

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

Email : [ak.sharma576@gmail.com](mailto:ak.sharma576@gmail.com)

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



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

Email : [ak.sharma576@gmail.com](mailto:ak.sharma576@gmail.com)

Tel No.: 011-45699485

GST. No- 07ACCPS9635H2Z7

## **AJAY KUMAR SHARMA (B.E.)**

(CHARTERED ENGINEER & APPROVED VALUER)

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

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

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:<br>(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<br>(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.<br>Area Handed Over (20034.80-2306.40) = 17728.40 sq.mt.<br>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                                                                                                                       | : | <b>As per Actual</b>                                                    |
|                                     |       | North                                                                                                                                            | : | As per Site                                                             |
|                                     |       | South                                                                                                                                            | : | As per Site                                                             |
|                                     |       | East                                                                                                                                             | : | As per Site                                                             |
|                                     |       | West                                                                                                                                             | : | As per Site                                                             |
| <b>III. TOWN PLANING PARAMETERS</b> |       |                                                                                                                                                  |   |                                                                         |
| i                                   |       | Master plan Provision related to property in terms of land use                                                                                   | : | Residential (Group Housing Project)                                     |
| ii                                  |       | <b>Ground Coverage Area</b> – Permissible<br>Total Covered Area (FAR)                                                                            | : | 7012.18 sq.mt. 35% (Maximum)<br>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<br>Sale Deed, Gift Deed, Lease Deed                                                                                                                                                                                                                   | : | Copy of Lease Deed                                                                                                                                             |
| b | Name of the Owner/s                                                                                                                                                                                                                                                       | : | <b>Name of the Developers:-</b><br>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 | <b>Building Plan sanction:</b><br>Authority Approving the plan-<br>Name of the office of the Authority-<br>Any violation from the approved building plan-                                                                                                                 | : | Greater Noida Authority<br>Greater Noida Industrial Development authority<br>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.<br>b) Observation on Dispute or Dues if any in payment of Bills/ taxes to be reported. | : | Owner to disclose<br><br>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)                                                          | <b>Description of other physical infrastructure facilities viz.</b><br>i) Solid waste management<br>ii) Electricity<br>iii) Road and Public transport connectivity<br>iv) Availability of other public utilities nearby | : | No Information available in this regard<br>Available<br>Good connectivity with Road, Metro & Rail<br>Available within 1-2 kms                                      |
| c)                                                          | <b>Social Infrastructure in terms of</b><br>i) School<br>ii) Medical Facilities<br>iii) Recreational facility in terms of parks and open space                                                                          | : | } Available within 2-4 kms                                                                                                                                         |
| <b>IX MARKETABILITY OF THE PROPERTY</b>                     |                                                                                                                                                                                                                         |   |                                                                                                                                                                    |
| a)                                                          | <b>Marketability of the property in terms of:</b>                                                                                                                                                                       |   |                                                                                                                                                                    |
|                                                             | 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 |
| <b>X ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY</b> |                                                                                                                                                                                                                         |   |                                                                                                                                                                    |
| 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                                                                                                                                                                |



|             |                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                   |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>XI</b>   | <b>ENVIRONMENTAL FACTORS</b>                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                   |
| 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                                                                                                                                                                                                                                          |
| <b>XII</b>  | <b>ARCHITECTUAL AND AESTHETIC QUALITY OF THE PROPERTY</b>                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                   |
| a)          | Descriptive account on whether the building is modern old fashioned plain looking or decorative heritage value, presence of landscape elements etc.                                                                                                                    | : Modern Building.                                                                                                                                                                                                                                                                                                |
| <b>XIII</b> | <b>VALUATION</b>                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                   |
| 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)          | <b>SUMMARY OF VALUATION</b>                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                   |
| i)          | <b>Guideline Value</b>                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                   |
| 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/-                                                                                                                                                                                                                                                      |
|             | <b>Guideline Value ( A + B )</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.<br>= Rs.53,18,52,000/- .....(I)<br><br>Total Coved Area = 754791 sq.ft.<br>= 754791 sq.ft. X Rs.1600.00 per sq.ft.<br>= Rs.120,76,65,600/-.....(II)<br><br>Total Fair Market Value of the Property<br>= (I) + (II)<br>= Rs.173,95,17,600/-<br>Say= Rs.173,95,00,000/- |
| iii) | Realizable Value<br>(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<br>(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.<br>= Rs. 5000 X Area 622252 sq. ft<br>= Rs.311,12,60,000/- Say= Rs.311,13,00,000/-<br>(Rupees Three Hundred Eleven Crore Thirteen Lac Only) |
|----|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                  |                      |
|--------------------------------------------------|----------------------|
| 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.<br>1389/Praya/SFAC/235/201<br>4/OSDCT | 27.11.2015       | Available |
| 6.                                                                             | Airports Authority of India               | AAI/RIHQ/NR/ARM/2020<br>/278/1101-1104         | 20-09-2028       | Available |
| 7.                                                                             | Application Copy                          |                                                | 23.10.2013       | Available |
| 8.                                                                             | Possession Certificate                    | Letter No. Prop/BRS-<br>02/2011/616            | 06.06.2011       | Available |
| 9.                                                                             | RERA CERTIFICATE                          | NO UPRERAPRJ617228                             | 03.08.2021       | Available |
| 10.                                                                            | Acknowledgement Slip                      | Transaction No.<br>NIB210533156                | 27.10.2021       | Available |
| 11.                                                                            | Inventory Sheet                           |                                                |                  | Available |
| 12.                                                                            | Pollution Certificate                     | No. F50570/C1/N/NOC-<br>1079/2014/5            | 31.10.2014       | Available |
| 13.                                                                            | Pan Card ( M/s Vrinda<br>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          |
| <b>Total</b> |                    |                 | <b>156412</b> |      | <b>782050000</b> |



*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 |
| B  | 4 | Sixteenth Floor      | 3Bhk+2Toilet    | 1298 | 5192 | 5000 | 25960000 |
| B  | 4 | Sixteenth Floor      | 3Bhk + 3 Toilet | 1698 | 6792 | 5000 | 33960000 |
| A  | 4 | Seventeen Floor      | 4Bhk Unit       | 2018 | 8072 | 5000 | 40360000 |
| B  | 4 | Seventeen Floor      | 3Bhk+2Toilet    | 1298 | 5192 | 5000 | 25960000 |
| 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-I/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          |
| <b>Total</b> | <b>374</b> |                    |                 | <b>156412</b> | <b>622252</b> |      | <b>3111260000</b> |

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



*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 is 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 Value (Rs.) |
|---------|----------|-------------------------|---------------------------|-------------------|
| 282     | 1147     | शहदरी                   | 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 खर्द             | 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

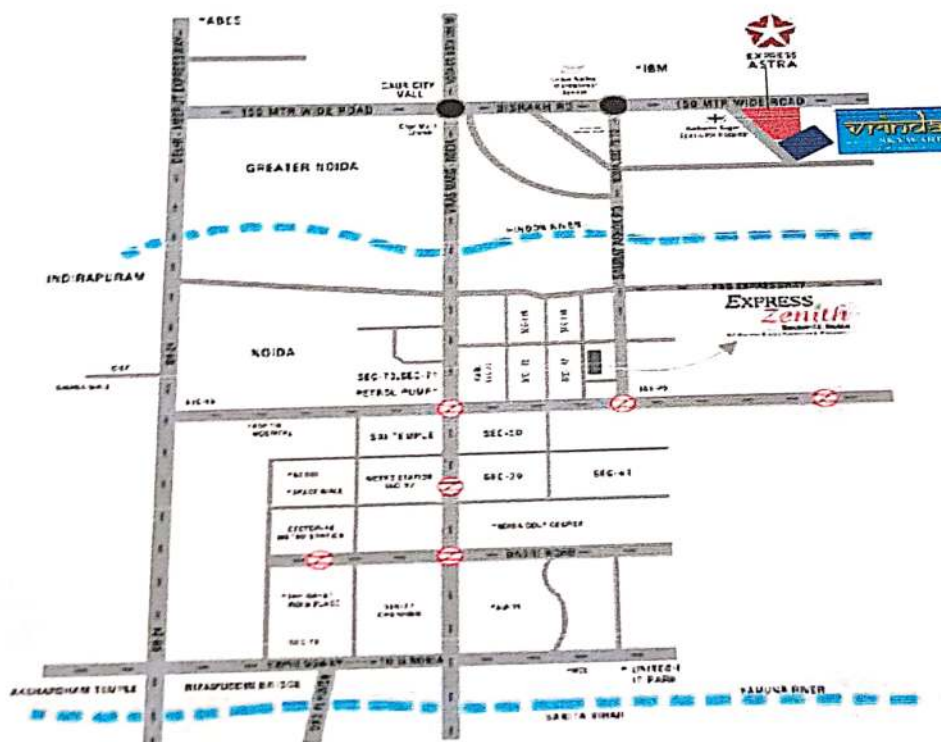
Longitude 77 4441842

[Get Address](#)

Lat,Long 28 5730761.77 4441942

## DMS (degrees, minutes, seconds)\*

Latitude  N  S 28 ° 34 ' 23.074 ''

Longitude ☒ E ☐ W 77 ° 26 ' 39.099 "

17



## SITE PLAN



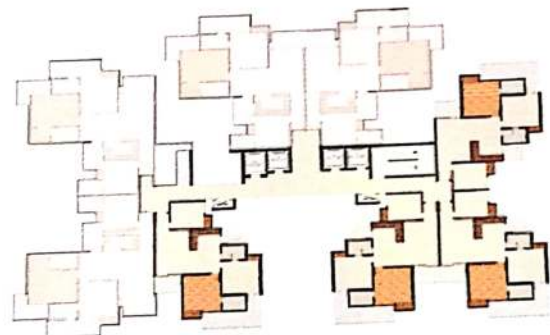
**VRINDA HERITAGE**  
PROPOSED GROUP HOUSING AT PLOT NO. GH-6B,  
SECTOR - D1, GRT NODA, UP

**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.)

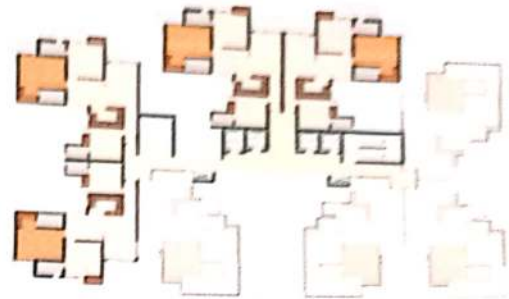
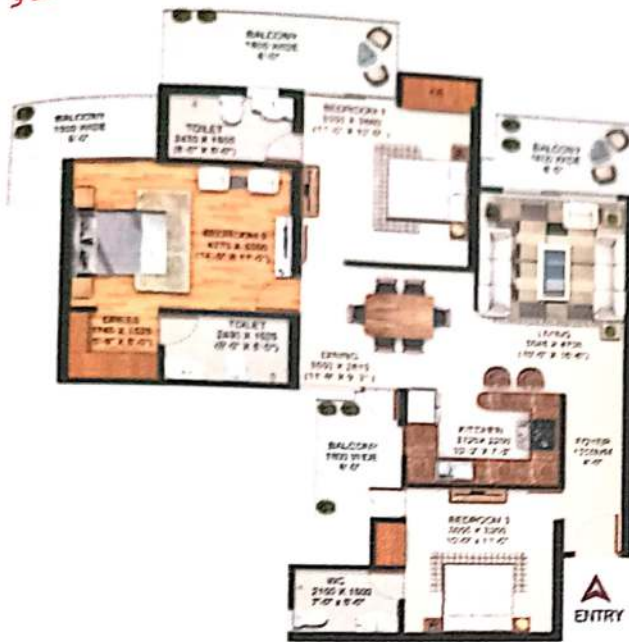
3 BEDROOM + LIVING / DINING +  
KITCHEN + 2 TOILET + 3 BALCONY

**SALABLE AREA = 1298 SQFT**

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



### 3 BHK UNIT



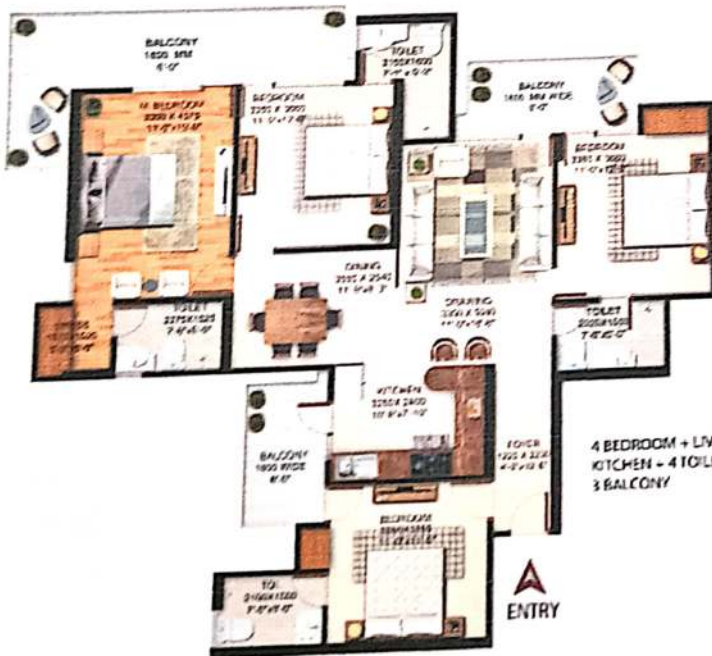
CLUSTER PLAN  
3 BHK UNIT (4 Nos.)

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 Nos.)

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



INDIA NO

UTTAR PRADESH Lease Deed 15AA 173257

Stamp Duty Paid in Cash Certificate in favour of M/s Express Projects Pvt Ltd.  
Surya Kiran Building K. G. Marg C. P. Noida Delhi

In Pursuance of the order of the Collector  
 District Meerut Dated 21/3/2018 Passed under  
 Section 104 of the Stamp Act, 1899. It is certified that  
Rs. 10,000/- has been paid in cash towards the stamp duty on the above mentioned instrument.

And here Paid in Cash the stamp Duty in Respect  
 of this instrument of Rs. 10,000/- as per Bank of India  
 Receipt No. 3073/11 dated 30/3/18  
 in Cash at Meerut District.

30.3.2018 EXP

For Express Projects Pvt Ltd.  
Signature  
Authorised Signatory

दि 21 मार्च 2018 को मेरठ में  
 सरकार के आदेश के तहत  
 मैं अपने अधिकार के अन्तर्गत  
 एम. 33 सेक्टर के अन्तर्गत  
 स्थित भूमि पर

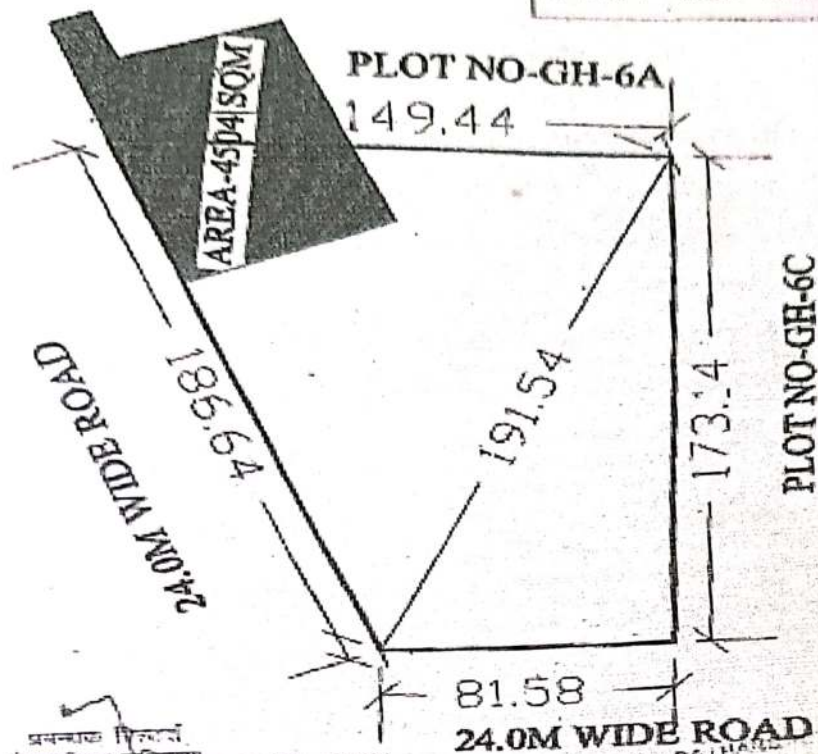
EXP  
Signature  
21/3/18

For WATTHASINFRATEL

Anand

**ANAND 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<br>PLOT NO-GH-6B<br>OF SECTOR-01<br>GREATER NOIDA | PROJ. DEPTT. | <i>[Signature]</i><br>ASST. MANAGER | <i>[Signature]</i><br>MANAGER          |
|                                                                  | LAND DEPTT.  | <i>[Signature]</i><br>LEOPH         | <i>[Signature]</i><br>N. TENDRA DEPTT. |
|                                                                  | LAW DEPTT.   | <i>[Signature]</i><br>A.D.          | <i>[Signature]</i><br>MANAGER          |
|                                                                  | PLNG. DEPTT. | <i>[Signature]</i><br>SR. DIRECTOR  | <i>[Signature]</i><br>SR. DIRECTOR     |

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY



Certified True Copy

**EXPRESS PROJECTS (P) LTD.**

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

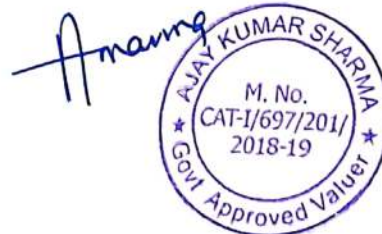
**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF M/S EXPRESS PROJECTS PRIVATE LIMITED HELD AT ITS REGISTERED OFFICE AT 810, SURYA KIRAN BUILDING, 19, KASTURBA GANDHI MARG, CONNUAGHT PLACE, NEW DELHI-110001 ON WEDNESDAY, 30<sup>TH</sup> DAY OF MARCH, 2011 AT 2:00 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 16<sup>th</sup>, 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".

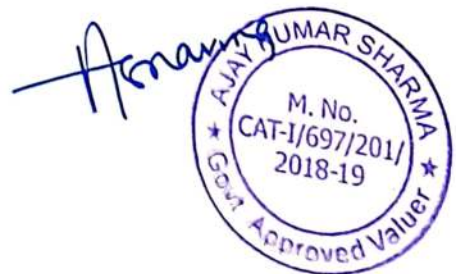
*Attested*

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](http://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 Infotech Pvt. Ltd.,  
M-33, 2<sup>nd</sup> Floor, Greater Kailash-I,  
New Delhi-110058.

Up

Directorate of Environment, U.P.

Vineet 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 Infotech 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 Prayagaran Parisar, Vineet 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 Bhati, 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 Infotech 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)<br>Basic - 2.75 (approved)<br>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<br>@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 |          |



## COLLABORATION-CUM-DEVELOPMENT AGREEMENT

THIS COLLABORATION-CUM DEVELOPMENT AGREEMENT is executed at Delhi, Gautam BudhNagar on this 29<sup>th</sup> 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 29<sup>th</sup> 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)

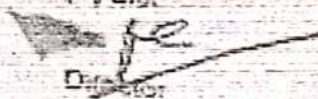
### AND

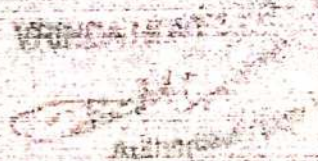
M/s VRINDA HOMES PVT. LTD. a Company registered under the Companies Act, having its registered office at H.NO. 373, Gali NO.4, RS BLOCK, JHARKHANDI ROAD, BHOLANATH NAGAR, SHAHDRA, EAST DELHI-11-32 acting through its Authorized Signatory BABLOO, CHOUDHARY duly authorized vide Board Resolution dated 17/10/2021 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 under Entire Landwide 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