

REF. NO- AKS/SBI/Aug/2022-23/255/SK

Valuation Report of
Residential Group Housing Project known as "Heritage Skyward" Built on Property
Plot No. GH-06 B, Sector-01, Greater Noida West, Gautam Buddha Nagar, U.P.

Name of the Developers{s} :~
M/s Vrinda Homes Pvt. Ltd.



State Bank of India
HLST, AO-1, Parliament Street
New Delhi

Prepared By:

Fellow Membership no. of (I.I.V)

Member Ship No : F1179

CHARTERED ENGINEER Member Ship No of CONFEDERATION OF ENGINEERS (INDIA) : M110516-09

Mobile No.: 9810070269, 9818545559

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GST. No- 07ACCPS9635H2Z7

Tel No.: 011-45699485

AJAY KUMAR SHARMA (B.E.)

(CHARTERED ENGINEER & APPROVED VALUER)

Office:~ Flat No 124, Punjabi Bagh Apartments, Rohtak Road, New Delhi – 110063



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Date: 02.08.2022

To,
Chief Manager,
State Bank of India
HLST, AO-1, Parliament Street, New Delhi

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

Name & address of Branch :		SBI, HLST, AO-01, Parliament Street, New Delhi		
Name of Developers (s)/ Borrower Unit: (fir which valuation report in sought)		M/s Vrinda Homes Private Limited		
I.	INTRODUCTION			
a)	Name of the property Owner/Developer	:	M/s Vrinda Homes Private Limited	
b)	Purpose of Valuation	:	To Find Market Value of Property	
c)	Date of Inspection Property	:	01.08.2022	
d)	Date of Valuation Report	:	02.08.2022	
e)	Name of the Developer of property (in case of Developer built properties)	:	M/s Vrinda Homes Private Limited	
II.	PHYSICAL CHARACTERISTICS OF THE PROPERTY			
a).	Location of property			
	i)	Nearby Landmark	:	Near Yatharth Hospital
	ii)	Postal Address of the property	:	Residential Group Housing Project known as "Heritage Skyward" Built on Property Plot No. GH-06 B, Sector-01, Greater Noida West, Gautam Buddha Nagar, U.P.
	iii)	Area of the plot/ land (supported by a plan)	:	Plot Area 20034.80 sq.mt. Area Handed Over (20034.80-2306.40) = 17728.40 sq.mt. Net Plot Area 17728.40 sq.mt.



	iv)	Type of Land: Solid, Rocky, Marsh Land, reclaimed land, water-logged, Land locked.	:	Solid Land
	v)	Independent access/approach to the property etc.	:	Yes
	vi)	Google Map Location of the property with a neighborhood layout map	:	28.5730761, 77.4441942
	vii)	Details of roads abutting the property	:	Sec-1, Gr. Noida West
	viii)	Description of adjoining property	:	-
	ix)	Plot No. Survey No.	:	Plot No. GH-06B
	x)	Ward/ Village/ Taluka	:	Sector-1
	xi)	Sub-Registry/ Block	:	Greater Noida West
	xii)	District	:	Gautam Budh Nagar
	xiii)	Any other aspect	:	Nil
b)		Plinth Area, Carpet area and saleable area to be mentioned separately and clarified	:	Refer Details Attached
c)		Boundaries of the Property	:	As per Actual
		North	:	As per Site
		South	:	As per Site
		East	:	As per Site
		West	:	As per Site
III. TOWN PLANING PARAMETERS				
i		Master plan Provision related to property in terms of land use	:	Residential (Group Housing Project)
ii		Ground Coverage Area – Permissible Total Covered Area (FAR)	:	7012.18 sq.mt. 35% (Maximum) 70121.8 sq.mt. (3.5%)
		Non FAR Area on Floors	:	8540.746 sq.mt.
iii		Comment on whether OC- Occupancy certificated has been issued or not	:	Yes
iv		Comment on unauthorized constructions if any	:	Construction work Yet to be Started
V		Transferability of developmental rights if any, building by laws provisions as applicable to the property viz. setbacks, height restriction etc.	:	Services to be handed over after completion of Project to the Authority
Vi		Planning area/ zone	:	Greater Noida Industrial Development Authority
Vii		Developmental controls	:	Greater Noida Industrial Development Authority
VII		Zoning regulations	:	Greater Noida Industrial Development Authority
Ix		Comment on the surrounding land uses and adjoining properties in terms of uses	:	Residential
x		Comment on Demolition proceedings if any	:	Construction work Yet to be Started

xi	Comment on compounding/ regularization proceedings	:	Construction work Yet to be Started
xii	Any other Aspect	:	Nil

IV. DOCUMENTS DETAILS AND LEGAL ASPECTS OF PROPERTY

a	Ownership Documents Sale Deed, Gift Deed, Lease Deed	:	Copy of Lease Deed
b	Name of the Owner/s	:	Name of the Developers:- M/s Vrinda Homes Private Limited
c	Ordinary status of freehold or leasehold including restrictions on transfer	:	Lease Hold
d	Agreement of easement if any	:	No
e	Notification of acquisition if any	:	No
f	Notification of road widening if any	:	No
g	Heritage restriction, if any	:	No
h	Comment on transferability of the property ownership	:	Easily transferable through Lease Deed
i	Comment on existing mortgages/ charges /encumbrances on the property, if any	:	Owner to disclose
j	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	:	Owner to disclose
k	Building Plan sanction: Authority Approving the plan- Name of the office of the Authority- Any violation from the approved building plan-	:	Greater Noida Authority Greater Noida Industrial Development authority Can't Ascertain as this moment since construction is yet to start in the Project.
l	Whether property is agricultural Land if yes, any conversion is contemplated	:	Non Agricultural Property
m	Whether the property is SARFAESI compliant	:	Yes
n	a) All legal documents, receipts related to electricity, Water Tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b) Observation on Dispute or Dues if any in payment of Bills/ taxes to be reported.	:	Owner to disclose No

o	Whether entire piece of land on which the unit is set up property is situated has been mortgaged or to be mortgaged.	:	To be mortgaged
p	Qualification in TIR/Mitigation suggested if any	:	Bank to obtained TIR from legal team
q	Any other aspect	:	Nil



b)	Description of other physical infrastructure facilities viz. i) Solid waste management ii) Electricity iii) Road and Public transport connectivity iv) Availability of other public utilities nearby	:	No Information available in this regard Available Good connectivity with Road, Metro & Rail Available within 1-2 kms
c)	Social Infrastructure in terms of i) School ii) Medical Facilities iii) Recreational facility in terms of parks and open space	:	} Available within 2-4 kms
IX MARKETABILITY OF THE PROPERTY			
a)	Marketability of the property in terms of:		
	i) Locational attributes	:	Average
	ii) Scarcity	:	Average
	iii) Demand and supply of the kind of subject property	:	Average
	iv) Comparable sale prices in the locality	:	• Residential Units = Rs.4,800/- to Rs.5,200/- per sq. ft.
b)	Any other aspect which has relevance on the value or marketability of the property	:	Yes, The Greater Noida Industrial Development Authority has started reconstructing a 5 to 8 km stretch connecting Highway, near Pari Chowk Metro Station Gr. Noida
X ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY			
a)	Type of construction	:	No, Since Project Land is Vacant
b)	Material & technology used	:	No, Since Project Land is Vacant
c)	Specifications	:	No, Since Project Land is Vacant
d)	Maintenance issues	:	Not applicable being Vacant in initial stage
e)	Age of the building	:	Construction work Yet to be Started
f)	Total life of the building	:	70 years after completion
g)	Extent of deterioration	:	Not applicable
h)	Structural safety	:	To be apply as per structure engineer guidance
i)	Protection against natural disaster viz earthquakes	:	As above
j)	Visible damage in the building	:	No
k)	System of air-conditioning	:	No
l)	Provision of firefighting	:	To be provided
m)	Copies of the plan and elevation of the building to be included	:	Yes



XI	ENVIRONMENTAL FACTORS	
a)	Use of environmental friendly building materials, Green Building Techniques if any	: No Information available to us
b)	Provision of rain water harvesting	: Yes
c)	Use of solar heating and lightening systems, etc.,	: Yes
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	: Yes, Normal Vehicle & Construction Pollution are present in atmosphere
XII	ARCHITECTUAL AND AESTHETIC QUALITY OF THE PROPERTY	
a)	Descriptive account on whether the building is modern old fashioned plain looking or decorative heritage value, presence of landscape elements etc.	: Modern Building.
XIII	VALUATION	
a)	Methodology of valuation-procedures adopted for arriving at the valuation.	: Land or Building Rate & Composite Rate Method
	Valuers may consider Various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales and reconciliation of various factors on which final value judgment is arrived at.	: Land available
b)	Prevailing Market Rate / Price trend of the property in the locality / city from property search sites via magic bricks. Com, 99 acres.com, makaan.com etc, if available	: Prevailing market rate of land is ranges between Rs. 28,000/- to Rs.32,000/- per sq m. adopted land rate Rs. 30,000/- per sq mt. And for Construction Rate Rs.1,600/-sq.ft The Market Value of the Unit in the subject project ranges from Rs.4,800/- to Rs. [REDACTED] Adopted Rate Rs. 5,000/- per [REDACTED]
c)	Guideline Rate obtained from Registrar's office/ State Govt. Gazette/Income Tax Notification	: Circle rate Rs. 26000/- Construction 15000/- per sq.mt.
d)	SUMMARY OF VALUATION	
i)	Guideline Value	
a)	Land	: Rs.26000/- per sq.mt. x Rs.17728.40 sq.mt. = 46,09,38,400/-
b)	Building	: Rs.15000/- per sq.mt. x Rs.70121.80/- = Rs.105,18,27,000/-
	Guideline Value (A + B)	: Rs. 151,27,65,400/- Say= Rs. 151,28,00,000/-

ii)	Fair market Value of the property (After completion)	:	Rs. 30,000/- X 17,728.40 sq.mt. = Rs.53,18,52,000/-(I) Total Coved Area = 754791 sq.ft. = 754791 sq.ft. X Rs.1600.00 per sq.ft. = Rs.120,76,65,600/-.....(II) Total Fair Market Value of the Property = (I) + (II) = Rs.173,95,17,600/- Say= Rs.173,95,00,000/-
iii)	Realizable Value (20% less than the present market value)	:	Rs.139,16,00,000/- (Rupees One Hundred Thirty Nine Crore Sixteen Lac only)
iv)	Forced/ Distress Sale value (30%less than the present market value)	:	Rs.121,76,50,000/- (Rupees One Hundred Twenty One Crore Seventy Six lac fifty Thousand Only)
v)	Cost of construction for insurance purpose	:	Rs.120,76,65,600/- (Rupees One Hudnred Twenty Crore Seventy Six Lac Sixty Five thousand Six hundred Only)

ANNEXURE-I

A. Brief description of the property under Valuation

The property under valuation is high rise Group Housing Project built on a three side open / Corner plot measuring 17728,.40 sq.mt. in the Name of the Developers *M/s Vrinda Homes Private Limited*.

6.	Market Value of All Flats (After completion)	Residential Units = 622252 sq.ft. = Rs. 5000 X Area 622252 sq. ft = Rs.311,12,60,000/- Say= Rs.311,13,00,000/- (Rupees Three Hundred Eleven Crore Thirteen Lac Only)
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Details of TIR/Search Report	Detail not available
Name of Penal Advocate	-
Details of Development Agreement and POA, if any	NA



Status of receipt of approvals from Local Bodies / Urban development Authority				
S. No.	Document Type	Document Ref. No.	Date of Document	Remarks
1.	COMPANY PAN CARD	AAACD0055F		Available
2.	Allotment Letter	No. PROP/BRS-02/2010/15	27.04.2010	Available
3.	Lease Deed Copy		27.05.2011	Available
4.	Certificate of Incorporation			Available
5.	Environmental Clearance	Ref. No. 1389/Praya/SFAC/235/201 4/OSDCT	27.11.2015	Available
6.	Airports Authority of India	AAI/RIHQ/NR/ARM/2020 /278/1101-1104	20-09-2028	Available
7.	Application Copy		23.10.2013	Available
8.	Possession Certificate	Letter No. Prop/BRS- 02/2011/616	06.06.2011	Available
9.	RERA CERTIFICATE	NO UPRERAPRJ617228	03.08.2021	Available
10.	Acknowledgement Slip	Transaction No. NIB210533156	27.10.2021	Available
11.	Inventory Sheet			Available
12.	Pollution Certificate	No. F50570/C1/N/NOC- 1079/2014/5	31.10.2014	Available
13.	Pan Card (M/s Vrinda Homes Pvt. Ltd.)	AAICV1867B		Available
14.	Collaboration Agreement		29.10.2021	Available
15.	Boucher			Available
16.	Sanction map			Available
17.	Resolution Certificate		21.10.2021	Available



TOWER/Floors WISE CALCULATION

Tower	Floors	Type of Flat	Super Area	Price (Per sq.ft.)	Total Value (Flat wise) Rs.
A	First Floor	4Bhk Unit	2018	5000	10090000
B	First Floor	3Bhk+2Toilet	1298	5000	6490000
B	First Floor	3Bhk + 3 Toilet	1698	5000	8490000
A	Second Floor	4Bhk Unit	2018	5000	10090000
B	Second Floor	3Bhk+2Toilet	1298	5000	6490000
B	Second Floor	3Bhk + 3 Toilet	1698	5000	8490000
A	Third Floor	4Bhk Unit	2018	5000	10090000
B	Third Floor	3Bhk+2Toilet	1298	5000	6490000
B	Third Floor	3Bhk + 3 Toilet	1698	5000	8490000
A	Fourth Floor	4Bhk Unit	2018	5000	10090000
B	Fourth Floor	3Bhk+2Toilet	1298	5000	6490000
B	Fourth Floor	3Bhk + 3 Toilet	1698	5000	8490000
A	Fifth Floor	4Bhk Unit	2018	5000	10090000
B	Fifth Floor	3Bhk+2Toilet	1298	5000	6490000
B	Fifth Floor	3Bhk + 3 Toilet	1698	5000	8490000
A	Sixth Floor	4Bhk Unit	2018	5000	10090000
B	Sixth Floor	3Bhk+2Toilet	1298	5000	6490000
B	Sixth Floor	3Bhk + 3 Toilet	1698	5000	8490000
A	Seventh Floor	4Bhk Unit	2018	5000	10090000
B	Seventh Floor	3Bhk+2Toilet	1298	5000	6490000
B	Seventh Floor	3Bhk + 3 Toilet	1698	5000	8490000
A	Eight Floor	4Bhk Unit	2018	5000	10090000
B	Eight Floor	3Bhk+2Toilet	1298	5000	6490000
B	Eight Floor	3Bhk + 3 Toilet	1698	5000	8490000
A	Nineth Floor	4Bhk Unit	2018	5000	10090000
B	Nineth Floor	3Bhk+2Toilet	1298	5000	6490000
B	Nineth Floor	3Bhk + 3 Toilet	1698	5000	8490000
A	Tenth Floor	4Bhk Unit	2018	5000	10090000
B	Tenth Floor	3Bhk+2Toilet	1298	5000	6490000
B	Tenth Floor	3Bhk + 3 Toilet	1698	5000	8490000
A	Eleventh Floor	4Bhk Unit	2018	5000	10090000
B	Eleventh Floor	3Bhk+2Toilet	1298	5000	6490000
B	Eleventh Floor	3Bhk + 3 Toilet	1698	5000	8490000
A	Twelfth Floor	4Bhk Unit	2018	5000	10090000
B	Twelfth Floor	3Bhk+2Toilet	1298	5000	6490000
B	Twelfth Floor	3Bhk + 3 Toilet	1698	5000	8490000
A	Fourteen Floor	4Bhk Unit	2018	5000	10090000
B	Fourteen Floor	3Bhk+2Toilet	1298	5000	6490000

B	Fourteen Floor	3Bhk + 3 Toilet	1698	5000	8490000
A	Fifteenth Floor	4Bhk Unit	2018	5000	10090000
B	Fifteenth Floor	3Bhk+2Toilet	1298	5000	6490000
B	Fifteenth Floor	3Bhk + 3 Toilet	1698	5000	8490000
A	Sixteenth Floor	4Bhk Unit	2018	5000	10090000
B	Sixteenth Floor	3Bhk+2Toilet	1298	5000	6490000
B	Sixteenth Floor	3Bhk + 3 Toilet	1698	5000	8490000
A	Seventeen Floor	4Bhk Unit	2018	5000	10090000
B	Seventeen Floor	3Bhk+2Toilet	1298	5000	6490000
B	Seventeen Floor	3Bhk + 3 Toilet	1698	5000	8490000
A	Eighteenth Floor	4Bhk Unit	2018	5000	10090000
B	Eighteenth Floor	3Bhk+2Toilet	1298	5000	6490000
B	Eighteenth Floor	3Bhk + 3 Toilet	1698	5000	8490000
A	Nineteenth Floor	4Bhk Unit	2018	5000	10090000
B	Nineteenth Floor	3Bhk+2Toilet	1298	5000	6490000
B	Nineteenth Floor	3Bhk + 3 Toilet	1698	5000	8490000
A	Twenty Floor	4Bhk Unit	2018	5000	10090000
B	Twenty Floor	3Bhk+2Toilet	1298	5000	6490000
B	Twenty Floor	3Bhk + 3 Toilet	1698	5000	8490000
A	Twenty One Floor	4Bhk Unit	2018	5000	10090000
B	Twenty One Floor	3Bhk+2Toilet	1298	5000	6490000
B	Twenty One Floor	3Bhk + 3 Toilet	1698	5000	8490000
A	Twenty Two Floor	4Bhk Unit	2018	5000	10090000
B	Twenty Two Floor	3Bhk+2Toilet	1298	5000	6490000
B	Twenty Two Floor	3Bhk + 3 Toilet	1698	5000	8490000
A	Twenty Three Floor	4Bhk Unit	2018	5000	10090000
B	Twenty Three Floor	3Bhk+2Toilet	1298	5000	6490000
B	Twenty Three Floor	3Bhk + 3 Toilet	1698	5000	8490000
A	Twenty Four Floor	4Bhk Unit	2018	5000	10090000
B	Twenty Four Floor	3Bhk+2Toilet	1298	5000	6490000
B	Twenty Four Floor	3Bhk + 3 Toilet	1698	5000	8490000
A	Twenty Fifth Floor	4Bhk Unit	2018	5000	10090000
B	Twenty Fifth Floor	3Bhk+2Toilet	1298	5000	6490000
B	Twenty Fifth Floor	3Bhk + 3 Toilet	1698	5000	8490000
A	Twenty Sixth Floor	4Bhk Unit	2018	5000	10090000
B	Twenty Sixth Floor	3Bhk+2Toilet	1298	5000	6490000
B	Twenty Sixth Floor	3Bhk + 3 Toilet	1698	5000	8490000
A	Twenty Seventh Floor	4Bhk Unit	2018	5000	10090000
B	Twenty Seventh Floor	3Bhk+2Toilet	1298	5000	6490000
B	Twenty Seventh Floor	3Bhk + 3 Toilet	1698	5000	8490000
A	Twenty Eight Floor	4Bhk Unit	2018	5000	10090000
B	Twenty Eight Floor	3Bhk+2Toilet	1298	5000	6490000
B	Twenty Eight Floor	3Bhk + 3 Toilet	1698	5000	8490000
A	Twenty Ninth Floor	4Bhk Unit	2018	5000	10090000
B	Twenty Ninth Floor	3Bhk+2Toilet	1298	5000	6490000

B	Twenty Ninth Floor	3Bhk + 3 Toilet	1698	5000	2499999
A	Thirty Floor	4Bhk Unit	2018	5000	10999999
B	Thirty Floor	3Bhk + 2 Toilet	1298	5000	6499999
B	Thirty Floor	3Bhk + 3 Toilet	1698	5000	2499999
A	Thirty One Floor	4Bhk Unit	2018	5000	10999999
B	Thirty One Floor	3Bhk + 2 Toilet	1298	5000	6499999
B	Thirty One Floor	3Bhk + 3 Toilet	1698	5000	2499999
B	Thirty Two Floor	3Bhk + 2 Toilet	1298	5000	6499999
B	Thirty Two Floor	3Bhk + 3 Toilet	1698	5000	2499999
B	Thirty Three Floor	3Bhk + 2 Toilet	1298	5000	6499999
B	Thirty Three Floor	3Bhk + 3 Toilet	1698	5000	2499999
Total			156412		782050000



Anand

Tower	Total Unit	Floors	Type of Flat	Super Area	Total Super Area	Price (Per sq.ft.)	Total Value Each Floor (Rs.)
A	4	First Floor	4Bhk Unit	2018	8072	5000	40360000
B	4	First Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	4	First Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
A	4	Second Floor	4Bhk Unit	2018	8072	5000	40360000
B	4	Second Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	4	Second Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
A	4	Third Floor	4Bhk Unit	2018	8072	5000	40360000
B	4	Third Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	4	Third Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
A	4	Fourth Floor	4Bhk Unit	2018	8072	5000	40360000
B	4	Fourth Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	4	Fourth Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
A	4	Fifth Floor	4Bhk Unit	2018	8072	5000	40360000
B	4	Fifth Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	4	Fifth Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
A	4	Sixth Floor	4Bhk Unit	2018	8072	5000	40360000
B	4	Sixth Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	4	Sixth Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
A	4	Seventh Floor	4Bhk Unit	2018	8072	5000	40360000
B	4	Seventh Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	4	Seventh Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
A	4	Eight Floor	4Bhk Unit	2018	8072	5000	40360000
B	4	Eight Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	4	Eight Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
A	4	Nineth Floor	4Bhk Unit	2018	8072	5000	40360000
B	4	Nineth Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	4	Nineth Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
A	4	Tenth Floor	4Bhk Unit	2018	8072	5000	40360000
B	4	Tenth Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	4	Tenth Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
A	4	Eleventh Floor	4Bhk Unit	2018	8072	5000	40360000
B	4	Eleventh Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	4	Eleventh Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
A	4	Twelveth Floor	4Bhk Unit	2018	8072	5000	40360000
B	4	Twelveth Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	4	Twelveth Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
A	4	Fourteen Floor	4Bhk Unit	2018	8072	5000	40360000
B	4	Fourteen Floor	3Bhk+2Toilet	1298	5192	5000	25960000

12

$13 \times 4 = 52$
 $25 \times 4 = 100$
 $38 \times 4 = 152$

M. No. CAT-1/697/201/2018-19
 Govt Approved Valuer

B.	4	Fourteen Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
A	4	Fifteenth Floor	4Bhk Unit	2018	8072	5000	40360000
B.	4	Fifteenth Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B.	4	Fifteenth Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
A	4	Sixteenth Floor	4Bhk Unit	2018	8072	5000	40360000
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B	4	Seventeen Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
A	4	Eighteenth Floor	4Bhk Unit	2018	8072	5000	40360000
B	4	Eighteenth Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	4	Eighteenth Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
A	4	Nineteenth Floor	4Bhk Unit	2018	8072	5000	40360000
B	4	Nineteenth Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	4	Nineteenth Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
A	4	Twenty Floor	4Bhk Unit	2018	8072	5000	40360000
B	4	Twenty Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	4	Twenty Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
A	4	Twenty One Floor	4Bhk Unit	2018	8072	5000	40360000
B	4	Twenty One Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	4	Twenty One Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
A	4	Twenty Two Floor	4Bhk Unit	2018	8072	5000	40360000
B	4	Twenty Two Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	4	Twenty Two Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
A	4	Twenty Three Floor	4Bhk Unit	2018	8072	5000	40360000
B	4	Twenty Three Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	4	Twenty Three Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
A	4	Twenty Four Floor	4Bhk Unit	2018	8072	5000	40360000
B	4	Twenty Four Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	4	Twenty Four Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
A	4	Twenty Fifth Floor	4Bhk Unit	2018	8072	5000	40360000
B	4	Twenty Fifth Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	4	Twenty Fifth Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
A	4	Twenty Sixth Floor	4Bhk Unit	2018	8072	5000	40360000
B	4	Twenty Sixth Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	4	Twenty Sixth Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
A	4	Twenty Seventh Floor	4Bhk Unit	2018	8072	5000	40360000
B	4	Twenty Seventh Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	4	Twenty Seventh Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
A	4	Twenty Eight Floor	4Bhk Unit	2018	8072	5000	40360000
B	4	Twenty Eight Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	4	Twenty Eight Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000

13

$14 \times 4 = 56$
 $29 \times 4 = 116$
 $43 \times 4 = 172$

M. No.
 CAT-1/697/201/
 2018-19
 Govt Approved Valuer

A	4	Twenty Ninth Floor	4Bhk Unit	2018	8072	5000	40360000
B	4	Twenty Ninth Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	4	Twenty Ninth Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
A	4	Thirty Floor	4Bhk Unit	2018	8072	5000	40360000
B	4	Thirty Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	4	Thirty Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
A	4	Thirty One Floor	4Bhk Unit	2018	8072	5000	40360000
B	4	Thirty One Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	4	Thirty One Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
B	4	Thirty Two Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	4	Thirty Two Floor	3Bhk + 3 Toilet	1698	6792	5000	33960000
B	4	Thirty Three Floor	3Bhk+2Toilet	1298	5192	5000	25960000
B	②	Thirty Three Floor	3Bhk + 3 Toilet	1698	3396	5000	16980000
Total	374			156412	622252		3111260000

$$\begin{aligned}
 A &= 3 \times 4 = 12 \\
 B &= 4 \times 10 = 40 \\
 &\quad \underline{-2} \\
 &\quad 38 \\
 &= 14 = 50
 \end{aligned}$$



Ajay

$$\begin{aligned}
 T &= A = 52 \\
 &\quad 56 \\
 &\quad 12 \\
 &\quad \underline{120}
 \end{aligned}$$

$$\begin{aligned}
 T-B &= 100 \\
 &\quad 116 \\
 &\quad 38 \\
 &\quad \underline{254}
 \end{aligned}$$

$$\begin{aligned}
 &\quad 120 \\
 &\quad 254 \\
 &\quad \underline{374}
 \end{aligned}$$

Total

Current Status

Sl.no.	Tower	Current Status
1	A	Construction work yet to be Started
2	B	Construction work yet to be Started

DECLARATION

We hereby declare that:

- The information provided in true and correct to the best of my knowledge and belief.
- The analysis and conclusions are limited by the reported assumptions and conditions.
- We have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity of the Standards of Reporting enshrined in the above Handbook.
- We have no direct or indirect interest in the above property valued. Our representative inspected the subject property on date **01.08.2022**. We are a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to lifetime.
- We are not been repeneled or removed from any Bank/ Financial Institution/Government Organization at any point of time in the past.
- vi) We are submitted the valuation Report (s) directly to the Bank.

Place: Delhi

Date: 02.08.2022


Ajay Kumar Sharma
 (Chartered Engineer & Approved Valuer)

CIRCLE RATE

Sl. No.	Plot No.	Area (sq. ft.)	Circle Rate (per sq. ft.)	Total Circle Rate
282	1147	शहदरा	दादरी	5,800
283	1109	शरकपुर	दमकौर	4,900
284	1076	शफीपुर	दमकौर	6,500
285	1153	शाहपुर गोवर्धनपुर बांगर	दादरी	6,100
286	1154	शाहपुर गोवर्धनपुर खादर	दादरी	6,100
287	1098	शाहपुर खुर्द	दमकौर	4,500
288	1041	इलाहाबाद	दमकौर	4,500
289	1908	इलाहाबाद	दमकौर	9,000
290	1156	हदीबपुर	दादरी	9,000
291	0057	सेक्टर-1	शेडर नौएडा	26,000
292	0058	सेक्टर-2	शेडर नौएडा	26,500
293	0059	सेक्टर-3	शेडर नौएडा	26,500
294	0060	सेक्टर-4	शेडर नौएडा	26,000

SITE PHOTOGRAPH

Residential Group Housing Project known as "Heritage Skyward" Built on Property Plot No. GH-06 B, Sector-01, Greater Noida West, Gautam Buddha Nagar, U.P.



GOOGLE MAP

Address

unnamed road, Gautam Buddha Nagar - 20131

Get GPS Coordinates

DD (decimal degrees)*

Latitude 28.5730761

Longitude 77.4441942

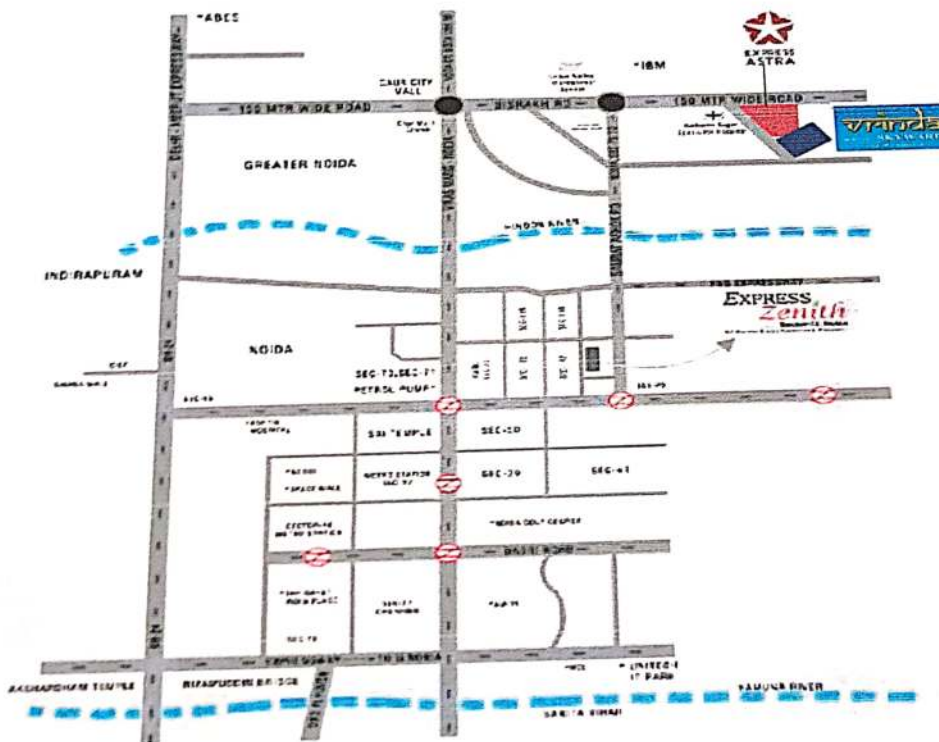
Get Address

Lat,Long 28.5730761,77.4441942

DMS (degrees, minutes, seconds)*

Latitude N 28 ° 34 ' 23.074 "

Longitude E 77 ° 26 ' 39.099 "



SITE PLAN



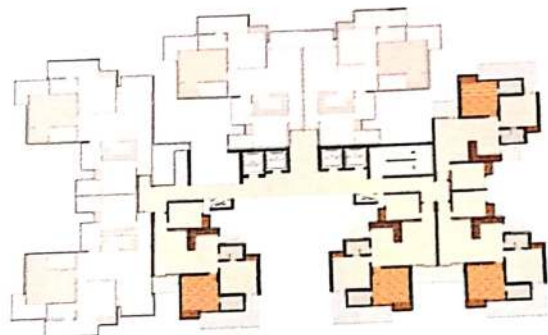
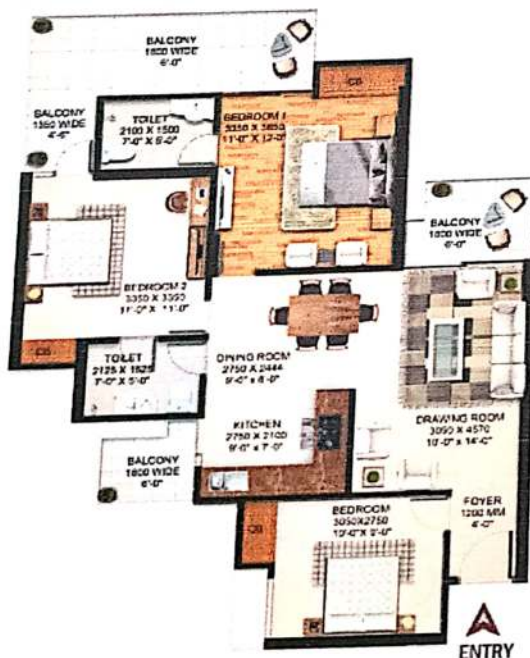
VRINDA HERITAGE
PROPOSED GROUP HOUSING AT PLOT NO. GH-6B,
SECTOR - D1, GRT NODA, UP

SITE PLAN
LANDSCAPED

DESIGN ASSOCIATES
P. K. SINGH, ARCHT. (P)
P. K. SINGH, ARCHT. (P)
P. K. SINGH, ARCHT. (P)

FLOOR PLAN

3 BHK UNIT TYPE 2



CLUSTER PLAN
3 BHK UNIT (4 Nos.)

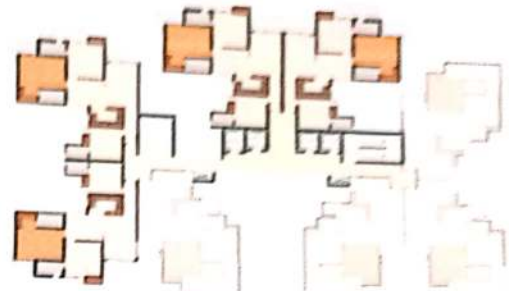
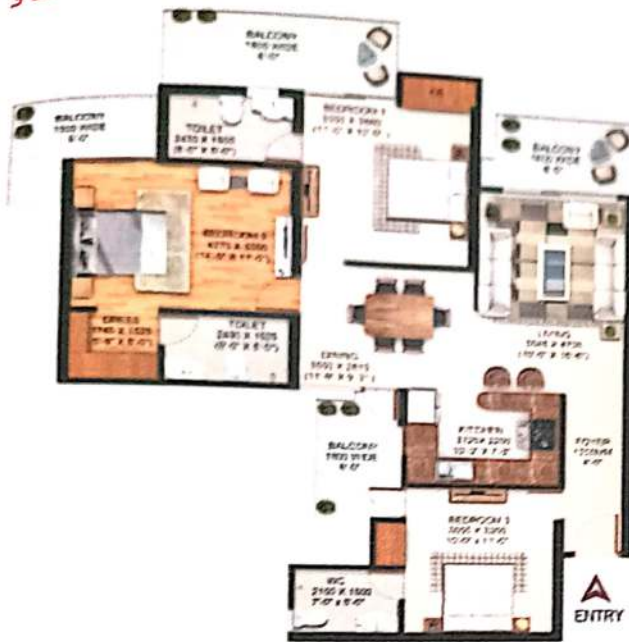
3 BEDROOM + LIVING / DINING +
KITCHEN + 2 TOILET + 3 BALCONY

SALABLE AREA = 1298 SQFT

VRINDA HERITAGE SKYWARD
PROPOSED GROUP HOUSING
AT PLOT NO. GH-6B SECTOR 01, G.NODA, UP



3 BHK UNIT



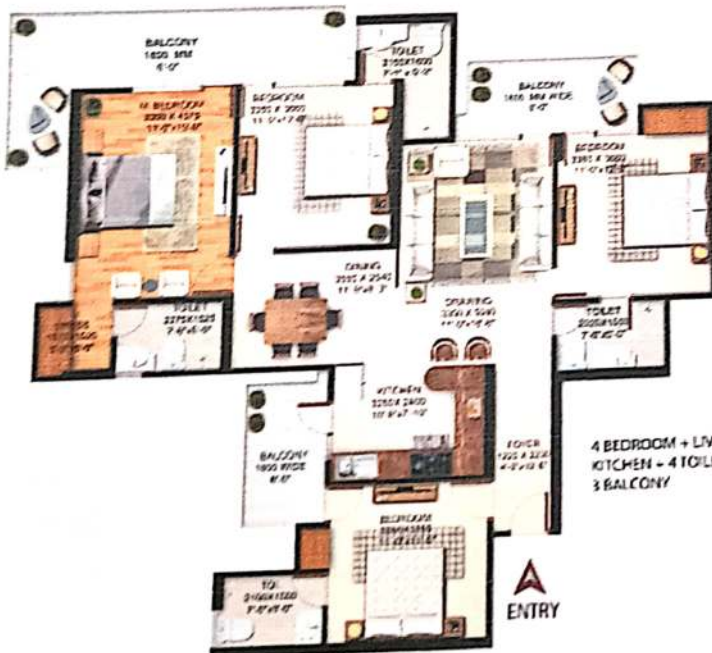
CLUSTER PLAN
3 BHK UNIT (4 No.)

3 BEDROOM + LIVING /
DINING + KITCHEN +
3 TOILET + 3 BALCONY

SALABLE AREA = 1698 SQFT

VRINDA HERITAGE SKYWARD
PROPOSED GROUP HOUSING
AT PLOT NO. GH-68 SECTOR 01, G.NOIDA, UP

4 BHK UNIT



CLUSTER PLAN
4 BHK UNIT (4 No.)

4 BEDROOM + LIVING / DINING +
KITCHEN + 4 TOILET
3 BALCONY

SALABLE AREA = 2018 SQFT

VRINDA HERITAGE SKYWARD
PROPOSED GROUP HOUSING
AT PLOT NO. GH-68 SECTOR 01, G.NOIDA, UP



Lease Deed Copy



UTTAR PRADESH *Legn. Deeg* 15AA 173257

Stamp Duty Paid in Cash Certificate in favour of *m/s Express Projects Pvt Ltd.*
Satyajit K. Kar Building K. G. Marg C. P. New Delhi
 The Government of the State of Jharkhand
 Income Tax Department
 Section 104 of the Stamp Act, 1899 is certified that
 the above certificate is correct. (Date twenty-four. Jan. Ten thousand)

Add (over) Band - Carroll Stamp Duty is Respect
of this Seal. of the First Band of Seal
of the Seal of the State of
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of the Seal of the State of
of the Seal of the State of

30.3.2011

Ernest G. Loring

[illegible]

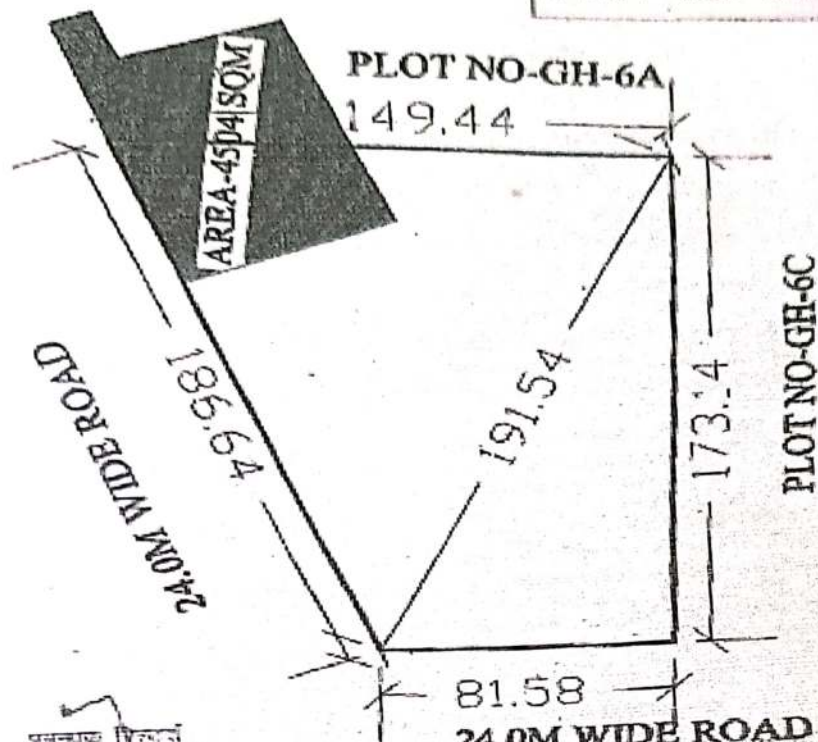
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FD-741B232 INFRATEL

Anand

AYUSH KUMAR SHARMA
M. No.
CAT-1/697/201/
2018-19
Govt. Approved Valuer

PLOT NO- GH-6B



प्रमाणित किया गया
प्लॉट नं. 01 का मापन
TOTAL AREA = 20034.80 SQM
AREA HANDED OVER LATER=2306.40 SQM
AREA HANDED OVER(20034.80-2306.40)=17728.40 SQM

POSSESSION TAKEN OVER		SIGN-	
POSSESSION HANDED OVER			
LEASE PLAN FOR PLOT NO-GH-6B OF SECTOR-01 GREATER NOIDA	PROJ. DEPTT.	Asst. Manager	Manager
	LAND DEPTT.	Asst. Manager	Manager
	LAW DEPTT.	Asst. Manager	Manager
	PLNG. DEPTT.	Asst. Manager	Manager

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY



Certified True Copy

EXPRESS PROJECTS (P) LTD.

Office:
Surya Kiran Building
Kasturba Gandhi Marg
New Delhi - 110 001
Phone: 2430, 2375 2431
Fax: 2375 2432

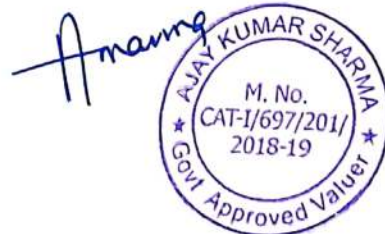
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF M/S EXPRESS PROJECTS PRIVATE LIMITED HELD AT ITS REGISTERED OFFICE AT 810, SURYA KIRAN BUILDING, 19, KASTURBA GANDHI MARG, CONNUAGHT PLACE, NEW DELHI-110001 ON WEDNESDAY, 30TH DAY OF MARCH, 2011 AT 2:00 PM

RESOLVED THAT Pankaj Goel, Director of the company be and is hereby authorized to do all acts, deeds and things for and on behalf of the company, represent the company before the Greater Noida Industrial Development Authority (GNIDA) or any other authority and sign & execute all the documents and papers including Lease Deed for and on behalf of the company in respect of Plot No. GH-06/A situated at Sector - 01, Greater Noida, U.P.

Pankaj Goel
Director

For EXPRESS PROJECTS PVT. LTD.

Director



RESOLUTION COPY

M-33, 2nd Floor, Greater Kailash-I, New Delhi-110048
Phone: 011-20335238, 41731700, Fax: 011-20338014
email: rajhansproject@indiafmee.com
expressoworpha@yahoo.com

RESOLUTION

A meeting of the board of directors was held at its registered office M-33, Second Floor, Greater Kailash-I, New Delhi-110048 on 16th, March, 2011 at 11.00am and it is "Resolved that the lease deed and other documents of the property purchased by the company no. 6b, Sector-1, Greater Noida Industrial Development Authority may be got executed and for this Sh. R. C. Goel director of the company is authorized to do all the necessary documentation".

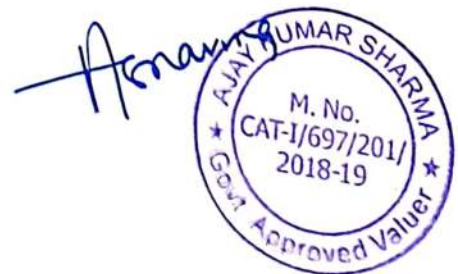
Attested

Attested true Copy.

For EXPRESS PROJECTS PVT. LTD.

Director

प्रमाणित किया गया
श्री राजहंस प्रोजेक्ट्स प्रा. लि.



Certificate of Incorporation



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that VRINDA HOMES PRIVATE LIMITED is incorporated on this Twenty sixth day of July Two thousand twenty-one under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U70109DL2021PTC384215.

The Permanent Account Number (PAN) of the company is AAICV1867B

The Tax Deduction and Collection Account Number (TAN) of the company is DELV23420F

Given under my hand at Manesar this Twenty sixth day of July Two thousand twenty-one

Digital Signature Certificate
Mr Sheetal Kumar

For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

VRINDA HOMES PRIVATE LIMITED
H.No732, Gali No-4, RS Block., Jharkhandi Road, Bholanath Nagar.,
Shahdara, East Delhi, Delhi, India, 110032

*as issued by the Income Tax Department



State Level Environment Impact Assessment Authority, Uttar Pradesh

To,

Mr. R.C. Goel,
Director,
Rajhans Infrotech Pvt. Ltd.,
M-33, 2nd Floor, Greater Kailash-I,
New Delhi-110058.

Up

Directorate of Environment, U.P.

Vincent Khanna - I, Gomti Nagar, Lucknow - 226 010

Phone: 91-522-2300 541, Fax: 91-522-2300 541

E-mail: dceup@rediffmail.com

Website: www.seiaup.in, www.seiaup.com

Ref. No. 1389/Praya/SEAC/2358/2014/OS(DT)

Date: 27 November, 2015

Sub: Environmental Clearance of Group Housing Project at Plot No. GH-6B, Sector-I, Greater Noida, U.P. by M/s Rajhans Infrotech Pvt. Ltd.

Dear Sir,

Please refer to your application/letter dated 23/01/2014, 29/01/2015, 23/02/2015, 14/03/2015, 23/02/2015, 24/02/2015, 24/03/2015, 09/04/2015 and 07/10/2015 addressed to the Director, Environment & Secretary, SEAC, Dr. Bhim Rao Ambedkar Prayagvaran Parisar, Vincent Khanna-I, Gomti Nagar, Lucknow on the subject as above.

The matter was discussed the State Level Expert Appraisal Committee in its meeting held on dated 03/03/2015 and 19/06/2015. A presentation was made by Shri Sukhveer Singh Bhatti, authorized representative of the project proponent along with their consultant M/s Paramars, Lucknow. The proponent, through the documents submitted and the presentation made, informed the committee that:

Part-A:

- The environmental clearance is sought for Group Housing Project at Plot No-GH-6B, Sector-I, Greater Noida, U.P. M/s Rajhans Infrotech Pvt. Ltd.
- Area details of the project is as follows:

Items	Proposed Area (sq m)	As per State Byelaws (sq m)
Total plot area	20034.6	
Ground Coverage	5441.011 (27.16%)	7012.18 (35%)
FAR	70095.552 (3.49)	70121.8 (3.5) Basic - 2.75 (approved) Purchasable - 0.75 (applied)
Non-Fall Area on Floors	6540.746	
Services on surface	760.322	
• Machine Room	531.322	
• Guard Room	18.00	
• Open	99.00	
• Transformer	112.00	
• DG Room		
Still under tower & podium	12413.314	
Basement	16612.053	
Total Built up area	108421.387	
Open Area including road	14501.781	@72.8% of total plot area
Landscape Area	7301.162	@50.65% of open area and @36.89% of total plot area
Proposed activities	Residential towers, convenience shops, children play ground, 24hrs water supply, Generator back up for common amenities, Landscaped garden	
Height of the Building	57 m (S - 24)	
Rain water harvesting pits	02 Pits	

- Block wise details are as follows:

Residential Towers	Block	Units	Description	Set Back
	Block - A	72	Stilt + 18 Floors	15 m
	Block - B	68	Stilt + 17 Floors	9 m
	Block - C	68	Stilt + 17 Floors	9 m



COLLABORATION-CUM-DEVELOPMENT AGREEMENT

THIS COLLABORATION-CUM DEVELOPMENT AGREEMENT is executed at Delhi, Gautam BudhNagar on this 29th day of October 2021

BETWEEN

M/s Rajhans Infotech (P) Ltd. a Company registered under the Companies Act, having its registered office at M-33, II-Floor, Greater Kailash-I, New Delhi-110048 acting through its Director R.C. GOEL, duly authorized vide Board Resolution dated 29th October 2021 and hereinafter referred to as the "First Party/Leaseholder" (which expression shall unless repugnant to the subject or context hereof shall mean and include their administrators, executors, associates, affiliates, nominees and assigns) of the **FIRST PARTY**.
(PAN: AAACD0055F)

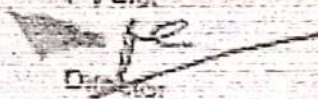
AND

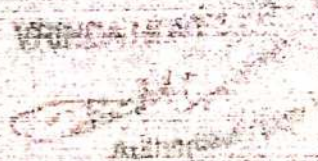
M/s VRINDA HOMES PVT. LTD. a Company registered under the Companies Act, having its registered office at H.NO. 373, Gali NO.4, RS BLOCK, JHARKHANDI ROAD, BHOLANATH NAGAR, SHAHDRA, EAST DELHI-11-32 acting through its Authorized Signatory BABLOO, CHOUDHARY duly authorized vide Board Resolution dated 17/10/2021 and hereinafter referred to as the "Second Party/Developer" (which expression shall unless repugnant to the subject or context mean and include its administrators, executors, associates, affiliates, nominees and assigns) of the **SECOND PARTY**.
(PAN: AAICV1867B)

WHEREAS:

- Greater Noida Industrial Development Authority ("GNIDA") through a sealed Bid tender system agreed to lease the plot No. GH-06 B, Sector -01, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh measuring 20034.80 sq. mt. hereto Entire Land'wide Reservation/Acceptance Letter No. PROP/BR5-02/2010 dated 30.01.2010 and Allotment Letter No. PROP/BR5-02/2010/1513 dated 26.04.2010 to the consortium consisting of:
 - M/s Express Projects Pvt Ltd.
 - M/s Disha Estate Pvt Ltd.
 - M/s Shomil Finance Ltd.
 - M/s Sino Credits & Leasing Ltd.

For Rajhans Infotech (P) Ltd.


Director


Authorized Signatory