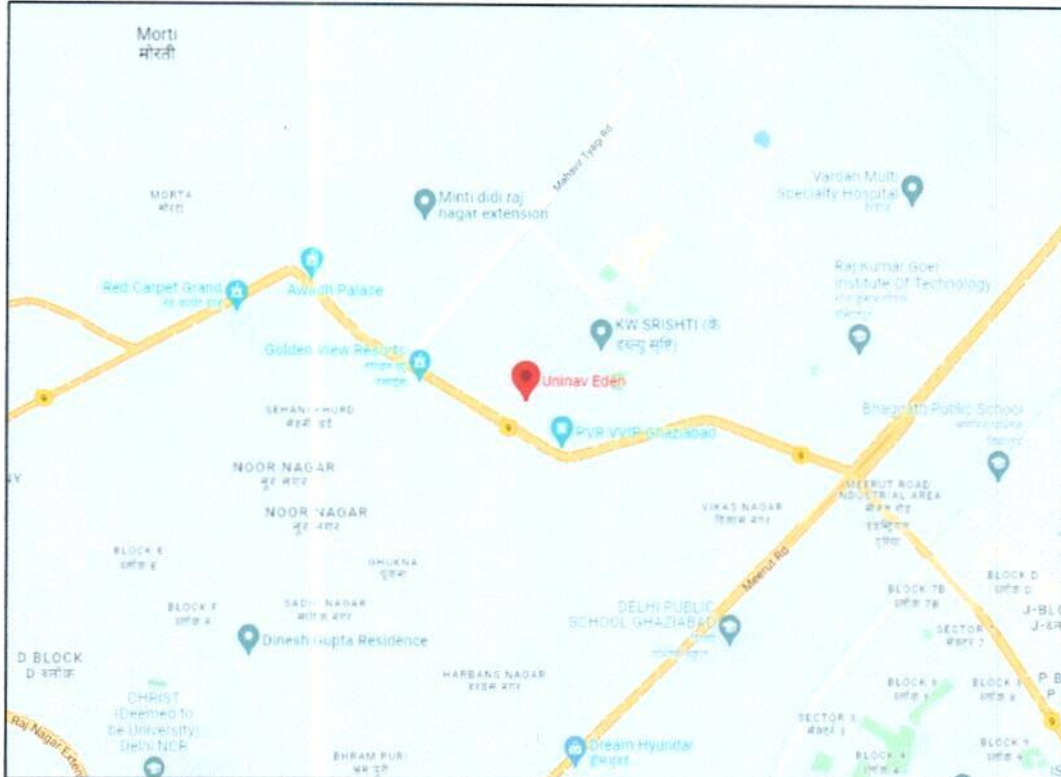
View Construction Status

Photos (16)





## ENCLOSURE 2: GOOGLE MAP LOCATION





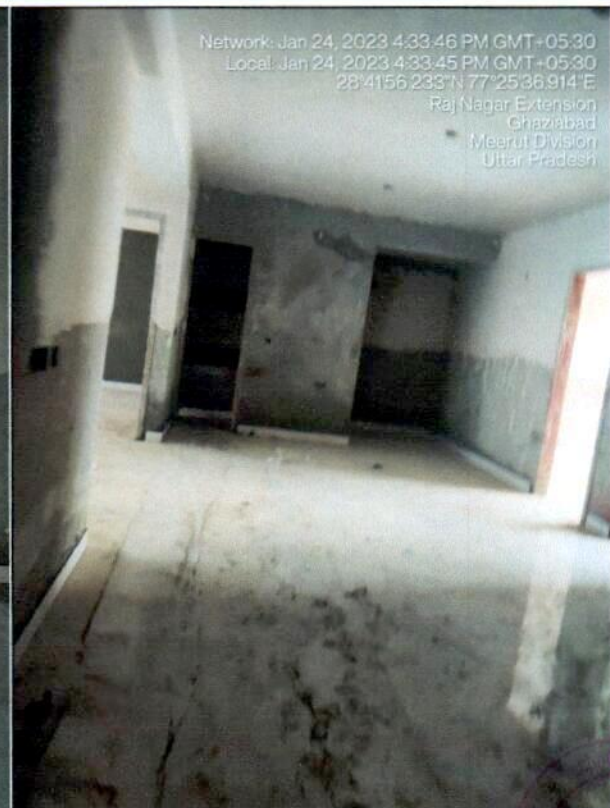
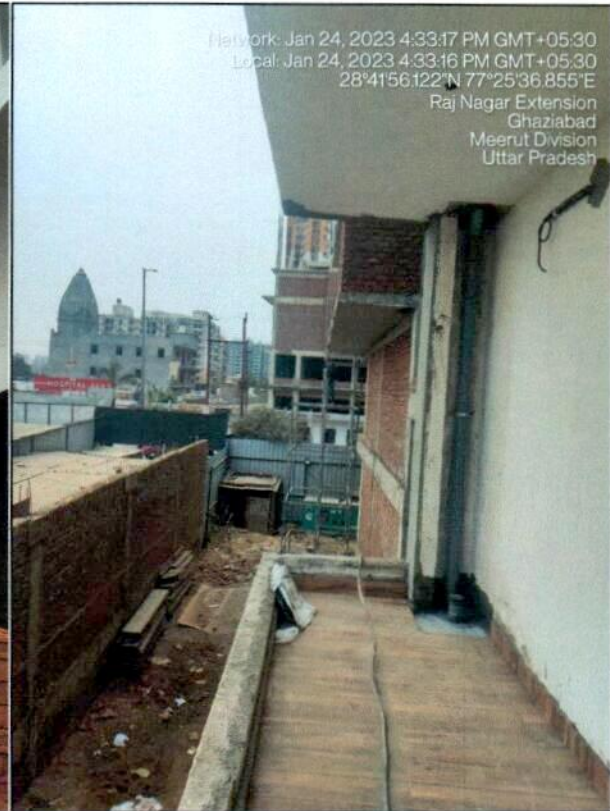
### ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY



*[Handwritten signature]*

*[Circular stamp: RK Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]*













## ENCLOSURE: 4- COPY OF CIRCLE RATE

भाग 2 (प्रारूप-2)

राजिरीकरण उपजिला सदर-द्वितीय जिला गाजियाबाद के अधीन विभिन्न मुहल्लो/राजस्व ग्रामो (नगरीय, अर्द्धनगरीय तथा ग्रामीण क्षेत्र) में हिन्दी वर्णानुक्रम में अक्षरक भूमि की दरें प्रति वर्ग मीटर रुपये में।

क्रमांक	घो कोड	मुहल्लो/राजस्व ग्राम का नाम	वार्ड/परगना	नगरीय/अर्द्धनगरीय/ग्रामीण	9 मीटर तक चौड़े मार्ग पर वेशिक दर	9 मीटर/30 फीट से अधिक व 18 मीटर/60 फीट तक चौड़े मार्ग पर दर	18 मीटर/60 फीट से अधिक चौड़े मार्ग पर
1	2	3	4	5	6	7	8
		न					
49	0259	नेहरू हाउसिंग सोसायटी/औद्योगिक	गोधीनगर तुराबनगर	नगरीय	33,000/-	35,000/-	38,000/-
50	1085	नंगला घाट	जलालाबाद	अर्द्धनगरीय	4,000/-	4,500/-	5,000/-
51	0183	नूरनगर	सददीकनगर नूरनगर	अर्द्धनगरीय	17,000/-	19,000/-	21,000/-
52	0265	(क) नूरनगर में जाओडोएडो व बिल्डिंग द्वारा नक्शा पास कराकर कालोनी हेतु (दरें)/राजनगर एक्सओ	सददीकनगर नूरनगर	अर्द्धनगरीय	22,000/-	25,000/-	30,000/-
53	1081	नंगला फिरोज मोहनपुर	जलालाबाद	ग्रामीण	5,000/-	5,500/-	6,000/-
54	1073	नूरपुर	जलालाबाद	ग्रामीण	4,000/-	4,500/-	5,000/-
		प					
55	0165	प्राणगढी	मालीवाडा प्राणगढी	नगरीय	17,000/-	19,000/-	21,000/-
56	0160	पक्की सराय	कालकागढी जटवाडा	नगरीय	22,000/-	24,000/-	26,000/-
57	0213	पक्की मोरी	चन्द्रपुरी	नगरीय	26,000/-	28,000/-	30,000/-
58	0164	प्रेमपुरी	कालकागढी जटवाडा	नगरीय	22,000/-	24,000/-	26,000/-
59	0155	पच्छदान	कालकागढी जटवाडा	नगरीय	22,000/-	24,000/-	26,000/-
60	0251	पूर्वा इस्माईल खॉ	गोधीनगर तुराबनगर	नगरीय	40,000/-	44,000/-	48,000/-
		ब					
61	0256	बागनन्दा हांडी	गोधीनगर तुराबनगर	नगरीय	22,000/-	24,000/-	26,000/-
62	0210	बिहारी नगर	चन्द्रपुरी	नगरीय	26,000/-	28,000/-	30,000/-
63	0151	बालूपुरा	कालकागढी जटवाडा	नगरीय	22,000/-	24,000/-	26,000/-

उप-निबन्धक, सदर द्वितीय गाजियाबाद

सहायक आयुक्त स्टाम्प गाजियाबाद

अपर कमिश्नर (वि०/रा०) गाजियाबाद

कलेक्टर गाजियाबाद

Activate V  
Go to Setting





## ENCLOSURE 5: OTHER RELEVANT DOCUMENTS

### DOCUMENT 1: PROPERTY TITLE DOCUMENT

<p>MOHD. KHALID Advocate Ch. No. .... Tehsil Compound Ghaziabad</p>		<p>Name: PRAKASH JHA Designation: Asst. Manager Signature: <i>Rane</i> Sole Proprietor, Corporation of India Ltd 1155, Model Town, Ghaziabad</p>	
<p><b>INDIA NON JUDICIAL</b> <b>Government of Uttar Pradesh</b> <b>e-Stamp</b></p>			
 <p>सत्यमेव जयते</p>			
Certificate No.	:	IN-UP07918397736942S	
Certificate Issued Date	:	09-Jul-2020 12:46 PM	
Account Reference	:	SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB	
Unique Doc. Reference	:	SUBIN-UPUPSHCIL0109719666383967S	
Purchased by	:	UNINAV DEVELOPERS PVT LTD	
Description of Document	:	Article 23 Conveyance	
Property Description	:	LAND BEARING KHASRA NO.1104 SITUATED IN VILLAGE NOOR NAGAR TEHSIL AND DISTRICT GHAZIABAD U.P.	
Consideration Price (Rs.)	:		
First Party	:	RATAN LAL	
Second Party	:	UNINAV DEVELOPERS PVT LTD	
Stamp Duty Paid By	:	UNINAV DEVELOPERS PVT LTD	
Stamp Duty Amount(Rs.)	:	1,14,80,000 (One Crore Fourteen Lakh Eighty Thousand only)	



Verified By  
*(Signature)*  
R.C. Sarda, IInd  
Ghaziabad

LOCKED BY  
*(Signature)*  
S.R.O. IInd  
Ghaziabad

.....Please write or type below this line.....

*(Signature)*

For UNINAV DEVELOPERS PVT LTD  
*(Signature)*  
Director





विक्रय पत्र अंकन 16,40,00,000 /- रुपये  
स्टाम्प अंकन 1,14,80,000 /- रुपये  
Total Stamp duty paid by e-stamp certificate No. IN-UP07918397736942S  
issued dated 09-07-2020 for Rs. 1,14,80,000/-

उत्तर प्रदेश संस्थागत वित्तकर एवं निबन्धक अनुभाग 5 अधिसूचना संख्या-  
स0वि0क0नि0 5-2756/11-2008-500 1165/2007 लखनऊ दिनांक  
30 जून, 2008 के अनुसार स्टाम्प शुल्क दिया है।



## लेखपत्र का सक्षिप्त विवरण

- |                       |   |  |
|-----------------------|---|--|
| 1- भूमि का प्रकार     | - | आवासीय   |
| 2- वी-कोड             | - | 0183   |
| 3- मौहल्ला/ग्राम      | - | ग्राम नूर नगर परगना लोनी<br>तहसील व जिला गाजियाबाद उ0प्र0  |
| 4- सम्पत्ति का प्रकार | - | आवासीय भूमि  |
| 5- सम्पत्ति का विवरण  | - | भूमि क्षेत्रफल 0.58527 हैक्टेयर<br>यानि 5852.70 वर्ग मीटर<br>यानि 7000 वर्ग गज<br>सम्बन्धित खाता नं0-00788<br>खसरा नम्बर-1104<br>ग्राम नूर नगर परगना लोनी<br>तहसील व जिला गाजियाबाद उ0प्र0 |
| 6- क्षेत्रफल          | - | 0.58527 हैक्टेयर<br>यानि 5852.70 वर्ग मीटर<br>यानि 7000 वर्ग गज यानि   |
| 7- भूमि की दर         | - | 21,000/- प्रति वर्ग मीटर   |
| 8- सरकारी मूल्य अंकन  | - | 12,29,07,000/- रुपये   |
| 9- प्रतिफल की धनराशि  | - | 16,40,00,000/- रुपये   |
| 10-स्टाम्प शुल्क      | - | 1,14,80,000/- रुपये  |

26/7/2014

For UNINAV DEVELOPERS PVT. LTD

  
Director





## **DOCUMENT 2: RERA 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

**UPRERAPRJ150438**

**Project Name : UNINAV EDEN**

**Project Address : Tehsil - Ghaziabad, District - Ghaziabad**

1. UNINAV DEVELOPERS PVT. LTD. firm / society / company / competent authority having its registered office / principal place of business at M/S UNINAV DEVELOPERS PVT. LTD. PLOT NO. 330 1ST FLOOR PATPARGANJ FUNCTIONAL INDUSTRIAL ESTATE DELHI-92 .

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 3 years commencing from 28-02-2022 and ending with 30-06-2025 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.





### DOCUMENT 3: ENVIRONMENTAL CLEARANCE NOC FROM UPPCB



**UTTAR PRADESH POLLUTION CONTROL BOARD**  
Building, No TC-12V Vibhuti Khand, Gomti Nagar, Lucknow-226010  
Phone:0522-2720828,2720831, Fax:0522-2720764, Email: info@uppcb.com, Website: www.uppcb.com

---

**Validity Period :12/08/2021 To 11/08/2026**

**Ref No. -** 134204/UPPCB/Ghaziabad(UPPCBRO)/CTE/GHAZIABAD/2021 **Dated:-** 01/09/2021

**To ,**

Shri SACHIN KUMAR YADAV  
M/s UNINAV DEVELOPERS PVT LTD  
Khasra No. 1104, Village Noor Nagar Raj Nagar Extension Ghaziabad,GHAZIABAD,201017  
GHAZIABAD

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

Please refer to your Application Form No.- 13138821 dated - 11/08/2021. After examining the application with respect to pollution angle, Consent to Establish (CTE) is granted subject to the compliance of following conditions :

1. Consent to Establish is being issued for following specific details :

A- Site along with geo-coordinates :

B- Main Raw Material :

Main Raw Material Details		
Name of Raw Material	Raw Material Unit Name	Raw Material Quantity
Bricks	Metric Tonnes/Day	5000
Cement	Metric Tonnes/Day	100000
Steel	Metric Tonnes/Day	3000
Concrete	Metric Tonnes/Day	3000

C- Product with capacity :

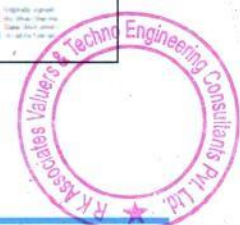
Product Detail	
Name of Product	Product Quantity
Group Housing Project ( 80 Dwelling Units )	
Total built-up area is 16124.13 sqm.	

D- By-Product if any with capacity :

By Product Detail			
Name of By Product	Unit Name	Licence Product Capacity	Install Product Capacity
Construction Waste	Metric Tonnes/Day	3000	00
Municipal Solid Waste during operational phase	Kg/Day	223	300
Sewage	Metric Tonnes/Day	33	40

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

Uttav  
Sharma






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

**HEIGHT NOC IS NOT APPLICABLE ON THIS PROJECT BECAUSE THE  
PROJECT IS UNDER 15 MTR.**





## DOCUMENT 5: PROJECT SANCTION LETTER



**GHAZIABAD DEVELOPMENT AUTHORITY**

4003

**SANCTION LETTER**

**PERMIT DATE** : 30 Sep 2021  
**FILE No.** : GDA/BP/20-21/0368

**Site Address** : NA  
**PERMIT NO.** : Group Housing/00716/GDA/BP/20-21/0368/18012021  
**USE** : Residential  
**SCHEME** : NA  
**PROPERTY** : Gata/ ARAZI No.: 1104 village noor  
nagar raj nagar ext ghaziabad  
LandMark: NOOR NAGAR ( RAJ  
NAGAR EXT.)  
Revenue Village: NA  
Tehsil: Ghaziabad  
District: Ghaziabad  
**NAME** : UNINAV DEVELOPERS PRIVATE  
LIMITED  
**ADDRESS** : 330 First Floor, Patparganj Industrial Area, Patparganj, EAST DELHI, Uttar Pradesh, 110092

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)  
Date of Validity: **29 Sep 2026** or Expiry date of lease deed whichever is earlier.

**Restrictions Required:**

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

**STANDARD CONDITIONS**

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

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## 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 <u>to provide only the general basic idea of the value of the property prevailing in the market</u> 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.
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 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.	<b>Defect Liability Period is 15 DAYS.</b> 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 <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> 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 <b>ONE YEAR</b> . 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.