

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

CASE NO. VIS(2023-24)-PL198-171-241

DATED: 27/07/2023

PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	THE BROOK- PHASE-I

SITUATED AT

PLOT NO.GH-03C, SECTOR-12, GREATER NOIDA (WEST), UTTAR PRADESH
201308

DEVELOPER/ PROMOTER

M/S. BLESSING HOMZ PVT LIMITED

REPORT PREPARED FOR

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

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

****Important - In case of any query/ issue/ concern or escalation you may please contact Incident Manager @**

Valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.

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

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

CORPORATE OFFICE:

Page 1 of 50
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Valuation Terms of Service & Valuer's Important Remarks are available
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PROJECT TIE-UP REPORT THE BROOK- PHASE-I

PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT

PLOT NO.GH-03C, SECTOR-12, GREATER NOIDA (WEST), UTTAR
PRADESH 201308

PROJECT TIE-UP REPORT

THE BROOK- PHASE-I

PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	State Bank of India, HLST Branch, Noida, Uttar Pradesh
Name of Project	The Brook- Phase-I (As per RERA Certificate)
Work Order No. & Date	Via E-mail dated 18/07/2023

SR. NO.	CONTENTS	DESCRIPTION		
1.	GENERAL DETAILS			
i.	Report prepared for	State Bank of India, HLST Branch, Noida, Uttar Pradesh		
ii.	Name of Developer/ Promoter	M/s. Blessing Homz Pvt Limited		
iii.	Registered Address of the Developer as per MCA website	Regd. Office: - A-6 Ground Floor, Yojna Vihar Delhi.		
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	26 July 2023		
viii.	Date of Assessment	27 July 2023		
ix.	Date of Report	27 July 2023		
x.	Property Shown by	Name	Relationship with Owner	Contact Number
		Mr. Ami Panda	Employee	+91 85274 61116
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 05 Documents requested.	Total 05 Documents provided.	05

PROJECT TIE-UP REPORT

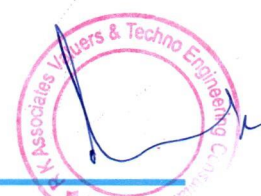
THE BROOK- PHASE-I

		Property Title document	Lease Deed	Dated: 29/04/2016
		Approved Map	Approved Map	Dated: -06/06/2022
		CA Certificate	CA Certificate	CA Shweta Jain Dated 01 st July 2022
		NOC's & Approval	Refer Part-D	---
		RERA Certificate	RERA Certificate	Dated: -15/07/2022
xv.	Identification of the property	<input checked="" type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the Sign Board displayed at site	
		<input checked="" type="checkbox"/>	Identified by the Owner's representative	
			Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	NA

2.	SUMMARY		
i.	Total Prospective Fair Market Value	Rs.169,64,00,000/-	
ii.	Total Expected Realizable/ Fetch Value	Rs. 144,19,40,000 /-	
iii.	Total Expected Distress/ Forced Sale Value	Rs. 1,27,23,00,000 /-	
iv.	Total No. of Dwelling Units in The Rivulet Phase-I	Residential= 384 Units	
v.	Built up area of the project	58684.757 sq.mtr/ 631676.85 sq.ft	
vi.	Saleable Area of the Project	51594.68 sq.mtr / 555360 sq.ft.	
vii.	Inventory Cost as on "Date of Assessment"	From Rs. 305.44 Cr. to Rs. 349.87 Cr.	

3.	ENCLOSURES	
i.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain
ii.	Enclosure 2	Google Map
iii.	Enclosure 3	Photographs of The property
iv.	Enclosure 4	Copy of Circle Rate
v.	Enclosure 5	Other Important documents taken for reference
vi.	Enclosure 6	Consultant's Remarks
vii.	Enclosure 7	Survey Summary Sheet

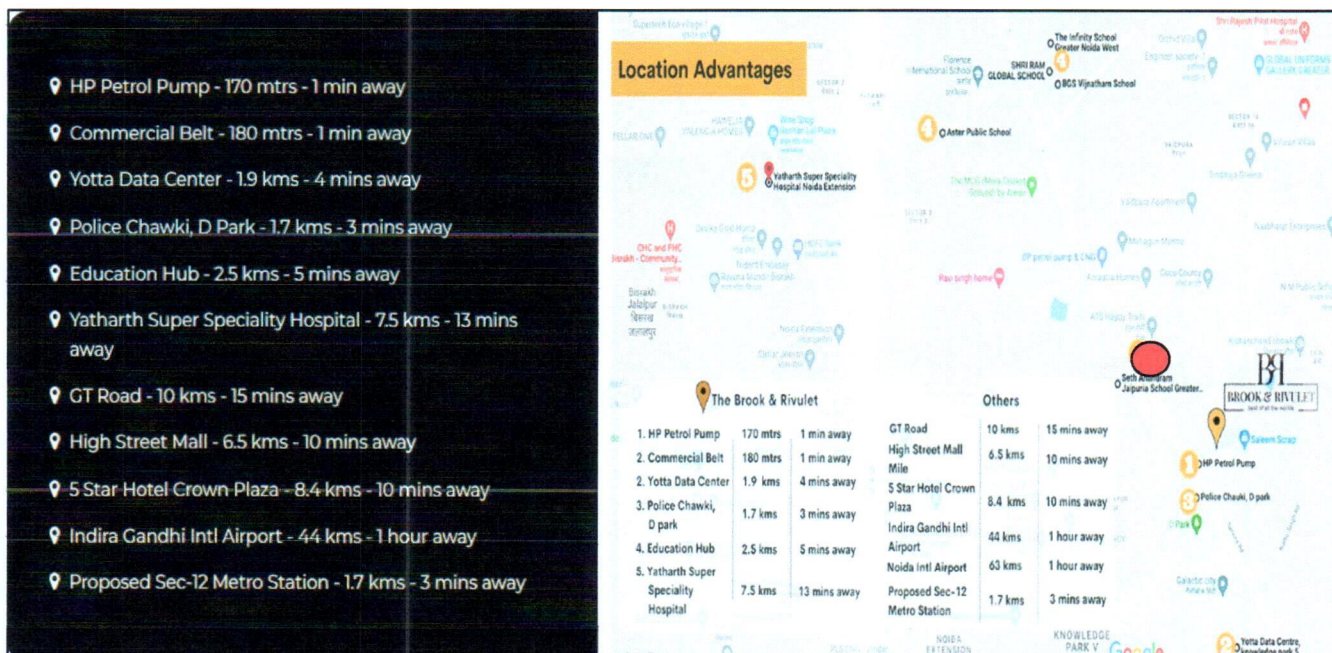
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PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. BRIEF DESCRIPTION OF THE PROJECT

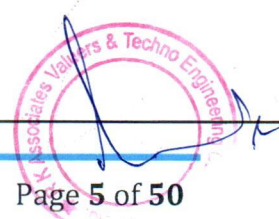


This project Tie-up report is prepared for the Group Housing Project 'The Brook Phase-I' consists of 03 towers named Tower A, B and C with B+S+24. Floors. The project is being developed on total land area of 4.94 Acres (20,000 sq.mtr.) as per Lease Deed dated 29th April 2016 available on UPRERA Website. The project is being promoted & developed by M/s. Blessing Homz Pvt Limited. Its registered office is at A-6 Ground Floor, Yojna Vihar Delhi. The group is into business of Real estate activities with own or leased property in NCR Region. The major consultant of this project is a famous Architect by the name M/s. Design Forum International.

We have been provided with Inventory and Area details of the project. Scope of Work & RERA Certificate FAR, Non-FAR area, Land Area, NoC and related details/data have been provided to us. Latest construction status of the project and latest prevailing market rates of similar properties is taken as per the site survey and market research done by us.

As per copy of lease deed dated 29th April 2016, Greater Noida Industrial Development Authority had leased land measuring 20,000 sqmtr for a period of 90 years commencing from 28th April 2016 at a premium of Rs. 47,20,00,000/-.

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PROJECT TIE-UP REPORT

THE BROOK- PHASE-I

The break-up of Type of Units & Size of this project is as per table below: -

Sr. No.	Type of Unit	Nos. of Units	Unit-wise Saleable Area (In Sq. ft.)	Unit-wise Carpet Area (In Sq. ft.)
1	2BHK+2T+3B	48	1115	579.62
2	3BHK+ 2T+ 4B	48	1200	644.59
3	3BHK+ 2T+ 4B	144	1240	645.19
4	3BHK+3T+4B	48	1535	829.929
5	4BHK+ 3T+ 4B	96	2000	1063.6886

As per documents available to us, the developer of the project has obtained most of the preliminary necessary statutory approvals from different government agencies to develop the group housing society comprising of all the basic & urban facilities & amenities.

The progress of the project 'The Brook- Phase-I' is as below: -

Tower-A: 8th Floor slab casting in progress

Tower-B: 10th Floor slab casting in progress.

Tower-C: 12th Floor slab casting in progress.

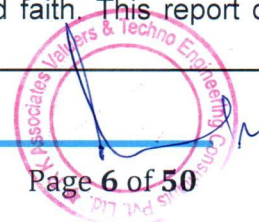
This project is located in fast developing sector of Greater Noida, Uttar Pradesh, which is close to Greater Noida West Link Road which connects to NH-24 and can be approached by Sector Road which is 60ft wide.

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.

Rohit



PROJECT TIE-UP REPORT

THE BROOK- PHASE-I

2.	LOCATION CHARACTERISTICS OF THE PROPERTY			
i.	Nearby Landmark	ATS Happy Trails		
ii.	Name of similar projects available nearby with distance from this property	ATS Happy Trails, Apex Court, Victoria One Central etc.		
iii.	Postal Address of the Project	Plot No. GH-03C, Sector-12, Greater Noida, 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°33'39.6"N 77°28'57.3"E		
vi.	Description of adjoining property	Other residential projects		
vii.	Plot No. / Survey No./Sector	GH-03C, Sector-12		
viii.	Village/ Zone	--		
ix.	Sub registrar	Greater Noida		
x.	District	Gautam Budh Nagar		
xi.	City Categorization	Metro City		Urban
	Type of Area	Residential Area		
xii.	Classification of the area/Society	Middle Class (Ordinary)		Urban developing
	Type of Area	Within urban developing zone		
xiii.	Characteristics of the locality	Good		Within urban developing zone
xiv.	Property location classification	Normal location within locality	2 Side Open	None
xv.	Property Facing	West Facing (Entrance of colony)		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Greater Noida West Link Road		Approx. 60 meters
	b) Front Road Name & width	Internal Road		Approx. 18 meters
	c) Type of Approach Road	Bituminous Road		
	d) Distance from the Main Road	20 mtr. from the main road		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Permanent Proposed		
xviii.	Is the property merged or colluded with any other property	No, it is an independent single bounded property.		
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	Plot no. GH-3B		Plot no. GH-3B
	West	24 mtr. Wide road		24 mtr. Wide road
	North	24 mtr. Wide road		24 mtr. Wide road
	South	Plot no. GH-4B		Plot no. GH-4B

Rohit



PROJECT TIE-UP REPORT

THE BROOK- PHASE-I

3.	TOWN PLANNING/ ZONING PARAMETERS		
i.	Planning Area/ Zone	Greater NOIDA Master Plan	
ii.	Master Plan currently in force	Greater NOIDA Master Plan 2021	
iii.	Municipal limits	Greater Noida (GNIDA)	
iv.	Developmental controls/ Authority	Greater Noida (GNIDA)	
v.	Zoning regulations	Residential zone	
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	Under-construction Property	
ix.	Is property usage as per applicable zoning	Under-construction Property	
x.	Any notification on change of zoning regulation	No	
xi.	Street Notification	Residential	
xii.	Status of Completion/ Occupational certificate	NA as project is under construction	
xiii.	Comment on unauthorized construction if any	NA as project is under construction	
xiv.	Comment on Transferability of developmental rights	As per regulation of GNIDA	
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential purpose and many group housing project are within the locality.	
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 information available.	
xix.	Is the area part of unauthorized area/ colony	No information available.	

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

PROJECT TIE-UP REPORT

THE BROOK- PHASE-I

xi.	Building Plan sanction:		
	a) Authority approving the plan	Greater Noida Industrial Development Authority	
	b) Any violation from the approved Building Plan	Under Construction Property	
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property Since the license has been issued for the group Housing Society development.	
xiii.	Whether the property SARFAESI complaint	Yes	
xiv.	Information regarding municipal taxes (property tax, water tax, electricity bill)	Tax name	---
		Receipt number	---
		Receipt in the name of	---
		Tax amount	---
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us	
xvi.	Is property tax been paid for this property	Details not available	
xvii.	Property or Tax Id No.	Not provided	
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Details not available	
xix.	Property presently occupied/ possessed by	Developer	
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	NA.	

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, location of slums/squatter settlements nearby, etc.		Medium Income Group
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.		No
6.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES		
i.	Drainage arrangements		Yes Proposed
ii.	Water Treatment Plant		Details not available
iii.	Power Supply arrangements	Permanent	Yes Proposed
		Auxiliary	No information available
iv.	HVAC system		No
v.	Security provisions		Yes
vi.	Lift/ Elevators		Yes Proposed
vii.	Compound wall/ Main Gate		Yes Proposed
viii.	Whether gated society		Yes Proposed

PROJECT TIE-UP REPORT

THE BROOK- PHASE-I

ix.	Car parking facilities			Yes Proposed	
x.	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes Proposed	Yes Proposed	Yes Proposed	Yes Proposed	Yes Proposed

7.	INFRASTRUCTURE AVAILABILITY						
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply			Yes			
	b) Sewerage/ sanitation system			Yes			
	c) Storm water drainage			Proposed			
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management			Arranged by the authority			
	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
	2 Km.	2 km.	2 km.	2 km.	8 Km.	10 Km	45 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. However, the project is proposed to have its own recreational activity centres within the projects.			

8.	MARKETABILITY ASPECTS OF THE PROPERTY:			
i.	Location attribute of the subject property	Normal		
ii.	Scarcity	Similar kind of properties are easily available in this area.		
iii.	Market condition related to demand and supply of the kind of the subject property in the area	Demand of the subject property is in accordance with its future development (residential/commercial) prospect.		
iv.	Any New Development in surrounding area	Yes	Construction of many other group housing societies is in progress.	
v.	Any negativity/ defect/ disadvantages in the property/ location	No		
vi.	Any other aspect which has relevance on the value or marketability of the property	No		

9.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:	
i.	Type of construction & design	RCC Framed Structure.
ii.	Method of construction	Skilled Labours and Construction Machinery.
iii.	Specifications	
	a) Class of construction	Class B construction (Good)

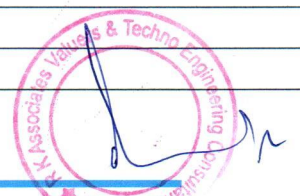
PROJECT TIE-UP REPORT

THE BROOK- PHASE-I

	b) Appearance/ Condition of structures	Internal - Under construction. External - Under construction	
	c) Roof	Floors/ Blocks	Type of Roof
		03-High rise towers	RCC
		Maximum Floors up to B+S+24 floors (Proposed)	
	d) Floor height	Under construction	
	e) Type of flooring	Under Construction	
	f) Doors/ Windows	Under Construction	
	g) Interior Finishing	Under construction	
	h) Exterior Finishing	Under construction	
	i) Interior decoration/ Special architectural or decorative feature	Under construction	
	j) Class of electrical fittings	Under construction	
	k) Class of sanitary & water supply fittings	Under construction	
iv.	Maintenance issues	NA	
v.	Age of building/ Year of construction	Under Construction	--
vi.	Total life of the structure/ Remaining life expected	Approx. 65-70 years	Approx. 65-70 years (after completion)
vii.	Extent of deterioration in the structure	Not Applicable as construction work is in progress.	
viii.	Protection against natural disasters viz. earthquakes etc.	All the structures are asumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	Not Applicable as construction work is in progress	
x.	System of air conditioning	Not Applicable as construction work is in progress	
xi.	Provision of firefighting	Yes (Proposed)	
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority.	
	a) Is Building as per approved Map	Cannot comment as construction is in initial stage	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	c) Is this being regularized	NA	

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

Rohit



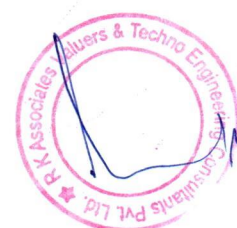
PROJECT TIE-UP REPORT

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

12.	PROJECT DETAILS:	
a.	Name of the Developer	M/s. Blessing Homz Pvt. Limited
b.	Name of the Project	The Brook Phase-1
c.	Total no. of Dwelling units	<ul style="list-style-type: none"> Residential = 384 Units
d.	Developer market reputation	Known Builder
e.	Name of the Architect	M/s. Design Forum International
f.	Architect Market Reputation	Established Architect with years long experience in market and have successfully delivered multiple Projects.
g.	Proposed completion date of the Project	05/06/2029 (as per the RERA)
h.	Progress of the Project	Tower-A: 8 th Floor slab construction work is under progress Tower-B: 10 th Floor slab construction work is under progress. Tower-C: 12 th Floor slab construction work is under progress.
i.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input checked="" type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input checked="" type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,



PROJECT TIE-UP REPORT

THE BROOK- PHASE-I

PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed Area of the project			4.94 Acres (20,000 sq.mtr.)(For The Brook Phase-I)		
2.	Area of the Project as per RERA			4.94 Acres (20,000 sq.mtr.)(For The Brook Phase-I)		
3.	Ground Coverage Area	Permitted		7000 m ²		
		Proposed		2844.092 m ²		
	Covered Built-up Area	UNDER FAR			PROPOSED AS PER APPROVED MAP (In m ²)	ACHIEVED STATUS As per Site Visit/Map
		TOTAL	Tower-A	Residential – FAR	32879.06	Tower-A: 8 th Floor slab construction work is under progress Tower-B: 10 th Floor slab construction work is under progress. Tower-C: 12 th Floor slab construction work is under progress.
			Tower-B			
			Tower-C			
			Commercial FAR		699.155	
			Permitted		70000 (Main FAR @ 3.5)	
		UNDER NON-FAR			Proposed as per Approved Map (In m ²)	Proposed AS PER MAP Tower-A: 8 th Floor slab construction work is under progress Tower-B: 10 th Floor slab construction work is under progress. Tower-C: 12 th Floor slab construction work is under progress.
		Total NON FAR			19778.640	
		Ancillary Area			5327.903	
Total Gross Built Up Area			58684.757 sq.mtr/ 631676.85 sq.ft			
4.	Open/ Green Area	Minimum Required		Not mentioned in sanction plan		
		Proposed		Not mentioned in sanction plan		
5.	Density	Permitted		4200 persons		
		Proposed		1728 persons		
6.	Carpet Area			27278.4 sq.mtr. or 293622 sq. ft.		
7.	Saleable Area			51594.68 sq.mtr or 555360 sq.ft.		



PROJECT TIE-UP REPORT

THE BROOK- PHASE-I

Total Blocks/ Floors/ Flats							
1.	Approved as per Building Plan for Project		As per RERA & Inventory		Current Status		
	Tower-A: B+S+24, 96 Units		Tower-A: B+S+24, 96 Units		Tower-A: 8 th Floor slab construction work is under progress		
	Tower-B: B+S+24, 144 Units		Tower-B: B+S+24, 144 Units		Tower-B: 10 th Floor slab construction work is under progress.		
	Tower-C: B+S+24, 144 Units		Tower-C: B+S+24, 144 Units		Tower-C: 12 th Floor slab construction work is under progress.		
2.	Total no. of Flats/ Units	The Brook-Phase-I	384 Units (As per RERA Inventory Details) 33 Commercial Shops				
3.	Type of Flats		Type of Flat/Shop	Tower	No. of Units	Carpet Area (Sq. mtr.)	
			4BHK+ 3T+ 4B	A	96	9486.72	
			2BHK+2T+3B	B	48	2584.752	
			2BHK+2T+4B	B	96	5754.336	
			2BHK+2T+4B	C	144	9452.592	
			Commercial Shop	Brook Arcade	33	380.8	
			Grand Total		384 Dwelling Units/ 33 Commercial Shops		27659.2
			Basement Car Parking		377		
			Stilt Car Parking		268		
			Open Car Parking		43		
4.	Land Area considered		Land Area as per Approved Map – 4.94 Acres/20,000 sq. mtr.				
5.	Area adopted on the basis of		Property documents & site survey both				
6.	Remarks & observations, if any		NA				
7.	Constructed Area considered		Built-up Area	58684.757 sq.mtr/ 631676.85 sq.ft			
	Area adopted on the basis of		Proposed built-up area as per sanction plan considered				
	Remarks & observations, if any		NA				

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.



PROJECT TIE-UP REPORT

THE BROOK- PHASE-I

PART D

PROJECT APPROVAL DETAILS

Sl. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Lease deed	Deed No. I-10900/16 dated 29-04-2016	Obtained
2.	Possession Certificate	---	Not Applicable
3.	Approved Building Plans From GNIDA	PLG/BP/. SM-01-NOV-2021:12577 dated 06-06-2022 valid for 5 years	Obtained
4.	NOC for Height Clearance from Airport Authority of India	Letter no. AAI/RHQ/NR/ATS/NOC/2022/03/09-12 valid from 03-01-2022	Obtained
5.	Environmental clearance	SIA/UP/MIS/273486/2022	Obtained
6.	Pollution Certificate	Ref No. - 168328/UPPCB/GreaterNoida(UPPCBRO)/CTE/ GREATER NOIDA/2023 dated 10-02-2023	Obtained
7.	Provisional NOC from Fire Authority	UPFS/2022/50501/GBN/GAUTAM BUDDH NAGAR/15205/DD dated 11-05-2022	Obtained
8.	Structural Stability Certificate	--	Not Provided
9.	RERA Registration Certificate	Registration no. UPRERAPRJ228846 Dated:- 15-07-2022	Obtained

Note: The above details have been considered from the data available on UPRERA Website and documents provided to us.

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PROJECT TIE-UP REPORT


THE BROOK- PHASE-I

PART E

PROCEDURE OF ASSESMENT

1.	GENERAL INFORMATION			
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		26 July 2023	27 July 2023	27 July 2023
ii.	Client	State bank of India, HLST Branch, Noida, Uttar Pradesh		
iii.	Intended User	State bank of India, HLST Branch, Noida, Uttar Pradesh		
iv.	Intended Use	To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Project Tie-up for individual Flat Financing		
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, asertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the property is identified	<input checked="" type="checkbox"/> Done from the Sign Board displayed at site <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
		Real estate	Residential	Group Housing
		Classification	Residential Asset	
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:		






PROJECT TIE-UP REPORT

THE BROOK- PHASE-I

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			
		Square			Medium			
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level			
		Metro City	Good	On Wide Road	B+S+24 Floors			
		Urban developing	Within urban developed area	Near to Highway				
		Property Facing						
		West Facing (Project Entrance)						
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity			
		Yes	Yes	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 and some are already constructed.						





PROJECT TIE-UP REPORT

THE BROOK- PHASE-I

xiii.	Any specific advantage/ drawback in the property	No.																					
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?	No.																					
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: NA																					
xviii.	Is independent access available to the property	Clear independent access is available																					
xix.	Is property clearly possessable upon sale	Yes																					
xx.	Best Sale procedure to realize maximum Value for inventory sale (<i>in respect to Present market state or premise of the Asset as per point (iv) above</i>)	Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.																					
xxi.	Hypothetical Sale transaction method assumed for the inventory cost analysis	Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.																					
xxii.	Approach & Method Used for inventory cost analysis	PROJECT INVENTORY <table border="1"> <thead> <tr> <th>Approach for assessment</th> <th>Method of assessment</th> </tr> </thead> <tbody> <tr> <td>Market Approach</td> <td>Market Comparable Sales Method</td> </tr> </tbody> </table>	Approach for assessment	Method of assessment	Market Approach	Market Comparable Sales Method																	
Approach for assessment	Method of assessment																						
Market Approach	Market Comparable Sales Method																						
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)																					
xxiv.	Market Comparable	<table border="1"> <tr> <td>a</td> <td>Name:</td> <td>Sang Real Estate</td> </tr> <tr> <td></td> <td>Contact No.:</td> <td>+91 9015121739</td> </tr> <tr> <td></td> <td>Nature of reference:</td> <td>Property dealer</td> </tr> <tr> <td></td> <td>Size of the Property:</td> <td>1350 sq.ft, 1545 sq.ft</td> </tr> <tr> <td></td> <td>Location:</td> <td>Near to subject property</td> </tr> <tr> <td></td> <td>Rates/ Price informed:</td> <td>Rs.5500/- per sq.ft.to Rs.6300 per sq.ft on super Builtup area</td> </tr> <tr> <td></td> <td>Any other details/ Discussion held:</td> <td>As per inquiry conducted with the local property dealer, the asking price for the flats in nearby subject location is Rs. Rs.5500/- per sq.ft.to Rs.6300 per sq.ft on super Builtup area.</td> </tr> </table>	a	Name:	Sang Real Estate		Contact No.:	+91 9015121739		Nature of reference:	Property dealer		Size of the Property:	1350 sq.ft, 1545 sq.ft		Location:	Near to subject property		Rates/ Price informed:	Rs.5500/- per sq.ft.to Rs.6300 per sq.ft on super Builtup area		Any other details/ Discussion held:	As per inquiry conducted with the local property dealer, the asking price for the flats in nearby subject location is Rs. Rs.5500/- per sq.ft.to Rs.6300 per sq.ft on super Builtup area.
a	Name:	Sang Real Estate																					
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	Any other details/ Discussion held:	As per inquiry conducted with the local property dealer, the asking price for the flats in nearby subject location is Rs. Rs.5500/- per sq.ft.to Rs.6300 per sq.ft on super Builtup area.																					

PROJECT TIE-UP REPORT

THE BROOK- PHASE-I

		b.	Name:	Mr. Vivek Sangar
			Contact No.:	+91 99900899222
			Nature of reference:	Property dealer
			Size of the Property:	Similar to subject property
			Location:	Fusion The Brooks
			Rates/ Price informed:	Rs.5500/- per sq.ft. to Rs.6300 per sq.ft
			Any other details/ Discussion held:	As per inquiry conducted with the local property dealer, the asking price for the flats in nearby subject location is Rs. Rs.5500/- per sq.ft.to Rs.6300 per sq.ft on super Builtup area.
xxv.	Adopted Rates Justification	As per the discussion with the property dealer and consultant we have gathered following information as mentioned below: For the market rate of the Flats available of nearby project, we have enquired from property dealers in that area and were able to find a Sale rate range of Rs.5,500 /- to Rs.6,300/- per sq. ft. on Super area for the project. Thus, we have adopted the same for this report purpose.		
xxvi.	OTHER MARKET FACTORS			
	Current Market condition	Normal		
		Remarks: NA		
		Adjustments (-/+): 0%		
	Comment on Property Salability Outlook	Easily sellable		
		Adjustments (-/+): 0%		
	Comment on Demand & Supply in the Market	Demand	Supply	
		Good	Adequately available	
		Remarks: Good demand of such properties in the market		
		Adjustments (-/+): 0%		
xxvii.	Any other special consideration	Reason: NA		
		Adjustments (-/+): 0%		
xxviii.	Any other aspect which has relevance on the value or marketability of the property	NA		
		Adjustments (-/+): 0%		
xxix.	Final adjusted & weighted Rates considered for the subject property	Rs. 5,500/- to Rs.6,300/- per sq. ft. on Saleable Area		
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. For Project Tie-up, Bank requires cost of Land for their internal Project approval process. As per lease deed dated 29th April 2016, the premium for land is Rs. 47.20 Cr. Thus, the land cost as per lease deed is considered for Tie up report.</p> <p>c. Also, since this is a land allotted for group housing Project on which the developer has started</p>			

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.

- d. 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.
- e. 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.
- f. 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.
- g. 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.
- h. 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.
- i. 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.
- j. 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.
- k. 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.
- l. 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.
- m. 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.
- n. 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.

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- o. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- p. 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.
- q. 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.
- r. 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.
- s. 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.
- t. 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.
- u. Project tie up is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xxxii.

ASSUMPTIONS

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

xxxiii.

SPECIAL ASSUMPTIONS

None

xxxiv.

LIMITATIONS

None

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PROJECT TIE-UP REPORT

THE BROOK- PHASE-I

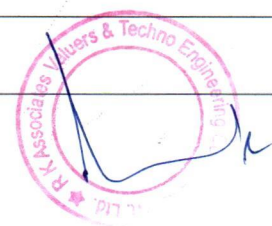
3.	COST ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Land Value Lease Deed
a.	Prevailing Rate range	Rs. 26,000/- per sq.mtr.	---
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs. 26,000/- per sq.mtr.	---
d.	Total Land Area/FAR Area considered (documents vs site survey whichever is less)	20,000 sq.mtr	4.94 acres/20,000 sq.mtr
e.	Total Value of land (A)	20,000 sq.mtr X Rs.26,000/- per sq.mtr.	---
		Rs. 52,00,00,000/-	Rs. 47,20,00,000/-

Note:

- In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.
- For Project Tie-up, Bank requires cost of Land for their internal Project approval process. As per lease deed dated 29th April 2016, the premium for land is Rs. 47.20 Cr. Thus, the land cost as per lease deed is considered for Tie up report.
- Also, since this is a land allotted for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.

4.	COST ASSESSMENT OF BUILDING CONSTRUCTION			
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR Area	NON-FAR Area
	Building Construction Value	Rate range	Rs. 1,900/- to 2,100/- per sq. ft.	Rs. 1,400/- to 1,600/- per sq. ft.
		Rate adopted	Rs. 1,800/- per sq. ft.	Rs. 1400/- per sq. ft.
		Covered Area	33578.215 m ² / 361432.54 ft ²	25106.543 m ² / 270244.31 ft ²
		Pricing Calculation	361432.54 sq. ft. X Rs.1,800/- per Sq. ft.	270244.31 ft ² X Rs. 1,400/- per sq. ft.
Total Value		Rs. 65,05,78,572/-	Rs. 37,83,42,034/-	
a.	Depreciation percentage <i>(Assuming salvage value % per year)</i>		NA <i>(Above replacement rate is calculated after deducting the prescribed depreciation)</i>	
b.	Age Factor		NA	
c.	Structure Type/ Condition		RCC framed structure	
d.	Expected Building Construction Value (B)		Rs. 102,89,20,606/-	

Rahul

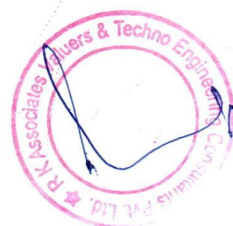


PROJECT TIE-UP REPORT

THE BROOK- PHASE-I

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)	----	NA
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	Approx. 7% of building construction cost	Rs. 7,20,24,442/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	Approx. 7% of building construction cost	Rs. 7,20,24,442/-
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.)	Approx. 5% of building construction cost	Rs. 5,14,46,030/-
e.	Expected Construction Value (C)	NA	Rs. 19,54,94,915/-

6.	MARKET/ SALABLE AMOUNT OF THE FLATS	
a.	Total No. of DU	<ul style="list-style-type: none"> Residential= 384 Dwelling Units Commercial Shops=33 Shops
b.	Total Proposed Salable Area for flats	51,594.68 sq.mtr/ 5,55,360 sq. ft.
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Approx. Rs. 5,500/- to Rs. 6,300/- sq.ft.
c.	Remarks	<ul style="list-style-type: none"> Details of the inventory is as provided by the builder. Pricing assessment of the inventory is done based on the prospective number of flats which builder intends to create in this Project as provided by the builder. Value of shops are not considered in this report. We extracted the details of carpet area from UPRERA website. However, saleable area details for shops are not shared with us.
d.	Conclusion	As per information shared by the company and market research conducted by us, the above mentioned sale rate of inventory



Inventory

Tower	Type of Flat	Per Unit Saleable Area (Sq. ft.)	No. of DUs	Total Super Area (Sq. ft.)	Individual Unit Minimum Market rate @ Rs.5,500/- per sq.ft on Saleable area In INR	Individual Unit Maximum Market rate @ Rs.6,300/- per sq.ft on Saleable area In INR	Total Unit Minimum Market rate @ Rs.5,500/- per sq.ft on Saleable area In INR (Crore)	Total Unit Maximum Market rate @ Rs.6,300/- per sq.ft on Saleable area In INR (Crore)
A	4BHK+ 3T+ 4B	2000	96	1,92,000	1,10,00,000	1,26,00,000	105.6	120.96
B	2BHK+ 2T+3B	1115	48	53,520	61,32,500	70,24,500	29.436	33.7176
B	3BHK+ 2T+ 4B	1240	96	1,19,040	68,20,000	78,12,000	65.472	74.9952
C	3BHK+ 2T+ 4B	1200	48	57,600	66,00,000	75,60,000	31.68	36.288
C	3BHK+ 2T+ 4B	1240	48	59,520	68,20,000	78,12,000	32.736	37.4976
C	3BHK+ 3T+4B	1535	48	73,680	84,42,500	96,70,500	40.524	46.4184
Total			384	5,55,360			305.448	349.876

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

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PROJECT TIE-UP REPORT

THE BROOK- PHASE-I

7.	CONSOLIDATED COST ASSESSMENT OF THE ASSET		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs. 52,00,00,000/-	Rs. 47,20,00,000/-
b.	Structure Construction Value (B)	NA	Rs. 102,89,20,606/-
c.	Additional Aesthetic Works Value (C)	NA	Rs. 19,54,94,915/-
d.	Total Add (A+B+C)	Rs. 52,00,00,000/-	Rs. 169,64,15,521 /-
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. 169,64,15,521 /-
h.	Rounded Off	---	Rs.1,69,64,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees One Hundred Sixty Nine Crore and Sixty Four Lakhs only
j.	Expected Realizable Value (@ ~15% less)	---	Rs. 144,19,40,000 /-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 1,27,23,00,000 /-
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 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 marker Value definition.

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

Distress Sale Value* is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various

circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.

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

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

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

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

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

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

p. **Enclosures with the Report:**

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



IMPORTANT NOTES

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

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


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

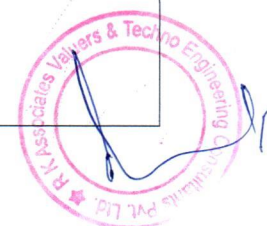
IF REPORT IS USED FOR BANK/ FIs

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

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

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Sachin Pandey	Rahul Gupta	Anil Kumar
		



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

magicbricks.com/fusion-the-brook-greater-noida-west-greater-noida-pdpid-4d423533333343739

Overview **Properties** About Project Amenities Floor Plan & Units Project Details About Locality

Show all 100 properties for Sale

About Fusion The Brook




Quick overview of Fusion The Brook Facing a 130 meter wide road, The Brook Phase I is a premium residential development located in Sector 12, Greater Noida. [Read More](#)

Status Under Construction	Price per Sqft ₹3758 - 5450	Launch Date Jun 22	Possession by Jun 24
Total Units 1604	Total Towers 12	Project Type Residential	Property Type Flat
Project Area 12 Acre	Occupancy Certificate No	Commencement Certificate No	Full Address Sector 12, Greater Noida West, Greater Noida
Pincode 201306			

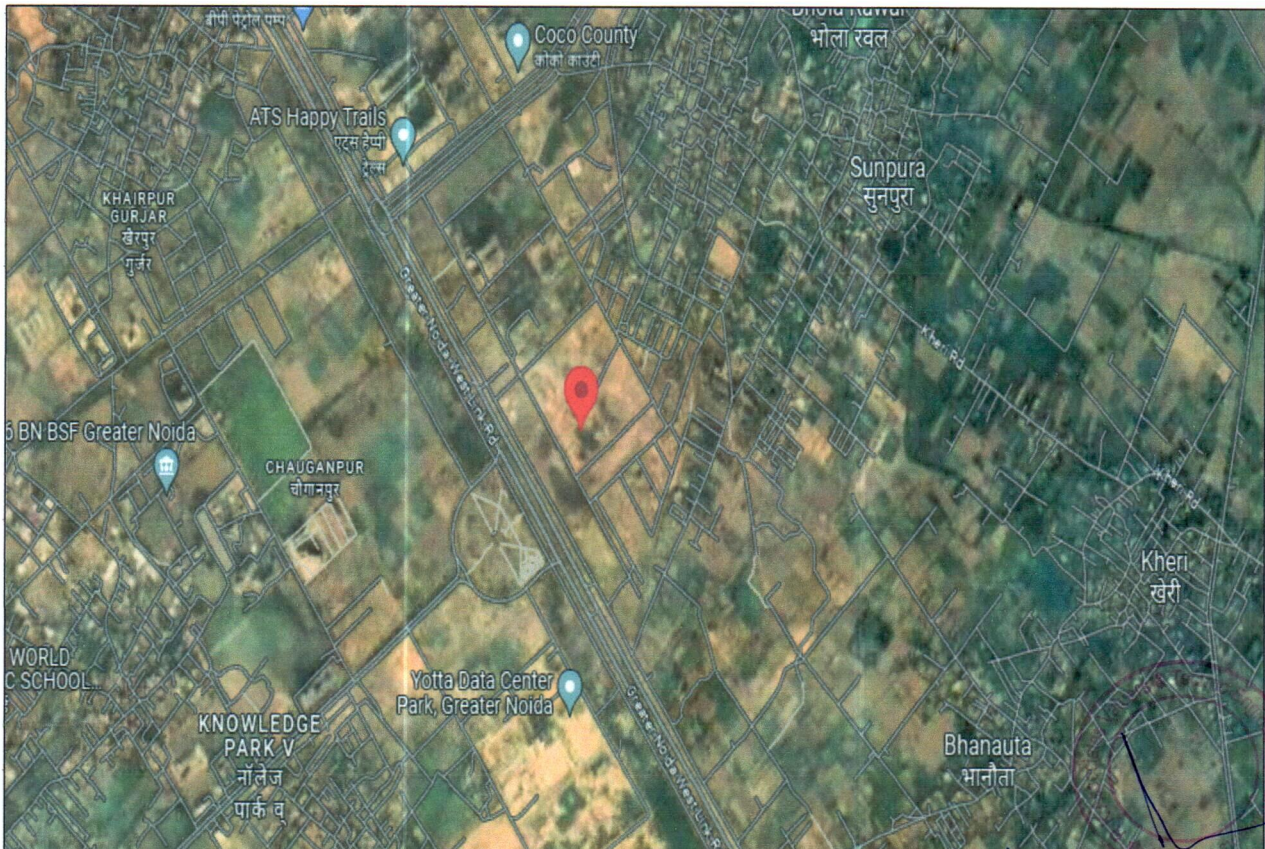
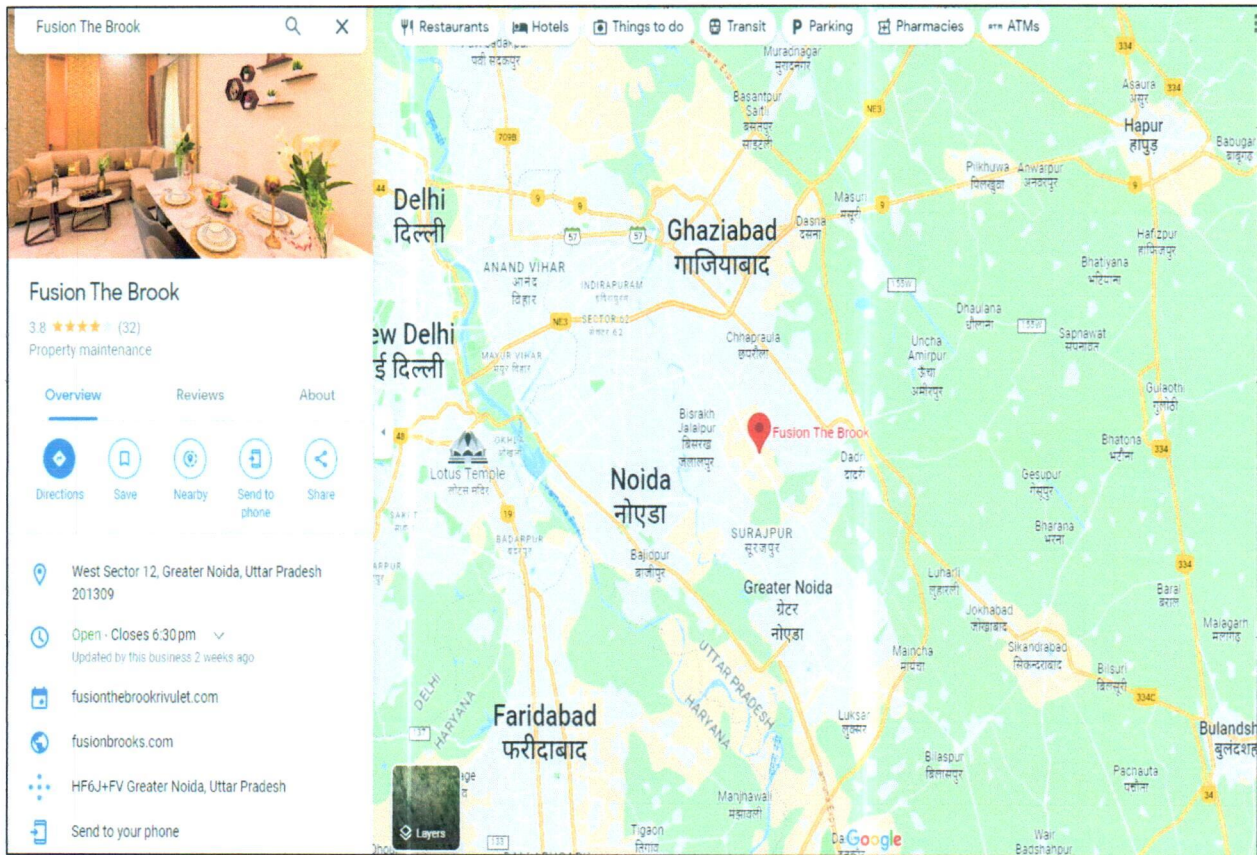
proptiger.com/greater-noida/sector-12-noida-extension/fusion-the-brook-3181803

Overview Floor Plan Amenities Gallery Payment Plans

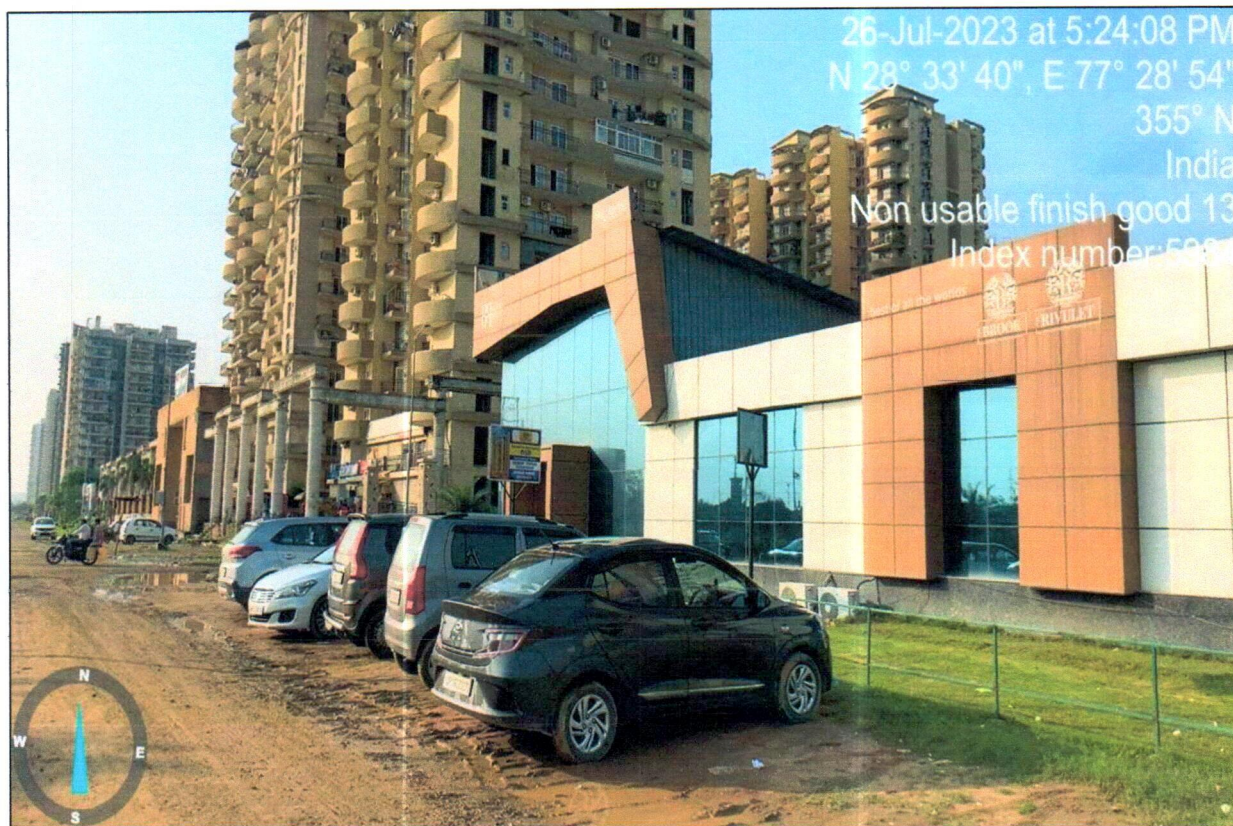
Compare & Choose

	Current Project	Recommended	Recommended
			
	Fusion The Brook by Fusion Sector 12 Noida Extension...	Greens by Aastha Infracity Sector 4 Noida Extension...	Exquisite At Godrej Gardens by Godrej Properties PI, Greater Noida
Price	₹ 50.17 L - ₹ 90.00 L	₹ 41.46 L - ₹ 67.45 L	₹ 1.85 Cr - ₹ 2.15 Cr
Configuration	2,3,4 BHK Apartment 1,115 - 2,000 sq ft	2,3 BHK Apartment 1,152 - 1,874 sq ft	4 BHK Villa 2,140 - 2,489 sq ft
Possession	Mar '26	Dec '20	Mar '24

ENCLOSURE 2: GOOGLE MAP LOCATION

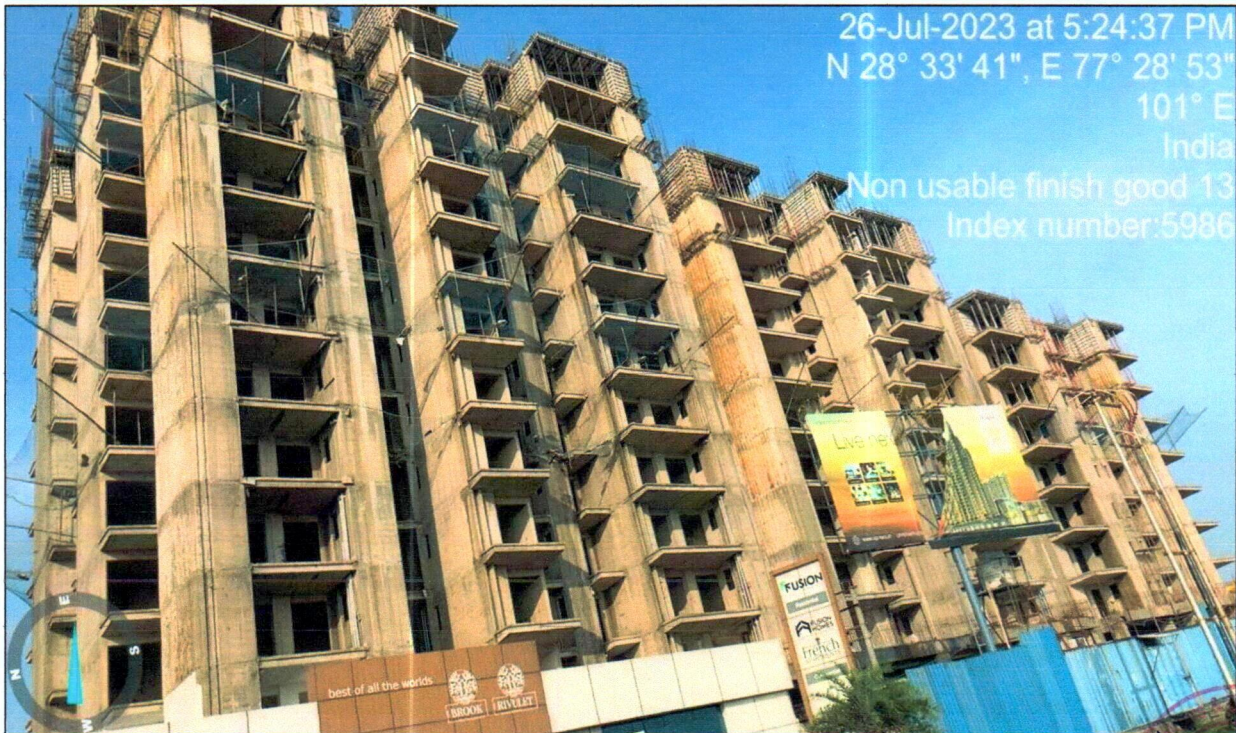


ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY AS OF 28-04-2023



Roby

PROJECT TIE-UP REPORT THE BROOK- PHASE-I

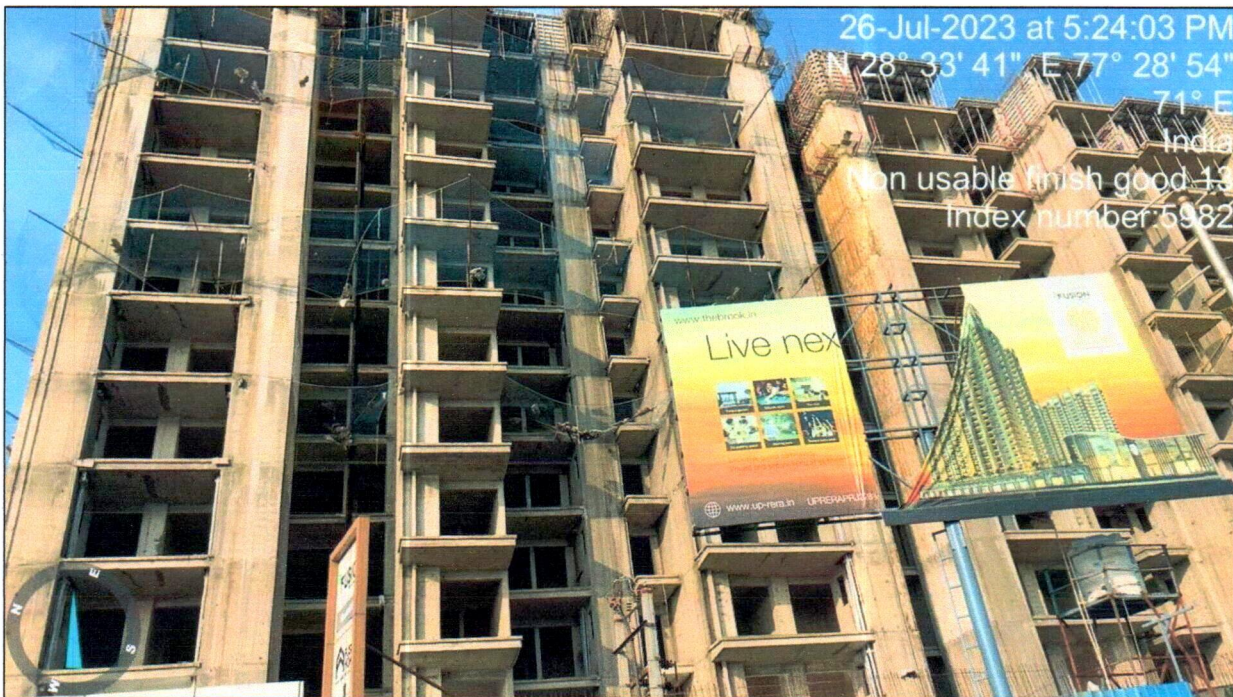


Robert



PROJECT TIE-UP REPORT

THE BROOK- PHASE-I

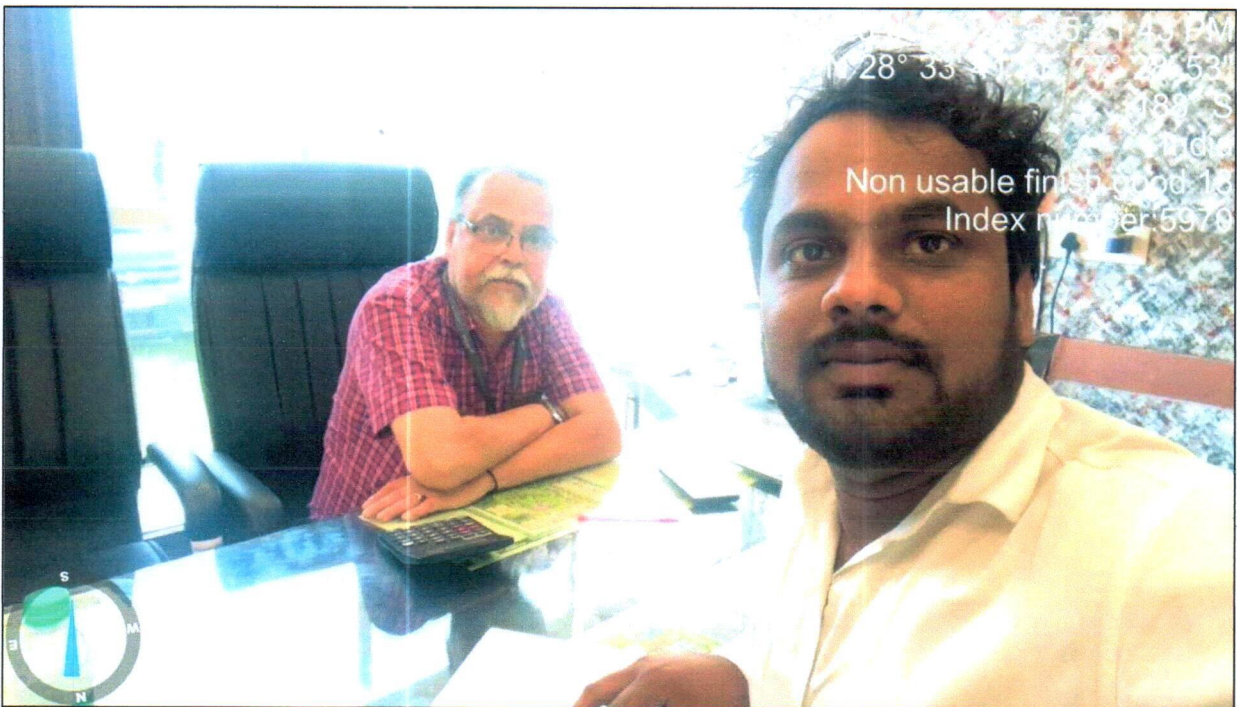


Rohit

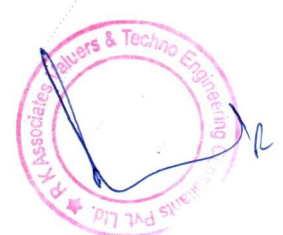


PROJECT TIE-UP REPORT

THE BROOK- PHASE-I



Rohit



PROJECT TIE-UP REPORT

THE BROOK- PHASE-I

ENCLOSURE: 4- COPY OF CIRCLE RATE

क्रम सं०	सॉफ्टवेयर में आबंटित किया गया बी-कोड	मौहल्ले या राजस्व ग्राम का नाम	परगना या वार्ड या हल्का का नाम	दर प्रति वर्ग मीटर रु० में
295	0061	सेक्टर-5	घेटर नौएडा	26,000
296	0062	सेक्टर-6	घेटर नौएडा	26,000
297	0096	सेक्टर-10	घेटर नौएडा	26,000
298	0097	सेक्टर-11	घेटर नौएडा	26,000
299	0172	सेक्टर-12	घेटर नौएडा	26,000
300	0065	सेक्टर-16	घेटर नौएडा	26,000
301	0063	सेक्टर-16बी	घेटर नौएडा	26,000
302	0064	सेक्टर-16सी	घेटर नौएडा	26,000
303	0066	सेक्टर-17	घेटर नौएडा	26,000
304	0067	सेक्टर-17ए	घेटर नौएडा	26,000
305	0068	सेक्टर-17 बी	घेटर नौएडा	26,000
306	0154	सेक्टर-20	घेटर नौएडा	26,000
307	0156	सेक्टर-27	घेटर नौएडा	26,000
308	0089	सेक्टर-31 औद्योगिक(कासना)(80,000 वर्ग मीटर से अतिरिक्त)	घेटर नौएडा	6,000
309	0053	सेक्टर-36 (आर०एच०ओ-01)	घेटर नौएडा	26,500
310	0054	सेक्टर-37 (आर०एच०ओ-02)	घेटर नौएडा	26,500
311	0178	सेक्टर-डब्ल्यू-5	घेटर नौएडा	26,500
312	0098	सेक्टर-1	यमुना एक्सप्रेसवे	17,500
313	0099	सेक्टर-2	यमुना एक्सप्रेसवे	17,500
314	0100	सेक्टर-3	यमुना एक्सप्रेसवे	17,500
315	0101	सेक्टर-4	यमुना एक्सप्रेसवे	17,500

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सहायक महानिरीक्षक निबन्धन (द्वितीय)
गौतमबुद्धनगर

अपर जिलाधिकारी (वि०/रा०)
गौतमबुद्धनगर

जिलाधिकारी
गौतमबुद्धनगर



ENCLOSURE 5: OTHER RELEVANT DOCUMENTS

Lease Deed

LEASE DEED

This Lease Deed made on 28th day of April, 2016 between the **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY, 169, Chitvan Estate, Sector Gamma-II, Greater Noida Dist. Gautam Budh Nagar (U.P.)** a body corporate constituted under Section 3 read with 2 (c) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) hereinafter called the Lessor (which expression shall unless the context does not so admit, include its successors, assigns) of the **One Part** and **M/s. BLESSINGS HOMZ PRIVATE LIMITED (SPC)**, a company within the meaning of Companies Act, 1956, having its registered office at SRS Tower, 730-732, 7th Floor, Near Metro Station Mewla Maharajpur, G.T. Road, Faridabad-121003 through its Authorised Signatory Mr. Gurminder Saini S/o Mr. Mohan Singh Saini R/o. H-352, Vikaspuri, New Delhi duly authorized by its Board of Directors vide Resolution dated 26.04.2016 (hereinafter called the Lessee which expression shall unless the context does not so admit, include its representatives, administrators and permitted assigns) of the **Other Part**.

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

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

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

- GRAND REALTECH LIMITED- LEAD MEMBER
- SRS REAL ESTATE LIMITED- RELEVANT MEMBER

the Plot No. GH-03, SECTOR-12, GREATER NOIDA, after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/Acceptance Letter No. PROP/BRS-01/2014-15/1438, dated 07.07.2014 and Allotment Letter No. PROP/BRS-01/2014-15/1586, dated 07.08.2014 and for the development and marketing of Group Housing Pockets/ Flats/Plots (in case of plotted development) on the detailed terms and conditions set out in the said allotment letter and brochure/bid document of the said Scheme (Scheme Code BRS-01/2014-15). The registered consortium consists of following :-

S.No.	Name of member	Shareholding	Status
1.	GRAND REALTECH LIMITED	74%	Lead Member
2.	SRS REAL ESTATE LIMITED	26%	Relevant Member

Saini
 Manager (Builders)
 Greater Noida Indl. Dev. Authority
 LESSOR

For BLESSINGS HOMZ PVT. LTD.
[Signature]
 Director/Authorized Signatory



PROJECT TIE-UP REPORT

THE BROOK- PHASE-I

CA Certificate

Shweta Jain Form — 5

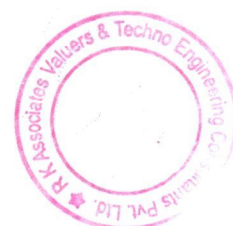
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)
 (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 05th July 2022

Certification work Assigned vide letter No. BHPL/2022-23/001 Dated: 01st July 2022

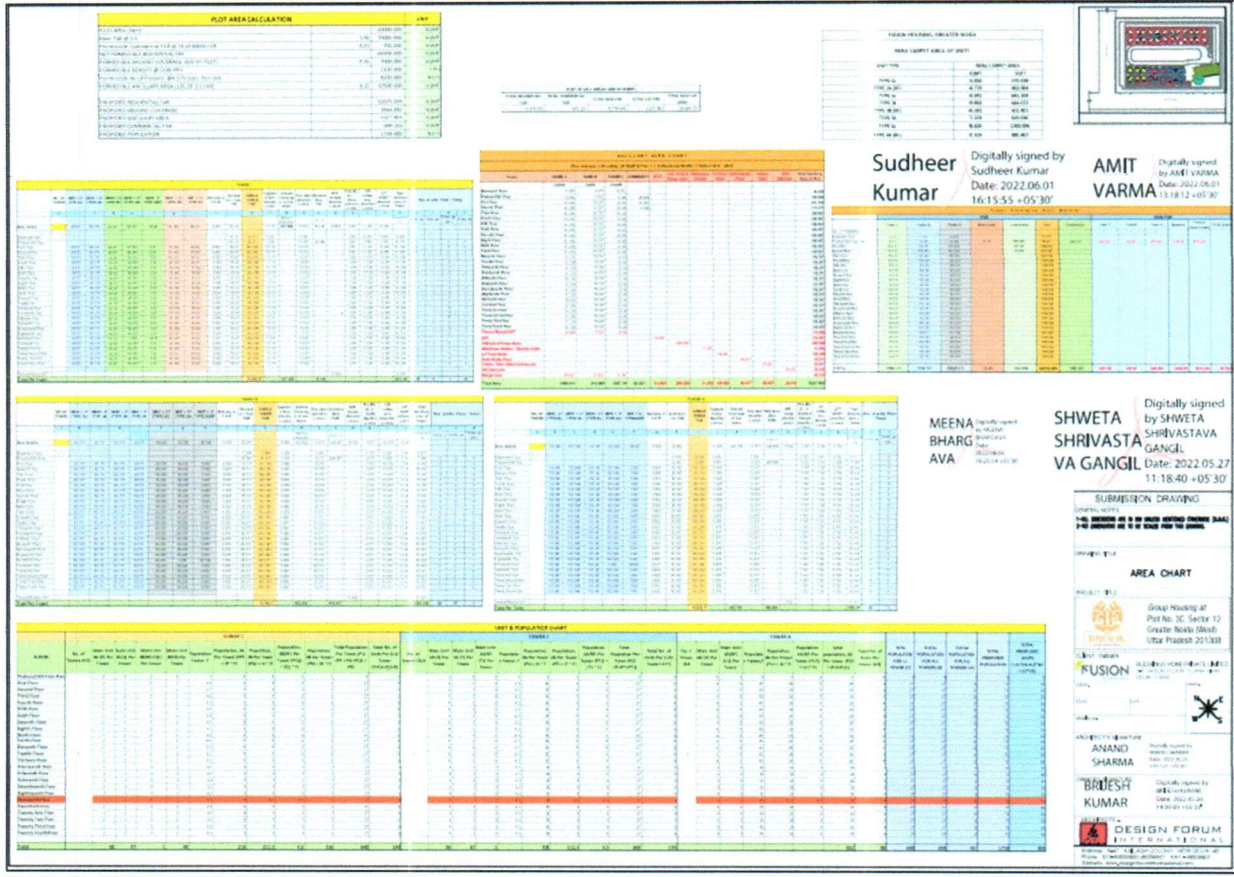
Subject: Certificate of amount incurred on The Brook Phase-1 for Construction of 03 Tower/Block/Building(s) 03 situated on Khasra no./Plot No. 12, demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village Saini, Tehsil Gautam Budh Nagar Competent Authority/Greater Noida Industrial Development Authority, District Greater Noida, PIN 201318 admeasuring 20,000 sq. meter area, being developed by Blessings Homz Pvt Ltd having RERA Registration No. , Designated A/C No. 033 00 500 8409 Bank Name ICICI Bank Ltd

S.No.	Particulars	Rs. in lacs Total Cost Estimated	Rs. in lacs Amount incurred (actual out-flow) till now
1	Land	7350	4682
	(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 TDR (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 para (a) above), (e) Interest (Other than Penal Interest, Penalties etc) paid to FI, Scheduled Banks, NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI-MCLR)" on money borrowed for purchase of land and also to Competent Authority.		
	SUB TOTAL LAND COST (in Rs.)	7350	4682
2	Project Clearance Fees	150	0
	(a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	150	0



PROJECT TIE-UP REPORT THE BROOK - PHASE-I

Approved Map



PROJECT TIE-UP REPORT

THE BROOK- PHASE-I

UPRERA Form-C

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

UPRERAPRJ228846

Project Name : The Brook- Phase 1

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

1. BLESSINGS HOMZ PVT LTD firm / society / company / competent authority having its registered office / principal place of business at A-6, GROUND FLOOR, YOJANA VIHAR, DELHI-110092 .

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 7 years commencing from 15-07-2022 and ending with 05-06-2029 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.



GNIDA Grant of Sanction of Building Plan



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
PLOT NO1, SECTOR-KNOWLEDGE PARK-IV, GREATER NOIDA CITY,
GREATER NOIDA, DISTRICT GAUTAM BUDH NAGAR, (U.P.)
Website: www.greaternoidaauthority.in e-Mail: authority@gnida.in

PLG / BP SM-01-Nov-2021 12557

Date 06/06/2022 04:22 PM

To,

BRIJESH KUMAR

A-6, Yojana Vihar, Delhi-110092

Sir / Madam

With reference to your Docket No., **SCR-12357** dated **28/05/2022** for grant of **Sanction** of building plan on **Plot No. 03 Pocket/Block GH-03C Sector 12** Greater Noida, I have to inform you that Sanction is being granted by the Authority with the following conditions:

1. This sanction is granted under the provisions of '**The Greater Noida Industrial Development Area Building Regulations 2010**'.
2. The validity of this sanction is as per lease dead, **Upto-05 years**.
3. During this period, after the completion of construction it is necessary to apply for occupancy certificate & **time extension charges shall be payable as applicable**.
4. If demanded by the Authority, you shall be liable to pay charges for the provision of any further facilities/development/improvement.
5. A copy of the sanction drawing shall always be kept at site and shall be made available to any officer of the Authority on demand.
6. No addition/alteration is permitted in the sanctioned drawings. For any changes prior permission from the Authority required.
7. You shall responsible for carrying out the work in accordance with the requirements of **Greater Noida Industrial Development Area Building Regulations 2010**.
8. You shall be required to follow the terms and conditions as indicated in various NOCs issued by different organization.
9. No activity other than as specified in lease dead shall be permitted in the premises.
10. Prior permission from Authority is required for temporary structure like labor huts & site office and bore well.
11. No Parking of any kind shall be permitted on r/w of road.

Yours faithfully,

MEENA
BHARGAVA
AVA

GM(Planning)

Encl :- Copy of one Set drawings(01)

Copy to :- Admin. (Project) for information and N.A.



PROJECT TIE-UP REPORT

THE BROOK- PHASE-I

UPRERA Registration Details

Uttar Pradesh Real Estate Regulatory Authority	
HOME ABOUT UPRERA LEGAL REGISTRATION CONCILIATION FORUM COMPLAINTS REQUEST LOGIN DOWNLOADS CAREER CONTACT US	
Project Basic Information	
Project Name	The Brook- Phase I
Registration Number	UPRERA/PRJ/2020/046
Project Registration Date	15-07-2022
Project Type	New
Project Coordinator Number	0507561116
Proposed Period	04
Proposed Start Date	07-06-2022
Declared Date Of Completion	05-06-2029
View On Map	
Project Location	
State	Uttar Pradesh
District	Gautam Buddha Nagar
Tehsil	Deeri
Project Address	
Promoter Detail	
Name	BLESSINGSSHOMZ PVT.LTD
Applicant Type	Company
Mobile	9010660362
Email	accounts@fusionbuildtech.com
Promoter's Address	A-6, Ground Floor, Yojana Vihar, Delhi-110092
Chairman's Address	A-6, Ground Floor, Yojana Vihar, Delhi-110092



PROJECT TIE-UP REPORT THE BROOK - PHASE-I

Architect Certificate

DESIGN FORUM INTERNATIONAL				
• ARCHITECTURE • URBAN DESIGN • TOWN PLANNING •				
ARCHITECT'S CERTIFICATE				
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)				
No. RBPT/ARCH/22/24065	Date: 05th July 2022			
Subject: Certificate of Percentage of Completion of Construction Work of 02 No. of Building(s)/ 03 Block(s) (Tower A, B & C & Common area) of the 01 Phase of the Project The Brook Phase I (UPRERA Registration Number) situated on the Kharsa Na/ Plot no. G4-G3C Sector-12, Greater Noida West UP-201318 Demarcated by its boundaries (latitude and longitude of the end points) (Latitude 22.89.89.89 and Longitude 77.24.02.50 of village Sarai Tehsil Greater Noida West. Consents/ Greater Noida Industrial Development authority PIN 201318 admeasuring 20,000 sq.mts. area being developed by (Blessings Home Pvt Ltd)				
<p>(We Anand Sharma Owner Design Forum International have undertaken assignment as Architect for certifying Percentage of Completion Work of the 03 Block(s)/03 Block/ Tower (s) of 01 Phase of the Project, situated on the Kharsa Na/ Plot no. G4-G3C Sector-12, Greater Noida West Greater Noida Industrial Development Authority, Greater Noida West PIN 201318 admeasuring 20,000 sq.mts. area being developed by (Blessings Home Pvt Ltd)</p> <p>1. Following technical professionals are appointed by owner (Promoter) :-</p> <p>(a) Mr/Shri/Dev Design Forum International (Mr. Anand Sharma) as Architect</p> <p>(b) Mr/Shri/Dev Rock Associates Pvt Ltd (Mr. Tapasjit Arora) as Structural Consultant</p> <p>(c) Mr/Shri/Dev V Consulting as MEP Consultant</p> <p>(d) Mr/Shri/Dev Yogender Kumar as Site Supervisor</p> <p>Based on Site Inspection, with respect to each of the Buildings/Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings/Blocks/Towers of the Real Estate Project as registered with number _____ under UPRERA is as per Table A hence below. The percentage of the work executed with respect to each of the activity of the said phase is detailed in the Table B.</p>				
Table A				
Sr. No	Task/Activity	Percentage Work Done		
1	Excavation	0%		
2	Number of Basement(s) and Ponds	0%		
3	Number of Floors	0%		
4	Grill Floor	0%		
5	Number of Slabs of Super Structure	0%		
6	External walls, Internal Plaster, Flooring within Plots/Premises, Doors and Windows in each of the Plots/Premises	0%		
7	Sanitary Fittings within the Plots/Premises, Electrical Fittings within the Plots/Premises	0%		
8	Staircases, Lift Shafts and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%		
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building Block/Tower	0%		
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per C/O NDC, Electrical fittings to Common Areas, electro-mechanical equipments, Completion of conditions of environment/C&E NDC, Fencing to entrance lobby/s, climb protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	0%		
Table B				
Internal & External Development Works in Respect of the Entire Registered Phase				
S.No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths			0%
2	Water Supply			0%

ANAND SHARMA
B. Arch (Hons), M.C.A.
CA/95/18738, AIIA/12796

STRUCTURE
TOWNS
S & SEZ
ALITY
MINIMUMS



Provisional Fire NoC

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

यूआईडी संख्या: UPFS/2022/50501/GBN/GAUTAM BUDDH NAGAR/15205/DD

दिनांक: 11-05-2022

प्रमाणित किया जाता है कि मैसर्स **BLESSINGS HOMZ PRIVATE LIMITED** (भवन/प्रतिष्ठान का नाम) पता **PLOT NO-03C, SECTOR-12, GREATER NOIDA** तहसील - **DADRI** प्लॉट एरिया **20000.00 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **58601.226** (वर्गमीटर), ब्लॉकों की संख्या **5** जिसमें

ब्लॉक/टॉवर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेंट की संख्या	ऊँचाई
TOWER A	25	1	80.65 mt.
TOWER B	25	1	80.65 mt.
TOWER C	25	1	80.65 mt.
COMMUNITY HALL	3	1	11.55 mt.
COMMERCIAL	1	1	6.30 mt.

है। भवन का अधिभोग मैसर्स **BLESSINGS HOMZ PRIVATE LIMITED** द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एनओसीओ एवं तत्संबंधी भारतीय मानक ब्यूरो के आईओएसओ के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एनओसीओ 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 अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स **BLESSINGS HOMZ PRIVATE LIMITED** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होगें।

Note : note - all stair shall be opened on terrace 2-the fire tender road keep 7.5 mtr motorable all around the building

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, सूचनाओं के आधार पर निर्गत किया जा रहा है। इनके अस्तित्व पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा। यह प्रमाण-पत्र भूमि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।"

हस्ताक्षर (निर्गमन अधिकारी)

(उप निदेशक)



Digitally Signed By
(AMAN SHARMA)

निर्गत किये जाने का दिनांक : 22-05-2022
स्थान : MEERUT

16E3173ACE1282848601D36130C6B4188D905EFD401



Consent to Establish (No Objection Certificate)



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 :04/01/2023 To 03/01/2028

Ref No. - 168328/UPPCB/GreaterNoida(UPPCBRO)/CTE/GREATER NOIDA/2022 Dated:- 10/02/2023

To ,

Shri RAJESH JAIN
 M/s BLESSINGS HOMZ PVT LTD
 Plot No. 3C, Sector 12, Greater Noida (West), Uttar Pradesh- 201308
 GREATER NOIDA

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.- 18402471 dated - 16/11/2022. After examining the application with respect to pollution angle, Consent to Establish (CTE) is granted subject to the compliance of following conditions :

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

A- Site along with geo-coordinates :

B- Main Raw Material :

Main Raw Material Details		
Name of Raw Material	Raw Material Unit Name	Raw Material Quantity
NOT APPLICABLE AS IT IS A GROUPOUSING PROJECT	Metric Tonnes/Day	0



C- Product with capacity :

Product Detail	
Name of Product	Product Quantity
Group Housing Project (Plot Area is)	00
6993 sqm and Builtup Area is	00
51029.75 sqm)	00



PROJECT TIE-UP REPORT THE BROOK- PHASE-I

Height NOC

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

SAFD/NORTH/B/122221/641992

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

SAFD/NORTH/B/122221/641992

AAI/RHS/NR/ATM/NOC/2022/03/09-12

मालिक का नाम एवं पता
OWNERS Name & Address

Blessings Hornz Private Limited
A-6, Ground Floor, Yojana Vihar, Delhi-110092

दिनांक/DATE:
वैधता/ Valid Up to:

03-01-2022
02-01-2030

**ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी)
No Objection Certificate for Height Clearance**

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रवाहन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी.एस.आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी.एस.आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep-2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2) इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

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

अनापत्ति प्रमाणपत्र आईडी / NOC ID	SAFD/NORTH/B/122221/641992
आवेदक का नाम / Applicant Name*	Brijesh Kumar
स्थल का पता / Site Address*	The Brook, GH-03C, Sector-12, Greater Noida West, Gautam Buddha Nagar, Uttar Pradesh, Greater Noida West, Gautam Buddha Nagar, Uttar Pradesh
स्थल के निर्देशांक / Site Coordinates*	28 33 40.94N 77 28 53.44E, 28 33 43.28N 77 28 56.97E, 28 33 36.53N 77 28 57.25E, 28 33 38.72N 77 29 00.78E
स्थल की ऊँचाई एएमएसएल मीटर में (औसत समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) - Site Elevation in mtrs AMSL as submitted by Applicant*	209.23 M
अनुमत्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसत समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level (AMSL)	299.23 M

* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant*

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है।

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

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमत्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणिकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्ष आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायेगी।

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

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

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 his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।



Environment Clearence

ENVIRONMENTAL CLEARANCE	 <p>Government of India Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority(SEIAA), Uttar Pradesh)</p>																		
	<p>To,</p> <p>The Authorised Signatory BLESSINGS HOMZ PRIVATE LIMITED A-6, Yojana Vihar, Delhi -110092</p>																		
PARIVESH (Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)	<p>Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding</p> <p>Sir/Madam,</p> <p>This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/UP/MIS/273486/2022 dated 18 May 2022. The particulars of the environmental clearance granted to the project are as below.</p> <table border="0"> <tr> <td>1. EC Identification No.</td> <td>EC22B038UP177592</td> </tr> <tr> <td>2. File No.</td> <td>6770</td> </tr> <tr> <td>3. Project Type</td> <td>New</td> </tr> <tr> <td>4. Category</td> <td>B2</td> </tr> <tr> <td>5. Project/Activity including Schedule No.</td> <td>8(a) Building and Construction projects</td> </tr> <tr> <td>6. Name of Project</td> <td>"Group Housing" at Plot No. 3C, Sector 12, Greater Noida (West), Uttar Pradesh-201308</td> </tr> <tr> <td>7. Name of Company/Organization</td> <td>BLESSINGS HOMZ PRIVATE LIMITED</td> </tr> <tr> <td>8. Location of Project</td> <td>Uttar Pradesh</td> </tr> <tr> <td>9. TOR Date</td> <td>N/A</td> </tr> </table> <p>The project details along with terms and conditions are appended herewith from page no 2 onwards.</p> <p style="text-align: right;">(e-signed) Member Secretary Member Secretary SEIAA - (Uttar Pradesh)</p> <p>Date: 30/11/2022</p> <p><i>Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.</i></p> <p><i>This is a computer generated cover page.</i></p>	1. EC Identification No.	EC22B038UP177592	2. File No.	6770	3. Project Type	New	4. Category	B2	5. Project/Activity including Schedule No.	8(a) Building and Construction projects	6. Name of Project	"Group Housing" at Plot No. 3C, Sector 12, Greater Noida (West), Uttar Pradesh-201308	7. Name of Company/Organization	BLESSINGS HOMZ PRIVATE LIMITED	8. Location of Project	Uttar Pradesh	9. TOR Date	N/A
	1. EC Identification No.	EC22B038UP177592																	
2. File No.	6770																		
3. Project Type	New																		
4. Category	B2																		
5. Project/Activity including Schedule No.	8(a) Building and Construction projects																		
6. Name of Project	"Group Housing" at Plot No. 3C, Sector 12, Greater Noida (West), Uttar Pradesh-201308																		
7. Name of Company/Organization	BLESSINGS HOMZ PRIVATE LIMITED																		
8. Location of Project	Uttar Pradesh																		
9. TOR Date	N/A																		
																			



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.

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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,

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	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]

