

REAL VALUE CONSULTANTS

VALUERS, ENGINEERS & ARCHITECTS
GOVT. APPROVED VALUER (WEALTH TAX)
BE. (CIVIL), M.Sc. (Real Estate Valuation)
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TIE UP REPORT OF GROUP HOUSING PROJECT

"FLORA HERITAGE"

SITUATED AT

**PLOT NO. GH-16B, SECTOR-1, GREATER NOIDA (WEST),
DISTRICT- GAUTAM BUDH NAGAR (U.P.)**

**PROMOTER / DEVELOPER
M/S SOLARIS REALTECH PVT. LTD.**



ON BEHALF OF

**STATE BANK OF INDIA, HLST, AO-I,
PARLIAMENT STREET, DELHI**

Our Ref: SBI/HLST/AO-I/PR/2022-23/003

DATED: 13.09.2022

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

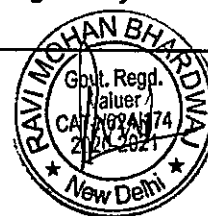
PART- A

CHARACTERISTICS & DESCRIPTION OF THE PROPERTY

Our Ref: SBI/HLST/NOIDA/PR/2022-23/003

DATED: 13.09.2022

S.No.	CONTENTS	DESCRIPTION
1.	INTRODUCTION:	
a.	Name of the Promoter / Developer	M/s Solaris Realtech Pvt. Ltd. (Lessee)
b.	Name of the Land Owner	Greater Noida Industrial Development Authority (Lessor)
c.	Property Address	"Flora Heritage" Residential Group Housing Society situated at Plot No. GH-16B, Sector-1, Greater Noida (West), District- Gautam Budh Nagar (U.P.)
d.	Address & Phone Number of the Developers / Promoters	M/s Solaris Realtech Pvt. Ltd. Regd. Office: 602, 6 th Floor, Sachdeva Tower, Plot No. 17, Community Centre, Karkardooma Delhi- 110092
e.	Date of Survey	6 September 2022
f.	Date of Valuation Report	13 September 2022
g.	Purpose of the Valuation	Project Tie up report for individual flat financing
h.	Report Type	Project Tie up Report
i.	Type of the Property	Residential Group Housing Society
j.	Type of Developer	Private Developer M/s Solaris Realtech Pvt. Ltd.
k.	Documents Available	<ul style="list-style-type: none">• Approved Revised Building Plan Letter from Greater Noida Industrial Development Authority (U.P.)• Occupation Certificate issued from Greater Noida Industrial Development Authority (U.P.)• Environment Clearance for Group Housing project from State Level Environment Impact Assessment Authority, Uttar Pradesh• Consent under section 21/22 of the Air (Prevention and control of pollution) Act-1981 from Uttar Pradesh Pollution Control Board• NOC for Height Clearance from Airport Authority of India• NOC for Fire from Fire authority• Lease deed in favour of M/s Solaris Realtech Pvt. Ltd.• RERA Registration Certificate of the project from Real Estate Regulatory Authority, Uttar Pradesh.



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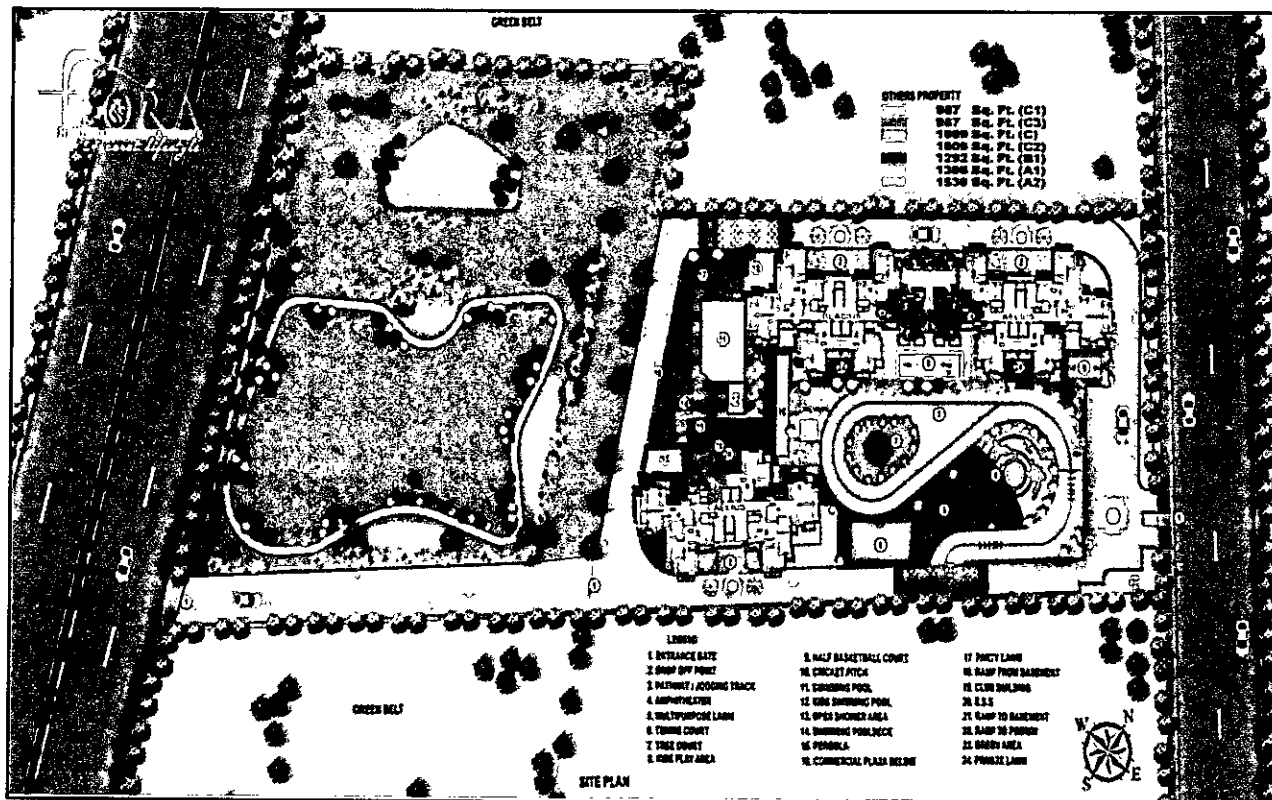
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2. PHYSICAL CHARACTERISTICS & LOCATION ATTRIBUTES OF THE PROPERTY:

- a. **Description of the Project:** This Project Tie up Report has been prepared for the Group Housing Project named as "Flora Heritage". This project is being developed on a site area admeasuring 10000.00 sq. mtr. as per approved revised building plan / lease deed.

All the information regarding this group housing project have been taken from Approved Revised Building Plan, Occupation Certificate, Lease deed, Price list & other related documents provided to us by the bank / builder and price trend from real estate agents / property sites. However latest development work is assessed during site survey carried out by our Engineer. This project tie up report has been done independently as per the latest information gathered by us.



As per information project land is possessed by M/s Solaris Realtech Pvt. Ltd. The project is approved by Greater Noida Industrial Development Authority (U.P.). M/s Solaris Realtech Pvt. Ltd. is Promoter / Developer of this Residential Group Housing Project. All NOC's / approvals have been taken from concerned authorities in favour of M/s Solaris Realtech Pvt. Ltd. to develop this Residential Group Housing Project with basic amenities & facilities.

As per approved revised building plan the developer has planned this project named as "Flora Heritage" comprising of 03 high rise towers named as Tower-1 (Aelius), Tower-2 (Blasius) & Tower-3 (Caelius) having total 322 dwelling units. The developer has received occupation certificate for Tower-1 (Aelius) & Tower-2 (Blasius) having 272 dwelling units from Greater Noida Industrial Development Authority. The break-up of towers, floors & no. of dwelling units in this project is attached as per **Annexure-I** of this report.

The developer has planned this project named as "Flora Heritage" developed by Solaris Realtech with 2 BHK, 3 BHK, 3 BHK + Ser & Penthouse apartments with different sizes. The break-up of type of flat & flat sizes in this project is attached as per **Annexure-II** of this report.

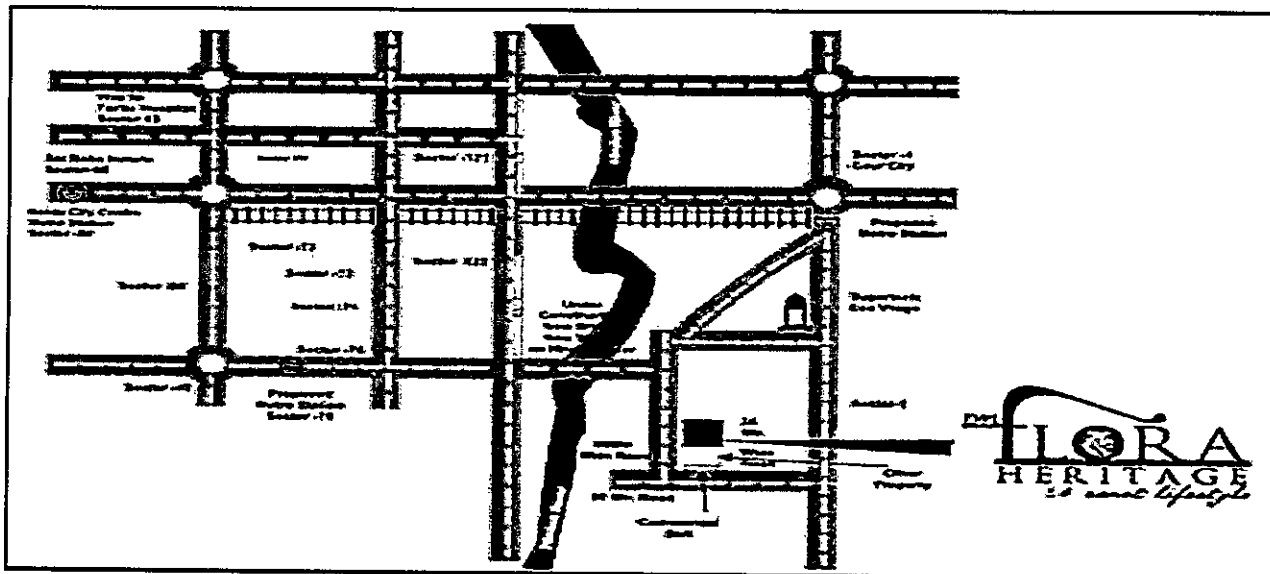


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As per current inspection at site, Tower-1 & 2 have been completed in all respect. Builder has obtained Occupation Certificate for the same from GNIDA & Possession handed over to the respective flat buyers. Superstructure work of Tower-3 has been completed upto 7th floor.

The project is situated in a fast developing sector-1 of Greater Noida Near Noida Extension Road.



a.	Location attribute of the property			
i.	Landmark		Near "Ambar by Arihant" Group housing project, Greater Noida (West)	
ii.	Postal Address of the Property		"Flora Heritage" Residential Group Housing Society situated at Plot No. GH-16B, Sector-1, Greater Noida (West), District- Gautam Budh Nagar (U.P.)	
iii.	Area of the Land		Net Plot Area: 10000.10 sq mtr.	
iv.	Type of Land		Solid/ leveled	
v.	Independent access/ approach to the property		Clear Independent access available from 60 mtr. & 24 mtr. wide Sector Road	
vi.	Google Map Location of the Property with a neighborhood layout map		Attached	
vii.	Details of the Roads abutting the Property (Name/ width)		Main Road: Noida-Greater Noida Link Road Approach Road: 60 mtr. & 24 mtr. wide Sector Road	
viii.	Coordinates of the property		Latitude: 28° 33' 22.5" NL Longitude: 77° 26' 32.5" EL	
ix.	Description of adjoining property		Other residential group housing societies	
x.	Plot No. / Survey No.		Plot No. GH-16B	
xi.	Village / Sector		Sector- 1, Greater Noida (West)	
xii.	Sub registrar		SRO- Sadar, Gautam Budh Nagar	
xiii.	District		Gautam Budh Nagar	
xiv.	Boundaries of the Property			
	North-East	North-West	South-East	South-West
	24 mtr. wide Sector Road	Other Plot	"Arihant Ambar" Group Housing Project	Green Belt / 60 mtr. wide Sector Road



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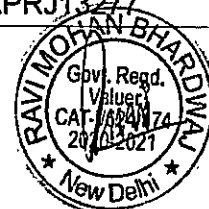
3.	TOWN PLANNING/ ZONING PARAMETERS:				
a.	Master Plan provisions related to property in terms of Land use			Residential	
	i. Any conversion of land use done			Residential Land for Group Housing Project allotted by Greater Noida Industrial Development Authority (UP Govt.)	
	ii. Current activity done in the property			Residential Group Housing Complex, Around 50% flat buyers are residing in the complex	
	iii. Is property usage as per applicable zoning			Yes	
	iv. Any notification on change of zoning regulation			No	
	v. Street Notification			Residential	
b.	Area Details as per Sanctioned Revised Building Plan from GNIDA				
	Net Plot Area			10000.100 sq mtr.	
	Permissible Ground coverage @35%			3500.035 sq mtr.	
	Proposed Ground coverage @19.32%			1932.317 sq mtr.	
	Permissible FAR @2.75			27500.275 sq mtr.	
c.	Sanctioned / OC (As per Building Plan)				Present Stage
	i. FAR	Achieved	Tower-A	11476.900 sq. mtr. (As per OC)	Tower-1 & 2 have been completed in all respect. Builder has obtained Occupation Certificate for the same from GNIDA & Possession handed over to the respective flat buyers. Superstructure work of Tower-3 has been completed upto 7 th floor.
			Tower-B	11476.900 sq. mtr. (As per OC)	
			Tower-C	4292.313 sq. mtr. (As per Sectioned)	
			Community Hall	198.792 sq. mtr. (As per Sectioned)	
			Commercial Shops	40.95 sq. mtr. (As per Sectioned)	
			Meter Room & Panel Room	32.813 sq. mtr. (As per OC)	
			Toilet (Drivers)	25.326 sq. mtr. (As per OC)	
			Total	27543.994 sq. mtr. / 296484 sq. ft.	
	ii. NON FAR	Achieved	Service Area (15% of FAR)	4487.991 sq mtr.	
			Lower Basement	6865.391 sq mtr.	
			Upper Basement	6300.403 sq mtr.	
			Podium Area	4674.684 sq mtr.	
			Stilt Area	1733.802 sq mtr.	
			Total	24062.271 sq mtr. / 259006 sq. ft.	



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d.	i. Number of floors	As per Approved Plan from Greater Noida Industrial Development Authority (UP Govt.)	High Rise Towers with configuration (2B+S+9/23 floors)
	ii. Height restrictions	As per norms of Town Planning department	As per Height Clearance from AAI
	iii. Front/ Back/ Side Setback	As per Greater Noida Industrial Development Authority (UP Govt.) norms	As per Sanctioned Bldg. Plan
e.	Status of Completion/ Occupational certificate	As per current inspection at site, Tower-1 & 2 have been completed in all respect. Builder has obtained Occupation Certificate for the same from GNIDA & Possession handed over to the respective flat buyers. Superstructure work of Tower-3 has been completed upto 7 th floor.	
f.	Comment on unauthorized construction if any	No unauthorized construction except mentioned in 10 (o).	
g.	Comment on Transferability of developmental rights	As per Regulation of Greater Noida. No TDR available	
h.	i. Planning Area/ Zone	Greater Noida Master Plan	
	ii. Master Plan currently in force	Greater Noida Master Plan- 2031	
	iii. Municipal limits	Greater Noida Industrial Development Authority	
i.	Developmental controls/ Authority	Greater Noida Industrial Development Authority	
j.	Zoning regulations	Residential/ Group Housing	
k.	Comment on the surrounding land uses & adjoining properties in terms of uses	Similar multistoried group housing complexes are developed & under construction in surrounding area.	
l.	Comment on Demolition proceedings if any	No	
m.	Comment on Compounding/ Regularization proceedings	Developer has obtained Occupation Certificate for Tower-1 & 2 from Greater Noida Industrial Development Authority.	
n.	Any other aspect		
	i. Any information on encroachment	No	
	ii. Is the area part of unauthorized area/ colony	No	
o.	Any other aspect	---	
4.	DOCUMENT DETAILS AND LEGAL OWNERSHIP ASPECTS OF THE PROPERTY:		
a.	Ownership documents provided	<ul style="list-style-type: none">• Lease Deed Regn. No. 21058 dated 26.08.2013 in Book No. 1, Vol. No. 13988 on Page No. 379 to 430 registered in the office of Sub-Registrar-Sadar, Gautam Budh Nagar• Registration Certificate from Real Estate Regulatory Authority (RERA), Uttar Pradesh RERA ID: UPRERAPRJ13277	



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b.	Constitution of the Property	Lease Hold	
c.	Transferability rights of the property	Lease hold, have to take NOC in order to transfer	
d.	Type of Land	Residential/Group Housing	
e.	Any conversion of land use done	Residential Land for Group Housing Project allotted by Greater Noida Industrial Development Authority (UP Govt.)	
f.	Since how long owners owning the Property	Please refer to Title Deeds	
g.	Year of Acquisition/ Purchase	Please refer to Title Deeds	
h.	Property presently occupied/ possessed by	M/s Solaris Realtech Pvt. Ltd.	
i.	Title verification	To be done by Panel Advocate	
j.	Details of leases if any	Lease Deed in favour of M/s Solaris Realtech Pvt. Ltd. (Lessee) Regn. No. 21058 dated 26.08.2013 in Book No. 1, Vol. No. 13988 on Page No. 379 to 430 registered in the office of Sub-Registrar-Sadar, Gautam Budh Nagar	
k.	Agreements of easements if any	Not Applicable	
l.	All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report	Tax name	Not Available
		Receipt number	Not Available
		Receipt in the name of	Not Available
		Tax amount	Not Available
m.	Any known existing mortgages/ charges/ encumbrances on the property	No information available. Bank to obtain details from the owner.	
n.	Whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No information available. Bank to obtain details from the owner.	
o.	Any other aspect	No	
5.	ECONOMIC ASPECTS OF THE PROPERTY:		
a.	Property presently occupied/ possessed by	M/s Solaris Realtech Pvt. Ltd.	
b.	Number of tenants	Not applicable	
c.	Reasonable letting value	Not applicable	
d.	Details of ground rent payable	Not applicable	
e.	Amount of monthly rent received	Not applicable	
f.	Expected market monthly rental	Not applicable	
g.	Taxes and other outgoings	No information available to us	
h.	Property insurance	No information available to us	
i.	Monthly maintenance charges	No information available to us	
j.	Security charges, etc.	No information available to us	
k.	Any other aspect	Not applicable	
6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY:		
a.	Population social group of the area (population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.)	Urban Developing Area	



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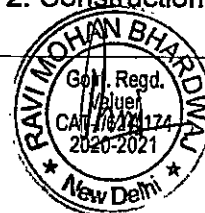
7. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES:							
a.	Utility of spaces provided within the building			Yes			
b.	Car parking facilities			Yes, two tier Basement available			
c.	Balconies			Yes			
d.	Sewerage / sanitation			Yes			
e.	Drainage arrangements			Yes			
f.	Water Treatment Plant			No			
g.	Power Supply arrangements	Permanent	Yes available, as per current usage				
		Auxiliary	DG Sets available				
h.	Class of electrical fittings			Good quality electrical fittings			
i.	Class of sanitary & water supply fittings			Good quality sanitary & water supply fittings			
j.	System of air conditioning			No			
k.	HVAC system			No			
l.	Fire safety provisions			Yes			
m.	Security provisions			Yes, private security guards			
n.	Lift/ Elevators			Yes			
o.	Compound wall / Main Gate			Yes			
p.	Whether gated society			Yes			
q.	Internal development						
	Garden/ Park/ Landscaping	Water bodies	Internal Roads	Pavements	Boundary Wall		
	Yes	Yes	Yes	Yes	Yes		
8. INFRASTRUCTURE AVAILABILITY:							
a.	Aqua Infrastructure availability						
i	Water Supply			Yes, by the Greater Noida Industrial Development Authority			
ii	Sewerage Treatment Plant (STP)			Yes			
iii	Storm water drainage			Yes			
b.	Other Physical Infrastructure						
i	Solid waste management			Yes, by Greater Noida Industrial Development Authority			
ii	Electricity			Yes			
iii	Road and Public Transport connectivity			Yes			
iv	Availability of other public utilities nearby			School, Transport, Market, Hospital etc. are available in the vicinity.			
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	1-2 km	3 km	8 km	2 km	NA	8 km	45 km



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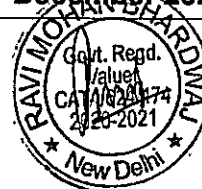
9. MARKETABILITY ASPECTS OF THE PROPERTY:		
a.	Development of surrounding area	Good, some of the projects are already developed & many residential projects coming up in the vicinity of the project.
b.	Location attributes	Good, situated in developing sector of Greater Noida
c.	Scarcity	Similar kinds of properties being developed by other developers are available in the locality.
d.	Other recreation facilities (Parks, open spaces etc.)	Yes available
e.	Market condition related to demand and supply of the kind of the subject property in the area	Fast developing sector of Greater Noida, near Surajpur Road & Noida- Greater Noida Link Road with other residential group housing projects coming up in the vicinity.
f.	Any negativity/ defect/ disadvantages in the property/ location	No
g.	Any other factors affecting marketability	No
10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:		
a.	Type of construction & design	Multistoried RCC Framed Structure with Modern Structural Design
b.	Quality of construction/ Materials and technology used	Good Quality Material Used / RCC Framed Structure with modern technology as per the Architectural plan
c.	Appearance/ Condition of structures	Good - for Tower-1 & 2. Construction work of Tower-3 is in progress.
d.	Roof	Floors/ Blocks
		Type of Roof
		High Rise Towers 2B+S+9/23 floors
		RCC Roofs
e.	Type of flooring	<ul style="list-style-type: none"> Living / Dining / Bedrooms: Vitrified tiles flooring Kitchen / Balconies / Toilets: Vitrified / Ceramic tiles flooring
f.	Doors/ Windows	<p>Doors:</p> <ul style="list-style-type: none"> Elegantly designed entrance door of veneer and polished flush shutter / molded skin door. Flush doors with shutter/molded skin door. <p>Windows:</p> <p>UPVC / Aluminium anodized / Powder coated windows</p>
g.	Floor height	10 ft. each floor (approx.)
h.	Maintenance issues	No issues for Tower-1 & 2. Construction work of Tower-3 is in progress.
i.	Visible damage in the building if any	No issues for Tower-1 & 2. Construction work of Tower-3 is in progress.



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j.	Year of construction/ Age of building/ Remaining life expected	Under Construction	Under Construction	Approx. 65-70 years after completion of project
k.	Structural safety	Multistoried RCC Framed Structure being designed by professional structural consultant M/s Optimum Design Pvt. Ltd. (Office Add. B-24, Sector 67, Noida, Uttar Pradesh 201301) supposed to be designed in conformity with relevant IS codes.		
l.	Protection against natural disasters viz. earthquakes etc.	Earthquake Resistant RCC Structure designed for Zone IV as stipulated by the code, ensuring better safety.		
m.	Status of Building Plans/ Maps	Building Plans are approved by the development authority		
n.	Is Building as per approved Map	Yes, Except alterations mentioned in 10 (o)		
o.	Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	Permissible alterations	2 BHK dwelling units as one 4 BHK dwelling unit on ground floor in Tower-3 (Caelius).	
		Not permitted alteration	NA	
p.	Is this being regularized	NA, Obtained Occupation Certificate of Tower-1 & 2		
11.	ENVIRONMENTAL FACTORS:			
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Using green building techniques		
b.	Provision of rainwater harvesting	Yes		
c.	Use of solar heating and lighting systems	No		
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Normal vehicular pollution is present in the vicinity.		
12.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:			
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc	Modern Structure		
13.	PROJECT DETAILS:			
a	Name of the Architect	M/s Raghvendra Bisen Architects Regd. Add- B-01, Sector – 100, Noida – 201304		
b	Developer market reputation	Presently M/s Solaris Realtech Pvt. Ltd. has no strong background in real estate sector. It is assumed that the developer will hand over the project successfully to the customers/ flat buyers.		
c	Proposed completion date of the Project	As per registration in RERA, Completion date of of the project is 29th December 2023.		



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d	Progress of the Project	As per current inspection at site, Tower-1 & 2 have been completed in all respect. Builder has obtained Occupation Certificate for the same from GNIDA & Possession handed over to the respective flat buyers. Superstructure work of Tower-3 has been completed upto 7 th floor.
e	Other Salient Features of the Project (Proposed)	<ul style="list-style-type: none">• Modern Designed Apartments• 24x7 Kids Play Area• Club Building• Jogging Track• Swimming Pool• Amphitheatre• Half-Basketball Court• Tennis Court• Commercial Plaza• Multipurpose Lawn• Party Lawn



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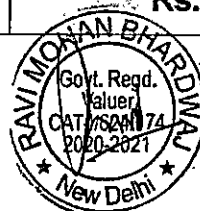
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PART-B

VALUE OF THE PROPERTY

A. COST OF LAND			
	Specifications	Guideline Rate (GLR)	Prevailing Market Rate (PMR)
(a)	Prevailing Rate	Rs. 33,000/- per sq. mtr.	Rs. 1,200/- to 1,500/- per sq. ft. of FSI
(b)	Details of the sources from where the information is gathered on the prevailing market Rate/Price trend of the property (from property search sites & local information)	Rs. 33,000/- per sq. mtr. (As per government norms for the Residential Group Housing land)	After market research & confirming the rates locally. As per information available FSI rate is prevailing in this Sector is between- Rs. 1,200/- to 1,500/- per sq. ft.
(c)	Rate adopted considering all characteristics of the land*	Rs. 33,000/- per sq. mtr.	Rs. 1,400/- per sq. ft. of FSI
(d)	Category of the Locality	Good	Good
(e)	Land Use Factor	Group Housing Project	Group Housing Project
(f)	Total Land Area of the Project	10000.10 sq. mtr.	10000.10 sq. mtr.
(g)	Total Permissible FAR of the Project	27500.275 sq mtr./ 296013 sq ft.	27500.275 sq mtr./ 296013 sq ft.
(h)	Valuation methodology	Stamp Registry minimum Guideline Rate	Market rates approach
(i)	Total Value of land (A)	10000.10 sq. mtr. x Rs. 33,000/- per sq. mtr.	296013 sq. ft. x Rs. 1,400/- per sq. ft.
		Rs. 33,00,03,300/-	Rs. 41,44,18,200/-

B. COST OF BUILDING CONSTRUCTION					
(As per existing condition, specifications and after calculating depreciation & improvements done on the property)					
(a)	Minimum replacement rate of construction/ resalable value	NA	Construction Rates Adopted for FAR	Rs. 1,800/- per sq ft.	
			Construction Rates Adopted for NON FAR	Rs. 1,200/- per sq ft.	
(b)	Age Factor	2000 onwards (1.0)	Under Construction		
(c)	Structure Type / Condition	Pucca (1.0)	RCC Framed Structure / Under Construction		
(d)	Total Construction replacement value* (For present built-up area)	(296484 sq. ft. + 259006 sq. ft) = 555490 sq. ft.	ACTUAL	FAR	NON FAR
				296484 sq. ft. x Rs.1,800/-	259006 sq. ft. x Rs.1,200/-
			TOTAL (B)	Rs. 53,36,71,200/-	Rs. 31,08,07,200/-



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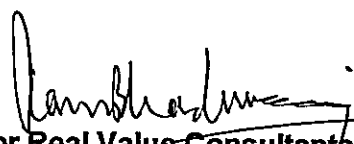
(PANEL VALUER OF IMMOVABLE PROPERTIES)

C. CONSOLIDATED VALUE

	Description	Value by adopting	
	Valuation of the Property	GLR (Rs.)	PMR (Rs.)
(a)	Land (A)	Rs. 33,00,03,300/-	Rs. 41,44,18,200/-
(b)	Building (B)	---	Rs. 84,44,78,400/-
(c)	Other improvements / Services /Internal & external development (adding 10 % of building value)	---	Rs. 8,44,47,840/-
(d)	Total Cost of the Project (A+B+C)	Rs. 33,00,03,300/- (Guideline rate only for land)	Rs. 134,33,44,440/-
(e)	Rounded Off	NA	Rs. 134,00 ,00,000/-
(f)	Total Salable Value of Flats	---	Rs. 191,80,08,000/- ✓
(g)	Expected minimum Revenue generation from the Project	NA	NA
(h)	Cost of Construction for Insurance purpose	NA	Rs. 84,00,00,000/-

Date: 13.09.2022

Place: New Delhi


For Real Value Consultants
(Ravi Mohan Bhardwaj)
CAT-1/624/174/2020-21




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D.		MARKET RATES		
		Tower Name	As per Sanctioned	As per Actual / OC
(a)	Total No. of Dwelling Units	Tower-1 (Aelius)	136	136
		Tower-2 (Blasius)	136	136
		Tower-3 (Caelius)	50	---
		Total Flats / DU	322	
(b)	Total Proposed Saleable Area of Units / flats	Please refer to Annexure-II of this Project Tie up report		
(c)	Guideline Rate of Residential Group Housing Society	Rs. 32,000/- per sq mtr. on super area + Rs. 3,00,000/- for Covered Car parking & Rs. 1,50,000/- for Open parking		
(d)	Current Market Rate (approx.)	Rs. 4,800/- to Rs. 5,400/- per sq. ft.		
		<u>Note:-</u> <ul style="list-style-type: none">• Rates adopted on Saleable / Super Area• Refer Annexure-II for break-up of fair market value of flats/dwelling units.		
		<u>Note:</u> Current rate mentioned above includes onetime cost of additional amenities like Township Corpus fund, One time maintenance fund, Development Charges (EDC / IDC), Preferred Location Charges (PLC), Car Parking, Club Charges, Electricity Fittings, One time Generator Charges, Electricity / waste / Sewerage Board one time charges / deposit which are permanent in nature and add up to the realizable value of property / Security.		
(e)	Remark/s	<p>The project is under construction and sale instance in open market are not available, which varies as per floor, size and location of the flat. The flats are being developed as High rise modern housing society with all amenities. The information received from real estate agents & property sites.</p> <p>There is always a scope of negotiation and discount schemes are offered by the developer according to demand and supply situation and market fluctuations resulting into variation in final prices.</p>		

Date: 13.09.2022

Place: New Delhi


 For Real Value Consultants
 (Ravi Mohan Bhardwaj)
 CAT-1/624/174/2020-21



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(PANEL VALUER OF IMMOVABLE PROPERTIES)

ANNEXURE-I : Break-up of Total Blocks/ Floors/ Flats

As per Approved Building Plan		As per Actual at Site / OC	Current Stage
Tower-1 : 2B+S+24 Floors =136 DU		Tower- Aelius : 2B+S+24 Floors =136 DU	Tower-1 & 2 have been completed in all respect. Builder has obtained Occupation Certificate from GNIDA & Possession handed over to the respective flat buyers. Superstructure work of Tower-3 has been completed upto 7th floor.
Tower-2 : 2B+S+24 Floors =136 DU		Tower- Blasius : 2B+S+24 Floors =136 DU	
Tower-3 : 2B+S+9 Floors = 50 DU			
Total No. of Flats	322-DU		

Note: As per current inspection at site observed that the developer has merged two 2 BHK dwelling units into one 4 BHK dwelling unit on ground floor in Tower-3 (Caelius). As per sanctioned building plan 322 dwelling units were sanctioned whereas the developer has planned to construct 321 dwelling units.

ANNEXURE-II : Break up of Fair Market Value of Individual Flats

Tower	Type of Units /Flats	Super Area	No. of Units	Adopted Rate per sq ft. on Super Area		Value of Individual Flat		Average Fair Market Value of Independent Flat for Calculation Purpose	Prospective Fair Market Value of the Project for Calculation Purpose
				Min. (In Rs.)	Max. (In Rs.)	Min. (In Rs.)	Max. (In Rs.)	(In Rs.)	(In Rs.)
		Sq ft.		Min. (In Rs.)	Max. (In Rs.)	Min. (In Rs.)	Max. (In Rs.)	(In Rs.)	(In Rs.)
		A	B	C	D	E=AxC	F=AxD	G=(E+F)/2	H=BxG
Tower-1 (Aelius)	2 BHK	987	46	4800	5400	4737600	5329800	5033700	231550200
		1009	44	4800	5400	4843200	5448600	5145900	226419600
	3 BHK	1292	22	4800	5400	6201600	6976800	6589200	144962400
		1396	22	4800	5400	6700800	7538400	7119600	156631200
	Penthouse	4676	1	4800	5400	22444800	25250400	23847600	23847600
		4985	1	4800	5400	23928000	26919000	25423500	25423500
Tower-2 (Blasius)	2 BHK	987	46	4800	5400	4737600	5329800	5033700	231550200
		1009	44	4800	5400	4843200	5448600	5145900	226419600
	3 BHK	1292	22	4800	5400	6201600	6976800	6589200	144962400
		1396	22	4800	5400	6700800	7538400	7119600	156631200
	Penthouse	4676	1	4800	5400	22444800	25250400	23847600	23847600
		4985	1	4800	5400	23928000	26919000	25423500	25423500
Tower-3 (Caelius)	2 BHK	987	16	4800	5400	4737600	5329800	5033700	80539200
		1009	15	4800	5400	4843200	5448600	5145900	77188500
	3 BHK	1396	8	4800	5400	6700800	7538400	7119600	56956800
		1710	1	4800	5400	8208000	9234000	8721000	8721000
		1725	1	4800	5400	8280000	9315000	8797500	8797500
	3 BHK + Ser	1530	7	4800	5400	7344000	8262000	7803000	54621000
	4 BHK	2650	1	4800	5400	12720000	14310000	13515000	13515000
	Total		321						1918008000

Note: As per current inspection at site observed that the developer has merged two 2 BHK dwelling units into one 4 BHK dwelling unit on ground floor in Tower-3 (Caelius). As per sanctioned building plan 322 dwelling units were sanctioned whereas the developer has planned to construct 321 dwelling units.



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PROJECT APPROVAL DETAILS			
S. No.	REQUIRED APPROVALS	REFERENCE NO. DATE	STATUS (Approved/ Obtained/ Pending)
1	Allotment letter execution of lease deed for Group Housing Project after Sub-Division of Plot from Greater Noida Industrial Development Authority	No. PROP/BRS-04/2013/1369 Dated: 02.05.2013	Obtained
2	Possession Certificate project land from Greater Noida Industrial Development Authority	Letter No. PROP/BRS-04/2013/229 Dated: 27.08.2013	Obtained
3	Approved Revised Building Plan Letter issued by Greater Noida Industrial Development Authority	No. PLG/(BP).3276 FTS NO-659 Dated: 25.01.2016	Approved
4	Completion Certificate of Tower-1 (Aelius) and Tower-2 (Blasius) from Greater Noida Industrial Development Authority	File No. CC-1973 Dated: 16.07.2022	Obtained
5	NOC for Height Clearance from Airport Authority of India	Memo No: AAI/RHQ/NR/ATM/NOC/REVALIDATION/2014/271/1520-1523 Dated: 08.12.2020 Valid upto: 31.07.2022	Validity Expired
6	Consent under section 21/22 of the Air (Prevention and control of pollution) Act-1981 from Uttar Pradesh Pollution Control Board	Ref. No: 139899/UPPCB/Greater Noida(UPPCBRO)/CTO/air/GREATER NOIDA/2021 Dated: 21.12.2021	Obtained
7	NOC for Fire from Fire authority	UID. No. UPFS/2021/33087/GBN/Gautam Budh Nagar/9667/DD Dated: 26.06.2021	Obtained
8	Environment Clearance for Group Housing project from State Level Environment Impact Assessment Authority, Uttar Pradesh	Ref. No. 2801/Parya/SEAC/2090/2013/OSD(T) Dated: 31.03.2015	Obtained
9	Occupation Certificate from Greater Noida Industrial Development Authority (U.P.)	Ref No-(Plg.)BP-3340@/2018/8816 Dated: 14.12.2018	Obtained
10	Registration Certificate from Real Estate Regulatory Authority (RERA), Uttar Pradesh	RERA ID: UPRERAPRJ13277 Dated: 04.10.2017 Valid upto: 29.12.2023	Approved
11	Structure Stability Certificate	---	Not Provided

NOTE: The developer/promoter has taken all the statutory approvals from the concerned authorities for developing the group housing residential society.



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

DECLARATION- CUM- UNDERTAKING

I, son/ daughter of do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 13.09.2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. Our professional engineer inspected the property on 06.09.2022. The work is not sub-contracted to any other valuer and carried out by myself.
- e. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- f. I have not been removed/dismissed from service/employment earlier
- g. I have not been convicted of any offence and sentenced to a term of imprisonment
- h. I have not been found guilty of misconduct in professional capacity. I have not been declared to be unsound mind.
- i. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt.
- j. I am not an undischarged insolvent.
- k. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- l. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and My PAN Card number/Service Tax number as applicable.
- m. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- n. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- o. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- p. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable
- q. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
(Annexure V- A signed copy of same to be taken and kept along with this declaration)
- r. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- s. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- t. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- u. I am the proprietor / partner / authorized official of the firm 1 company, who is competent to sign this valuation report.
- v. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMSILOS) only.
- w. Further, I hereby provide the following information.



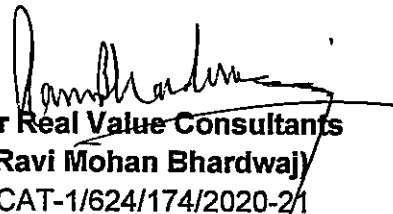
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(PANEL VALUER OF IMMOVABLE PROPERTIES)

SR. NO.	PARTICULARS	VALUER COMMENT
1	Background information of the asset being valued	Residential group housing Project
2	Purpose of valuation and appointing authority	Tie up Report / State Bank of India, HLST, Sector-62, Noida, Gautam Budh Nagar
3	Identity of the valuer and any other experts involved in the valuation;	Er. Ravi Mohan Bhardwaj
4	Disclosure of valuer interest or conflict, if any;	No Interest
5	Date of appointment, valuation date and date of report;	Date of Appointment: 03.09.2022 Date of Inspection: 06.09.2022 Date of Report: 13.09.2022
6	Inspections and/or investigations undertaken;	Project inspected on 06.09.2022
7	Nature and sources of the information used or relied upon;	Project details received from Developer or Bank
8	Procedures adopted in carrying out the valuation and Valuation standards followed;	Land & Building / Sales comparable method approach, Thorough study of market trends as enquired from real estate agents and available in public domain.
9	Restrictions on use of the report, if any;	Only for Bank purpose
10	Major factors that were taken into account during the valuation;	Mentioned in this Tie up report
11	Major factors that were not taken into account during The valuation;	---
12	Caveats, limitations and disclaimers to the extent They explain or elucidate the limitations faced by Valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	---

Date: 13.09.2022

Place: New Delhi


For Real Value Consultants
(Ravi Mohan Bhardwaj)
CAT-1/624/174/2020-21



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(PANEL VALUER OF IMMOVABLE PROPERTIES)

RERA REGISTRATION



Uttar Pradesh Real Estate Regulatory Authority

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Select District	<input type="text" value="Gautam Buddha Nagar"/>	Select Promoter	<input type="text" value="SOLARIS REALTECH PVT.LTD.(UPRERAPRM26737)"/>
Registration Number	<input type="text" value="UPRERAPRJ13277"/>	Project Name	<input type="text" value="FLORA HERITAGE"/>
Captcha		Enter Captcha	<input type="text" value="Enter Captcha"/>

SEARCH

PROJECTS ON MAP

S.No	Reg.Number	Project Name	Promoter Name	District	Project Type	Approval Letter	Details	View Project on Map
1	UPRERAPRJ13277	FLORA HERITAGE	Promoter SOLARIS REALTECH PVT.LTD.	Gautam Buddha Nagar	Residential	NA	View Detail	View



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GUIDELINE RATE

नोट :-

1. ग्रेटर नोएडा प्राधिकरण क्षेत्रान्तर्गत सैक्टरों में ग्रुप हाउसिंग भूमि की दर 33,000 रु० प्रति वर्ग मीटर होगी।
2. यमुना एक्सप्रेसवे प्राधिकरण क्षेत्रान्तर्गत सैक्टरों में ग्रुप हाउसिंग भूमि की दर 18,500 रु० प्रति वर्ग मीटर होगी।
3. अधिग्रहित भूमि के एवज में किसानों को आवंटित भूखण्ड की दरें निम्न प्रकार होगी :-
(क). ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण द्वारा आवंटित भूखण्ड की दर 13,000 प्रति वर्ग मीटर होगी
(ख). यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण द्वारा आवंटित भूखण्ड की दर 7,500 रु० प्रति वर्ग मीटर होगी
(ग). यू०पी०एस०आई०डी०सी० द्वारा आवंटित भूखण्ड की दर 11,500 रु० प्रति वर्ग मीटर होगी
4. उक्त राजस्व ग्रामों में जो कृषि भूमि बिल्डर, कालोनाइजर या अन्य व्यक्ति द्वारा फार्म लेण्ड के रूप में विकसित कर विक्रय की जा रही है (जिसमें सरता/फेन्चिंग/गेट लगे हैं) की दर 2,30,00,000 रु० प्रति हेक्टेयर होगी।
5. उक्त राजस्व ग्रामों तथा दोनों टाउन एरिया (दनकौर एवं विलासपुर) में औद्योगिक भूखण्डों की दर उपर्युक्तानुसार निर्धारित आवासीय भूमि की दरों की आधी होगी।

सहायक महानिरीक्षक निबन्धन (द्वितीय)
गौतमबुद्धनगर

अपर जिलाधिकारी (वि०/रा०)
गौतमबुद्धनगर

जिलाधिकारी
गौतमबुद्धनगर

Page 64

क्रम सं०	सैक्टर का नाम जहाँ कामप्लेक्स अवस्थित है	दर प्रति वर्ग मीटर रू० में (सुपर एरिया)	सुपर एरिया के मूल्य के योग पर पार्किंग की यदि	
			कवर्ड पार्किंग	ओपन पार्किंग
56	बोटा-2	35,500	3,00,000	1,50,000
57	बीजेडपी	32,000	3,00,000	1,50,000
58	न्यू-1	32,000	3,00,000	1,50,000
59	न्यू-2	32,000	3,00,000	1,50,000
60	रिजिस्ट्रेशनल बी जेड पी	32,000	3,00,000	1,50,000
61	स्वर्ण नगरी (स्वर्ण नगरी)	35,500	3,00,000	1,50,000
62	एस ई जेड	32,000	3,00,000	1,50,000
63	सिग्मा-1	32,000	3,00,000	1,50,000
64	सिग्मा-2	32,000	3,00,000	1,50,000
65	सिग्मा-3	32,000	3,00,000	1,50,000
66	सिग्मा-4	32,000	3,00,000	1,50,000
67	साई (PSI)	35,500	3,00,000	1,50,000
68	सैक्टर-1 (ग्रेटर नोएडा)	32,000	3,00,000	1,50,000
69	सैक्टर-2 (ग्रेटर नोएडा)	32,000	3,00,000	1,50,000
70	सैक्टर-3 (ग्रेटर नोएडा)	32,000	3,00,000	1,50,000
71	सैक्टर-4 (ग्रेटर नोएडा)	32,000	3,00,000	1,50,000
72	सैक्टर-5 (ग्रेटर नोएडा)	30,000	3,00,000	1,50,000
73	सैक्टर-6 (ग्रेटर नोएडा)	30,000	3,00,000	1,50,000
74	सैक्टर-7 (ग्रेटर नोएडा)	30,000	3,00,000	1,50,000
75	सैक्टर-10 (ग्रेटर नोएडा)	30,000	3,00,000	1,50,000

सहायक महानिरीक्षक निबन्धन (द्वितीय)
गौतमबुद्धनगर

अपर जिलाधिकारी (वि०/रा०)
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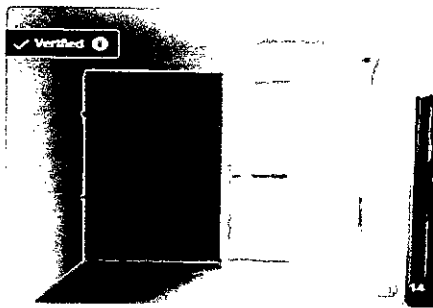
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गौतमबुद्धनगर



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RESALE PRICE TREND REFERENCES OF THE SIMILAR RELATED PROPERTIES AVAILABLE



2 BHK Apartment in Greater Noida West

DPL Flora Heritage

4 Places nearby 1 ATM 1 Hospital

₹ 54.48 L

₹ 5,399/sq.ft.

1,009 sq.ft. ✓

(94 sq.m.) Super built-up Area

2 BHK

2 Baths

This lovely 2 bhk apartment/flat in greater noida west is available f... more

5TH FLOOR OVERLOOKING PARK/GARDEN PIPED GAS

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roof right

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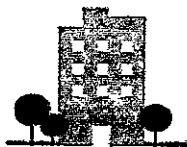


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3 BHK Apartment in Greater Noida West

DPL Flora Heritage

₹ 72.59 L

₹ 5,200/sq.ft.

1,396 sq.ft. ✓

(130 sq.m.) Super built-up Area

3 BHK

3 Baths

Situated in greater noida west, greater noida, dpl flora heritage is a ... more

9TH FLOOR POWER BACK UP INTERNET/WIFI CONNECTIVITY

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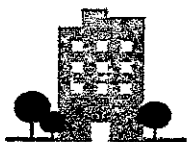


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2 BHK Apartment in Greater Noida West

DPL Flora Heritage

₹ 52 L

₹ 5,153/sq.ft.

1,009 sq.ft. ✓

(94 sq.m.) Super built-up Area

2 BHK

2 Baths

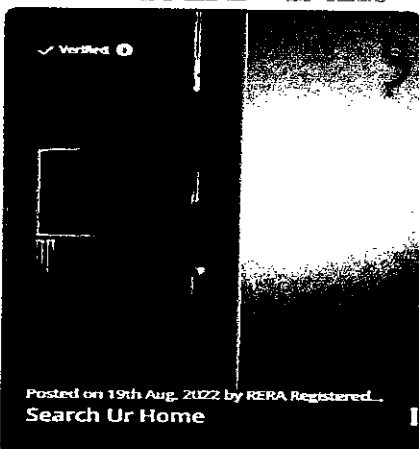
This lovely 2 bhk apartment/flat in greater noida west is available f... more

5TH FLOOR POWER BACK UP INTERNET/WIFI CONNECTIVITY

Posted on 16th Aug, 2022 by RERA Registered Dealer
Nikhil sharma

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2 BHK Apartment in Greater Noida West

DPL Flora Heritage

₹ 55 L

₹ 5,450/sq.ft.

1,009 sq.ft. ✓

(94 sq.m.) Super built-up Area

2 BHK

2 Baths

✓ North-East Facing ✓ Fresh Construction ✓ Gated Society ✓ Overlooki... ✓

Dpl flora heritage is one of the most popular destination for buy... more

15TH FLOOR OVERLOOKING PARK/GARDEN PIPED GAS

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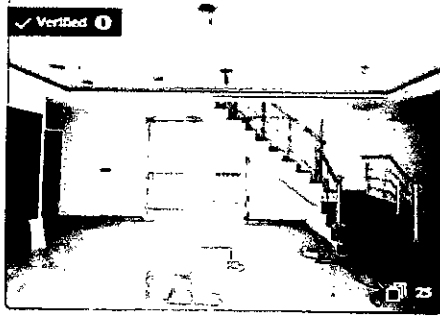
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4 BHK Apartment in Greater Noida West

DPL Flora Heritage

4 Places nearby 1 ATM 1 Hospital

₹ 2.7 Cr

4,985 sq.ft.

4 BHK

₹ 5,416/sq.ft.

(463 sq.m.) Super built-up Area

6 Baths

Located in the popular residential address of greater noida west, gr... more

22ND FLOOR OVERLOOKING PARK/GARDEN PIPED GAS

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Buy DPL Flor... Add More

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Flat (x)

BHK ▾

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2 BHK Apartment for Sale in DPL Flora Heritage, Sector 1

DPL Flora Heritage

SUPER AREA
987 sqft

STATUS
Ready to Move

FLOOR
19 out of 24

Owner: Shivam

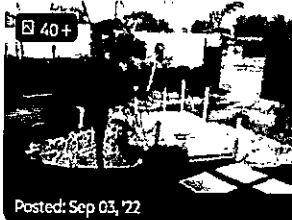
Multistorey apartment is available for sale. It is a good location... [Read more](#)

₹50 Lac
₹5,066 per sqft

Ask Owner To Call

Get Phone No. ①

[Share Feedback](#)



ONLY ON MAGICBRICKS

Apartment for Sale in DPL Flora Heritage, Sector 1

DPL Flora Heritage

TRANSACTION
Resale

SOCIETY
DPL Flora Herita...

Owner: Vikas Manchanda

Take the experience of contemporary living to a new high, wit... [Read more](#)

Call for Price

Ask Owner To Call

Get Phone No. ①

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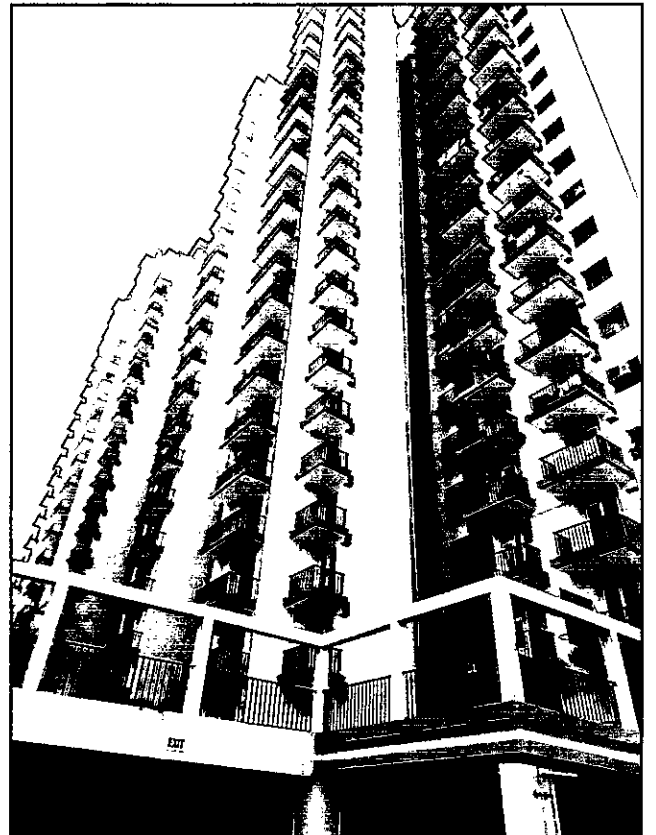
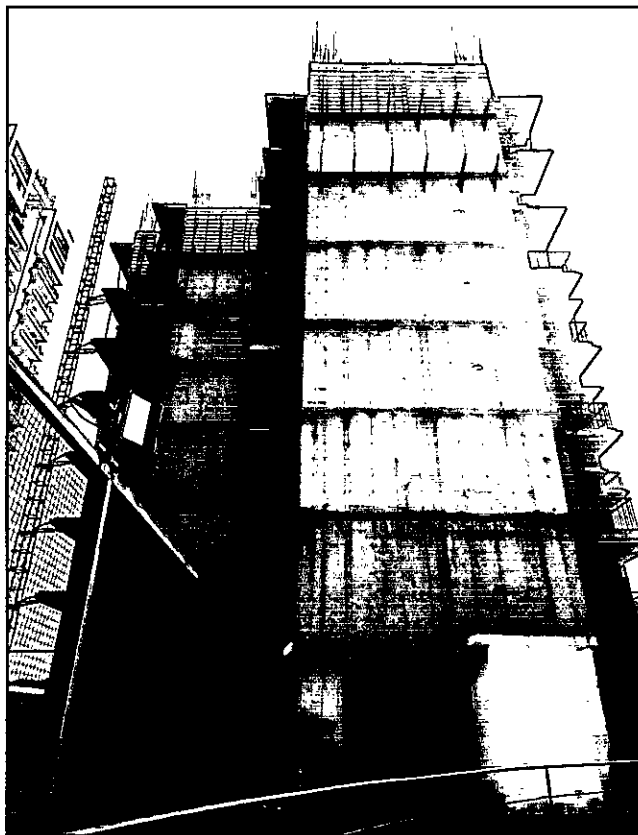
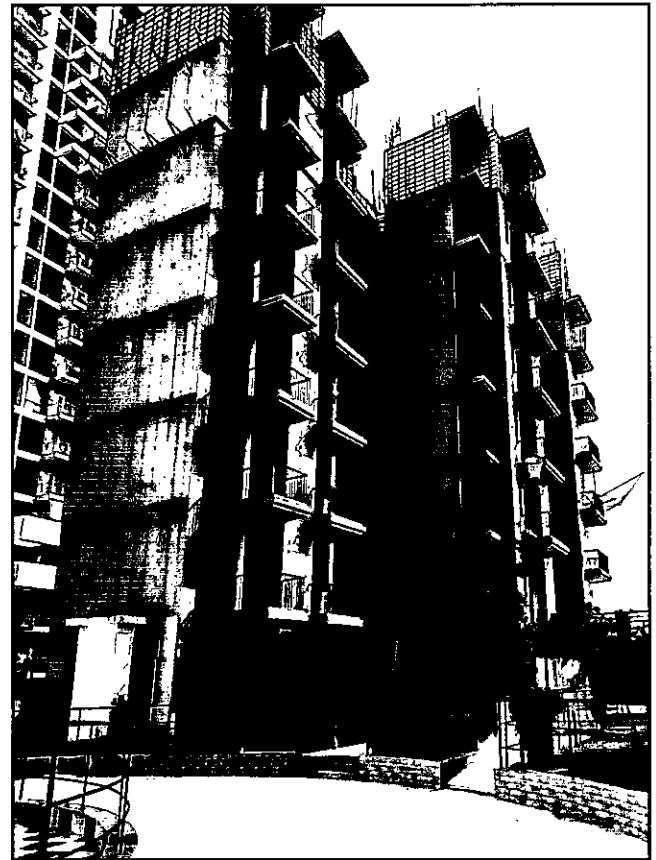
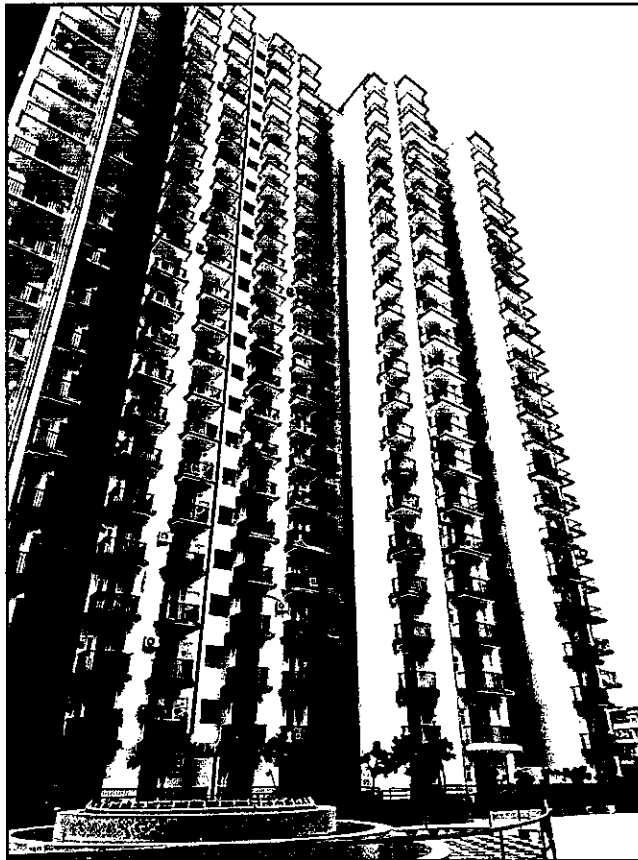


PHOTOGRAPHS OF RESIDENTIAL GROUP HOUSING PROJECT "FLORA HERITAGE" SITUATED AT PLOT NO. GH-16B, SECTOR-1, GREATER NOIDA (WEST), DISTRICT- GAUTAM BUDDH NAGAR (U.P.)



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(PANEL VALUER OF IMMOVABLE PROPERTIES)



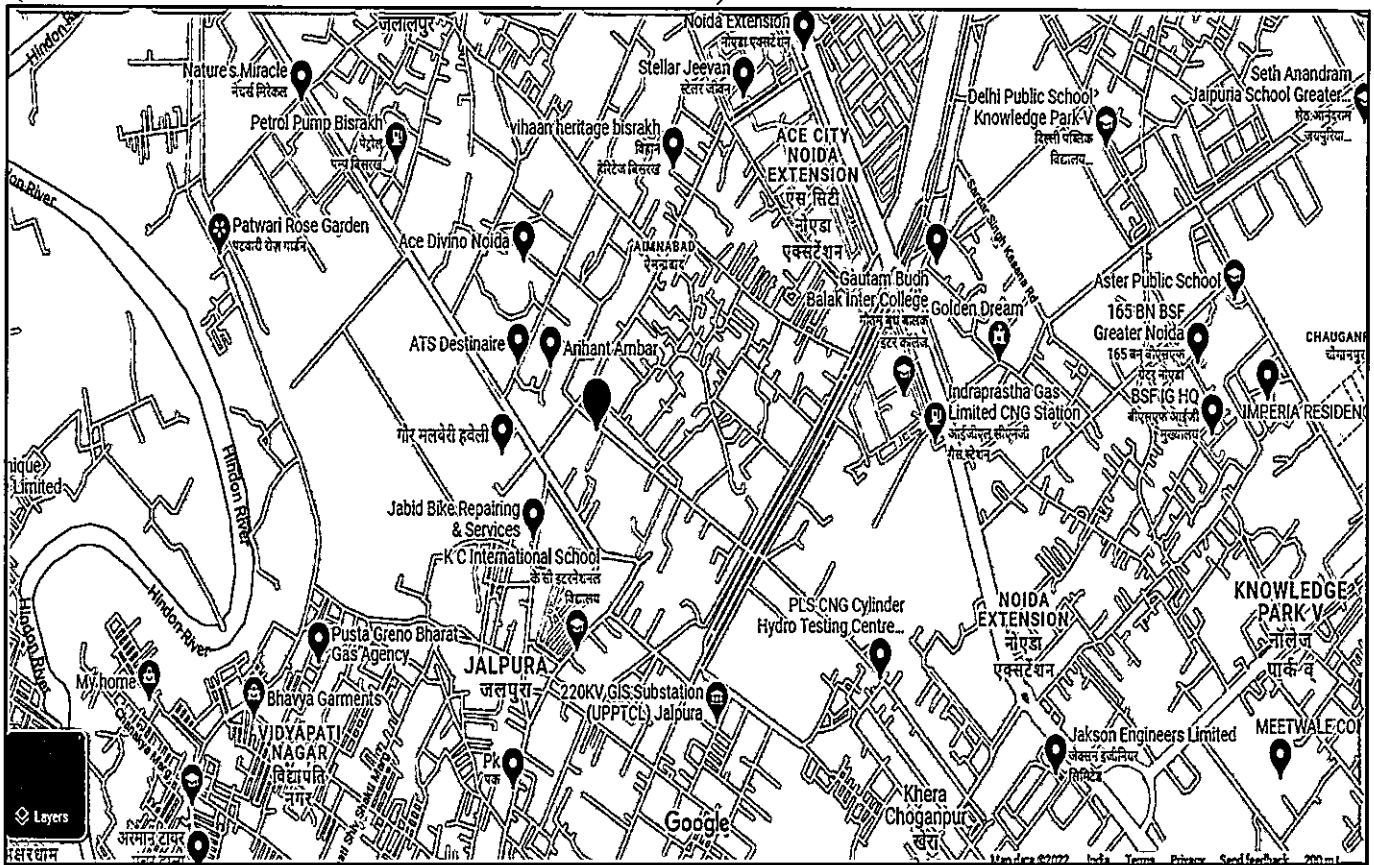
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GOOGLE LOCATION MAP OF GROUP HOUSING PROJECT "FLORA HERITAGE"

