REF. NO- AKS/SBI/Sep/2022-23/333/SK

Valuation Report of

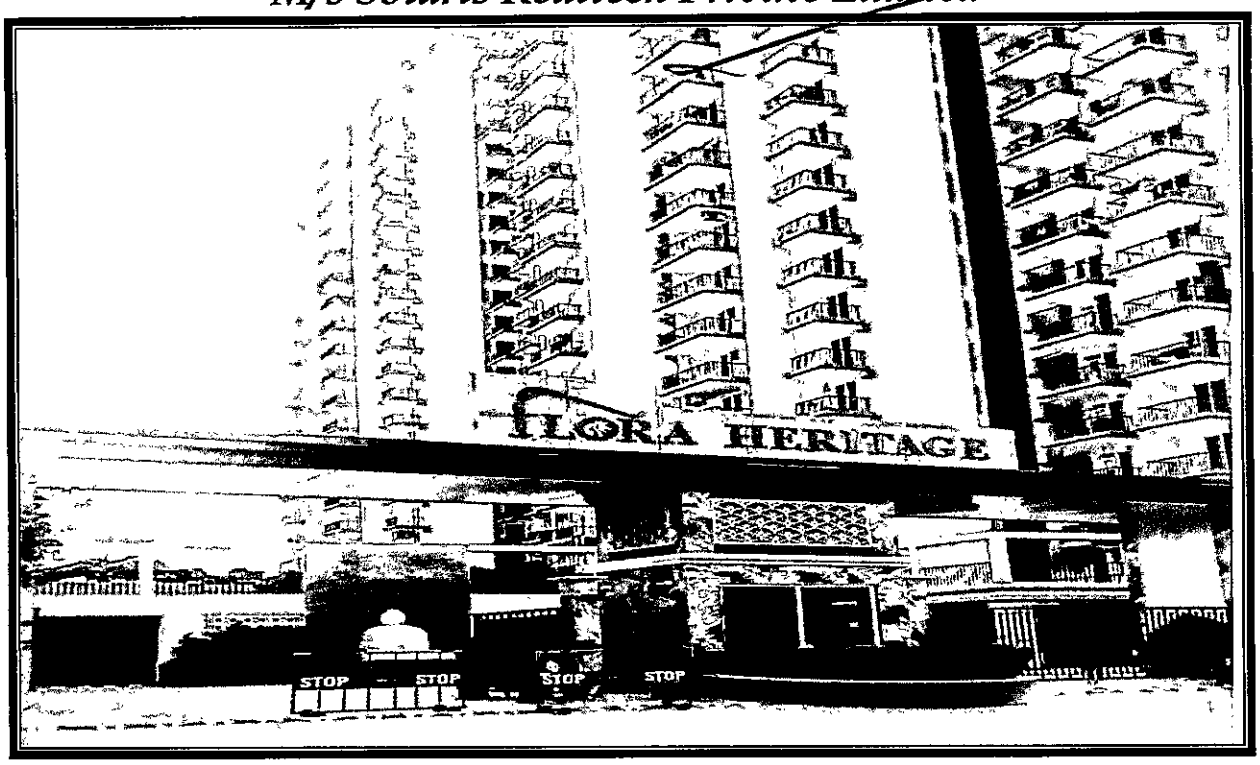
Residential Group Housing Project known as "Flora Heritage" Built on Plot No. GH-16B, Sector-1, Greater Noida, Distt. Gautam Budh Nagar, U.P.

Name of the Owner{s} :~

M/s Solaris Realtech Private Limited

Name of the Promoters{s} :~

M/s Solaris Realtech Private Limited



State Bank of India

HLST, AO-1 Branch

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 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

AJAY KUMAR SHARMA
M. No. CAT-I/697/201/ 2018-19
Govt. Approved Valuer

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

REF. NO- AKS/SBI/Sep/2022-23/333 **Date: 12.09.2022**

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 :				**HLST, AO-1, Parliament Street, New Delhi**
Name of Customers (s)/ Borrower Unit: (for which valuation report in sought)				**M/s Solaris Realtech Private Limited**
I.	**INTRODUCTION**			
a)	Name of the property owner (with address & Phone Nos.)		:	M/s Solaris Realtech Private Limited having its Registered Office at E-117/B, Gali No. 6, New Ashok Nagar, Delhi 110096 Authorised Signatory Mr. Preetam Singh S/o Mr. Ram Prasad Singh
b)	Purpose of Valuation		:	To Find Market Value of Property
c)	Date of Inspection Property		:	10.09.2022
d)	Date of Valuation Report			12.09.2022
e)	Name of the Promoters of property		:	**M/s Solaris Realtech Private Limited**
II.	**PHYSICAL CHARACTERISTICS OF THE PROPERTY**			
a).	Location of property			
	i)	Nearby Landmark	:	**Near Arihant Group Society**
	ii)	Postal Address of the property	:	Residential Group Housing Project known as "Flora Heritage" Built on Plot No. GH-16B, Sector-1, Greater Noida, Distt. Gautam Budh Nagar, U.P.
	iii)	Area of the plot/ land (supported by a plan)	:	Plot Area 10000.10 sq.mt.
	iv)	Type of Land: Solid, Rocky, Marsh Land, reclaimed land, water-logged, Land locked.	:	Solid Land

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	v)	Independent access/approach to the property etc.	:	Yes
	vi)	Google Map Location of the property with a neighborhood layout map	:	28.556463, 77.442547
	vii)	Details of roads abutting the property	:	Sector-1 Gr. Noida
	viii)	Description of adjoining property	:	-
	ix)	Plot No. Survey No.	:	Plot No. GH-16B
	x)	Ward/ Village/ Taluka	:	Sector-1
	xi)	Sub-Registry/ Block	:	Greater Noida
	xii)	District	:	DISTT. GAUTAM BUDH NAGAR
	xiii)	Any other aspect		Nil
b)	Plinth Area, Carpet area and saleable are to be mentioned separately and clarified			Refer Details Attached
c)	Boundaries of the Property		:	**As per Actual**
		North East	:	24 mt. wide Road
		South East	:	Other Society (Arihant Amber)
		South West	:	60 mt. wide road
		North West	:	Open Plot
III.	**TOWN PLANING PARAMETERS**			
i	Master plan Provision related to property in terms of land use		:	Residential Area
ii	Total FAR Permissible Total Permissible Ground Coverage Total Permissible Area for Commercial Total Green Area Proposed		: : : :	27500.275 sq.mt. 3500.035 sq.mt. 275.00 sq.mt. 2294.441 sq.mt.
iii	Comment on whether OC- Occupancy certificated has been issued or not		:	Yes
iv	Comment on unauthorized constructions if any		:	No
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		:	Gr. Noida Industrial Development Authority
vii	Developmental controls		:	Gr. Noida Industrial Development Authority
viii	Zoning regulations		:	Gr. Noida Industrial Development Authority
ix	Comment on the surrounding land uses and adjoining properties in terms of uses		:	Residential Group Housing
x	Comment on Demolition proceedings if any		:	No
xi	Comment on compounding/ regularization proceedings		:	No
xii	Any other Aspect		:	Nil

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IV.	DOCUMENTS DETAILS AND LEGAL ASPECTS OF PROPERTY		
a	Ownership Documents Sale Deed, Gift Deed, Lease Deed	:	Copy of Lease Deed
b	Name of the Owner/s	:	M/s Solaris Realtech Private Limited
c	Ordinary status of freehold or leasehold including restrictions on transfer	:	Lease Hold
d	Agreement of easement if any	:	No
e	Notification of acquisition if any	:	No
f	Notification of road widening if any	:	No
g	Heritage restriction, if any	:	No
h	Comment on transferability of the property ownership	:	Easily transferable through Lease Deed
i	Comment on existing mortgages/ charges /encumbrances on the property, if any	:	Owner to disclose
j	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	:	Owner to disclose
k	**Building Plan sanction:** Authority Approving the plan- Name of the office of the Authority- Any violation from the approved building plan-	:	Gr. Noida Authority Gr. Noida Industrial Development authority Can't Ascertain as this moment since construction is yet to start in the Project.
l	Whether property is agricultural Land if yes, any conversion is contemplated	:	Non-Agricultural Property
m	Whether the property is SARFAESI compliant	:	Yes
n	**a)** All legal documents, receipts related to electricity, Water Tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. **b)** Observation on Dispute or Dues if any in payment of Bills/ taxes to be reported.	:	Owner to disclose No
O	Whether entire piece of land on which the unit is set up property is situated has been mortgaged or to be mortgaged.	:	To be mortgaged
p	Qualification in TIR/Mitigation suggested if any	:	Bank to obtained TIR from legal team
q	Any other aspect	:	Nil

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V	**Economic Aspects of the property**		
a)	i) Reasonable Rental value (Proposed)	:	**2 Bhk Rs. 8,000/- to Rs.10,000/- per month (approx.)** **3 Bhk Rs.12,000/- to Rs. 16,000/- per month (approx.)** **4 Bhk. Rs.18,000/- to Rs. 22,000/- per month (approx.)**
	ii) If property is occupied by tenant -Number of tenants - Since how long (tenant wise) - Status of tenancy right - Rent received per month (tenant-wise) with a comparison of existing market rent	: : : : : :	No
	iii Taxes and other outings iv Property Insurance v Monthly Maintenance charges vi Security Charges vii Any other aspect	: : : : :	To be Born by the Owner
VI	**SOCIO CULTURAL ASPECTS OF THE PROPERTY**		
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby etc.	:	Upper Middle Class Social structure available within 1 - 2 km.
b)	Whether property belongs to social infrastructure like hospital, school, old age home etc.	:	No
VII	**FUNCTIONAL AND UTILITARIAN ASPECTS OF THE PROPERTY**		
a)	**Description of the functionality and utility of the property in terms of:** i) Space Allocation ii) Storage Spaces iii) Utility Spaces provided within the Building iv) Car Parking Facility v) Balconies Etc.	: : : : :	Yes (Proposed)
b)	Any other aspect	:	Nil
VIII	**INFRASTURECTURE AVAILABLITY**		
a)	**Description of aqua infrastructure availability in terms of :**		
	i) Water supply ii) Sewerage /sanitation system underground or open iii) Storm Water drainage	: : :	To be provided Underground Yes

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b)	**Description of other physical infrastructure facilities viz.** i) Solid waste management ii) Electricity iii) Road and Public transport connectivity iv)Availability of other public utilities nearby	: : : :	No Information available in this regard Available Good connectivity with Road, Metro & Rail Available within 2-4 kms
c)	**Social Infrastructure in terms of** i) School ii) Medical Facilities iii) Recreational facility in terms of parks and open space	: : :	Available within 2-4 kms
IX	**MARKETABILITY OF THE PROPERTY**		
a)	**Marketability of the property in terms of:**		
	i) Locational attributes	:	Average
	ii) Scarcity	:	Average
	iii) Demand and supply of the kind of subject property	:	Average
	iv) Comparable sale prices in the locality	:	**Rs.5,200/- per sq.ft. to Rs.5,600/- per sq.ft. (approx.)** **Adopted Rate Rs.5,400/- per sq.ft.**
b)	Any other aspect which has relevance on the value or marketability of the property	:	Yes, The Gr. Noida Industrial Development Authority has started reconstructing a 3 to 4 km stretch connecting NH-24 Highway & 3-4 Km. Metro Station
X	**ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY**		
a)	Type of construction	:	RCC Framed Structure
b)	Material & technology used	:	1st class & Modern technology to be used
c)	Specifications	:	To be Good specifications apply
d)	Maintenance issues	:	N.A.
e)	Age of the building	:	New Construction (2022)
f)	Total life of the building	:	70 years after completion
g)	Extent of deterioration	:	No
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	:	Yes
l)	Provision of firefighting	:	Yes
m)	Copies of the plan and elevation of the building to be included	:	Yes
XI	**ENVIRONMENTAL FACTORS**		
a)	Use of environmentally friendly building materials, Green Building Techniques if any	:	Yes

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b)	Provision of rain water harvesting	:	Yes
c)	Use of solar heating and lightening systems, etc.,	:	No
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	:	No
XII	**ARCHITECTUAL AND AESTHETIC QUALITY OF THE PROPERTY**		
a)	Descriptive account on whether the building is modern old fashioned plain looking or decorative heritage value, presence of landscape elements etc.	:	Modern Building.
XIII	**VALUATION**		
a)	Methodology of valuation-procedures adopted for arriving at the valuation.	:	Land or Building Rate & Composite Rate Method
	Valuers may consider Various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales and reconciliation of various factors on which final value judgment is arrived at.	:	Land available
b)	Prevailing Market Rate / Price trend of the property in the locality / city from property search sites via magic bricks. Com, 99 acres.com, makaan.com etc, if available	:	Prevailing market rate of land is ranges between Rs.45,000/- to Rs.55,000/- per sq m. adopted land rate Rs.50,000/- per sq mt. And for Construction Rate Rs.2200/- per sq. ft.
c)	Guideline Rate obtained from Registrar's office/ State Govt. Gazette/Income Tax Notification	:	Circle rate Rs. 26,000/- per sq.mt. & Construction 15000/- per sq.mt.
d)	**SUMMARY OF VALUATION**		
	i) Guideline Value a) Land	:	Rs.26000/- per sq.mt. x 10000.10 sq.mt. = Rs.26,00,02,600/-
	b) Building	:	Rs.15000/- per sq.mt. x Area 34820.98 sq.mt. = Rs.52,23,14,700/-
	Guideline Value (A + B)	:	Rs.78,23,17,300/- Say= Rs.78,23,00,000/-

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	ii) Fair market Value of the property (After completion)	:	Rs. 50000/- per sq.mt. X 10000.10 sq.mt. **= Rs.50,00,05,000/- .....(I)** Total Salable Area = 374810 sq.ft. = 374810 sq.ft. X Rs.2200.00 per sq.ft. **= Rs.82,45,82,000/-.....(II)** **Total Fair Market Value of the Property** **= (I) + (II)** **= Rs.132,45,87,000/-** **Say= Rs.132,46,00,000/- (Rupees One Hundred Thirty Two Crore Forty Six Lac Only)**
	iii) Realizable Value (20% less than the present market value)	:	**Rs.105,96,80,000/- (Rupees One Hundred Five Crore Ninety Six Lac Eighty Thousand Only)**
	iv) Forced/ Distress Sale value (30%less than the present market value)	:	**Rs.92,72,20,000/- (Rupees Ninety Two Crore Seventy Two Lac Twenty Thousand Only)**
	v) Cost of construction for insurance purpose	:	**Rs.82,45,82,000/- (Rupees Eighty Two Crore Forty five lac Eighty Two Thousand Only)**

ANNEXURE-I

A. Brief description of the property under Valuation

The property under valuation is high rise Residential Group Housing Project Plot measuring 10000.10 sq.mt. in the Name of *M/s Solaris Realtech Private Limited*

6.	**Market Value of All Units (After Completion)**		**Total Units Salable Area = 374810 sq.ft.** **Area Adopted Rs.5400/- per sq.ft.** **Area 374810 sq.ft. x Rs. 5400/-** **= Rs.202,39,74,000/- Say= Rs. 202,40,00,000/- (Rupees Two Hundred Two Crore Forty Lac Only)**

Details of TIR/Search Report	**Detail not available**
Name of Penal Advocate	**-**
Details of Development Agreement and POA, if any	**NA**

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Status of receipt of approvals from Local Bodies / Urban development Authority				
S. No.	**Document Type**	**Document Ref. No.**	**Date of Document**	**Remarks**
1.	Allotment Letter	L. No. PROP/BRS/2013/1369	02.05.2013	Available
2.	Sanction Map			Available
3.	Completion Certificate	File No. CC-1973	16.07.2022	Available
4.	Copy of Lease Deed		26.07.2013	Available
5.	Registration Certificate (RERA Certificate)	No. UPRERAPRJ13277		Available
6.	Flora E Brochure			Available
7.	Inventory Sheet			Available
8.	Copy of Pan Card	AARCS4037K	28.03.2007	Available
9.	Environment Clearance Letter	Ref. No. 280/Praya/SEAC/2090/2013/OSD(T)	31.03.2015	Available
10.	Occupation Certificate		01.08.2022	Available
11.	TIR Report			Available
12.	Fire Letter	UPPS/2021/33087/GBN/9667/DD	26.06.2021	Available
13.	Vidyut Letter	No. 295/GZB/37(VI)/2021-2022	29.07.2021	Available
14.	Pollution Letter	Ref No. 139899/UPPCB/Greater Noida(UPPCBRO)/CTO/AIR/Gr. Noida/2021	21.12.2021	Available
15	Airports Authority Letter		08.12.2020	Available
16	Price List			Available
17	TIR Report			Pending
18	Flat Stock List			Available

Area Calculation Sheet

Total Plot Area	**10000.10 sq.mt.**
Permissible FAR @ 2.75%	27,500.275 sq.mt.
Achieved FAR (2.30%)	23011.939 sq.mt.
Permissible Ground Coverage @ 35%	3500.035 sq.mt.
Achieved Ground Coverage @ 19.32%	1932.317 sq.mt.
Total Proposed Green Area	2294.441 sq.mt.
Total basement Area	13165.794 sq.mt.

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Tower / Floors WISE Total Area

Aelius Tower (A)

Tower	Floors	Bhk	Saleable Area	Units	Total Area
	Ground	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	First Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	Second Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	Third Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	Fourth Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	2	2792
	Fifth Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	Sixth Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	Seventh Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	Eight floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
	Nineth Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	Tenth Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
Aelius	Eleventh Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018

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	3 Bhk	1292	1	1292
	3 Bhk	1396	1	1396
Twelevth Floor	2 Bhk	987	2	1974
	2 Bhk	1009	2	2018
	3 Bhk	1292	1	1292
	3 Bhk	1396	1	1396
Thirteen Floor	2 Bhk	987	2	1974
	2 Bhk	1009	2	2018
	3 Bhk	1292	1	1292
	3 Bhk	1396	1	1396
Fourteen Floor	2 Bhk	987	2	1974
	2 Bhk	1009	2	2018
	3 Bhk	1292	1	1292
	3 Bhk	1396	1	1396
Fifteen Floor	2 Bhk	987	2	1974
	2 Bhk	1009	2	2018
	3 Bhk	1292	1	1292
	3 Bhk	1396	1	1396
Sixteen Floor	2 Bhk	987	2	1974
	2 Bhk	1009	2	2018
	3 Bhk	1292	1	1292
	3 Bhk	1396	1	1396
Seventeen Floor	2 Bhk	987	2	1974
	2 Bhk	1009	2	2018
	3 Bhk	1292	1	1292
	3 Bhk	1396	2	2792
Eighteen Floor	2 Bhk	987	2	1974
	2 Bhk	1009	2	2018
	3 Bhk	1292	1	1292
Nineteen Floor	2 Bhk	987	2	1974
	2 Bhk	1009	2	2018
	3 Bhk	1292	1	1292
	3 Bhk	1396	1	1396
Twenty Floor	2 Bhk	987	2	1974
	2 Bhk	1009	2	2018
	3 Bhk	1292	1	1292
	3 Bhk	1396	1	1396
Twenty First Floor	2 Bhk	987	2	1974
	2 Bhk	1009	2	2018
	3 Bhk	1292	1	1292
	3 Bhk	1396	1	1396
Twenty Two floor	Penthouse	4985	1	4985
	Penthouse	4676	1	4676
	2 Bhk	987	2	1974
Total		**110904**	**136**	**158595**

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Blasius Tower (B)

Tower	Floors	Bhk	Saleable Area	Units	Total Area
	Ground	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	First Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	Second Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	Third Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1396	1	1396
		3 Bhk	1292	1	1292
	Fourth Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	Fifth Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	Sixth Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	Seventh Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	Eight floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	Nineth Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	Tenth Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396

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M. No. GAT-I/697/2011
2018-19
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Blasius	Eleventh Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	Twelevth Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	Thirteen Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	Fourteen Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	Fifteen Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	Sixteen Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	Seventeen Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	Eighteen Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	Nineteen Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	Twenty Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	Twenty First Floor	2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
		3 Bhk	1292	1	1292
		3 Bhk	1396	1	1396
	Twenty Two floor	Pentahouse	4985	1	4985
		Pentahouse	4676	1	4676
		2 Bhk	987	2	1974
	Total		**113696**	**136**	**158595**

AJAY KUMAR SHARMA M.Tech. CAT-I/697/2018-19 Govt Approved Valuer

Caelius Tower (C)

Tower	Floors	Bhk	Saleable Area	Units	Total Area
	Ground	4 BHK	2650	1	2650
		3 BHK	1710	1	1710
		3 BHK	1725	1	1725
	First Floor	3 Bhk	1396	1	1396
		3 Bhk	1530	1	1530
		2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
	Second Floor	3 Bhk	1396	1	1396
		3 Bhk	1530	1	1530
		2 Bhk	987	2	1974
		2 Bhk	1009	2	2018
	Third Floor	3 Bhk	1396	1	1396
		3 Bhk	1530	1	1530
		3 Bhk	987	2	1974
		2 Bhk	1009	2	2018
	Fourth Floor	3 Bhk	1396	1	1396
		3 Bhk	1530	1	1530
		3 Bhk	987	2	1974
		2 Bhk	1009	2	2018
	Fifth Floor	3 Bhk	1396	1	1396
		3 Bhk	1530	1	1530
		3 Bhk	987	2	1974
		2 Bhk	1009	2	2018
	Sixth Floor	3 Bhk	1396	1	1396
		3 Bhk	1530	1	1530
		3 Bhk	987	2	1974
		2 Bhk	1009	2	2018
	Seventh Floor	3 Bhk	1396	1	1396
		3 Bhk	1530	1	1530
		3 Bhk	987	2	1974
		2 Bhk	1009	2	2018
	Eight floor	3 Bhk	1396	1	1396
		2 Bhk	987	2	1974
		2 Bhk	1009	1	1009
	Total		**43931**	**49**	**58890**

AJAY KUMAR SHARMA
M. No. CAT-I/637/2017-2018-19
Govt Approved Valuer

Current Status

Sl.no.	Tower	Current Status
1	A	Completed
2	B	Completed
3	C	Structure Work Completed 1st to 9th Floor

Tower wise Total Units Value

Sl.no	Tower	Total Units	Total Saleable Area	Rate Adopted	Value Amount
1	Aelius Tower (A)	136	157608	5400	851083200
2	Blasius Tower (B)	136	158312	5400	854884800
3	Caelius Tower (C)	49	58890	5400	318006000
	Total	**321**	**374810**		**2023974000**

Type of Property

Type	Area
2 Bhk+ 2 Toilet	987 sq.ft.
2 Bhk+ 2 Toilet	1009 sq.ft.
3 Bhk + 2 Toilet	1292 sq.ft.
3 Bhk + 3 Toilet	1396 sq.ft.
3 Bhk + Serv.	1530 sq.ft.
3 Bhk	1710 sq.ft.
3 Bhk	1725 sq.ft.
4 Bhk	2650 sq.ft.

AJAY KUMAR SHARMA
Govt Approved Valuer
CAT-I/007/201/2018-19

DECLARATION
We hereby declare that: • The information provided in true and correct to the best of my knowledge and belief. • The analysis and conclusions are limited by the reported assumptions and conditions. • We have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity of the Standards of Reporting enshrined in the above Handbook. • We have no direct or indirect interest in the above property valued. Our representative inspected the subject property on date **10.09.2022. Contact Person Mr. Narender Pal.** 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 repaneled 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.

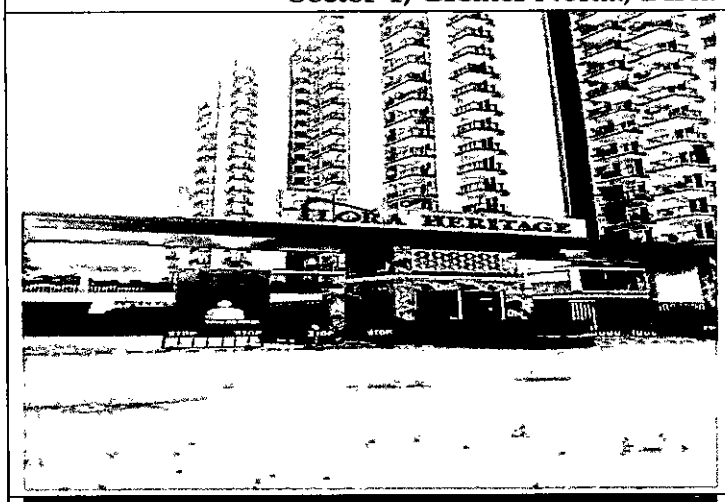
Place: Delhi
Date: 12.09.2022

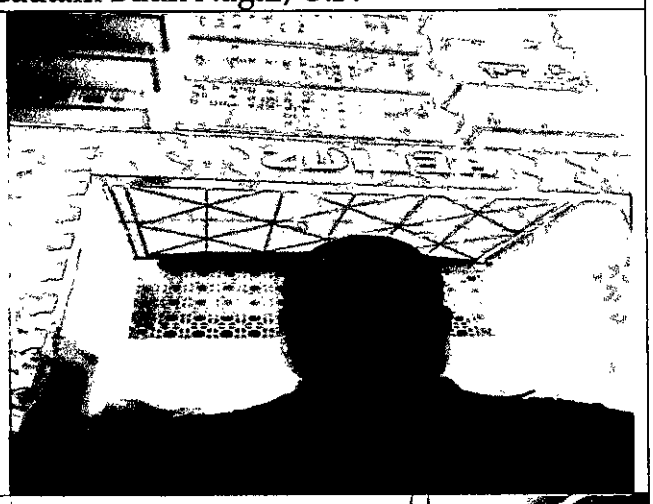
AJAY KUMAR SHARMA
M. No. GAT-I/697/2021
Govt Approved Valuer

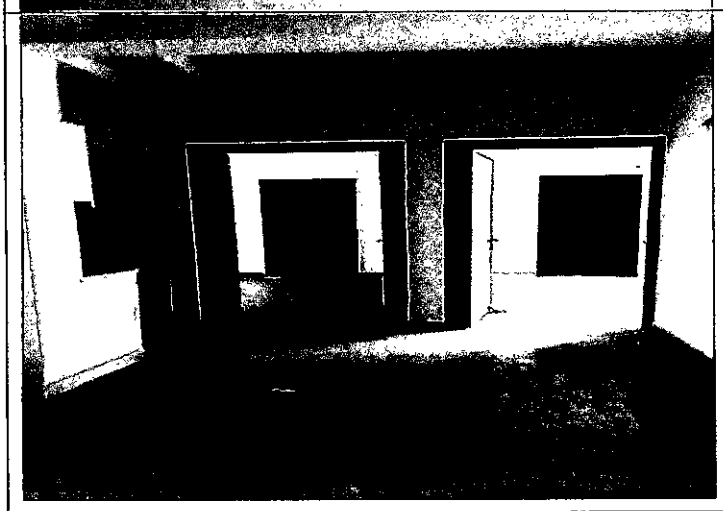
Ajay Kumar Sharma
(Chartered Engineer & Approved Valuer

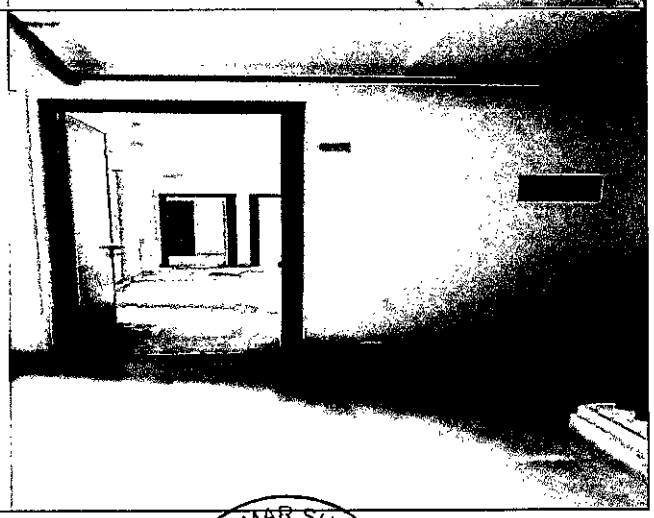
SITE PHOTOGRAPH

Residential Group Housing Project known as "Flora Heritage" Built on Plot No. GH-16B, Sector-1, Greater Noida, Distt. Gautam Budh Nagar, U.P.





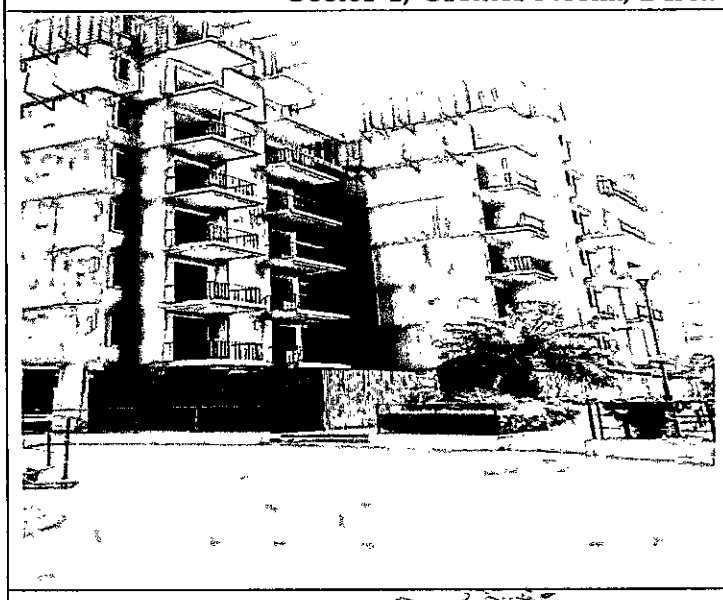


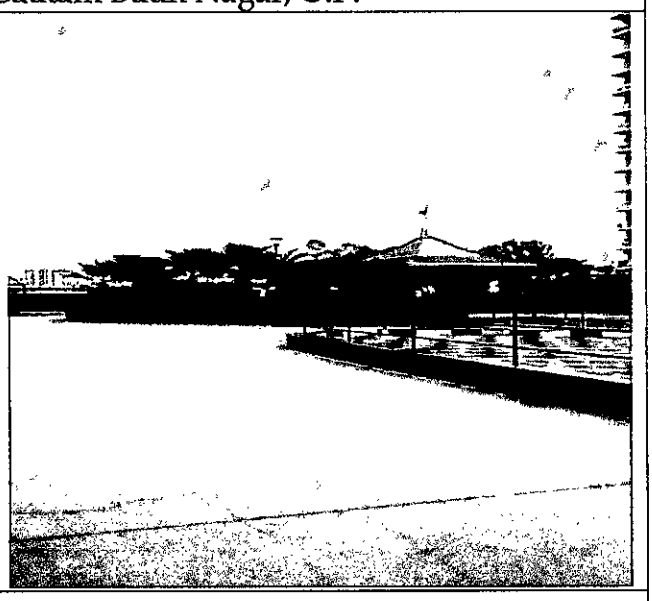


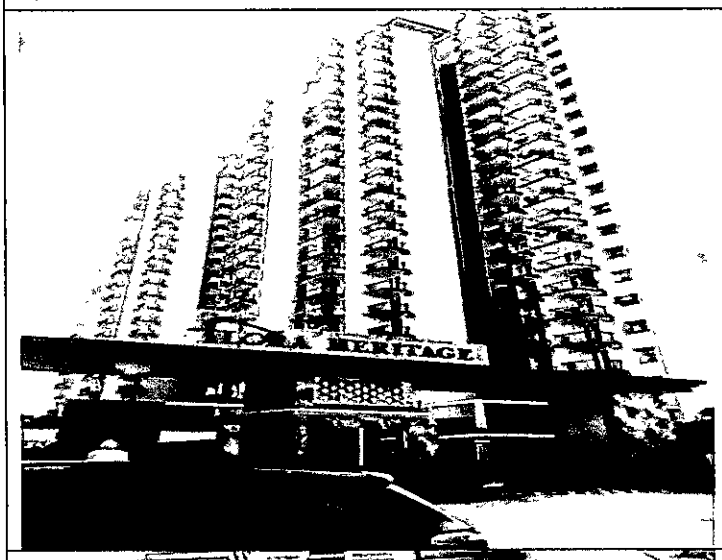
AJAY KUMAR SHARMA
M. No.
CAT-I/697/201/
2018-19
Govt Approved Valuer

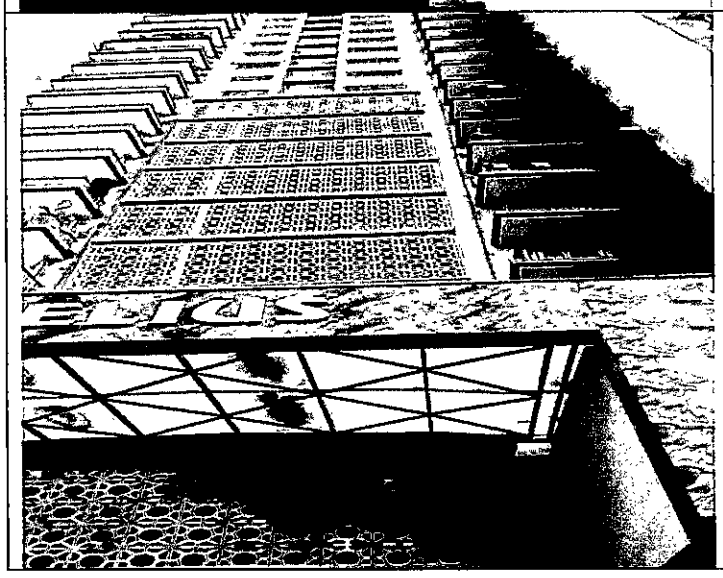
SITE PHOTOGRAPH

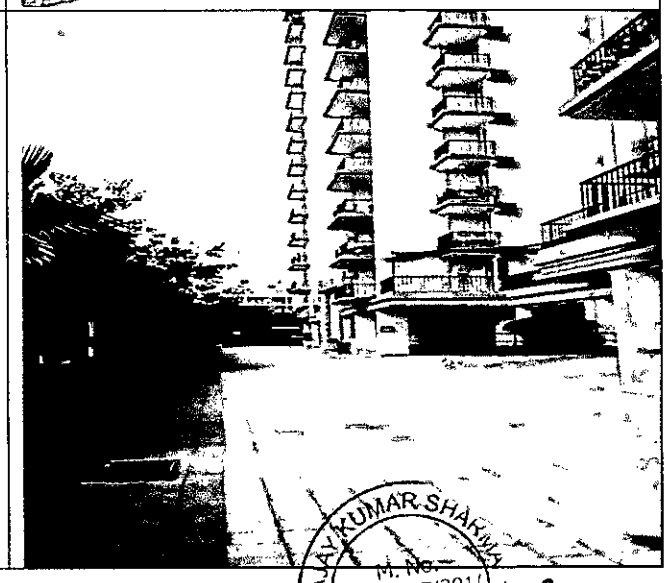
Residential Group Housing Project known as "Flora Heritage" Built on Plot No. GH-16B, Sector-1, Greater Noida, Distt. Gautam Budh Nagar, U.P.











AJAY KUMAR SHAKYA
M. No.
CAT-I/697/201/
2018-19
Govt. Approved Valuer

GOOGLE MAP

Address

unnamed road, Gautam Buddha Nagar, - 2013(

Get GPS Coordinates

DD (decimal degrees)*

Latitude 28.556463

Longitude 77.442547

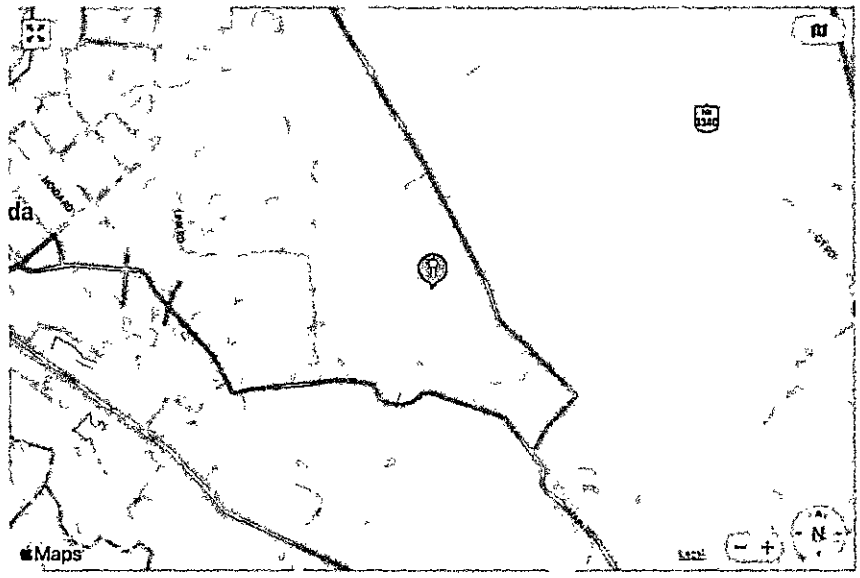
Get Address

Lat,Long 28.556463,77.442547

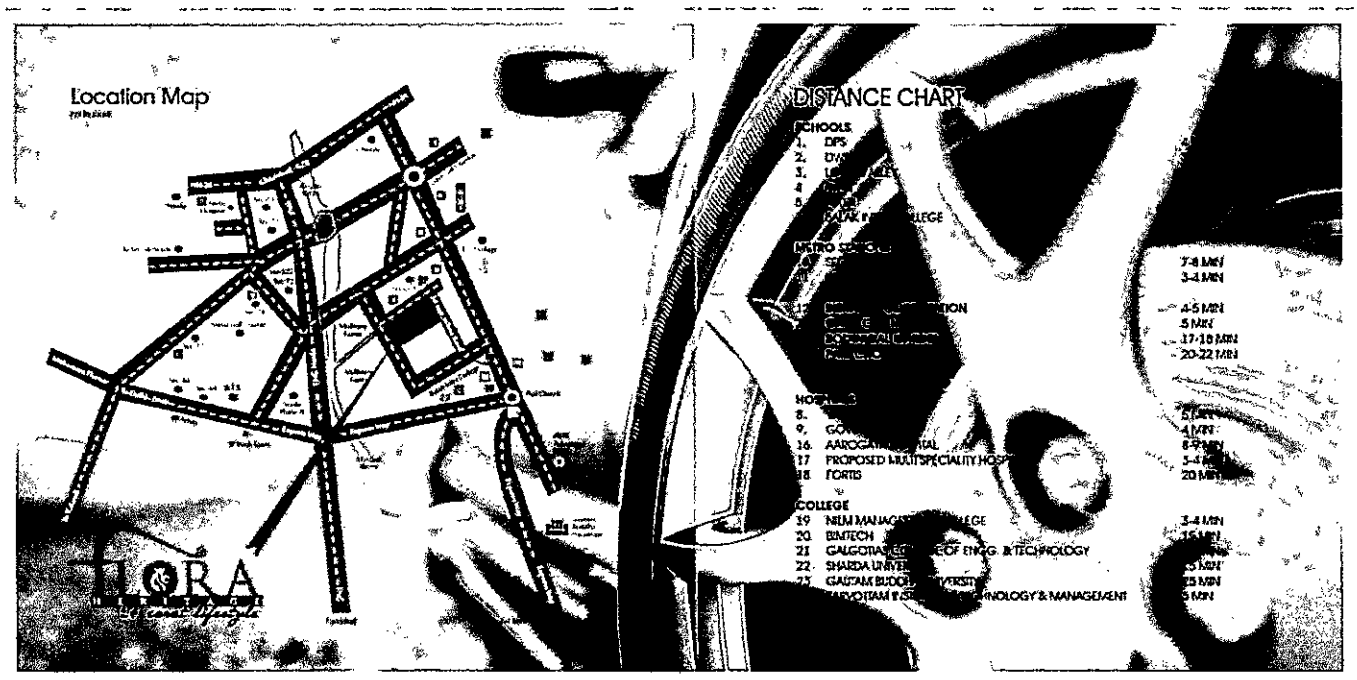
DMS (degrees, minutes, seconds)*

Latitude ◉N O S 28 ° 33 ' 23.267 "

Longitude ◉E O W 77 ° 26 ' 33.169 "



Location Map

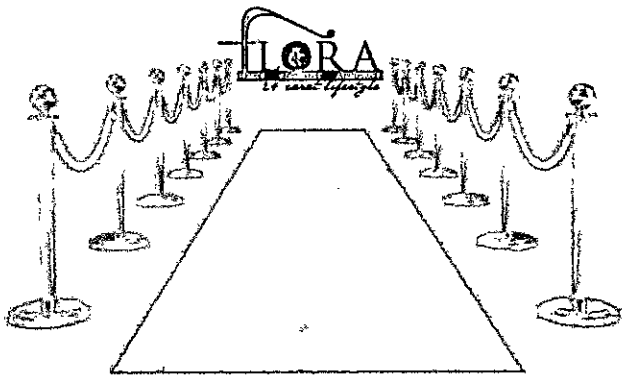


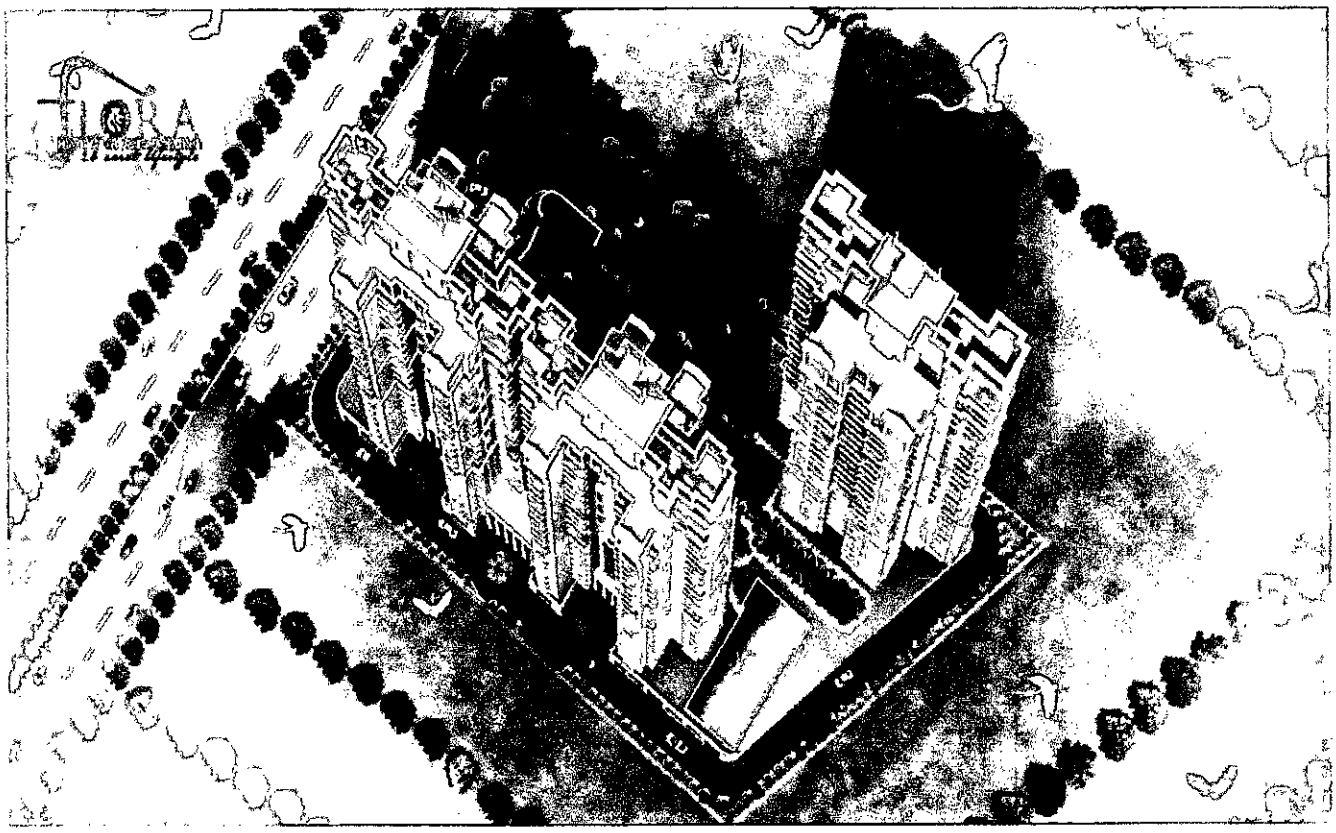
AJAY KUMAR SHARMA
M. No. CAT-I/6900/201/2018-19
Approved Valuer

GET READY FOR THE GRAND RED CARPET

Flora Heritage is a series of rich crafted homes, designed to aore charm, class, and elegance. The development is designed by the finest architectural guidelines to ensure that there is a fusion of aesthetics and functionality. Every detail is in accordance to gothic elevation with ornamented facade & glass GRC patterns.

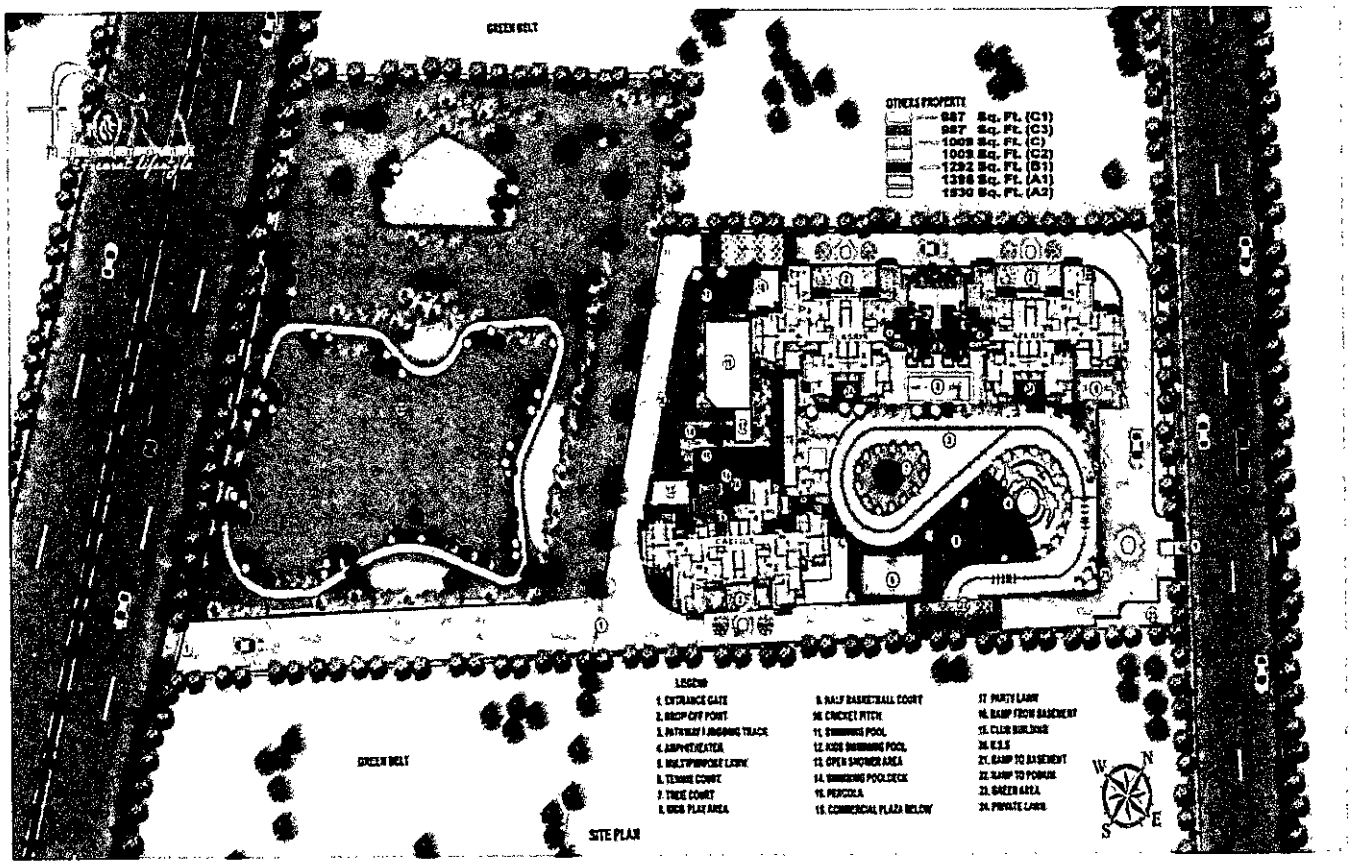
- Neo-rich specifications
- Newfangled fittings & Fixtures



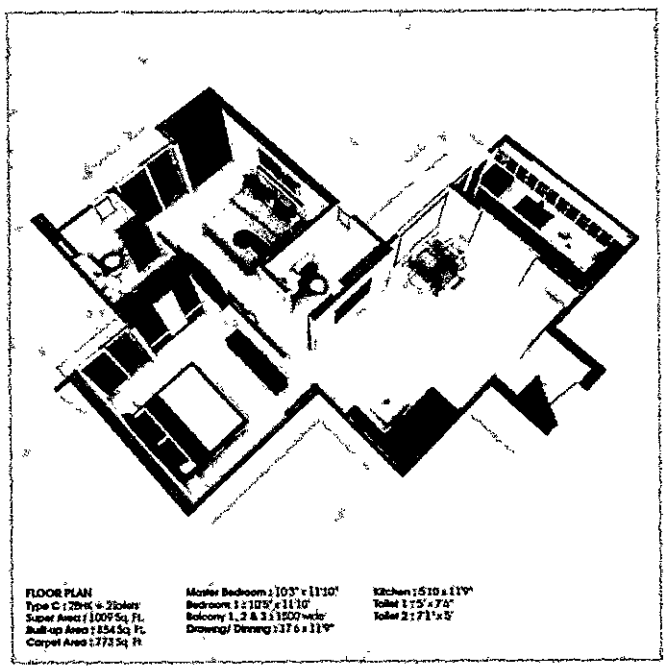


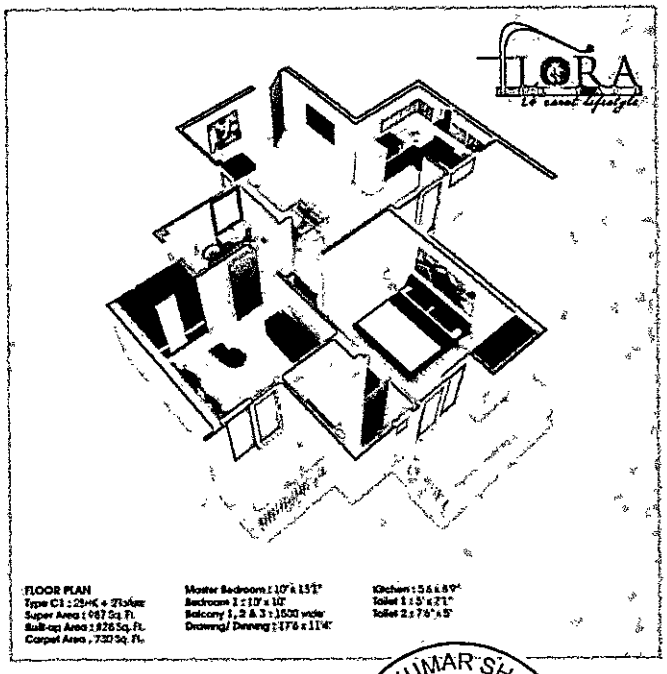
AJAY KUMAR SHARMA
M. No. CAT-I/697/201/2018-19
Govt. Approved Valuer

SITE PLAN

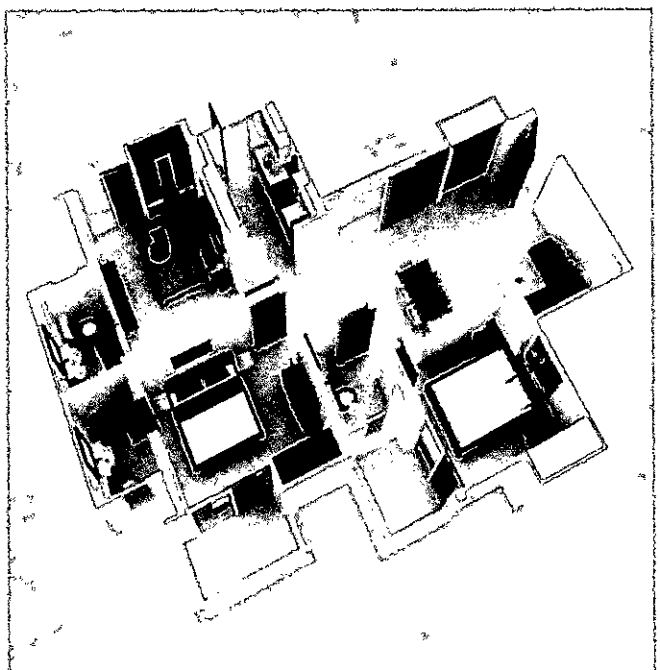


Floor Plan





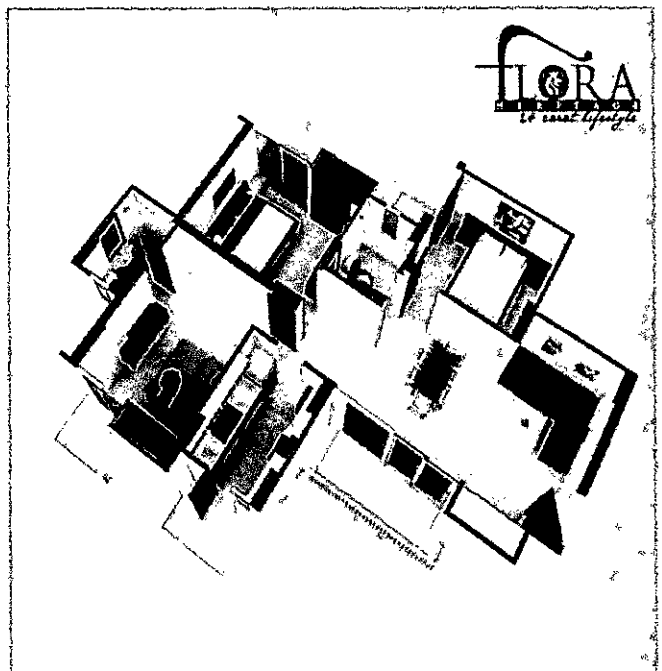
AJAY KUMAR SHARMA
M. No. (CAT-I) 97/201/2018-19
Govt. Approved Valuer



FLOOR PLAN
Type A1 : 3BHK + 3Toilets
Super Area : 1396 Sq. Ft.
Built-up Area : 1218 Sq. Ft.
Carpet Area : 1086 Sq. Ft.

Master Bedroom : 10' x 13'9"
Bedroom 1 : 12' x 10'6"
Bedroom 2 : 10'.5" x 11'
Balcony 1, 2, 3, 4 & 5 : 1500 wide
Drawing/ Dining : 18'11 x 13'10"

Kitchen : 7'4 x 10'5"
Toilet 1 : 5'5" x 7'10"
Toilet 2 : 5'5" x 7'10"
Toilet 3 : 5'5" x 7'10"



FLOOR PLAN
Type B1 : 3BHK + 2Toilets
Super Area : 1292 Sq. Ft.
Built-up Area : 1134 Sq. Ft.
Carpet Area : 1016 Sq. Ft.

Master Bedroom : 10' x 13'3"
Bedroom 1 : 12' x 10'4"
Bedroom 2 : 10'.5" x 10'
Balcony 1, 2, 3, 4 & 5 : 1500 wide
Drawing/ Dining : 18'11 x 13'11"

Kitchen : 7'4 x 9'11"
Toilet 1 : 5' x 7'6"
Toilet 2 : 5'5" x 7'1"

SPECIFICATION

Standard Apartment Features
- Electric copper wiring, modular range of ph/ass switches/ sockets MCBs
- Water supply through CPVC/ G.I. Pipes, painted with anti-corrosion paint
- Sufficient light, power, TV and telephone points in all rooms.
- UPVC / aluminum anodized / powder coated external door & window system
- Fittings in door/ window of high quality Indian makes
- Water resistant textured paint finishes on the exterior surface

Living & Dining
- Emulsion/ oil bound distemper of appropriate color
- POP in wall
- Modular false ceiling
- Elegantly designed entrance door of veneered and polished flush shutter/ molded skin door

Bedroom
- Emulsion/ oil bound distemper of appropriate color.
- Flooring either of vitrified tile or wooden flooring
- Flush doors with veneered polished finish

Kitchen
- Granite kitchen counter.
- Provision for chimney fittings
- Stainless steel sink
- Dado of glazed/ ceramic tiles up to 2' height above kitchen counter in appropriate color & points
- Vitrified tiles/ ceramic tiles flooring

Toilets
- Fittings of Jaquar/Mark/Hindware or equivalent brand
- Standard C.P. fitting
- Dado of glazed/ ceramic tiles up to door height in appropriate color & design, ceramic tiles flooring. Flush door

Balconies
- Flooring of ceramic tiles
- M.S. railing

Other Salient Specification
- ACC Cement
- Rmk/TMT Steel

AJAY KUMAR SHARMA
M. No.
CAT-I/697/201/
2018-19
Govt Approved Valuer

ALLOTMENT LETTER

To,

L.No.: PROP/BRS/2013/1369
Dated: 22 May, 2013

M/s. Solaris Realtech Pvt. Ltd.
102/103, J.S. Arcade, Sector-18,
Noida (U.P.)

Sub: Execution of Lease Deed for Group Housing/Builders Residential Sub Divided Plot No.GH-16B, Sector-1, Greater Noida.

Sir,

Please refer to your lead member's letter dated 02.04.2013 & 18.04.2013 requesting for approval of sub-division of allotted plot No.GH-16, Sector-1, Greater Noida measuring 136841 sq.m. in favour of following Consortium Members/SPC:-

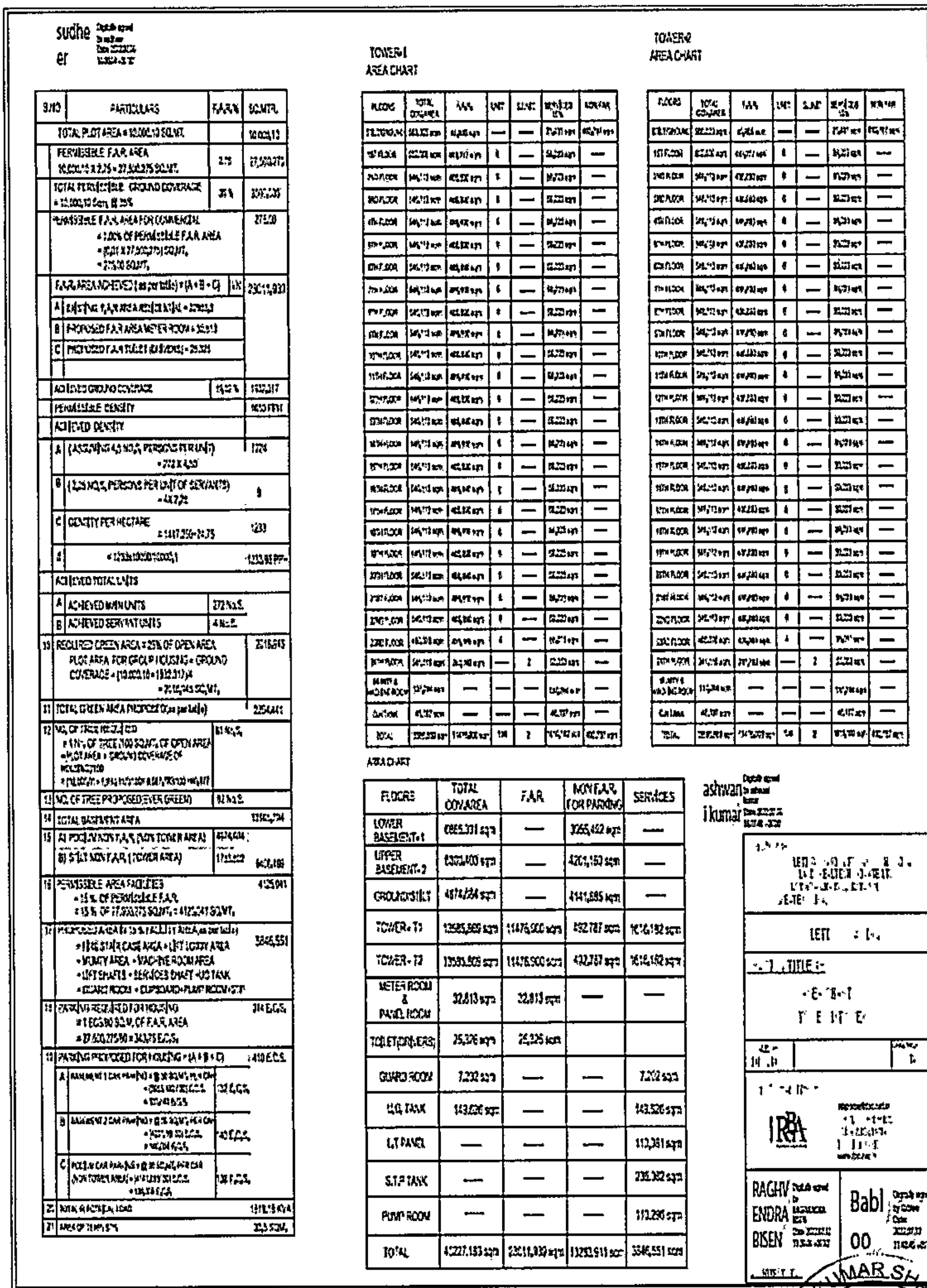
Sub-divided Plot No./ Sector	Actual area as per lease plan (in sq.mtr.)	Consortium members / SPC in which lease deed is proposed to be executed
GH-16A, Sector-1	42420.17	M/s. MMR Infrastructure Developers Pvt. Ltd. – Relevant Member
GH-16B, Sector-1	10000.10	M/s. Solaris Realtech Pvt. Ltd. (SPC of M/s Alpine Township Pvt Ltd - Lead Member, M/s. Solaris Infra Projects Pvt. Ltd., M/s. Unity Infra Projects Ltd. - Relevant Member)
GH-16C, Sector-1	14000.30	M/s. Citycon Buildwell Pvt. Ltd. (SPC of M/s Alpine Township Pvt Ltd - Lead Member, M/s. Solaris Infra Projects Pvt. Ltd., M/s. Unity Infra Projects Ltd. - Relevant Member)
GH-16D, Sector-1	13800.00	M/s. Alpine Infraprojects Pvt. Ltd. (SPC of M/s. Alpine Township Pvt Ltd. - Lead Member, M/s. Solaris Infra Projects Pvt. Ltd., M/s. Unity Infra Projects Ltd. - Relevant Member)
GH-16E, Sector-1	32000.40	M/s. Future World Green Homes Pvt. Ltd. (SPC of M/s. Alpine Township Pvt Ltd.- Lead Member, M/s. Solaris Infra Projects Pvt. Ltd., M/s. Unity Infra Projects Ltd. - Relevant Member)
GH-16F, Sector-1	24620.00	M/s. Solaris Infraprojects Pvt. Ltd. (SPC of M/s. Alpine Township Pvt Ltd. - Lead Member, M/s. Solaris Infra Projects Pvt. Ltd., M/s. Unity Infra Projects Ltd. - Relevant Member)

As per clause C-8(e) of the bid document / brochure, the aforesaid sub-division is approved. You are required to pay the proportionate payment plan as per Annexure-I. You are also requested to complete the formalities mentioned below within 60 days from the date of issue of this letter:-

1. Sub divided area — 10000.10 sq.m.
2. Rate of allotment — 11575.00 per sq.m.
3. Total premium of permissible sub-division — Rs. 115751158.00
4. Lease Rent if paid one time (11%) — Rs. 12732628.00
5. Lease Rent if paid annually @ 1% p.a. of total premium (till start of sub-lease deed phase wise) — Rs. 1157512.00
6. Stamp duty payable 5% of total premium+ one time Lease Rent — Rs. 6424200*
   (stamp duty should be purchased from Treasury, Gautam Budh Nagar and before purchasing stamp duty please confirm exact amount from concerned Sub-Registrar)
7. 05 Attested photographs of the authorized signatory of the allottee company/SPC attested by Gazetted Officer or nationalized Bank.

AJAY KUMAR SHARMA
M. No. CAT-I/697/201/2018-19
Govt. Approved Valuer

SANCTION MAP



FLOORS	TOTAL COV.AREA	F.A.R.	NON F.A.R. FOR PARKING	SERVICES
LOWER BASEMENT-1	0865.331 sqm	—	3265.492 sqm	—
UPPER BASEMENT-2	0303.400 sqm	—	4201.150 sqm	—
GROUND/STILT	4874.234 sqm	—	4141.885 sqm	—
TOWER-T1	12585.869 sqm	11476.900 sqm	492.787 sqm	1016.192 sqm
TOWER-T2	13585.909 sqm	11476.900 sqm	432.787 sqm	1016.182 sqm
METER ROOM & PANEL ROOM	32.813 sqm	32.813 sqm	—	—
TOILET(DRIVERS)	25.326 sqm	25.326 sqm		
GUARD ROOM	7.202 sqm	—	—	7.202 sqm
U.G. TANK	143.026 sqm	—	—	143.526 sqm
L.T PANEL	—	—	—	112.361 sqm
S.T.P TANK	—	—	—	235.302 sqm
PUMP ROOM	—	—	—	113.290 sqm
TOTAL	42227.153 sqm	23011.939 sqm	11292.911 sqm	3346.551 sqm

M. No.
CAT-I/697/2017-2018
AJAY KUMAR SHARMA
Approved Valuer

COMPLETION CERTIFICATE

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

File No : CC-1973

Date 16/07/2022 06:18 PM

To,

M/S. SOLARIS REALTECH PVT. LTD.

FLORA HERITAGE 16B, SECTOR-01, GREATER NOIDA WEST, GAUTAM BUDH NAGAR

Sir / Madam

With reference to your application no. CC-1973 dated 16-Jul-2022 for grant of Occupancy Certificate for erection/re erection/alteration/demolition of building on Plot No GH-16B Block - (NIL) in Sector in SECTOR-01 completed under the supervision of Technical Person or Name Mr. RAGHVENDRA BISEN Architect ID:GN00622 and COA no -CA/96/19767 and building has been inspected by the Assistant Manager of the Planning Department and found that the building conform in all respects to the requirements of the regulations in respect of occupancy certificate . Structural safety based upon the structural stability certificate and the completion certificate submitted by the concerned Technical Personnel. Hence,I have to inform you that Occupancy Certificate is being granted by the Authority with the following conditions:-

1. Before making any changes in the existing building prior permission from the Authority is required.
2. If demanded by the Authority you will be liable to pay charges for the provision of any further facilities/development/improvement.
3. A copy of the drawings shall always be kept at site and shall be made available to any officer of the Authority on demand.
4. You are required to follow the terms and conditions as indicated in lease deed and various NOC issued by different organisations.
5. Gate/s shall open on to the service road only, direct access to main carriage-way shall not be provided.
6. No parking will be done on road and parking shall be used only for purpose of users as designated in the plan.
7. You are required to maintain green outside the plot.
8. The promoter/applicant shall keep the fire net at site as per fire norms.
9. The promoter/ applicant shall keep the provision of solid waste management at site as per norms.

Yours faithfully,

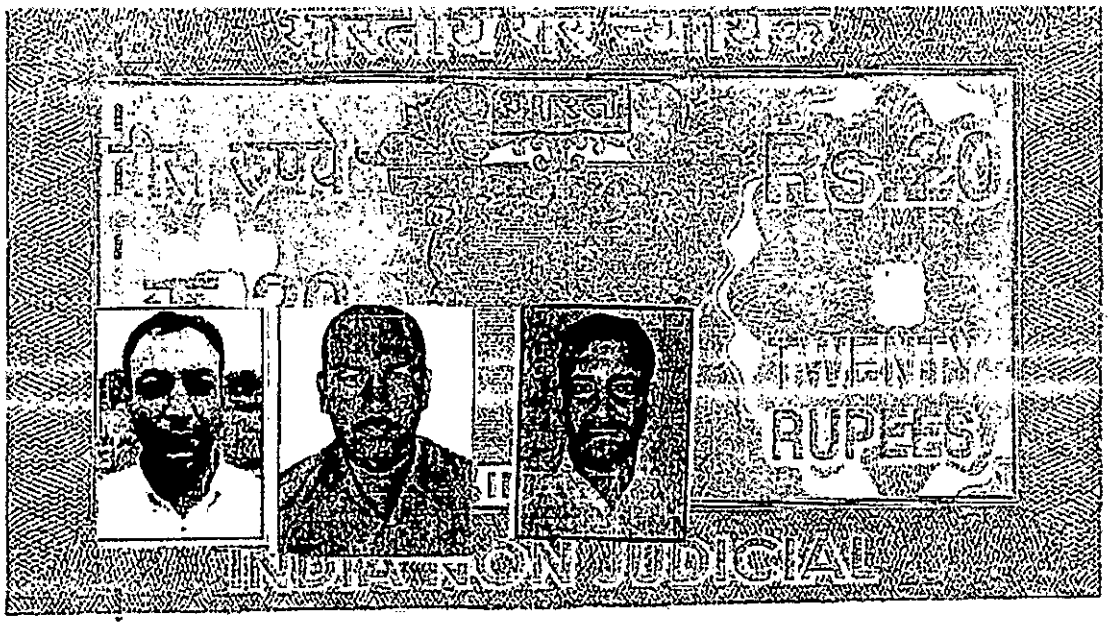
sudheer

Incharge GM(Planning)

Encl:- Copy of one Set drawings(01)

AJAY KUMAR SHARMA
M. No. CAT-I/697/201/2018-19
Govt. Approved Valuer

Copy of Lease Deed



उत्तर प्रदेश UTTAR PRADESH

22AA 186038

(13)

Lease-Deed

Stamp Duty Paid in Cash Certificate in favour of M/S SOLARIS REALTECH PVT. LTD. 102-103, J.S. Arcade, Sector-18 Noida.
In Pursuance of the order of the Collector NOIDA Dated 30/05/13 Passed under section 10-A of the Stamp Act. It is certified that an amount of Rs. 11250500=00 Rs. one crore Twelve lacs fifty Thousand (in words Rs. Five Hundred only) has been Paid in Cash as stamp Duty in Respect of this Instrument in the State Bank of India/ Treasury/Sub Treasury of NOIDA by Challan No. 509057 Dated 30-05-13 a Copy of which is annexed herewith.

पृष्ठ-52

Date 31/5/13

Officer In-Charge
Treasury
Gautam Budh Nagar

Manager (Buildings)
Greater Noida Indl. Development Authority

AJAY KUMAR SHARMA
M. No. CAT-I/697/201/2018-19
Govt. Approved Valuer

LEASE DEED

This Lease Deed made on 26 day of July, 2013 between the **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**, a body corporate constituted under Section 3 read with 2 (d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) hereinafter called the Lessor which expression shall unless the context does not so admit, include its successors, assigns) of the **One Part**

AND

M/S. SOLARIS REALTECH PRIVATE LIMTED, a company within the meaning of Companies Act, 1956, having its registered office at E-117/B, Gali No.6, New Ashok Nagar, Delhi-110096 through its Authorised Signatory Mr. Peetam Singh S/o. Mr. Ram Prasad Singh R/o. House No.7, Adarsh Nagar-1, Behind A Block, Nandgram, Ghaziabad, U.P. duly authorized by its Board of Directors vide Resolution dated 14.06.2013 (hereinafter called the Lessee which expression shall unless the context does not so admit, include its representatives, administrators and permitted assigns) of the **Other Part.**

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

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

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

1. **ALPINE TOWNSHIP PRIVATE LIMITED- LEAD MEMBER**
2. **SOLARIS INFRA PROJECTS PRIVATE LIMITED- RELEVANT MEMBER**
3. **MMR INFRASTRUCTURE DEVELOPERS PRIVATE LIMITED- RELEVANT MEMBER**
4. **UNITY INFRA PROJECTS LIMITED- RELEVANT MEMBER**

the Plot No. GH-16, SECTOR-01, GREATER NOIDA, area 136841 sq.m. after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/Acceptance Letter No.PROP/BRS-04/2011/282 dated 14.01.2011 and Allotment Letter No.PROP/BRS-04/2011/395, dated 01.03.2011 for the development and marketing of Group Housing Pockets/ Flats/ Plots (in case of plotted development) on the detailed terms and conditions set out in the said allotment letter and brochure/bid document of the said Scheme (Scheme Code BRS-04/2010). The registered consortium consists of following :-

S.No.	Name of member	Shareholding	Status
1.	**ALPINE TOWNSHIP PRIVATE LIMITED**	33%	LEAD MEMBER

For SOLARIS REALTECH PVT. L

AJAY KUMAR SHARMA
M. No. CAT-I/697/201/2018-19
Govt Approved Valuer

COPY REGISTRATION CERTIFICATE

FORM C

[See rule 6(1)]

REGISTRATION CERTIFICATE OF PROJECT

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

UPRERAPRJ13277

Project Name : FLORA HERITAGE

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

1.SOLARIS REALTECH PVT. LTD. firm / society / company / competent authority having its registered office / principal place of business at 373, BHOLA NATH NAGAR, GALI NO. 4, R.S. BLOCK JHARKHANDI ROAD, SHAHDARA, DELHI NORTH EAST DELHI-110032 .

2.This registration is granted subject to the following conditions, namely:-

(i) The Promoter shall enter into an agreement for sale with the allottees in the form to be prescribed separately;

(ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17;

(iii) The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for the purpose as per sub clause (D) of clause (1) of sub-section (2) of section 4;

(iv) The registration shall be valid for a period of 6 years commencing from 04-10-2017 and ending with 29-12-2023 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act;

(v) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;

(vi) The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed;

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

AJAY KUMAR SHARMA
M.No.
CAT-I/697/201/
2018-19
Govt Approved Valuer

PAN CARD COPY

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AARCS4037K

नाम/ Name
SOLARIS REALTECH PRIVATE LIMITED

13062019

निगमन / गठन की तारीख
Date of Incorporation / Formation
13/04/2012

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AJAY KUMAR SHARMA
M. No. CAT-I/697/A01/2018-19
Govt Approved Valuer

Environment Letter

Speed post/Registered

State Level Environment Impact Assessment Authority, Uttar Pradesh

Uploaded on www.seiaaup.in

Directorate of Environment, U.P.
Vineet Khand-1, Gomti Nagar, Lucknow - 226 010
Phone : 91-522-2300 541, Fax : 91-522-2300 513
E-mail : doeupkn@yahoo.com
Website : www.seiaaup.in, www.seiaaup.com

To,

Mr. Kunal Dutta,
Director,
E-117B, Gali No. 6, New Ashok Nagar,
Delhi-110096

Ref. No. 2801 /Praya/SEAC/2090/2013/OSD(T) Date: 31 March, 2015

Sub: Environmental Clearance for Group Housing Project at Plot No. GH 16B, Sector-1, Greater Noida, West, U.P. by M/s Solaris Realtech Pvt. Ltd.

Dear Sir,

Please refer to your letter dated 26/09/2013, 25/06/2014, 27/06/2014, 05/11/2014 and 15/11/2014 addressed to the Director, Environment & Secretary, SEAC, Dr. Bhim Rao Ambedkar Paryavaran Parisar, Vineet Khand-1, Gomti Nagar, Lucknow on the subject as above.

A presentation was made by the representative of the project proponent with their Consultant M/s Green Circles, Inc. before the State Level Expert Appraisal Committee meeting dated 27/06/2014, 23/08/2014 and 15/11/2014 the committee was given to understand that:-

1. The environmental clearance is sought for Group Housing project at Plot No. GH-16 B, Sector-1, Greater Noida (West), U.P. by M/s Solaris Realtech Pvt. Ltd.
2. The area details of the project is as follows:

S. No.	Particulars	Area (Sqm)
1.	Plot area	10,000.10
2	Permissible Ground coverage @ 30% of total plot area	3,000.00
3	Proposed ground coverage @ 16.71% of total plot area	1617.268
4	Total FAR permissible @2.75%	27,500.27
5	Permissible Auxiliary F.A.R. (15%)	4125.04
6	Proposed Auxiliary F.A.R (10.57%)	2908.316
7.	Total FAR Achieved @ 2.75% • Residential FAR • Convenient shopping FAR • Club FAR	27,500.00 27067.51 92.08 340.41
8.	Basement area	15637.81
9.	Stilt	6383.61
10.	Non F.A.R area	311.81
11.	Built up area	52221.452
12.	Open area	3616.48
13.	Landscape area (50%)	1810
14.	Height of the tallest building	66m

3. Salient feature of the project are as follows:

Items	Details
Power requirement & source	2500 KVA from Noida Power Company
Power Backup	2 no. DG Sets Total capacity = 2020 KVA (2x1010 KVA)

AJAY KUMAR SHARMA
M. No. CAT-I/607/2011
2018-19
Govt Approved Valuer

Occupancy Certificate

OCCUPENCY CERTIFICATE (O.C) RECEIVED

Price list W.E.F 01.06.2022

FLORA HERITAGE

Solaris Realtech Private Limited

Flora Heritage

"Commercial Building" Plot No. GH 16-B, Sector - 1, Greater Noida West, Gautam Budh Nagar

		Total Flat Cost (INR)		
Descriptions		Construction Link Plan		
Flat Type	Flat Size	BLASIUS	AELIUS	CAELIUS
		5400	5400	HOLD
C1 / C3 (2BHK + 2T)	987	5329800	5329800	HOLD
C / C2 (2BHK + 2T)	1009	5449600	5449600	HOLD
B1 (3BHK + 2T)	1292	6976800	6976800	HOLD
A1 (3BHK + 3T)	1396	7538400	7538400	HOLD
A2 (3BHK + 3T + Servant qtr)	1530	N/A	N/A	HOLD
A1 Penthouses + 4 T	4985	SOLD	SOLD	HOLD
B1 Penthouses + 4 T	4676	SOLD	SOLD	HOLD

Location Charges (INR)		
Floor PLC	Ground Floor to 4th	Rs. 50/- sq. ft. (@floor)
	5th Floor to 12th Floor	Rs. 150/- sq. ft.

View PLC	Park Facing	Rs. 75/- sq. ft.
	Road Facing	Rs. 50/- sq. ft.
	Green Belt Facing	Rs. 75/- sq. ft.

Possession Charges (INR)		
Lease Rent	Rs. 75/-sq.ft	Compulsory
EMS	Rs. 25/-sq.ft	Compulsory
EIDC	Rs. 50/-sq.ft	Compulsory
Power Backup (Per KVA)	Rs. 25,000	Compulsory
IGL/ Water & Sewer Connection	Rs. 20,000	Compulsory
Additional Charges (INR)		
FFC	Rs. 50/-sq.ft	Compulsory
EEC	Rs. 50/-sq.ft	Compulsory
IDC	Rs. 50/-sq.ft	Compulsory
Club Membership	Rs. 2,50,000	Compulsory
Covered Car Parking	Rs. 3,00,000	Compulsory
Additional covered Car Parking (Back to Back)	Rs. 2,00,000	Compulsory

Note:

1. GST Include except Tower - CAELIUS
2. Cheque to be made in favour of "Solaris Realtech Pvt. Ltd."
3. TDS @ 1% shall be applicable on Total Sale price exceeding INR 50 Lac as per Income Tax Act Section 194-IA.
4. 1 Sqm. = 10.764 Sq. Ft.

AJAY KUMAR SHARMA
M. No. CAT-I/97/2001
2018-19
Govt Approved Valuer

Fire Copy

प्रारूप-छ (संलग्नक-6)

अग्नि सुरक्षा प्रमाणपत्र (पूर्णता (कम्प्लीशन) अनापत्ति प्रमाणपत्र)

यूआईडी संख्या: UPFS/2021/33087/GBN/GAUTAM BUDDH NAGAR/9667/DD

दिनांक: 26-06-2021

प्रमाणित किया जाता है कि मैसर्स **SOLARIS REALTECH PRIVATE LIMITED** (भवन/प्रतिष्ठान का नाम)पता **PLOT NO-GH-16B,SECTOR-01,GREATER NOIDA** तहसील - **DADRI**, प्लाट एरिया **10000.10 sq.mt** , कुल कवर्ड एरिया **22841.522** (वर्ग मीटर), ब्लाकों की संख्या - **2** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लाक में तलों की संख्या	बेसमेन्ट की संख्या	ऊँचाई
TOWER AELIUS	25	2	76.77 mt.
BLASIUS	25	2	76.77 mt.

है। भवन का अधिभोग मैसर्स **SOLARIS REALTECH PRIVATE LIMITED** द्वारा किया जा रहा है। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाएं, एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार भवन में स्थापित करायी गयी व्यवस्थाओं का निरीक्षण अग्निशमन अधिकारी द्वारा दिनांक **07-07-2021** को भवन स्वामी/भवन स्वामी के प्रतिनिधि श्री **RINKU** के साथ किया गया। भवन में अधिस्थापित अग्नि सुरक्षा व्यवस्थाएं मानकों के अनुसार अधिस्थापित पायी गयी। अतः प्रश्नगत भवन को अग्नि सुरक्षा प्रमाणपत्र (फायर सेफ्टी सर्टिफिकेट) एन0बी0सी0 की अधिभोग श्रेणी **Residential** के अन्तर्गत वैधता तिथि **10-07-2021** से **09-07-2026** तक **5** वर्षों के लिए इस शर्त के साथ निर्गत किया जा रहा है कि भवन में नियमानुसार स्थापित सभी अग्निशमन व्यवस्थाओं का अनुरक्षण करते हुए क्रियाशील बनाये रखा जायेगा। भवन में स्थापित की गयी अग्निशमन व्यवस्थाओं में पायी गयी कमी के कारण किसी भी घटना के लिए मैसर्स **SOLARIS REALTECH PRIVATE LIMITED** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगें। निर्गत अग्नि सुरक्षा प्रमाणपत्र का नवीनीकरण निर्धारित समयावधि के अन्दर न कराये जाने पर निर्गत अग्नि सुरक्षा प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स **SOLARIS REALTECH PRIVATE LIMITED** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगें।

Note : this noc is for Tower 1 and Tower 2 and Basement below these tower.

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

हस्ताक्षर (निर्गमन अधिकारी)

(उप निदेशक)

Digitally Signed By
(AMAN SHARMA)

[6F3173ACF128284850103613CC6B41883055E040]

10-07-2021

निर्गत किये जाने का दिनांक : 10-07-2021
स्थान : MEERUT

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

Electricity Letter

विद्युत सुरक्षा निदेशालय

कार्यालय उप निदेशक, विद्युत सुरक्षा,उत्तर प्रदेश शासन, गाजियाबाद रीजन,

F-6,(प्रथम तल), पटेलनगर-3, गाजियाबाद 201001

संख्या- 295 नि/ गाजियाबाद / विनियम 37(VI) / 2021-2022 दिनांक- 29-07-2021

विद्युत सुरक्षा निदेशालय का प्रमाणक

(Certificate of Electrical Safety Directorate)

विषय- "केन्द्रीय विद्युत प्राधिकरण (सुरक्षा तथा विद्युत आपूर्ती सम्बन्धी उपाय) विनियम "2010" के विनियम 37(VI) एवं उत्तर प्रदेश इलेक्ट्रिसिटी सप्लाई कोड 2005 के क्लाज 4.4 (एनेक्जर 4.4) के अन्तर्गत सघन विभव विद्युत अधिष्ठापन का प्रारम्भिक निरीक्षण।

उपभोक्ता का नाम एवं पता- M/S. RADHA BUILDTECH(INDIA) PVT. LTD.
"FLORA HERITAGE", PLOT No-16B, SECTOR-01, GREATER NOIDA WEST
DISTRICT- GAUTAM BUDDHA NAGAR, U.P.

Details of Equipment – Lift 03 No.

Sr.no.	MAKE	JOB N.	CAPACITY
1.	JOHNSON	L-M5351	10 PASSENGERS
2.	JOHNSON	L-M5352	10 PASSENGERS
3.	JOHNSON	L-M5357	13 PASSENGERS

निरीक्षण शुल्क रू0-4500.00 जो चालान सं0-VID210045952, दिनांक-26.07.2021 द्वारा राजकीय कोषागार में जमा किया गया।

प्रिय महोदय,

प्रमाणित किया जाता है कि इस निदेशालय के अधोहस्ताक्षरकर्ता द्वारा उपरोक्त विद्युत अधिष्ठापन का दिनांक-29.07.2021 को निरीक्षण करने पर पाया गया कि विद्युत अधिष्ठापन "केन्द्रीय विद्युत प्राधिकरण (सुरक्षा तथा विद्युत आपूर्ती सम्बन्धी उपाय) विनियम 2010" के सम्बन्धित विनियमों के अन्तर्गत सन्तोषजनक है। अतः उपरोक्त लिफ्ट के विद्युत अधिष्ठापन को इस्तेमाल में लाये जाने में इस कार्यालय को आपत्ति नहीं है। यह अनापत्ति प्रमाण पत्र 03 वर्ष के लिये मान्य है ।

कृपया यह सुनिश्चित करें कि –

लिफ्ट के विद्युतीय अधिष्ठापन का वार्षिक अनुबन्ध किसी एजेन्सी को लिखित रूप में देकर लिफ्ट के सुरक्षा मानको को सदैव मेन्टेन करते रहें तथा रिकार्डस को अनुरक्षित रखें एवं किसी भी निरीक्षण के समय प्रस्तुत किया जाना सुनिश्चित करें ।

सुरक्षा मानकों के अनुसार लिफ्ट को सदैव मेन्टेन रखें । सुरक्षा उपायों में यू. पी. एस. बैकअप, हूटर, आटोमेटिक रेस्क्यू डिवाईस आदि को हमेशा कार्यक्षम अवस्था में अनुरक्षित करें ।

भवदीय

(डा0 अवधेश कुमार सेठ)
उपनिदेशक
विद्युत सुरक्षा उ0प्र0 शासन
गाजियाबाद रीजन गाजियाबाद

AJAY KUMAR SHARMA
M. No. CAT-I/697/2017
2018-19
Govt Approved Valuer

POLLUTION LETTER

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

CONSENT ORDER

Ref No. - 139899/UPPCB/GreaterNoida(UPPCBRO)/CTO/air/GREATER NOIDA/2021 **Dated : 21/12/2021**

To ,

Shri BABLU CHAUDHARY
M/s M/S SOLARIES REALTECH PVT LTD
Plot No. GH 16B, Sector-1, Greator Noida, West,GAUTAM BUDH NAGAR,201009
GREATER NOIDA

Sub : Consent under section 21/22 of the Air (Prevention and control of Pollution) Act, 1981 (as amended) to M/s. M/S SOLARIES REALTECH PVT LTD

Reference Application No. 13835092 Dated : 21/12/2021

1. With reference to the application for consent for emission of air pollutants from the plant of M/s M/S SOLARIES REALTECH PVT LTD, under Air Act 1981. It is being authorised for said emissions, as per the standards, in environment, by the Board as per enclosed conditions .
2. This consent is valid for the period from 01/01/2022 to 31/12/2023 .
3. Inspite of the conditions and provisions mentioned in this consent order UP Pollution Control Board reserves its right and powers to reconsider/amend any or all conditions under section 21 (6) of the Air (Previntion and Controt of Pollution) Act, 1981 as amended.

   This consent is being issued with the permission of competent authority .

For and on behalf of U.P. Pollution Control Board

CEO
C-1

Enclosed : As above

AJAY KUMAR SHARMA
M. No. CAT-I/07/201/2018-19
Govt Approved Valuer

AIRPORTS AUTHORITY LETTER

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

AAI/RHQ/NR/ATM/NOC/REVALIDATION/2014/271/ 7520 – 7525

Date: 08.12.2020

To,
Solaris Realtech Pvt Ltd.,
Corporate Office,
GH-16B, Sector-01,
Greater Noida(west), Gautam Buddha Nagar,
Uttar Pradesh-201306

Sub: Renewal/Revalidation of NOC letter no. AAI/RHQ/NR/ATM/NOC/2014/271/6921-25 dated 01.08.2014

Sir,

Reference may please be made to your NOC application no, NIL dated 03.12.2020 regarding revalidation of earlier issued NOC.

The NOC issued by this office vide letter no. AAI/RHQ/NR/ATM/NOC/2014/271/6921-25 dated 01.08.2014 for construction of Building by Solaris Realtech Pvt Ltd. at Plot No.- GH-16B, Sector-1, Greater Noida(west), Gautam Buddha Nagar, U.P is hereby extended the validity upto 31.07.2022 under same terms and conditions as mentioned in the NOC dated 01.08.2014.

The Validity will not be extended beyond 31.07.2022.

This issue with the approval of the competent Authority.

08/12/2020

(Gulshan Kumar Suman)
Jt. General Manager(ATM-DoAS)
For General Manager(ATM) NR

Copy to:

1. The Chief Executive Officer, DIAL, New Uddan Bhawan, Terminal-3, IGI Airport, New Delhi- 110037.
2. The Chief Architect Town Planner, GNIDA, 169, Chitvan Estate, Sector-Gamma-II, Greater Noida-201308.
3. Guard File

क्षेत्रीय मुख्यालय, उत्तरी क्षेत्र, प्रचालन कार्यालय, गुड़गाँव रोड, नई दिल्ली -110037, दूरभाष : 25652447, फैक्स : 25656451,
Regional Headquarters, Northern Region, Operational Offices, Gurgaon Road, New Delhi-110037, Tele.: 25652447 Fax: 25656451
" हिन्दी पत्रों का स्वागत है। "

Scanned with CamScanner

AJAY KUMAR SHARMA
M. No. CAT-I/697/2007
2018-19
Govt. Approved Valuer

CIRCLE RATE

क्रम सं0	सॉफ्टवेयर में आंवटित किया गया बी–कोड	मौहल्ले या राजस्व ग्राम का नाम	परगना या वार्ड या हल्का का नाम	दर प्रति वर्ग मीटर रू0 में
275	0021	साई (PSI)	ग्रेटर नोएडा	26,500
276	0134	साईट–ए (औद्योगिक) (4000 वर्ग मीटर से अतिरिक्त)	यू0पी0एस0आई0डी0सी0	7,600
277	0090	साईट–सी (आवासीय)	यू0पी0एस0आई0डी0सी0	19,000
278	0092	साईट–बी (औद्योगिक)(4000 वर्ग मीटर से अतिरिक्त)	यू0पी0एस0आई0डी0सी0	7,600
279	0091	साइट–सी (आवासीय)(4000 वर्ग मीटर से अतिरिक्त)	यू0पी0एस0आई0डी0सी0	7,600
280	0093	साइट–4 (औद्योगिक)(4000 वर्ग मीटर से अतिरिक्त)	यू0पी0एस0आई0डी0सी0	11,900
281	0094	साईट–5 (औद्योगिक)(4000 वर्ग मीटर से अतिरिक्त)	यू0पी0एस0आई0डी0सी0	8,200
282	1147	शहदरा	दादरी	5,600
283	1109	शरकपुर	दनकौर	4,900
284	1078	शर्कीपुर	दनकौर	6,500
285	1153	शाहपुर गोवर्धनपुर बांगर	दादरी	6,100
286	1154	शाहपुर गोवर्धनपुर खादर	दादरी	6,100
287	1098	शाहपुर खुर्द	दनकौर	4,500
288	1041	छपरा	दनकौर	4,500
289	1508	हल्दौना	दनकौर	9,000
290	1156	हर्दीवपुर	दादरी	9,000
291	0057	सैक्टर–1	ग्रेटर नोएडा	26,000
292	0058	सैक्टर–2	ग्रेटर नोएडा	26,500
293	0059	सैक्टर–3	ग्रेटर नोएडा	26,500
294	0060	सैक्टर–4	ग्रेटर नोएडा	20,000

सहायक महानिरीक्षक निबन्धन (द्वितीय)
गौतमबुद्धनगर

अपर जिलाधिकारी (वि0/रा0)
गौतमबुद्धनगर

जिलाधिकारी
गौतमबुद्धनगर

भाग–3

प्रारूप–5

क– गैर वाणिज्यिक भवनों की विभिन्न श्रेणी के निर्माण की दरें प्रति वर्ग मीटर रू0 में :–

क्रम संख्या	निर्माण की श्रेणी छत के आधार पर	निर्माण की अधिवर्षता आयु	प्रथम श्रेणी के निर्माण की दर कवर्ड एरिया के अनुसार प्रति वर्ग मीटर	द्वितीय श्रेणी के निर्माण की दर कवर्ड एरिया के अनुसार प्रति वर्ग मीटर
1	2	3	4	5
1	आर0सी0सी0	80 वर्ष	15,000	14,000
2	आर0बी0सी0	60 वर्ष	14,000	13,000
3	कड़ी,गार्डर पटिया,डाट	50 वर्ष	10,000	9,500
4	टिनशेड,एस्बेस्टस शेड,फाइबर शेड	40 वर्ष	7,000	6,000
5	कच्चा,छप्पर,खपरैल	30 वर्ष	6,000	5,500

प्रथम श्रेणी निर्माण का तात्पर्य यह है कि उसमें दरवाजे खिड़की में मंहगी लकड़ी यथा शीशम,सागौन,देवदार या कम्प्रेस्ड वाटरप्रुफ बोर्ड या नेटल का प्रयोग हुआ हो। फर्श मारबल,स्टोन,वर्टीफाइड टाइल्स के प्रयोग से बनाया गया हो।

AJAY KUMAR SHARMA
M. No. CAT-I/697/2017
2018-19
Govt Approved Valuer