

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

CASE NO. VIS(2023-24)-PL081-068-081

DATED: 18/05/2023

PROJECT TIE-UP REPORT OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	APEX QUEBEC

SITUATED AT

PLOT NO: SSP-10, SIDDHARTH VIHAR, DISTRICT- GHAZIABAD, UTTAR
PRADESH

DEVELOPER/ PROMOTER

■ Corporate Valuers MIS. SHADBOLT BUILDWORLD PRIVATE LIMITED

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Asset Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

REPORT PREPARED FOR

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

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

NOTE: As per RBI guidelines please provide your feedback on the report within 15 days of its submission after which
report will not be considered to be accepted & correct.

Important Remarks are available at www.rkassociates.org for reference.

CORPORATE OFFICE:

D-39, 2nd floor, Sector 2, Noida-201301

Ph - +91-0120-4110117, 4324647, +91 - 9958632707

E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

Other Offices at: Shahjahanpur, Kolkata, Bangalore, Dehradun, Ahmedabad, Lucknow, Satellite & Shared Office: Moradabad, Meerut, Agra

PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT
PLOT NO: 3/SP-10, SIDDHARTH VIHAR, DISTRICT- GHAZIABAD, UTTAR
PRADESH

[Handwritten signature]
[Handwritten initials]

PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	State Bank of India, HLST Branch, Sector-62, Noida
Name of Project	Apex Quebec
Work Order No. & Date	Assignment received through an email dated 15/05/2023

SR. NO.	CONTENTS	DESCRIPTION		
1.	GENERAL DETAILS			
i.	Report prepared for	State Bank of India, HLST Branch, Sector 62, Noida		
ii.	Name of Developer/ Promoter	M/s. Shadbolt Buildworld Private Limited		
iii.	Registered Address of the Developer as per MCA website	640, Sector-19, Faridabad, Haryana, 121001		
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	16 May 2023		
viii.	Date of Assessment	18 May 2023		
ix.	Date of Report	18 May 2023		
x.	Property Shown by	Name	Relationship with Owner	Contact Number
		Mr. Akhil Singh	Employee	+91-9650200894
xi.	Purpose of the Report	For Project Tie-up for individual Flat Financing		
xii.	Scope of the Report	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.		
xiii.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work. h) Valuation techniques and principles.		
xiv.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total 04 Documents requested.	Total 04 Documents provided.	



PROJECT TIE-UP REPORT

APEX QUEBEC

		Project Land Title Deeds	Sale Deed	dated: 03/03/2023
		Grant of building approval plans	Building plan approval letter	UPFS/2021/36918/ GZB/GHAZIABAD/2 622/JD Dated:06/09/2021
		RERA Registration certificate	Copy of RERA Registration Certificate	Registration no. UPRERAPRJ23905 0
		Project NOC's issued from the concern authority	Project NOC's issued from the concern authority	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	
2.	SUMMARY			
i.	Total Prospective Fair Market Value	Rs.370,00,00,000/-		
ii.	Total Expected Realizable/ Fetch Value	Rs.314,50,00,000/-		
iii.	Total Expected Distress/ Forced Sale Value	Rs.277,50,00,000/-		
iv.	Total No. of Dwelling Units	699 DUs (as per sanctioned map)		
v.	Carpet area of the project	6,97,464 sq. ft.		
vi.	Saleable Area of the Project	12,30,870 sq. ft. as per inventory		
vii.	Inventory Cost as on "Date of Assessment"	No information available		
3.	ENCLOSURES			
i.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 30-31		
ii.	Enclosure 2	Google Map – Page No. 32		
iii.	Enclosure 3	Photographs of The property – Pages. 33-36		
iv.	Enclosure 4	Copy of Guideline rates– Pages 37		
v.	Enclosure 5	Other relevant documents Page No. 38-46		
vi.	Enclosure 6	Consultant's Remarks Page No. 44-46		
vii.	Enclosure 7	Survey Summary Sheet – Pages 02		



PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. BRIEF DESCRIPTION OF THE PROJECT

This project Tie-up report is prepared for the Group Housing Project named 'Apex Quebec' being developed on a land area of 19,745 sq. mtr. as per the copy of sale deed available to us. We have also measured the land area through Google satellite view tool and the area seems to be in line with the area mentioned in the documents. Screenshot of the same has been attached below:

As per the sale deed dated 03/03/2023 Uttar Pradesh Awasth Vikash Parishad has allotted the said land parcel to M/s Cofmow Co Operative Housing society Ltd. and M/s. Shadbolt Buildworld Private Limited (Promoter/Developer) will develop the said land to set a residential group housing project named "Apex Quebec".

The developer (M/s. Shadbolt Buildworld Private Limited) has proposed a plan comprised of 05 residential towers (Tower A to E), community hall & commercial shopping complex inside the project area, having total land area (19,735 sq. mtr.). As per the approved map tower name has been given as A, B1, B2, C1, C2 but as per marketing and promotion purposes the towers have been renamed as A, B, C, D & E respectively. As per the sanctioned building plan & area statement total 699 nos. of Dwelling units have been proposed in the subject 05 residential tower along with 70 EWS units and 70 LIG units. As per the inventory & brochure provided to us there are different type of flats having different super built up area as 950 sq. ft. to maximum 2,775 sq. ft.. Details of the towers have been attached below:

Tower Name	Number of DU per tower	Flat Type	Flat Type (Super built up area in sq. ft.)
A	127	4BHK +4 TOILETS+UTILITY	2,400
		4BHK +4 TOILETS+UTILITY	2,510
		4BHK +4 TOILETS+UTILITY	2,775
B	128	1BHK +1 TOILETS	995
		3BHK + 3 TOILETS	1,680
		3BHK + 3 TOILETS	1,770
		3BHK +3 TOILETS & 3BHK + 4 TOILETS+SERVENT	1,960
		3BHK + 3 TOILETS+UTILITY	2,080
C	128	1BHK +1 TOILETS	995
		3BHK + 3 TOILETS	1,680
		3BHK + 3 TOILETS	1,770
		3BHK +3 TOILETS	1,960
		3BHK + 3 TOILETS+UTILITY	2,080
D	182	TYPE-1 - 2BHK +2 TOILETS	950
		TYPE-2 - 3BHK +3 TOILETS	1,356
E	134	TYPE-2 - 2BHK +2 TOILETS	1,610
		TYPE-3 - 3BHK +3 TOILETS	1,875
		TYPE-1 - 3BHK +3 TOILETS	2,070

As per the observation made in during site inspection the status of the project has been given below:

- Tower A: Construction up to 3rd floor has been completed.
- Tower B & C: Construction work up to 1st floor has been completed.
- Tower D & E: Up to raft foundation work has been completed.

Boo

As per the RERA project completion date is 31-10-2025 unless renewed by the Real Estate Regulatory Authority.

This project is very well located in developing sector of Ghaziabad, Uttar Pradesh which has many land marks in the vicinity like group housing projects. This project is located at Sidharth Vihar, a new upcoming residential area of Ghaziabad. ~850 mtr. away from Delhi Meerut Expressway. The property is abutted by ~24 mtr. wide internal road.

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

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

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

2. LOCATION CHARACTERISTICS OF THE PROPERTY

i.	Nearby Landmark	Pratik Grand City	
ii.	Name of similar projects available nearby with distance from this property	Pratik Grand City, SG Sikhar heights etc.	
iii.	Postal Address of the Project	Plot No: 3/SP-10, Siddharth Vihar, 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°38'47.5"N 77°24'06.3"E	
vi.	Description of adjoining property	Other residential projects and residential colony	
vii.	Plot No. / Survey No.	3 / SP-10	
viii.	Village/ Zone	---	
ix.	Sub registrar	Siddharth Vihar	
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 developed area		
xiii.	Characteristics of the locality	Good	Within urban developing zone	
xiv.	Property location classification	On Wide Road	Near to Highway	None
xv.	Property Facing	East Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Delhi Meerut Expressway	55 mtr.	(Four lane expressway)
	b) Front Road Name & width	Sector Road	~24 mtr.(Double lane)	
	c)Type of Approach Road	Bituminous Road		
	d)Distance from the Main Road	~850 km.		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
xviii.	Is the property merged or colluded with any other property	No		
xix.	BOUNDARIES SCHEDULE OF THE PROPERTY			
a)	Are Boundaries matched	Yes from the available documents		
b)	Directions	As per Title Deed/TIR	Actual found at Site	
	East	50 mtr. wide road	24 mtrs. wide road / Entrance	
	West	Plot No.- 3/SP-8	Other's property	
	North	24 mtr. wide road	15 mtr. wide internal road	
	South	Plot No.3 / SP-7 & 3/GH-1	Other's property	
3.	TOWN PLANNING/ ZONING PARAMETERS			
i.	Planning Area/ Zone	Ghaziabad Devolepment Authority -2031		
ii.	Master Plan currently in force	Ghazaiaabad 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		
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	Under construction		
xiii.	Comment on unauthorized construction if any	Cannot comment since it is under construction		
xiv.	Comment on Transferability of developmental rights	Free hold, complete transferable rights		
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are mostly vacant but few land parcels are currently being used for residential or under construction.		
xvi.	Comment of Demolition proceedings if any	No information available		
xvii.	Comment on Compounding/ Regularization proceedings	No information available		
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	Allotment Papers	NOCs
ii.	Names of the Developer/Promoter	M/s. Prosper Buildtech Private Limited		
iii.	Constitution of the Property	Lease hold, have to take NOC in order to transfer		
iv.	Agreement of easement if any	Not required		
v.	Notice of acquisition if any and area under acquisition	No, as per general information available in the public domain		
vi.	Notification of road widening if any and area under acquisition	No, as per general information available in the public domain		
vii.	Heritage restrictions, if any	No		
viii.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No, Information available to us.		
x.	Comment on whether the owners of the property have issued any guarantee (<i>personal or corporate</i>) as the case may be	No, Information available to us.		
xi.	Building Plan sanction:			
	a) Authority approving the plan	Uttar Pradesh Housing Board & Development Board		
	b) Any violation from the approved Building Plan	Cannot comment since the 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 (<i>property tax, water tax, electricity bill</i>)	Tax name	No documents available	
		Receipt number	No documents available	
		Receipt in the name of	No documents available	
		Tax amount	No documents available	
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	No documents available		
xvii.	Property or Tax Id No.	No documents available		
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information available.		
xix.	Property presently occupied/ possessed by	The property is currently possessed by the subject promoter/company only.		
xx.	Title verification	Title verification to be done by competent advocate as the same is out of our scope of work.		
xxi.	Details of leases if any	Not applicable		
5.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY			
i.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels,	Medium Income Group		



	location of slums/squatter settlements nearby, etc.						
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.		No				
6.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES						
i.	Drainage arrangements		Yes (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				
viii.	Whether gated society		Yes				
ix.	Car parking facilities		Yes (proposed)				
x.	Internal development						
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall		
	Yes (proposed)	Yes	Yes(interlocking tiles)	Yes(Interlocking / chequered tiles)	Yes		
7.	INFRASTRUCTURE AVAILABILITY						
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply		Yes				
	b) Sewerage/ sanitation system		Underground				
	c) Storm water drainage		Yes				
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management		Yes				
	b) Electricity		Yes				
	c) Road and Public Transport connectivity		Yes				
	d) Availability of other public utilities nearby		Transport, Market, Hospital etc. available in close vicinity				
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~1.5 Km.	~3.5 km.	~1.5 km.	~2.5 km.	~25 Km. (Hazrat Nizamuddin)	~5 Km (Noida Electronic City)	~40 km. (IGI)
iv.	Availability of recreation facilities (parks, open spaces etc.)		It is a developing area and recreational facilities are planned to be developed nearby.				

Handwritten signature and stamp of R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

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	Good demand of such properties in the market.	
iv.	Any New Development in surrounding area	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, proposed.	
ii.	Method of construction	Construction proposed to be done using professional contractor workmanship based on architect plan	
iii.	Specifications		
	a) Class of construction	Under construction	
	b) Appearance/ Condition of structures	Internal - Under construction	
		External - Under construction	
	c) Roof	Floors/ Blocks	Type of Roof
		Refer to the attached page	RCC
	d) Floor height	Approx. 9 feet	
	e) Type of flooring	Vitrified tiles, Ceramic Tiles (proposed)	
	f) Doors/ Windows	Aluminum flushed doors & windows & Wooden frame & panel doors (proposed)	
	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	Newly built structure so currently no maintenance issues	
v.	Age of building/ Year of construction	Under construction	Under construction
vi.	Total life of the structure/ Remaining life expected	Under construction	Under construction
vii.	Extent of deterioration in the structure	Not applicable	
viii.	Protection against natural disasters viz. earthquakes etc.	All the proposed structures are asumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	Not applicable as project is under construction stage	

x.	System of air conditioning	As per requirement by individual flat owners on their own	
xi.	Provision of firefighting	Yes	
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority.	
	a) Is Building as per approved Map	Yes	
	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	No information available to us	
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.	Traditional structure	
12.	PROJECT DETAILS:		
a.	Name of the Developer	M/s. Shadbolt Buildworld Private Limited	
b.	Name of the Project	Apex Quebec	
c.	Total no. of Dwelling units	Residential: 699 DU (as per sanctioned map)	
d.	Developer market reputation	Mid scale builder with successful track record of Project deliveries.	
e.	Name of the Architect	Vishal Sharma (CA/1998/23261)	
f.	Architect Market Reputation	Mid scale Archiect with successful track record of Project deliveries.	
g.	Proposed completion date of the Project	31-10-2025 as per RERA	
h.	Progress of the Project	Please refer to the "Current Status" in page no. 16	
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 checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input checked="" type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area	




PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed area of the complete project		19,735 sq. mtr.				
2.	Ground Coverag e Area	Permitted	7,894 sq.mtr.				
		Proposed	4,900.85 sq.mtr.				
3.	Covered Built-up Area	UNDER FAR		REQUIRED AS PER APPROVED MAP		ACHIEVED STATUS	
		TOTAL	Proposed	Residential	84,442.98 sq mtr		Tower A: Construction up to 3rd floor has been completed. • Tower B & C: Construction work up to 1st floor has been completed. • Tower D & E: Up to raft foundation work has been completed.
				Commercial	1,908.38 sq. mtr.		
				Community Building	370 sq. mtr.		
				Meter Room	23.15 sq. mtr.		
				Watchman Shelter	19.84 sq. mtr.		
				Connecting Bridge	15.66 sq. mtr.		
				Total: 86,793.61 sq. mtr. (9,34,246 sq. ft.)			
		Permitted	86,867 sq. mtr.				
		UNDER NON-FAR		PROPOSED AS PER APPROVED MAP		ACHIEVED STATUS	
		Non-FAR area	Residential	31,848.04 sq. mtr.		• Tower A: Construction up to 3rd floor has been completed. • Tower B & C: Construction work up to 1st floor has been completed. • Tower D & E: Up to raft foundation work has been completed.	
			Commercial	663.06 sq. mtr.			
			Site Plan Fire Stair Case	24.65 sq. mtr.			
			Basement 1	15,485.23 sq. mtr.			
			Basement 2	16,414.23 sq. mtr.			
		Proposed	64,435.21 sq. mtr.				
Total Gross Built Up Area		1,51,228.82 sq. mtr / 16,27,827 sq. ft. (FAR + NON FAR)					
4.	Open/ Green Area	Minimum Required	1,974 sq. mtr.				
		Proposed	2,180 sq. mtr.				
5.	Density	Permitted	No information available				
		Proposed	No information available				
6.	Carpet Area		6,97,464 sq. ft. as per inventory provided to us				
7.	Saleable Area		12,30,870 sq. ft. as per inventory provided to us				


 R.K. Associates Valuers & Techno Engineering Consultants P.L.L.C.
 Valuation Center of Excellence
 A RICH KINCH CENTRE

Total Blocks/ Floors/ Flats							
1.	Approved as per Building Plan			Actually provided			Current Status
	Tower Name	No of Floors	No of DU per residential tower	Tower Name	No of Floors	No of DU per residential tower	<ul style="list-style-type: none">Tower A: Construction up to 3rd floor has been completed.Tower B & C: Construction work up to 1st floor has been completed.Tower D & E: Up to raft foundation work has been completed.
	A	2B+G+34	127	A	2B+G+34	127	
	B1	2B+G+36	128	B1 / B	2B+G+36	128	
	B2	2B+G+36	128	B2 / C	2B+G+36	128	
	C1	2B+G+37	182	C1 / D	2B+G+37	182	
	C2	2B+G+36	134	C2 / E	2B+G+36	134	
	TOTAL		699	TOTAL		699	
2.	Total no. of Flats/ Units			699 DU (Residential) (as per sanctioned building plan)			
3.	Type of Flats			Please refer to page no.05			
4.	Number of Car Parking available for main units			Required		1,016 ECS	
				Proposed (as per sanctioned area statement)		1,025 ECS (For main DUs) 70 Spaces for Two Wheelers	
5.	Land Area considered			19,735 sq. mtr.			
6.	Area adopted on the basis of			Property documents only since site measurement couldn't be carried out due to the size of the property			
7.	Remarks & observations, if any			None			
8.	Constructed Area considered (As per IS 3861-1966)			Built-up Area		1,51,228.82 sq. mtr / 16,27,827 sq. ft. (FAR + NON FAR)	
	Area adopted on the basis of			Approved Map. & Area statement details			
	Remarks & observations, if any			None			

Note:

- Area measurements considered in the report pertaining to Land & Building is adopted from relevant approved documents only.
- 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.
- Drawing Map, design & detailed estimation of the property/ building is out of scope of our services.

TBA. 

PART D

PROJECT APPROVAL DETAILS

Sl. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Affidavit to develop the project	Certificate No.: IN-UP29659820240287U dated 23/02/2023	Provided
2.	Approved building plan	File No. UPAVP/BP/21-22/0794 Submission date: 29-12-2021	Approved
3.	Provisional No Objection Certificate from UPFS	UPFS/2021/36918/GZB/GHAZIABAD/2622/JD	Approved
4.	NOC for Height Clearance from Airport Authority of India	NOC memo no. : AAI/ RHQ/NR/ATM/NOC/2021/501/2026-29 Dated: 27.12.2016	Approved
5.	Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006 regarding.	Dated: 20/04/2022	Approved
6.	NOC from Uttar Pradesh Pollution Control Board	Ref No.157519/UPPCB/Ghaziabad(UPPCBRO)/C TE/GHAZIABAD/2022 Dated:- 25/07/2022	Approved
7.	NOC from Forest Department	---	Not required
8.	Structural Stability Certificate	---	Not Provided
9.	RERA Registration Certificate	Registration no. UPRERAPRJ239050 Valid Up to:- 31/10/2025	Approved

[Handwritten signature]
[Circular stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]

PART E

PROCEDURE OF ASSESMENT

1.	GENERAL INFORMATION			
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		16 May 2023	18 May 2023	18 May 2023
ii.	Client	State Bank of India, HLST Branch, Sector 62, Noida		
iii.	Intended User	State Bank of India, HLST Branch, Sector 62, Noida		
iv.	Intended Use	To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Project Tie-up for individual Flat Financing		
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, ascertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the property is identified	<input checked="" type="checkbox"/> Done from the 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	Not Applicable	
iv.	Present market state of the Asset assumed Total No. of Dwelling Units	Under Normal Marketable State		
		Reason: Asset under free market transaction state		
v.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(in consonance to surrounding use, zoning and statutory norms)</i>	Considered for Assessment
		Residential	Residential	Residential
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from		

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

BA



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)	<table><tr><td colspan="2">Market Value</td></tr><tr><td colspan="2">Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.</td></tr></table>	Market Value		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.																																												
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	<table><tr><td colspan="2">Market Value</td></tr><tr><td colspan="2">Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.</td></tr></table>	Market Value		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.																																												
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	<table><tr><td colspan="2">PROJECT INVENTORY</td></tr><tr><td>Approach for assessment</td><td>Method of assessment</td></tr><tr><td>Market Approach</td><td>Market Comparable Sales Method</td></tr></table>	PROJECT INVENTORY		Approach for assessment	Method of assessment	Market Approach	Market Comparable Sales Method																																									
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.	<table><tr><td colspan="2">Market Comparable</td></tr><tr><td rowspan="14">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)</td><td>a.</td></tr><tr><td>Name:</td></tr><tr><td>Contact No.:</td></tr><tr><td>Nature of reference:</td></tr><tr><td>Size of the Property:</td></tr><tr><td>Location:</td></tr><tr><td>Rates/ Price informed:</td></tr><tr><td>Any other details/ Discussion held:</td></tr><tr><td>b.</td></tr><tr><td>Name:</td></tr><tr><td>Contact No.:</td></tr><tr><td>Nature of reference:</td></tr><tr><td>Size of the Property:</td></tr><tr><td>Location:</td></tr><tr><td>Rates/ Price informed:</td></tr><tr><td>Any other details/ Discussion held:</td></tr></table>	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:	Contact No.:	Nature of reference:	Size of the Property:	Location:	Rates/ Price informed:	Any other details/ Discussion held:	b.	Name:	Contact No.:	Nature of reference:	Size of the Property:	Location:	Rates/ Price informed:	Any other details/ Discussion held:	<table><tr><td colspan="2">DHM Group(Vaibhav</td></tr><tr><td colspan="2">+91-9899099848</td></tr><tr><td colspan="2">Property dealer</td></tr><tr><td colspan="2">~800 sq. ft to 1155 sq. ft. super built up area</td></tr><tr><td colspan="2">Prateek Grand City, Siddharth Vihar, Ghaziabad</td></tr><tr><td colspan="2">Rs.5,800/- to Rs.6,200/- per sq. ft. on super built up area</td></tr><tr><td colspan="2">According to the discussion held with the property dealer the project is completed and ready to move. The price of the flat depends on various physical attributes, like location, floor, amenities included, etc.</td></tr><tr><td colspan="2">Mr. Akash</td></tr><tr><td colspan="2">+91-9711142395</td></tr><tr><td colspan="2">Property Consultant</td></tr><tr><td colspan="2">~1,200 sq. ft to 1,600 sq. ft. super built up area</td></tr><tr><td colspan="2">Siddharth Vihar, Ghaziabad</td></tr><tr><td colspan="2">Around Rs.5,500/- to Rs.6,000/- on super built up area</td></tr><tr><td colspan="2">The price of the flat depends on various physical attributes, like location, floor, amenities included, etc.</td></tr></table>	DHM Group(Vaibhav		+91-9899099848		Property dealer		~800 sq. ft to 1155 sq. ft. super built up area		Prateek Grand City, Siddharth Vihar, Ghaziabad		Rs.5,800/- to Rs.6,200/- per sq. ft. on super built up area		According to the discussion held with the property dealer the project is completed and ready to move. The price of the flat depends on various physical attributes, like location, floor, amenities included, etc.		Mr. Akash		+91-9711142395		Property Consultant		~1,200 sq. ft to 1,600 sq. ft. super built up area		Siddharth Vihar, Ghaziabad		Around Rs.5,500/- to Rs.6,000/- on super built up area		The price of the flat depends on various physical attributes, like location, floor, amenities included, etc.	
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:																																																
	Contact No.:																																																
	Nature of reference:																																																
	Size of the Property:																																																
	Location:																																																
	Rates/ Price informed:																																																
	Any other details/ Discussion held:																																																
	b.																																																
	Name:																																																
	Contact No.:																																																
	Nature of reference:																																																
	Size of the Property:																																																
	Location:																																																
Rates/ Price informed:																																																	
Any other details/ Discussion held:																																																	
DHM Group(Vaibhav																																																	
+91-9899099848																																																	
Property dealer																																																	
~800 sq. ft to 1155 sq. ft. super built up area																																																	
Prateek Grand City, Siddharth Vihar, Ghaziabad																																																	
Rs.5,800/- to Rs.6,200/- per sq. ft. on super built up area																																																	
According to the discussion held with the property dealer the project is completed and ready to move. The price of the flat depends on various physical attributes, like location, floor, amenities included, etc.																																																	
Mr. Akash																																																	
+91-9711142395																																																	
Property Consultant																																																	
~1,200 sq. ft to 1,600 sq. ft. super built up area																																																	
Siddharth Vihar, Ghaziabad																																																	
Around Rs.5,500/- to Rs.6,000/- on super built up area																																																	
The price of the flat depends on various physical attributes, like location, floor, amenities included, etc.																																																	
xxv.	Adopted Rates Justification	As per our discussion with the locals inhabitants and property dealers of the subject location we came to know that rates for residential flats in resale in the subject locality varies from Rs.5,500/- to Rs.6,000/- per sq. ft. on super built up area (Ongoing basic selling price of builder/developer) depending upon the various attributes of the flats.																																															
xxvi.	<table><tr><td colspan="3">OTHER MARKET FACTORS</td></tr><tr><td>Current</td><td>Market</td><td>Normal</td></tr></table>	OTHER MARKET FACTORS			Current	Market	Normal																																										
OTHER MARKET FACTORS																																																	
Current	Market	Normal																																															



	condition	Remarks: NA
		Adjustments (-/+): 0%
	Comment on Property Salability Outlook	Easily sellable
		Adjustments (-/+): 0%
	Comment on Demand & Supply in the Market	Demand
		Good
		Supply
		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	Cost of 19,735 sq. mtr. of land is Rs.146,36,74,000/- which has been taken as per the information mentioned in CA certificate. and for flats Rs.5,500/- to Rs.6,000/- per sq. ft. on super built up area (Ongoing basic selling price of builder/developer)
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. Therefore the Cost of Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore the Cost of 19,735 sq. mtr. of land is Rs.146,36,74,000/- which has been taken as per the information mentioned in CA certificate.</p> <p>c. FAR & NON-FAR have been taken as per the sanctioned area statement provided to us.</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

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

xxxiii.

SPECIAL ASSUMPTIONS

None

xxxiv.

LIMITATIONS

None

3.	COST ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Cost of Land (As per CA Certificate)
a.	Prevailing Rate range	Rs.38,700/- per sq. mtr.	---
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.38,700/- per sq. mtr.	---
d.	Total Land Area/ FAR Area considered (documents vs site survey whichever is less)	19,735 sq. mtr.	19,735 sq. mtr.
e.	Total Value of land (A)	19,735 sq. mtr.x Rs.38,700/- per sq. mtr.	---
		Rs.76,37,44,500/-	Rs.146,36,74,000/-

Note:

For Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore the Cost of

Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore the Cost of 19,735 sq. mtr. of land is Rs.146,36,74,000/- which has been taken as per the information mentioned in CA certificate. 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. 1,400/- to 1,600/- 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	86,793.61 sq.mtr. / (9,34,246 sq. ft.)	64,435.21 sq.mtr. / (6,93,581 sq. ft.)
		Pricing Calculation	9,34,246 sq.ft. X Rs. 1,500/- per sq. ft.	6,93,581 sq. ft. X Rs.1,200/- per sq. ft.
		Total Value	Rs.140,13,69,627/-	Rs.83,22,96,721/-
a.	Depreciation percentage (Assuming salvage value % per year)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor		NA	
c.	Structure Type/ Condition		RCC framed structure / Under Construction	
d.	Construction Depreciated Replacement Value (B)		Rs.223,36,66,348/-	

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

6.	MARKET/ SALEABLE AMOUNT OF THE FLATS	
a.	Total No. of DU	699 DU
b.	Total No. of EWS Units	70 Nos.
c.	Total No. of LIG Units	70 Nos.
d.	Total Proposed Saleable Area for flats	12,30,870 sq. ft.
e.	Launch Price = (approx.) (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	No information available
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.5,850 to Rs.6,250 per sq. ft. on saleable area
	Market Rate in secondary sale (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.5,500/- to Rs.6,000/- per sq. ft. on saleable area
f.	Remarks	The value of flats in the subject locality varies from Rs.5,500/- to Rs.6,000/- per sq. ft. on saleable 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.

INVENTORY ANALYSIS:

Tower Name	Number of DU per tower	Flat Type	Flat Type (Super built up area in sq. ft.)	No of DU per Flat layout	Total Carpet area (sq. ft.)	Total Super built up area (sq. ft.)	Market Rate @Rs.5,500 per sq. ft on saleble area (in Cr.)	Market Rate @Rs.6,000 per sq. ft on saleble area (in Cr.)
A	127	4BHK +4 TOILETS+UTILITY	2,400	91	1,27,017	2,18,400	120.12	131.04
		4BHK +4 TOILETS+UTILITY	2,510	24	33,498	60,240	33.13	36.14
		4BHK +4 TOILETS+UTILITY	2,775	12	17,992	33,300	18.32	19.98
B	128	1BHK +1 TOILETS	995	2	1,528	1,990	1.09	1.19
		3BHK + 3 TOILETS	1,680	38	35,995	63,840	35.11	38.30
		3BHK + 3 TOILETS	1,770	12	11,367	21,240	11.68	12.74
		3BHK +3 TOILETS & 3BHK + 4 TOILETS+SERVENT	1,960	64	71,205	1,25,440	68.99	75.26
		3BHK + 3 TOILETS+UTILITY	2,080	12	13,508	24,960	13.73	14.98
C	128	1BHK +1 TOILETS	995	2	1,528	1,990	1.09	1.19
		3BHK + 3 TOILETS	1,680	38	35,995	63,840	35.11	38.30
		3BHK + 3 TOILETS	1,770	12	11,367	21,240	11.68	12.74
		3BHK +3 TOILETS	1,960	64	71,205	1,25,440	68.99	75.26
		3BHK + 3 TOILETS+UTILITY	2,080	12	13,508	24,960	13.73	14.98
D	182	TYPE-1 - 2BHK +2 TOILETS	950	152	84,424	1,44,400	79.42	86.64
		TYPE-2 - 3BHK +3 TOILETS	1,356	30	24,038	40,680	22.37	24.41
E	134	TYPE-2 - 2BHK +2 TOILETS	1,610	2	1,820	3,220	1.77	1.93
		TYPE-3 - 3BHK +3 TOILETS	1,875	90	95,868	1,68,750	92.81	101.25
		TYPE-1 - 3BHK +3 TOILETS	2,070	42	45,601	86,940	47.82	52.16
TOTAL				699	6,97,464	12,30,870	676.98	738.52

7. CONSOLIDATED COST ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs.76,37,44,500/-	Rs.146,36,74,000/-
b.	Structure Construction Value (B)	---	Rs.223,36,66,348/-
c.	Additional Aesthetic Works Value (C)	---	Incorporated in the above valuation
d.	Total Add (A+B+C)	Rs.76,37,44,500/- (land value only)	Rs.369,73,40,348/-
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.369,73,40,348/-
h.	Rounded Off	---	Rs.370,00,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Three Hundred & Seventy Crore Only
j.	Expected Realizable Value	---	Rs.314,50,00,000/-
k.	Expected Distress Sale Value	---	Rs.277,50,00,000/-
l.	Percentage difference between Circle Rate and Market Value	More than 20%	
m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	Concluding Comments/ Disclosures if any		
	a. The subject property is a Group Housing project.		
	b. We are independent of client/ company and do not have any direct/ indirect interest in the property.		
	c. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		
	d. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.		

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

o. IMPORTANT KEY DEFINITIONS

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

Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion.

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

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

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

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

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

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

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

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

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

clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.

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

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

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

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

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

p. **Enclosures with the Report:**

- *Enclosure I:* Screenshot of the price trend references of the similar related properties available on public domain - Page No. 30-31
- *Enclosure II:* Google Map Location Page No. 32
- *Enclosure III:* Photographs of the property Page No. 33-36
- *Enclosure IV:* Copy of Circle Guideline Rate Page No. 37
- *Enclosure V:* Other Relevant Documents/Articles taken for reference Page No. 38-46
- *Enclosure VI:* Consultant's Remarks Page No. 44-46



IMPORTANT NOTES

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

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

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




IF REPORT IS USED FOR BANK/ FIs

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

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



Terms of Services & Consultant's Important Remarks are available at

www.rkassociates.org for reference.

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Parveen Sharma	Babul Akhtar Gazi	Ashish Sawe
		

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

99acres Buy ▾ Ghaziabad X Add more 🔍

T and T Eutopia ☆
 30, Naraina Vihar, Ghaziabad

View Number

Why you should consider T and T Eutopia?

- India's 1st Urban Therapeutic Housing
- 3+4 BHK AI (Artificial Intelligence) Powered Apartments
- Out-of-door Pollution Control Units

View 3 more ▾

DEVELOPED BY
TANDT Realtech Pvt. Ltd.

Contact Builder

CONSTRUCTION STATUS
Under Construction
 Completion in Aug. 2024



₹ 1.17 - 2.09 Cr • Govt. Charges

PRICE RANGE

3 BHK Apartment	4 BHK Apartment
3 BHK Apartment Carpet Area: 1120 - 1259.82 sq.ft. (104.05 - 117.04 sq.m.) ₹ 1.17 - 1.32 Cr • Govt. Charges	4 BHK Apartment Carpet Area: 1337 - 1801.83 sq.ft. (124.01 - 167.4 sq.m.) ₹ 1.42 - 2.09 Cr • Govt. Charges

Download Brochure

99acres Buy ▾ Ghaziabad X Add more 🔍

SG Shikhar Height ☆
 14th Floor Vihar, Ghaziabad

View Number

Why you should consider SG Shikhar Height?

- Versatile club art facilities
- Adequate green area with dignified atmosphere
- Exclusive gym area for all age group

DEVELOPED BY
SG Estates Pvt Ltd

CONSTRUCTION STATUS
Under Construction
 Completion in Jun. 2023

₹ 60.99 L - 1.13 Cr • Govt. Charges

PRICE RANGE

2 BHK Apartment	3 BHK Apartment
2 BHK Apartment Super Built up Area: 1054 - 1070 sq.ft. (97.92 - 99.47 sq.m.) ₹ 60.99 - 61.92 L • Govt. Charges	3 BHK Apartment Super Built up Area: 1277 - 1920 sq.ft. (118.64 - 176.37 sq.m.) ₹ 75 L - 1.13 Cr • Govt. Charges

Download Brochure

Handwritten signature

Handwritten signature

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

99acres

Buy ▾ Ghaziabad X Add more

Q

Truvae FrAGRANCE ☆
Siddhartha Vihar, Ghaziabad

View Numbers

Why you should consider Truvae FrAGRANCE?

- Entry / Exit gate complex with waiting lounge

DEVELOPED BY
Truvae Group

CONSTRUCTION STATUS
Ready To Move
Since Dec, 2020

₹ 45.1 - 85.55 L • Govt. Charges

PRICE RANGE

2, 3 BHK Apartment

2 BHK Apartment	3 BHK Apartment
Super Built up Area 820 - 1280 sq.ft. (76.18 - 118.52 sq.m.)	Super Built up Area 1350 - 1525 sq.ft. (125.42 - 141.68 sq.m.)
₹ 45.1 - 71.81 L • Govt. Charges	₹ 74.25 - 85.55 L • Govt. Charges

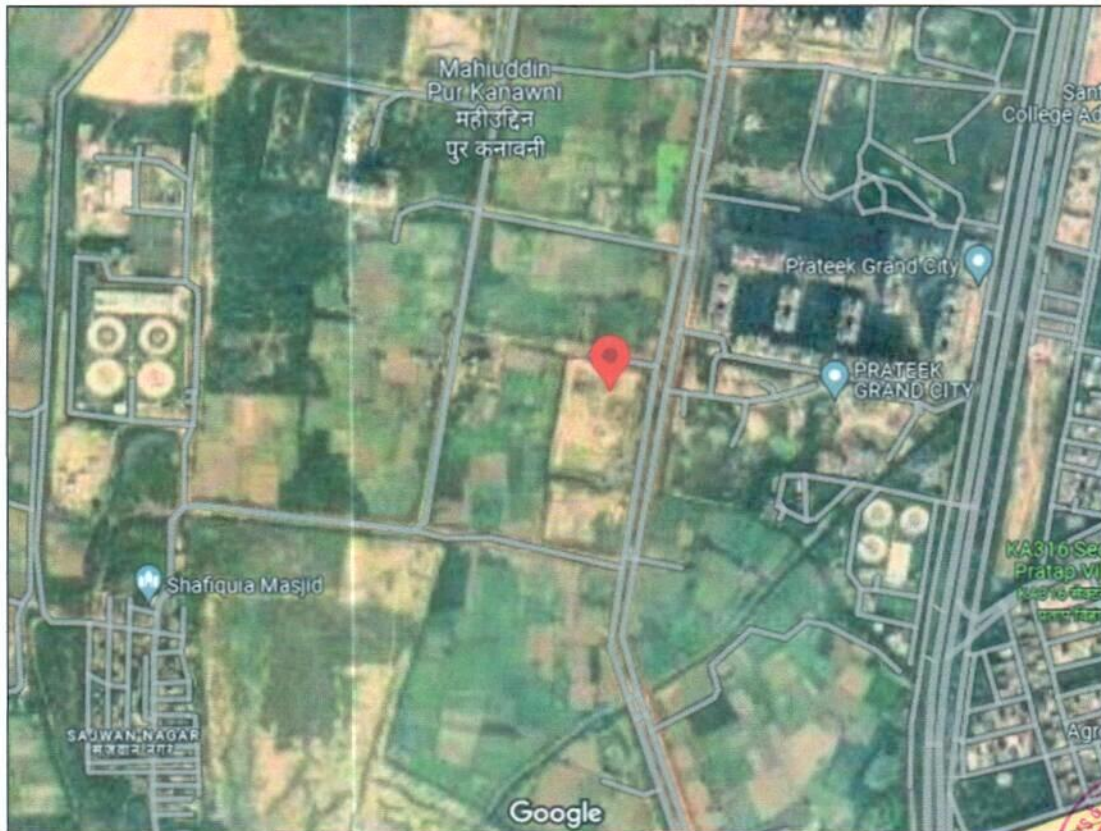
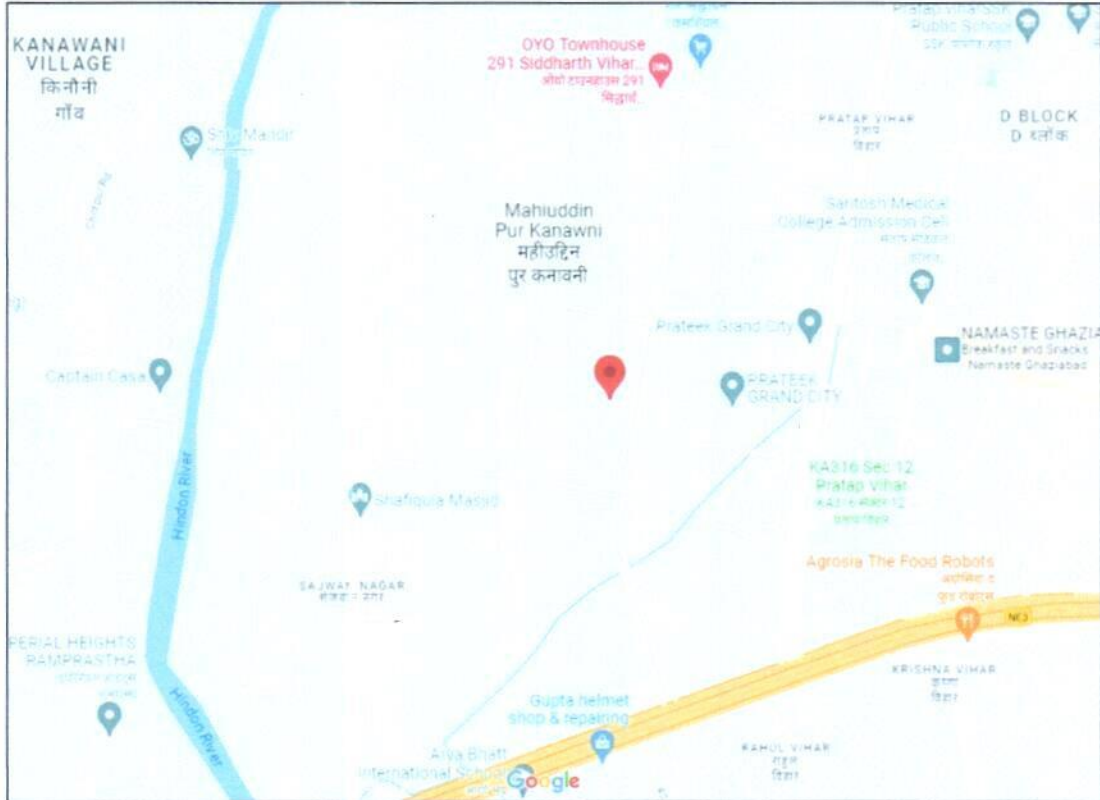
Download Brochure



Signature

Stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

ENCLOSURE 2: GOOGLE MAP LOCATION



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

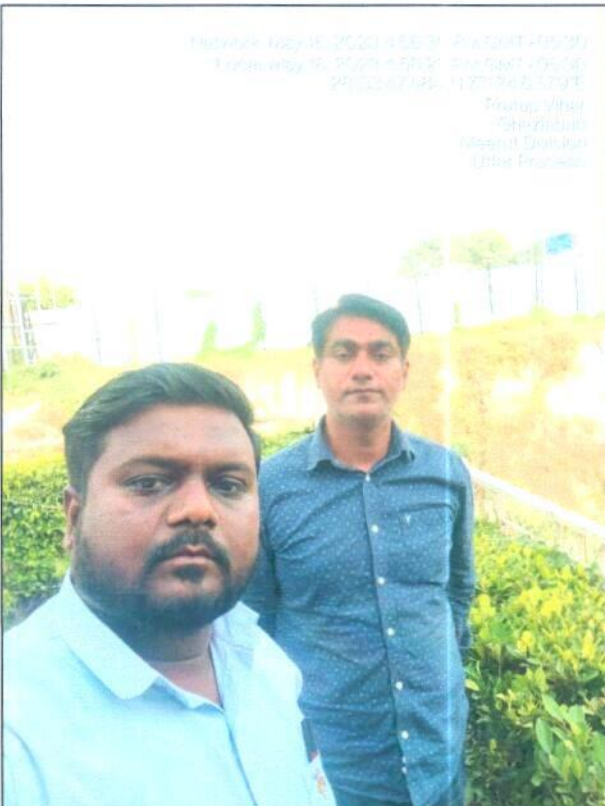
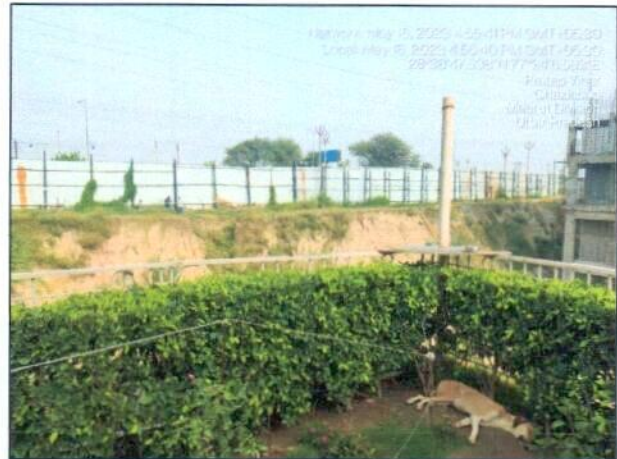
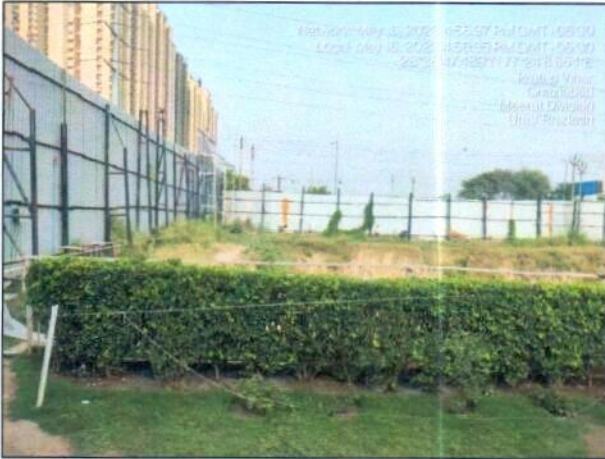
ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY



[Handwritten signature]
 R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.
 10, Sector 14, Gurgaon, Haryana 122001

PROJECT TIE-UP REPORT

APEX QUEBEC



[Handwritten signature]
[Circular stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]

PROJECT TIE-UP REPORT

APEX QUEBEC

ENCLOSURE: 4- COPY OF CIRCLE RATE

भाग-2 (प्रारूप -2 व 4)

9

रजिस्ट्रीकरण उपजिला सदर-पंचम जिला गाजियाबाद के अधीन नगरीय/अर्धनगरीय/ग्रामीण क्षेत्र में आवसीय भूमि की दरें प्रति वर्ग मीटर रुपये में

क्र० सं०	प्रारूप-1 में आबंटित किया गया थी-कोड	मोहल्ले या राजस्व ग्राम का नाम	वार्ड / परगना	श्रेणी नगरीय अर्धनगरीय या ग्रामीण	नौ मी० या 30 फुट तक चौड़े रास्ते पर	नौ मी० या 30 फुट से अधिक, 18 मी० या 60 फुट तक चौड़े रास्ते पर	18 मी० या 60 फुट से अधिक चौड़े रास्ते पर
1	2	3	4	5	6	7	8
10	0771	गऊपुरी	कैला	नगरीय	19500	20600	21700
11	0765	धौधरी चरण सिंह कालोनी	मवाई	नगरीय	19500	20600	21700
12	0794	धिरंजीव विहार अद्वैतिका फेस-1 व फेस-2 एवं असल द्वारा विकसित कालोनी	शास्त्रीनगर धिरंजीव विहार	नगरीय	37200	38700	40200
13	0803	छोटा कैला	कैला	नगरीय	17300	18400	19500
14	0831	जस्सीपुरा	कैला	नगरीय	20600	22800	25000
15	0830	द्वारिकापुरी	कैला	नगरीय	19500	22800	25000
16	0822	प्रताप विहार जी०डी०ए० कालोनी सेक्टर-11	प्रताप विहार	नगरीय	31600	32700	33800
17	0813	प्रताप विहार जी०डी०ए० कालोनी सेक्टर-12	प्रताप विहार	नगरीय	31600	32700	33800
18	0823	प्रताप विहार भाउसाय देवरस योजना	प्रताप विहार	नगरीय	31600	32700	33800
19	0822	प्रतीक ग्रुप हाऊसिंग एवं ए०के०जी० ग्रुप हाऊसिंग	सिद्धार्थ विहार	नगरीय	36300	38700	39900
20	0829	प्रेमनगर	कैला	नगरीय	19500	20600	21700

उपनिबंधक (पंचम)
गाजियाबाद।

उप जिलाधिकारी
गाजियाबाद।

सहायक महानिरीक्षक निबन्धन
गाजियाबाद।

अपर जिलाधिकारी (वि०/रा०)
गाजियाबाद।

कलेक्टर
गाजियाबाद।



ENCLOSURE 5: OTHER RELEVANT DOCUMENTS

SALE DEED:

INDIA NON JUDICIAL		ACC Name: PANKAJ S...
Government of Uttar Pradesh		ACC Code: UP14000904
e-Stamp		Licence No. 355
Certificate No.	: IN-UP41093029242948V	
Certificate Issued Date	: 21-Feb-2023 05:29 PM	
Account Reference	: NEWIMPACC (SV)/ up14000904/ GHAZIABAD/ UP-GZB	
Unique Doc. Reference	: SUBIN-UPUP1400090475411917008462V	
Purchased by	: COFMOW CO OP RATIVE HOUSING SOCIETY LTD	
Description of Document	: Article 5 Agreement or Memorandum of an agreement	
Property Description	: PLOT NO-3/SP-10 SIDDHARTH VIHAR SCHEME GHAZIABAD	
Consideration Price (Rs.)	:	
First Party	: UTTAR PRADESH AWAS EVAM VIKAS PARISHAD	
Second Party	: COFMOW CO OP RATIVE HOUSING SOCIETY LTD	
Stamp Duty Paid By	: COFMOW CO OP RATIVE HOUSING SOCIETY LTD	
Stamp Duty Amount(Rs.)	: 1,25,88,730 (One Crore Twenty Five Lakh Eighty Eight Thousand Seven Hundred And Thirty only)	

Please write or type below this line

उ०प्र० आवास एवं विकास परिषद
 सोसाईटी भूखण्ड के विरुद्ध विकास शुल्क का किरत कय अनुबन्ध
 यह अनुबन्ध आज दिनांक ०३ माह ०३ वर्ष 2023 को उत्तर प्रदेश आवास एवं विकास परिषद अधिनियम, 1965 के अधीन संगठित उत्तर प्रदेश आवास एवं विकास परिषद, जिसका प्रधान कार्यालय लखनऊ में है, और जिसका कार्य उसके आवास आयुक्त के जिसे एतत्पश्चात 'स्वामी' कहा गया है, जिस पद के अर्न्तगत जब तक कि कोई बात प्रसंग से असंगत न हो, उसका उत्तराधिकारी या समुदेशिती भी है या जिसका तात्पर्य उसके उत्तराधिकारी या समनुदेशिती भी है माध्यम से होता है।

सम्पत्ति प्रबन्धक
 उ०प्र० आवास एवं विकास परिषद
 लखनऊ, उत्तरप्रदेश

काफ़ी महकामे आवास समिति लि.
 राधेश

0020135102



सम्पत्ति प्रबन्धक
 3090 आवास परियोजना, नवीनपुल



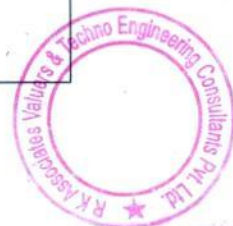
कार्पोराटो आवासीय परियोजना लि.
 मध्य

[4 -]

- 1 किराया-किस्त-क्रेता को सोसाईटी भूखण्ड के रूप में सम्पत्ति का, जिसकी संख्या-3/एस0पी0-10 जिसका क्षेत्रफल 19735.00 वर्गमी0 है और जो सिद्धार्थ विहार योजना में सेक्टर संख्या-3 में स्थित है और जिसे अधिक स्पष्ट करने के लिए इसमें आगे दी गई अनुसूची-एक में सीमाओं के साथ अधिक विशिष्ट रूप से वर्णित किया गया है, कब्जा दिया जायेगा।
- 2 किराया-किस्त क्रेता उक्त सम्पत्ति किरायेदार के रूप में किराया-किस्त क्रय अवधि तक गृहीत करेगा जो 2 (दो) वर्ष की नियत अवधि तक होगी अर्थात् किस्त वर्ष 2023 के मई छमाही के प्रथम दिनांक को प्रारम्भ होगी और वर्ष 2025 के अप्रैल माह के अन्तिम दिनांक को समाप्त होगी।
- 3 किराया-किस्त क्रेता स्वामी की ओर से किसी मांग के बिना किराया-किस्त अवधि की समाप्ति तक प्रत्येक छमाही के प्रथम दिनांक को केवल ₹0-6,34,47,490.00 (₹0 छः करोड चौतीस लाख सैतालीस हजार चार सौ नब्बे मात्र) की 18 प्रतिशत ब्याज सहित प्रथम छमाही किस्त का भुगतान करेगा जोकि प्रत्येक छमाही की प्रथम दिनांक से अन्तिम दिनांक तक जमा की जा सकती है।
- (क) किराया-किस्त-क्रेता ₹0-6,34,47,490.00 (₹0 छः करोड चौतीस लाख सैतालीस हजार चार सौ नब्बे मात्र) की छमाही किस्त की किसी मांग की प्रतीक्षा किए बिना उस माह के बाद जिसमें छमाही किस्त देय हो जाय, प्रत्येक त्रैमास के प्रथम दिनांक को स्वामी के कार्यालय में या निदिष्टि स्थान

सम्पत्ति प्रबन्धक
 3090 आवास परियोजना, नवीनपुल

कार्पोराटो आवासीय परियोजना लि.



APPROVAL OF BUILDING PLAN:

प्रारूप-घ (संलग्नक-3) औपबन्धिक (प्रोविजनल) अनापति प्रमाणपत्र

यू.आई.डी संख्या : UPFS/2021/36918/GZB/GHAZIABAD/2622/JD
दिनांक : 06-09-2021

प्रमाणित किया जाता है कि मेसर्स **SHAD BOLT BUILDWORLD PVT LTD** प्लॉट **PROPOSED GROUP HOUSING AT PLOT No. 3-SP-10, SIDDHARTH VIHAR, GHAZIABAD** तहसील - **GHAZIABAD** प्लॉट एरिया **19735.00 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **86793.628** (वर्गमीटर), ब्लॉकों की संख्या **6** जिसमें

ब्लॉक/टॉवर	प्रत्येक ब्लॉक में तलों की संख्या	बसेमेंट की संख्या	ऊँचाई
TOWER A	35	2	113.60 mt.
TOWER B1	37	2	120.00 mt.
TOWER B2	37	2	120.00 mt.
TOWER C1	38	2	123.20 mt.
TOWER C2	37	2	120.00 mt.
COMMUNITY	3	2	17.40 mt.

है। भवन का अधिभोग मेसर्स **SHAD BOLT BUILDWORLD PVT LTD** द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एनओबीओसीओ एवं तत्संबंधी भारतीय मानक ब्यूरो के आईओएसओ के अनुसार किया गया है। इस भवन को औपबन्धिक अनापति प्रमाणपत्र, एनओबीओसीओ की अधिभोग श्रेणी **Residential** के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मेसर्स **SHAD BOLT BUILDWORLD PVT LTD** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अधिलेखों, सचवाओं के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा।"

Note : In view of the recommendations of CFO & DD , the NOC is being approved.



निर्गत किये जाने का दिनांक : 28-09-2021
स्थान : LUCKNOW

हस्ताक्षर - (डिजिटल रूप से हस्ताक्षरित)

JITENDRA KUMAR SINGH

FE2156607E822EE600727FB98C0E07285B2C7735

28-09-2021

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



PROJECT REGISTRATION CERTIFICATE.

FORM C

[See rule 6(1)]

REGISTRATION CERTIFICATE OF PROJECT

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

UPRERAPRJ239050

Project Name : APEX QUEBEC

Project Address : Tehshil - Ghaziabad, District - Ghaziabad

1. SHADBOLT BUILDWORLD PRIVATE LIMITED firm / society / company / competent authority having its registered office / principal place of business at 640 SECTOR-19 FARIDABAD HARYANA 121001 INDIA .

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 25-04-2022 and ending with 31-10-2025 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.



AFIDAVIT:

e-Stamp : Certificate No. **IN 01265362156710**

FORM 'B'
 [See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration Affidavit cum Declaration of Mr. **Satnam Singh Sachdeva** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorisation dated 23/02/2022

I, Mr. **Satnam Singh Sachdeva** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. **M/s SHADBOLT BUILDWORLD PRIVATE LIMITED** have / has a legal title to the land on which the development of the project is proposed **RIO Heights Private Limited** have/has a legal title to the land on which the development of the proposed project is to be carried out AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter is:

M/s SHADBOLT BUILDWORLD PRIVATE LIMITED(Plot No 3 SP-10 SiddharthViharYojna Ghaziabad 201009) 21-02-2022 TO 20-02-2027


4. That seventy per cent of the amounts realised **M/s SHADBOLT BUILDWORLD PRIVATE LIMITED** promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.


7. That **M/s SHADBOLT BUILDWORLD PRIVATE LIMITED** promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce statement of accounts duly certified and signed by such chartered accountant and it

23 FEB 2022

For Shadbolt Buildworld Pvt. Ltd.

 Director



HEIGHT CLEARANCE NOC FROM AAI:

	भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA SAFD/NORTH/B/100521/627923
<u>MILKMAHARAW/NOC/2020/501/2026-29</u>	
मालिक का नाम एवं पता OWNERS Name & Address	दिनांक/DATE: 29-12-2021 वैधता / Valid Up to: 28-12-2029
ऊँचाई की अनुमति हेतु अवकाश प्रमाण पत्र (उपरोक्त) समीक्षा No Objection Certificate for Height Clearance (Review)	
<p>(1) यह अवकाश प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (आरबिअर) द्वारा प्रदान की गई है। इसमें उल्लेखित निर्माण परियोजना के अनुसार भारत सरकार (या फिर विमानन मंत्रालय) की अधिनियमित की गई है। (इस दस्तावेज़ को 30 सितम्बर, 2015, ई. एस. आर. 710 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित किया गया है।)</p> <p>1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR 751 (II) dated 30th Sep 2015 amended by GSR 779(CE) dated 17th Dec. 2020 for safe and Regular Aircraft Operations.</p>	
<p>(2) इस अवकाश प्रमाण पत्र के अंतर्गत निर्माण के लिए आवश्यक सभी शर्तों पर कोई आपत्ति नहीं है।</p> <p>2. This offer has no objection to the construction of the proposed structure as per the following details:</p>	
अनुमति प्रमाणपत्र आईडी / NOC ID आईडी का नाम / Applicant Name* स्थान का पता / Site Address* स्थान के निर्देशांक / Site Coordinates* स्थान की ऊँचाई एयरएस्लेट मीटर में (औसत समुद्र तल से ऊपर), जिस आवेदनक द्वारा उपलब्ध कराया गया / Site Elevation in mtrs AMSL as submitted by Applicant* अनुमान्य अधिकतम ऊँचाई एयरएस्लेट मीटर में (औसत समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	SAFD/NORTH/B/100521/627923 Bimal Kumar Srivastava Plot No 3-50/-10 Sudhartha Vikas Vignya Ghazabad -201009,Sudhartha Vignya,Ghazabad,U.T.A Pradesh 28 38 42.81N 77 24 02.55E, 28 38 48.01N 77 24 03.56E, 28 38 41.85N 77 24 06.65E, 28 38 47.35N 77 24 07.85E 281.92 M 381.92 M
जैसा आवेदनक द्वारा उपलब्ध कराया गया / As provided by applicant	
<p>(3) यह अवकाश प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है।</p> <p>3. This NOC is subject to the terms and conditions as given below:-</p>	
<p>क) आवेदनक द्वारा उपलब्ध कराया गया स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमान्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदनक द्वारा उपलब्ध कराया गया स्थल की ऊँचाई तथा निर्देशांक की जांच करना उसकी उत्तरदायित्व नहीं करता है, और न ही इनको प्रमाणीकृत करता है। यदि किसी भी तरह पर यह बात बलती है कि वास्तविक विवरण, आवेदनक द्वारा उपलब्ध कराया गया विवरण से भिन्न है, तो वह अवकाश प्रमाण पत्र अमान्य माना जाएगा तथा शास्त्रीय कार्यवाही की जाएगी।</p> <p>a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor substantiates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer-in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.</p>	
<p>ख) अनुरोधित प्रमाण पत्र के अंतर्गत वे आवेदनक द्वारा उपलब्ध कराया गया स्थल निर्देशांक को बढ़कर टापू मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुप्रक्रिया में दिखाया गया है। आवेदनक, मानचित्र यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मिल जाते हैं। किसी भी विवाद के मामले में, नामित अधिकारी को अनुरोधित प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।</p> <p>b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to actual site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.</p>	
<p>ग) एयरपोर्ट संरक्षक या उनके प्रतिनिधि, अवकाश प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदनक या माहिज के साथ पूर्ण सहयोग के साथ) पर दौरा कर सकते हैं।</p> <p>g. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.</p>	
<p>घ) संरचना की ऊँचाई (मुख्य बुझकर धड़िका) की गणना अनुमान्य अधिकतम ऊँचाई (एएमएसएल) से स्थल की ऊँचाई को घटाकर की जाएगी। अर्थात् संरचना की अधिकतम ऊँचाई = अनुमान्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।</p> <p>g. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.</p>	
<p>च) अनुरोधित प्रमाण पत्र जारी करने, भारतीय एयरक्राफ्ट एक्ट 1934, के सेक्शन 9-A तथा इसके अंतर्गत कल्पित समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994) भंडन, इन्हें अंतिम के कारण भारतीय का विचार है।</p> <p>e. The issue of the "NOC" is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".</p>	
<p>छ) कोई भी व्यक्ति, लोक एवीएन, लहरागा, ओडर, सिद्धिग, मुमरी, गांधी की रोक अथवा कोई अन्य उद्योग तथा किसी भी प्रकार के संरक्षण उपकरण देरा 2 में उल्लेखित अनुमान्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।</p>	

NOC FROM POLLUTION CONTROL BORAD:



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 :09/07/2022 To 08/07/2027

Ref No. -
 157519/UPPCB/Ghaziabad(UPPCBRO)/CTE/GHAZIABAD/2022

Dated:- 25/07/2022

To ,

Shri MADHURENDU KUMAR

M/s MS SHADBOLT BUILDWORLD PVT LTD

Plot No 3/SP-10, SiddharthVihar, District- Ghaziabad, U.P., M/s Shadbolt Buildworld Pvt.

Ltd.,GHAZIABAD,201009

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.- 16555457 dated - 27/05/2022. After examining the application with respect to pollution angle, Consent to Establish (CTE) is granted subject to the compliance of following conditions :

- 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
NA	Metric Tonnes/Day	0

C- Product with capacity :

Product Detail	
Name of Product	Product Quantity
NA	0

D- By-Product if any with capacity :

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

- Water Requirement (in KI.D) and its Source :

Source of Water Details		
Source Type	Name of Source	Quantity (KI/D)
Municipal Supply	Municipal supply	289.79
Other	TREATED WATER	114.72


- Quantity of effluent (in KI.D) :




PROJECT TIE-UP REPORT

APEX QUEBEC

CA CERTIFICATE:


VRITI GUPTA & ASSOCIATES
 Chartered Accountants

CA Vriti Gupta
 F.C.A. & Com(H)



Form - 5


CHARTERED ACCOUNTANT'S CERTIFICATE
 (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on - 14/06/2022


Certification work Assigned vide letter No. VAG/CC- 2022

Subject: Certificate of amount incurred on (AFC) OUTRMC for Construction of 1 Tower/Block/Building(s) situated on ~~Shankar Nagar, Gaziabad~~ **Shankar Nagar, Gaziabad** demarcated by its boundaries latitude 28°58'57.54"N and longitude 77°24'07.75"E of the end points to the North, to the South, to the East to the West of village Gaziabad, Uttar Pradesh Competent Authority/Developer/ Authority, District, Ghaziabad, PIN 201005, measuring 10731 sq. meter area, being developed by M/s. Vastu Builders Private Limited (Promoter) having REA Registration No. (Applied for), Designated A/C No. Collection Escrow Account no. 777755538730, Separate Escrow account no. 271825003851 and Transaction Escrow No. 777706444754

S. No.	Particulars	Rs. in fact Total Cost Estimated	Rs. to fact Amount incurred (actual out-flow) till now
1	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction.		
	(b) Amount payable to obtain Development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any.		
	(c) Acquisition cost of TOR (Transfer of Development Rights), if any.		
	(d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in point (a) above).	14595.74	11960.8
	(e) Interest (Other than Policy Interest) (Interest not paid to FI, Scheduled Banks, NBFC, and Unsecured Loan at State Bank of India - if marginal cost of fund based lending Rate (MCLR) + 400BPS on money borrowed for purchase of land and and to Competent Authority.		
	SUB TOTAL LAND COST (in Rs.)	14595.74	11960.8
2	Project Clearance Fees		
	(a) Fees paid to REA	125	0
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (conveyance - till date to project)		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	125	0



O- 258 Ramprastha Colony Gaziabad U.P. -201011
 Mobile : +91-9971685994 ; +91-9971685945 ; (0120)-4110328 | E-Mail : vritiguptaassociates@gmail.com | PAN No. : AAZPG8936B



REGISTRATION CERTIFICATE OF PROJECT:

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

UPRERAPRJ239050

Project Name : APEX QUEBEC

Project Address : Tehsil - Ghaziabad, District - Ghaziabad

1. SHADBOLT BUILDWORLD PRIVATE LIMITED firm / society / company / competent authority having its registered office / principal place of business at 640 SECTOR-19 FARIDABAD HARYANA 121001 INDIA .

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 25-04-2022 and ending with 31-10-2025 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.



ENCLOSURE 6: CONSULTANT'S REMARKS

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



17.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
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,

PROJECT TIE-UP REPORT

APEX QUEBEC

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

[Handwritten signature]
[Circular stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]