

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

CASE NO. VIS (2023-24)-PL490-405-618

DATED: 23/10/2023

PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	ARIHANT ABODE

SITUATED AT

PLOT NO. GH-4B, SECTOR-10, GREATER NOIDA, GAUTAM BUDH NAGAR,
UTTAR PRADESH

DEVELOPER/ PROMOTER
M/S. PROSPER BUILDTECH PRIVATE LIMITED

REPORT PREPARED FOR
STATE BANK OF INDIA, HLST BRANCH, SECTOR-62, NOIDA

Important: In case of any query/ issue/ concern or escalation you may please contact Incident Manager @
valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.

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

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

Panel Valuer & Techno Economic Consultants for PSU
Banks

CORPORATE OFFICE:
D-39, 2nd floor, Sector 2, Noida-201301
Ph - +91-0120-4110117, 4324647, +91 - 9958632707
E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT
PLOT NO. GH-4B, SECTOR-10, GREATER NOIDA, GAUTAM BUDH NAGAR,
UTTAR PRADESH





PART B
SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	State Bank of India, HLST Branch, Sector-62, Noida
Name of Project	Arihant Abode
Work Order No. & Date	Assignment received through an email dated 21/10/2023

SR. NO.	CONTENTS	DESCRIPTION		
1.	GENERAL DETAILS			
i.	Report prepared for	State Bank of India, HLST Branch, Sector 62, Noida		
ii.	Name of Developer/ Promoter	M/s. Prosper Buildtech Private Limited		
iii.	Registered Address of the Developer as per MCA website	Regd. Office: -602A, Plot No. 17, Sachdeva Corporate Tower, Karkardooma, DDA Community Centre, Delhi-110092		
iv.	Type of the Property	Group Housing Society		
v.	Type of Report	Project Tie-up Report		
vi.	Report Type	Project Tie-up Report		
vii.	Date of Inspection of the Property	4 April 2023		
viii.	Date of Assessment	23 October 2023		
ix.	Date of Report	23 October 2023		
x.	Property Shown by	Name	Relationship with Owner	Contact Number
		Mr. Balmukund Upadhya	Employee	+91-8447734720
xi.	Purpose of the Report	For Project Tie-up for individual Flat Financing		
xii.	Scope of the Report	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.		
xiii.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. depts. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work. h) Valuation techniques and principles.		
xiv.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total 04 Documents requested.	Total 04 Documents provided.	

PROJECT TIE-UP REPORT

ARIHANT ABODE

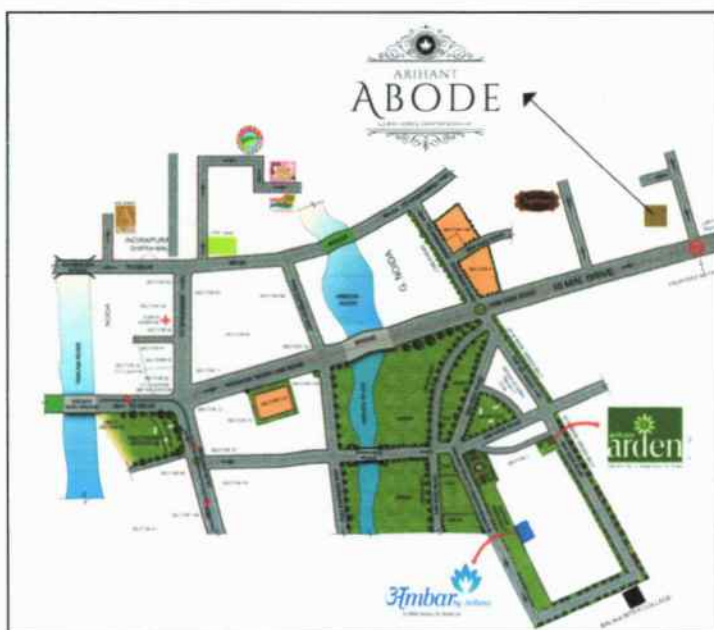
		Project Land Title Deeds		Lease Deed	Lease dated: I-23111/2015 dated: 28/10/2015
		Grant of building approval plans		Revised sanctioned building plan approval	PLG/ (BP) 3719/FTS NO. 7759 Dated:17.11.2017 & PLG/2023/BP-3719/373 Dated: 12/10/2023
		RERA Registration certificate		Copy of RERA Registration Certificate	Registration no. UPRERAPRJ15792 Dated: - 24-04-2018
		Project NOCs issued from the concern authority		Project NOCs issued from the concern authority	Refer to page 15
xv.	Identification of the property	<input checked="" type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed		
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property		
		<input checked="" type="checkbox"/>	Identified by the Owner's representative		
		<input type="checkbox"/>	Enquired from local residents/ public		
		<input type="checkbox"/>	Identification of the property could not be done properly		
		<input type="checkbox"/>	Survey was not done		
2.		SUMMARY			
i.	Total Prospective Fair Market Value	Rs.246,41,89,720/-			
ii.	Total Expected Realizable/ Fetch Value	Rs.209,45,70,000/-			
iii.	Total Expected Distress/ Forced Sale Value	Rs.184,81,50,000/-			
iv.	Total No. of Dwelling Units	944 DUs (as per sanctioned map)			
v.	Carpet area of the project	No information available			
vi.	Saleable Area of the Project	10,44,570 sq. ft. as per inventory			
vii.	Inventory Cost as on "Date of Assessment"	No information available			
3.		ENCLOSURES			
i.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 30-31			
ii.	Enclosure 2	Google Map – Page No. 32			
iii.	Enclosure 3	Photographs of The property – Pages. 33-36			
iv.	Enclosure 4	Copy of Guideline rates– Pages 37			
v.	Enclosure 5	Other relevant documents Page No. 38-47			
vi.	Enclosure 6	Consultant's Remarks Page No. 48-50			
vii.	Enclosure 7	Survey Summary Sheet – Pages 02			

PART C

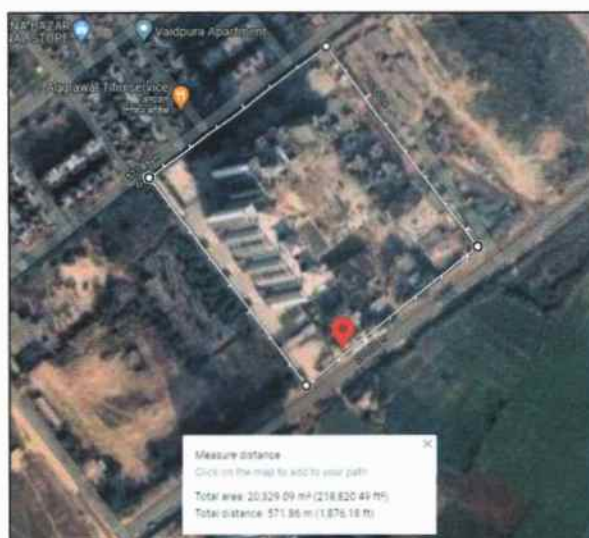
CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. BRIEF DESCRIPTION OF THE PROJECT

This project Tie-up report is prepared for the Group Housing Project named 'Arihant Abode' being developed on a land area of 20,240 Sq. mtr. as per the copy of lease deed available to us. We have also measured the land area through Google satellite view tool and the area seems to be in line with the area mentioned in the documents. Screenshot of the same has been attached below:



As per the lease deed dated 28th October, 2015 GNIDA has allotted the said land parcel to the developer/promoter M/s. Prosper Buildtech Private Limited to set a residential group housing project named "Arihant Abode".



The developer (M/s. Prosper Buildtech Private Limited) has proposed a plan comprised of 11 residential towers (Tower A to K), community hall & commercial shopping complex inside the project area, having total land area (20,240 sq. mtr.). As per the sanctioned building plan & area statement total 944 nos. of

Dwelling units have been proposed in the subject 11 residential tower. As per the inventory & brochure provided to us there are 5 different types of flats having super built up area as 920 sq. ft, 1,020 sq. ft, 1,055 sq. ft., 1,160 sq. ft. & 1,270 sq. ft. Details of the towers have been attached below:

Tower Name	No of Floors	No of DU per residential tower
A	2B+S+20	80
B	2B+S+20	80
C	2B+S+20	80
D	2B+S+22	88
E	2B+S+22	88
F	2B+S+22	88
G	2B+S+22	88
H	2B+S+22	88
I	2B+S+22	88
J	2B+S+22	88
K	2B+S+22	88
TOTAL		944

As per the observation made in during site inspection the status of the project has been given below:

- Tower A, B, C: Excavation work has just started.
- Tower D: Construction work up to 6th floor has been completed.
- Tower E: Construction work up to 5th floor has been completed.
- Tower F: Construction work up to 3rd floor has been completed.
- Tower G: Construction work up to 15th floor has been completed.
- Tower H, I, J, K: Construction of superstructure has been completed.

This is just the revalidation of rates of individual flats in following projects, since the survey for this report has been done on 04/04/2023.

As per the RERA project completion date is 19-05-2025.

This project is very well located in developing sector of Greater Noida, Haryana, which has many land marks in the vicinity like group housing projects. This project is located at Sector-10 in Greater Noida, a new upcoming residential area of Greater Noida. ~1km. away from Greater Noida West Link Road. The property is abutted by ~25 ft. wide sector road.

In case of discrepancy in the address mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or client misled the valuer by providing the fabricated document, the progress assessment should be considered of the property shown to us at the site of which the photographs are also attached. Our responsibility will be only related to the progress assessment of the property shown to us on the site and not regarding matching from the documents or searching the property from our own. Banker to verify from district administration/ tehsil level the identification of the property if it is the same matching with the document pledged.

This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not

applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report, it is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status. This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the assessment for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the assessment of the property shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

2. LOCATION CHARACTERISTICS OF THE PROPERTY

i.	Nearby Landmark	COCO Country		
ii.	Name of similar projects available nearby with distance from this property	Mahagun Mantraa, Coco County, Vaidpura apartment etc.		
iii.	Postal Address of the Project	Plot No. GH-4B, Sector-10, Greater Noida, Gautam Budh Nagar, Uttar Pradesh		
iv.	Independent access/ approach to the property	Clear independent access is available		
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report		
		Coordinates or URL: 28°34'17.5"N 77°28'52.0"E		
vi.	Description of adjoining property	Other residential projects and residential colony		
vii.	Plot No. / Survey No.	GH-4B		
viii.	Village/ Zone	Sector 10		
ix.	Sub registrar	Greater NOIDA		
x.	District	Gautam Budh Nagar		
xi.	City Categorization	Metro City	Urban developing	
	Type of Area	Residential Area		
xii.	Classification of the area/Society	Upper Middle Class (Good)	Urban developing	
	Type of Area	Within urban developed area		
xiii.	Characteristics of the locality	Good	Within urban developing zone	
xiv.	Property location classification	On Wide Road	Near to Highway	None
xv.	Property Facing	East Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Greater Noida West Link Road		100 ft. (Double Lane 50 ft. each)
	b) Front Road Name & width	Sector Road		~25 ft.
	c)Type of Approach Road	Bituminous Road		
	d)Distance from the Main Road	~1 km.		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
xviii.	Is the property merged or colluded with any other property	No		
xix.	BOUNDARIES SCHEDULE OF THE PROPERTY			
a)	Are Boundaries matched	Yes from the available documents		

b)	Directions	As per Title Deed/TIR	Actual found at Site
	East	24 mtr. wide road	25 ft. wide sector road / Entrance
	West	Plot No. GH-05	Other's property
	North	Plot No. GH-4-A	Other's property
	South	Plot No. GH-4-C	Other's property
3. TOWN PLANNING/ ZONING PARAMETERS			
i.	Planning Area/ Zone	Greater NOIDA Master Plan -2031	
ii.	Master Plan currently in force	Greater NOIDA Master Plan -2031	
iii.	Municipal limits	Greater Noida (GNIDA)	
iv.	Developmental controls/ Authority	Greater Noida (GNIDA)	
v.	Zoning regulations	Residential	
vi.	Master Plan provisions related to property in terms of Land use	Group Housing	
vii.	Any conversion of land use done	NA	
viii.	Current activity done in the property	Group Housing Society	
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning.	
x.	Any notification on change of zoning regulation	No	
xi.	Street Notification	Residential	
xii.	Status of Completion/ Occupational certificate	Under construction	
xiii.	Comment on unauthorized construction if any	Cannot comment since it is under construction	
xiv.	Comment on Transferability of developmental rights	Subjected to prior permission from competent authority.	
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential	
xvi.	Comment of Demolition proceedings if any	NA	
xvii.	Comment on Compounding/ Regularization proceedings	NA	
xviii.	Any information on encroachment	No encroachment observed during site visit.	
xix.	Is the area part of unauthorized area/ colony	No information available.	
4. LEGAL ASPECTS OF THE PROPERTY			
i.	Ownership documents provided	Lease Deed	
ii.	Names of the Developer/Promoter	M/s. Prosper Buildtech Private Limited	
iii.	Constitution of the Property	Lease hold, have to take NOC in order to transfer	
iv.	Agreement of easement if any	Not required	
v.	Notice of acquisition if any and area under acquisition	No, as per general information available in the public domain	
vi.	Notification of road widening if any and area under acquisition	No, as per general information available in the public domain	
vii.	Heritage restrictions, if any	No	
viii.	Comment on Transferability of the property ownership	Lease hold, have to take NOC in order to transfer	
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No, Information available to us.	





x.	Comment on whether the owners of the property have issued any guarantee (<i>personal or corporate</i>) as the case may be	No, Information available to us.	
xi.	Building Plan sanction:		
	a) Authority approving the plan	Greater Noida (GNIDA)	
	b) Any violation from the approved Building Plan	Cannot comment since the project is under construction	
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property	
xiii.	Whether the property SARFAESI complaint	Yes	
xiv.	Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Tax name	No documents available
		Receipt number	No documents available
		Receipt in the name of	No documents available
		Tax amount	No documents available
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us	
xvi.	Is property tax been paid for this property	No documents available	
xvii.	Property or Tax Id No.	No documents available	
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information available.	
xix.	Property presently occupied/ possessed by	The property is currently possessed by the subject promoter/company only.	
xx.	Title verification	Title verification to be done by competent advocate as the same is out of our scope of work.	
xxi.	Details of leases if any	Not applicable	
5.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY		
i.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Medium Income Group	
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No	
6.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES		
i.	Drainage arrangements	Yes (proposed)	
ii.	Water Treatment Plant	Yes (proposed)	
iii.	Power Supply arrangements	Permanent	Yes (proposed)
		Auxiliary	Yes, D.G sets (proposed)
iv.	HVAC system	No	
v.	Security provisions	Yes (proposed)	
vi.	Lift/ Elevators	Yes (proposed)	
vii.	Compound wall/ Main Gate	Yes	




viii.	Whether gated society	Yes					
ix.	Car parking facilities	Yes (proposed)					
x.	Internal development						
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall		
	Yes (proposed)	No	Yes(interlocking tiles)	Yes(Interlocking / chequered tiles)	Yes		
7. INFRASTRUCTURE AVAILABILITY							
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply	Yes					
	b) Sewerage/ sanitation system	Underground					
	c) Storm water drainage	Yes					
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management	Yes					
	b) Electricity	Yes					
	c) Road and Public Transport connectivity	Yes					
	d) Availability of other public utilities nearby	Transport, Market, Hospital etc. available in close vicinity					
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~3 Km.	~3.5 km.	~2 km.	~5 km.	~10 Km.	~15 Km	~45 km. (IGI)
iv.	Availability of recreation facilities (parks, open spaces etc.)		It is a developing area and recreational facilities are planned to be developed nearby.				
8. MARKETABILITY ASPECTS OF THE PROPERTY:							
i.	Location attribute of the subject property		Good				
ii.	Scarcity		Similar kind of properties are available in this area.				
iii.	Market condition related to demand and supply of the kind of the subject property in the area		Good demand of such properties in the market.				
iv.	Any New Development in surrounding area		No new major development in surrounding area. However few group housing projects are under construction.				
v.	Any negativity/ defect/ disadvantages in the property/ location		No				
vi.	Any other aspect which has relevance on the value or marketability of the property		None				
9. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:							
i.	Type of construction & design		RCC Framed Structure				
ii.	Method of construction		Construction proposed to be done using professional contractor workmanship based on architect plan				
iii.	Specifications						
	a) Class of construction	Under construction					
	b) Appearance/ Condition of structures	Internal - Under construction External - Under construction					

	c) Roof	Floors/ Blocks	Type of Roof
		Refer to the attached page	RCC
	d) Floor height	Approx. 10 feet	
	e) Type of flooring	Vitrified tiles, Ceramic Tiles (proposed)	
	f) Doors/ Windows	Aluminum flushed doors & windows & Wooden frame & panel doors (proposed)	
	g) Interior Finishing	Neatly plastered and putty coated walls (proposed)	
	h) Exterior Finishing	Simple plastered walls (proposed)	
	i) Interior decoration/ Special architectural or decorative feature	Good looking interiors. Medium use of interior decoration. (proposed)	
	j) Class of electrical fittings	Internal/ Normal quality fittings (proposed)	
	k) Class of sanitary & water supply fittings	Internal/ Normal quality fittings (proposed)	
iv.	Maintenance issues	Newly built structure so currently no maintenance issues	
v.	Age of building/ Year of construction	Under construction	Under construction
vi.	Total life of the structure/ Remaining life expected	Under construction	Under construction
vii.	Extent of deterioration in the structure	Not applicable	
viii.	Protection against natural disasters viz. earthquakes etc.	All the proposed structures are asumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	Not applicable as project is under construction stage	
x.	System of air conditioning	As per requirement by individual flat owners on their own	
xi.	Provision of firefighting	Yes	
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority.	
	a) Is Building as per approved Map	Yes	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	Not applicable as project is under construction stage
		<input type="checkbox"/> Not permitted alteration	Not applicable as project is under construction stage
	c) Is this being regularized	No information provided	
10.	ENVIRONMENTAL FACTORS:		
i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	No information available to us	
ii.	Provision of rainwater harvesting	No information available to us	
iii.	Use of solar heating and lighting systems, etc.	No information available to us.	
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere	
11.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:		
i.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements etc.	Traditional structure	

PROJECT TIE-UP REPORT

ARIHANT ABODE

12. PROJECT DETAILS:		
a.	Name of the Developer	M/s. Prosper Buildtech Private Limited
b.	Name of the Project	Arihant Abode
c.	Total no. of Dwelling units	Residential: 944 DU (as per sanctioned map)
d.	Developer market reputation	Experienced Builder in small scale Projects in past. Newly entering into large scale Projects now.
e.	Name of the Architect	M/s. Deepak Mehta & Associates
f.	Architect Market Reputation	Experienced Architect in small scale Projects in past. Newly entering into large scale Projects now.
g.	Proposed completion date of the Project	19-05-2025 as per RERA
h.	Progress of the Project	Please refer to the "Current Status" in page no. 16
i.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input checked="" type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input type="checkbox"/> Club, <input type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input type="checkbox"/> Kids Play Area

PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed area of the complete project		20,240 sq. mtr.				
2.	Ground Coverage Area	Permitted	7,084 sq.mtr.				
		Proposed	5,092.55 sq.mtr.				
3.	Covered Built-up Area	UNDER FAR		REQUIRED AS PER APPROVED MAP		ACHIEVED STATUS	
		TOTAL	Proposed	Residential	68,347.136 sq mtr		Please refer to the "Current Status" in page no. 16
				Commercial	708.04 sq. mtr.		
				Community Building	1,753.04 sq. mtr.		
				Meter Room	23.15 sq. mtr.		
				Total: 70,831.366 sq. mtr. (7,62,428.82 sq. ft.)			
			Permitted	70,840 sq. mtr. (7,62,521.76 ft.)			
		UNDER NON-FAR + 15% Ancillary		PROPOSED AS PER APPROVED MAP		ACHIEVED STATUS	
		Non-FAR area	Residential	12,572.52 sq. mtr.		Please refer to the "Current Status" in page no. 16	
			Basement Area	33,511.68 sq.mtr.			
			Others (Community + watchman shelter + S.T.P + U.G. Tank + Electrical panel Room)	780.18 sq.mtr.			
			Proposed	46,864.38 sq. mtr.			
			Total Gross Built Up Area		1,17,695.75 sq. mtr. (FAR + NON-FAR + 15% Ancillary)		
4.	Open/ Green Area	Minimum Required	7,574 sq.mtr.				
		Proposed	7,741 sq.mtr.				
5.	Density	Permitted	2,100 PPA				
		Proposed	2,099 PPA				
6.	Carpet Area		No information available				
7.	Saleable Area		10,44,570 sq. ft. as per inventory provided to us				

Total Blocks/ Floors/ Flats

	Approved as per Building Plan	Actually provided	Current Status
1.			<ul style="list-style-type: none"> Tower A, B, C: Excavation work has just started. Tower D: Construction work up to 6th floor has been completed.

PROJECT TIE-UP REPORT

ARIHANT ABODE

	<table><tr><th>Tower Name</th><th>No of Floors</th><th>No of DU per residential tower</th></tr><tr><td>A</td><td>2B+S+20</td><td>80</td></tr><tr><td>B</td><td>2B+S+20</td><td>80</td></tr><tr><td>C</td><td>2B+S+20</td><td>80</td></tr><tr><td>D</td><td>2B+S+22</td><td>88</td></tr><tr><td>E</td><td>2B+S+22</td><td>88</td></tr><tr><td>F</td><td>2B+S+22</td><td>88</td></tr><tr><td>G</td><td>2B+S+22</td><td>88</td></tr><tr><td>H</td><td>2B+S+22</td><td>88</td></tr><tr><td>I</td><td>2B+S+22</td><td>88</td></tr><tr><td>J</td><td>2B+S+22</td><td>88</td></tr><tr><td>K</td><td>2B+S+22</td><td>88</td></tr></table>	Tower Name	No of Floors	No of DU per residential tower	A	2B+S+20	80	B	2B+S+20	80	C	2B+S+20	80	D	2B+S+22	88	E	2B+S+22	88	F	2B+S+22	88	G	2B+S+22	88	H	2B+S+22	88	I	2B+S+22	88	J	2B+S+22	88	K	2B+S+22	88	<table><tr><th>Tower Name</th><th>No of Floors</th><th>No of DU per residential tower</th></tr><tr><td>A</td><td>2B+S+20</td><td>80</td></tr><tr><td>B</td><td>2B+S+20</td><td>80</td></tr><tr><td>C</td><td>2B+S+20</td><td>80</td></tr><tr><td>D</td><td>2B+S+22</td><td>88</td></tr><tr><td>E</td><td>2B+S+22</td><td>88</td></tr><tr><td>F</td><td>2B+S+22</td><td>88</td></tr><tr><td>G</td><td>2B+S+22</td><td>88</td></tr><tr><td>H</td><td>2B+S+22</td><td>88</td></tr><tr><td>I</td><td>2B+S+22</td><td>88</td></tr><tr><td>J</td><td>2B+S+22</td><td>88</td></tr><tr><td>K</td><td>2B+S+22</td><td>88</td></tr></table>	Tower Name	No of Floors	No of DU per residential tower	A	2B+S+20	80	B	2B+S+20	80	C	2B+S+20	80	D	2B+S+22	88	E	2B+S+22	88	F	2B+S+22	88	G	2B+S+22	88	H	2B+S+22	88	I	2B+S+22	88	J	2B+S+22	88	K	2B+S+22	88	<ul style="list-style-type: none">• Tower E: Construction work up to 5th floor has been completed.• Tower F: Construction work up to 3rd floor has been completed.• Tower G: Consecution work up to 15th floor has been completed.• Tower H, I, J, K: Construction of has been completed. <p>This is just the revalidation of rates of individual flats in following projects, since the survey for this report has been done on 04/04/2023.</p>
Tower Name	No of Floors	No of DU per residential tower																																																																									
A	2B+S+20	80																																																																									
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J	2B+S+22	88																																																																									
K	2B+S+22	88																																																																									
2.	Total no. of Flats/ Units		944 DU (Residential) (as per sanctioned building plan)																																																																								
3.	Type of Flats		No information available																																																																								
4.	Number of Car Parking available for main units	Required	886 ECS																																																																								
		Proposed (as per sanctioned area statement)	894 ECS																																																																								
5.	Land Area considered		20,240 sq. mtr.																																																																								
6.	Area adopted on the basis of		Property documents only since site measurement couldn't be carried out due to the size of the property																																																																								
7.	Remarks & observations, if any		None																																																																								
8.	Constructed Area considered (As per IS 3861-1966)	Built-up Area	1,17, 695.75sq.mtr. / 12,66,877 sq. ft. (FAR + NON-FAR + 15% Ancillary)																																																																								
	Area adopted on the basis of	Approved Map. & Area statement details																																																																									
	Remarks & observations, if any	None																																																																									

Note:

- Area measurements considered in the report pertaining to Land & Building is adopted from relevant approved documents only.
- Area of the large land parcels of more than 2500 sq. mtr or of uneven shape, is taken as per property documents verified with digital survey through google which has been relied upon.
- Drawing Map, design & detailed estimation of the property/ building is out of scope of our services.

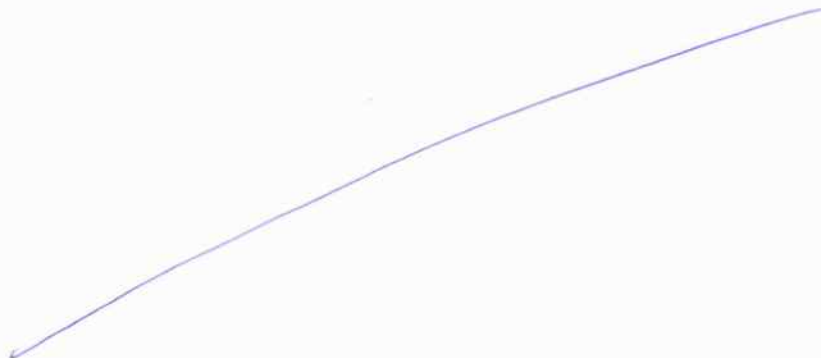
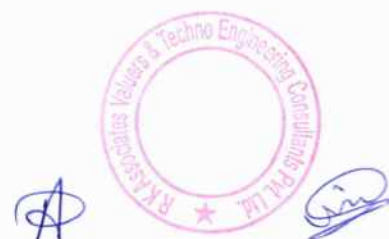




PART D

PROJECT APPROVAL DETAILS

Sl. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Possession certificate	Letter No. PROP/ BRS / 2015 /1447	Approved
2.	Revised Approved Building Plans approval	PLG/ (BP) 3719/FTS NO. 7759 Dated:17.11.2017	Approved
3.	Revised Approved Building Plans From GNIDA	BP3719 FTSMO 7759 Dated :17 /11 /2017 & PLG/2023/BP-3719/373 Dated: 12/10/2023	Approved
4.	NOC for Height Clearance from Airport Authority of India	NOC memo no.: AAI/ RHQ/NR/ATM/NOC/2016/297/1561-63 Dated: 27.12.2016 & AAI/RHQ/NR/ATM/NOC/REVALIDATION/2016/2 97/37-40 Dated: 06/01/2022	Approved
5.	Environmental clearance NOC	Dated:10/08/2017	Approved
6.	NOC from Uttar Pradesh Pollution Control Board	Ref No.10908 / UPPCB / Greater Noida (UPPCBRO) / CTE / GREATER NOIDA / 2018 Dated: 15/03/2018 & Ref No.177942/UPPCB/Greater Noida (UPPCBRO)/CTE/GREATERNOIDA/2023 Dated: 22/03/2023	Approved
7.	Provisional NOC from Fire Authority	UID No. UPFS/2023/71615/GBN/GAUTAM BUDDH NAGAR/19519/JD Dated: 16/01/2023 & R36/JD/FS/MEERUT-16(ECO03)/246 Dated: 03/08/2016	Approved
8.	NOC from Forest Department	---	Not required
9.	Structural Stability Certificate	---	Not Provided
10.	RERA Registration Certificate	Registration no. UPRERAPRJ15792 Dated: - 24-04-2018	Approved
11.	Completion Certificate (Block H, I, J & K)	CC-5702 Dated: - 26/07/2023	Approved

PART E

PROCEDURE OF ASSESMENT

1.	GENERAL INFORMATION			
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		4 April 2023	23 October 2023	23 October 2023
ii.	Client	State Bank of India, HLST Branch, Sector 62, Noida		
iii.	Intended User	State Bank of India, HLST Branch, Sector 62, Noida		
iv.	Intended Use	To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Project Tie-up for individual Flat Financing		
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, ascertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the property is identified	<input checked="" type="checkbox"/> Done from the nameplate displayed on the property <input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by the owner's representative <input type="checkbox"/> Enquired from local residents/ public <input checked="" type="checkbox"/> Cross checked from the boundaries/ address of the property mentioned in the documents provided to us <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		

2.	ASSESSMENT FACTORS			
i.	Nature of the Report	Project Tie-up		
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		Group Housing Project	Residential	Group Housing Society
		Classification	Residential Group Housing	
iii.	Basis of Inventory assessment (for Project Tie up Purpose)	Primary Basis	Market Price Assessment & Govt. Guideline Value	
		Secondary Basis	Not Applicable	
iv.	Present market state of the Asset assumed Total No. of Dwelling Units	Under Normal Marketable State		
		Reason: Asset under free market transaction state		
v.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(in consonance to surrounding use, zoning and statutory norms)</i>	Considered for Assessment
		Residential	Residential	Residential
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents provided to us in good faith.		

		Verification of authenticity of documents from originals or cross checking from any Govt. dept. have to be taken care by Legal expert/ Advocate.			
vii.	Land Physical Factors	Shape		Size	
		Irregular		Large	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Good	On Wide Road	NA
		Urban developing	Within main city	Near to Highway	
			Within developing Residential zone	Not Applicable	
		Property Facing			
		East Facing			
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
x.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	High Income Group			
xi.	Neighbourhood amenities	Good			
xii.	Any New Development in surrounding area	Some group housing projects are under construction in the vicinity			
xiii.	Any specific advantage/ drawback in the property	None			
xiv.	Property overall usability/ utility Factor	Restricted to a particular use i.e., Group housing (Residential) purpose only.			
xv.	Do property has any alternate use?	None. The property can only be used for residential purpose.			
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly.			
xvii.	Is the property merged or colluded with any other property	No			
		Comments: None			
xviii.	Is independent access available to the property	Clear independent access is available			
xix.	Is property clearly possessable upon sale	Yes			
xx.	Best Sale procedure to	Market Value			

	realize maximum Value for inventory sale (in respect to Present market state or premise of the Asset as per point (iv) above)	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xxi.	Hypothetical Sale transaction method assumed for the inventory cost analysis	Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xxii.	Approach & Method Used for inventory cost analysis	PROJECT INVENTORY	
		Approach for assessment	Method of assessment
		Market Approach	Market Comparable Sales Method
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)	
xxiv.	Market Comparable		
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	a.	Name: TTG property
			Contact No.: +91-9513702440
			Nature of reference: Property dealer
			Size of the Property: ~1,000 sq. ft to 1,500 sq. ft. super built up area
			Location: Sector 10, Greater Noida
			Rates/ Price informed: Rs.7,000/- to Rs.8,000/- per sq. ft. on super built up area
			Any other details/ Discussion held: As per discussion with the property dealer, following information was gathered that, the price of the flat depends on various physical attributes, like location, floor, amenities included, etc.
		b.	Name: Mr. Akash
			Contact No.: +91-9711142395
			Nature of reference: Property Consultant
			Size of the Property: ~1,200 sq. ft to 1,600 sq. ft. super built up area
			Location: Sector 10, Greater Noida
			Rates/ Price informed: Around Rs.7,000/- to Rs.8,000/- on super built up area
			Any other details/ Discussion held: As per discussion with the property dealer, following information was gathered that, the price of the flat depends on various physical attributes, like location, floor, amenities included, etc.
xxv.	Adopted Rates Justification	As per our discussion with the locals' inhabitants and property dealers of the subject location we came to know that rates for residential flats in resale in the subject locality varies from Rs.7,000/- to Rs.8,000/- per sq. ft. on super built up area (Ongoing basic selling price of builder/developer) depending upon the various attributes of the flats.	
xxvi.	OTHER MARKET FACTORS		
	Current Market condition	Normal	
		Remarks: NA	
		Adjustments (-/+): 0%	



	Comment on Property Salability Outlook	Easily sellable
		Adjustments (-/+): 0%
	Comment on Demand & Supply in the Market	Demand
		Good
		Supply
		Adequately available
		Remarks: Good demand of such properties in the market
		Adjustments (-/+): 0%
xxvii.	Any other special consideration	Reason: NA
		Adjustments (-/+): 0%
xxviii.	Any other aspect which has relevance on the value or marketability of the property	NA
		Adjustments (-/+): 0%
xxix.	Final adjusted & weighted Rates considered for the subject property	Rs.48,64,80,000/- for 20,240 sq. mtr. of land (as per the CA Certificate & Lease deed) and for flats Rs.7,000/- to Rs.8,000/- per sq. ft. on super built up area (Ongoing basic selling price of builder/developer)
xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.
xxxi.	Basis of computation & working	
	<p>a. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.</p> <p>b. However, Bank requires cost of Land for their internal Project approval process. Therefore, the Cost of 20,240 sq. mtr. of land is Rs.48,64,80,000/- which has been taken as per the information mentioned in CA certificate and consideration amount mentioned in the lease deed.</p> <p>c. FAR & NON-FAR have been taken as per the sanctioned area statement provided to us. 15% ancillary area has been included in NON-FAR area.</p> <p>d. Also, since this is a Licensed land for group housing project on which the developer has started selling the flats which includes the proportionate land portion in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.</p> <p>e. This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report, it is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.</p> <p>f. Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.</p> <p>g. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.</p> <p>h. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar</p>	

type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.

- i. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
- j. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, price assessment metrics is prepared and necessary adjustments are made on the subject asset.
- k. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- l. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
- m. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- n. Area measurements considered Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- o. Area of the large land parcels of more than 2500 sq. mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- p. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- q. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- r. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- s. The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- t. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Report.
- u. Project tie-up report is prepared based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- v. Project tie up is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given

in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xxxii.

ASSUMPTIONS

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

xxxiii.

SPECIAL ASSUMPTIONS

None

xxxiv.

LIMITATIONS

None



3.	COST ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Cost of Land (As per CA Certificate)
a.	Prevailing Rate range	Rs.26,000/- per sq. mtr.	---
b.	Deduction on Market Rate		---
c.	Rate adopted considering all characteristics of the property	Rs.26,000/- per sq. mtr.	---
d.	Total Land Area/ FAR Area considered (documents vs site survey whichever is less)	20,240 sq. mtr.	20,240 sq. mtr.
e.	Total Value of land (A)	20,240 sq. mtr. x Rs.26,000/- per sq. mtr.	---
		Rs.48,57,60,000/-	Rs.48,64,80,000/-

Note:

For Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the Cost of Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the Cost of 20,240 sq. mtr. of land is Rs.48,64,80,000/- which has been taken as per the information mentioned in CA certificate and consideration amount mentioned in the lease deed. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.

Also, since this is a Licensed land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.

4.	COST ASSESSMENT OF BUILDING CONSTRUCTION			
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR	NON-FAR
	Building Construction Value	Rate range	Rs. 1,400/- to 1,800/- per sq. ft.	Rs. 1,000/- to 1,400/- per sq. ft.
		Rate adopted	Rs.1,800/- per sq. ft.	Rs.1,200/- per sq. ft.
		Built-up Area	70,831.366 sq.mtr. (7,62,428.82 sq. ft.)	46,864.38 sq.mtr. (5,04,448 sq. ft.)
		Pricing Calculation	7,62,198 sq.ft. x Rs. 1,600/- per sq. ft.	5,04,448 sq. ft. X Rs.1,200/- per sq. ft.
		Total Value	Rs.137,23,71,883/-	Rs.60,53,37,837/-
a.	Depreciation percentage (Assuming salvage value % per year)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor		NA	
c.	Structure Type/ Condition		RCC framed structure / Under Construction	
d.	Construction Depreciated Replacement Value (B)		Rs.197,77,09,720/-	

5. COST ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS			
	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements (Add lump sum cost)	----	Incorporated in the above valuation
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	Incorporated in the above valuation
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Incorporated in the above valuation
d.	Add extra for internal & external development and other facilities (Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach Road, Play Area, etc.)	----	Incorporated in the above valuation
e.	Expected Construction Value (C)	----	Incorporated in the above valuation

6. MARKET/ SALEABLE AMOUNT OF THE FLATS		
a.	Total No. of DU	944 DU
b.	Total No. of EWS Units	Not provided
c.	Total Proposed Saleable Area for flats	10,44,570 sq. ft.
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	No information is provided
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.7,000 to Rs.8,000/- per sq. ft. on saleable area
	Market Rate in secondary sale (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.7,000/- to Rs.8,000/- per sq. ft. on saleable area
e.	Remarks	The value of flats in the subject locality varies from Rs.,7,000/- to Rs.8,000/- per sq. ft. on saleable area depending upon various physical attributes and amenities available within a group housing society. In our opinion, the same has been considered fair and reasonable for estimating the value of inventory of the subject project.

INVENTORY ANALYSIS:

Tower Name	Number of DU per tower	Flat Type (Super built up area in sq. ft.)	No of DU per Flat layout	Total Super built up area (sq. ft.)	Market Rate @Rs.7,000 per sq. ft on saleable area (in Cr.) (7,000xF)	Market Rate @Rs.8,000 per sq. ft on saleable area (in Cr.) (8,000xF)
A	B	C	D	F	G	H
A	80	1,020	20	20,400	14.28	16.32
		1,160	20	23,200	16.24	18.56
		1,270	40	50,800	35.56	40.64
B	80	1,020	40	40,800	28.56	32.64
		1,160	40	46,400	32.48	37.12
C	80	1,020	20	20,400	14.28	16.32
		1,160	20	23,200	16.24	18.56
		1,270	40	50,800	35.56	40.64
D	88	1,020	22	22,440	15.71	17.95
		1,160	22	25,520	17.86	20.42
		1,270	44	55,880	39.12	44.70
E	88	1,020	44	44,880	31.42	35.90
		1,160	44	51,040	35.73	40.83
F	88	1,020	22	22,440	15.71	17.95
		1,160	21	24,360	17.05	19.49
		1,270	45	57,150	40.01	45.72
G	88	920	22	20,240	14.17	16.19
		1,055	22	23,210	16.25	18.57
		1,160	44	51,040	35.73	40.83
H	88	920	22	20,240	14.17	16.19
		1,055	22	23,210	16.25	18.57
		1,160	44	51,040	35.73	40.83
I	88	920	22	20,240	14.17	16.19
		1,055	22	23,210	16.25	18.57
		1,160	44	51,040	35.73	40.83
J	88	920	44	40,480	28.34	32.38
		1,055	44	46,420	32.49	37.14
K	88	920	22	20,240	14.17	16.19
		1,055	22	23,210	16.25	18.57
		1,160	44	51,040	35.73	40.83
TOTAL			944		731.20	835.66

7. CONSOLIDATED COST ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs.48,57,60,000/-	Rs.48,64,80,000/-
b.	Structure Construction Value (B)	---	Rs.197,77,09,720/-
c.	Additional Aesthetic Works Value (C)	---	Incorporated in the above valuation
d.	Total Add (A+B+C)	Rs.48,57,60,000/-	Rs.2,46,41,89,720/-
e.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs.246,41,89,720/-
h.	Rounded Off	---	Rs.246,42,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Two Hundred & Forty-Six Crore and Forty-Two Lakh Only
j.	Expected Realizable Value	---	Rs.209,45,70,000/-
k.	Expected Distress Sale Value	---	Rs.184,81,50,000/-
l.	Percentage difference between Circle Rate and Market Value	---	
m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	Concluding Comments/ Disclosures if any		
	Note/Comments:		
	a. The following progress mentioned the report is as on April 2023, as survey was not done for the current report (As per discussion with bank representative).		
	b. The subject property is a Group Housing project.		
	c. We are independent of client/ company and do not have any direct/ indirect interest in the property.		
	d. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		
	e. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the		

same has only been given for the reference purpose.

- f. Also, since this is a Licensed land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.
- g. This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.
- h. This Project Tie-up is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.
- i. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.
- j. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- k. The pricing assessment of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- l. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- m. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- n. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

o. IMPORTANT KEY DEFINITIONS

***Fair Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Report.*

Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.

***Fair Market Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Report.*

Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.

***Market Value** suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing buyer and willing seller on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities at an arm's length transaction in an open, established & unrestricted market, in an orderly transaction, wherein the parties, each acted without any compulsion on the date of the Valuation.*

Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the market Value definition.

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

Distress Sale Value is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.*

***Liquidation Value** is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process, clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property*

is very high to realize whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.

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

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

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

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

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

p. **Enclosures with the Report:**

- Enclosure I: Screenshot of the price trend references of the similar related properties available on public domain - Page No. 30-31
- Enclosure II: Google Map Location Page No. 32
- Enclosure III: Photographs of the property Page No. 33-36
- Enclosure IV: Copy of Circle Guideline Rate Page No. 37
- Enclosure V: Other Relevant Documents/Articles taken for reference Page No. 38-47
- Enclosure VI: Consultant's Remarks Page No. 48-50



IMPORTANT NOTES

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

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




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IF REPORT IS USED FOR BANK/ FIs

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

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

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Parveen Sharma	Amit Jaiswal	Vishal Singh
		 

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

99acres Buy Enter Locality / Project / Society / Landmark

Home » Properties in Greater Noida » Properties in Greater Noida » Properties in Sector 10 Greater Noida West » 2 BHK Flats in Sector 10 Greater Noida West

Posted on Sep 11, 2023 | Ready to move

₹63.5 Lac @ ₹6,902 per sq.ft. **2BHK 2Baths**
Estate/Residential For Sale
Arihant Abode, Sector 10 Greater Noida West, Greater Noida, U.P.

REGISTRATION REGISTRATION No. UPREGAPR/15702 Website: <http://ap-rihant.in/projects>

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (9) **Society (25)**

Super Built up area 920 sq.ft. **Configuration** 2 Bedrooms, 2 Bathrooms, 3+ Balconies
Built up area: 719 sq.ft. **Price** ₹63.5 Lac+ Govt Charges & Tax @ ₹6,902 per sq.ft. (All inclusive) **Address** Arihant Abode, Sector 10 Greater Noida West, Greater Noida
Floor Number 19th of 22 Floors **Facing** North West
Overlooking Park/Garden, Main Road, Club Pool Others Sea facing **Possession** 0 to 1 Year Old [View Construction Status](#)

14 people already contacted since last week

99acres Buy Enter Locality / Project / Society / Landmark

Home » Properties in Greater Noida » Properties in Greater Noida » Properties in Sector 10 Greater Noida West » 2 BHK Flats in Sector 10 Greater Noida West

Posted on Jul 21, 2023 | Ready to move

₹54 Lac @ ₹7,500 per sq.ft. **2BHK 2Baths**
Estate/Residential For Sale
Arihant Abode, Sector 10 Greater Noida West, Greater Noida, U.P.

REGISTRATION REGISTRATION No. UPREGAPR/15702 Website: <http://ap-rihant.in/projects>

Overview Society Owner Details Price Trends Registry Record Society Reviews

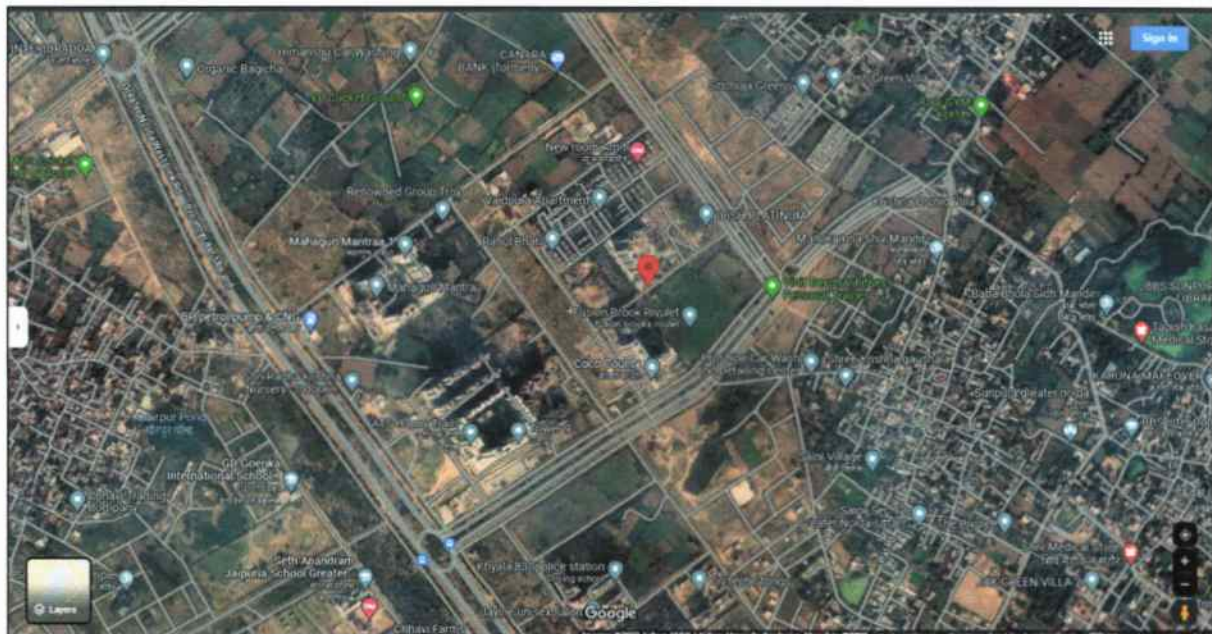
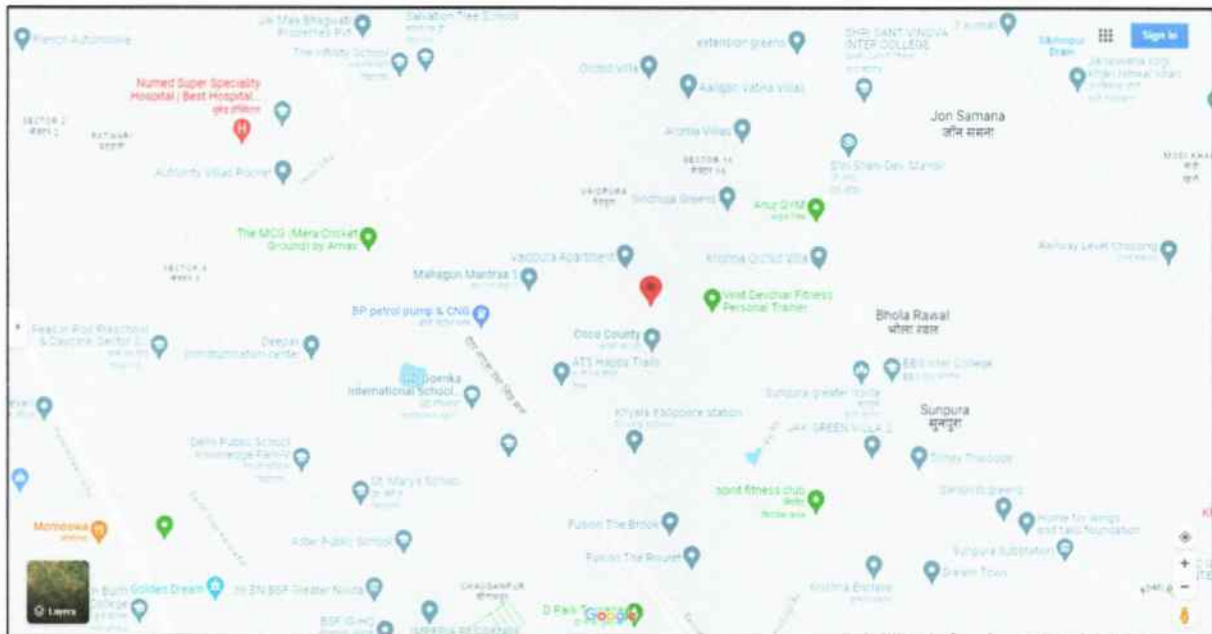
Property (1) **Society (25)**

Carpet Area 720 sq.ft. **Configuration** 2 Bedrooms, 2 Bathrooms, 3+ Balconies
Price ₹54 Lac+ Govt Charges & Tax @ ₹7,500 per sq.ft. (All inclusive, negotiable) **Address** Arihant Abode, Sector 10 Greater Noida West, Greater Noida
Floor Number 19th of 22 Floors **Overlooking** 0 to 1 Year Old [View Construction Status](#)

Places nearby Sector 10 Greater Noida West, Greater Noida, U.P. [View All \(5\)](#)

(Handwritten signature and circular stamp of R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.)

ENCLOSURE 2: GOOGLE MAP LOCATION



ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY

Current photos are not enclosed with the report, as survey was not done for the current report (As per discussion with bank representative)



PROJECT TIE-UP REPORT

ARIHANT ABODE

ENCLOSURE: 4- COPY OF CIRCLE RATE

भाग-2 प्रारूप-2				
उप जिला सदर जिला गौतमबुद्धनगर के अधीन विभिन्न भागों (नगरीय, अर्धनगरीय तथा ग्रामीण क्षेत्र) में वर्णानुक्रम में अक्षक भूमि की दरें प्रति वर्ग मीटर बेसि वैल्यू (न्यूनतम मूल्यंकन)				
क्रम सं०	सॉफ्टवेयर में अबंठित किया गया वी-कोड	मौहल्ले या राजस्व ग्राम का नाम	परगना या वार्ड या हल्का का नाम	दर प्रति वर्ग मीटर रु० में
1		2	3	5

क्रम सं०	सॉफ्टवेयर में अबंठित किया गया वी-कोड	मौहल्ले या राजस्व ग्राम का नाम	परगना या वार्ड या हल्का का नाम	दर प्रति वर्ग मीटर रु० में
295	CC61	सेक्टर-5	घेटर नौएडा	26.000
296	CC62	सेक्टर-6	घेटर नौएडा	26.000
297	CC96	सेक्टर-10	घेटर नौएडा	26.000
298	CC97	सेक्टर-11	घेटर नौएडा	26.000
299	O172	सेक्टर-12	घेटर नौएडा	26.000
300	CC65	सेक्टर-16	घेटर नौएडा	26.000
301	CC63	सेक्टर-16बी	घेटर नौएडा	26.000
302	CC64	सेक्टर-16सी	घेटर नौएडा	26.000
303	CC66	सेक्टर-17	घेटर नौएडा	26.000
304	CC67	सेक्टर-17ए	घेटर नौएडा	26.000
305	CC68	सेक्टर-17 बी	घेटर नौएडा	26.000
306	O154	सेक्टर-20	घेटर नौएडा	26.000
307	O156	सेक्टर-27	घेटर नौएडा	26.000
308	CC69	सेक्टर-31 औद्योगिक(कारखाना)(80.000 वर्ग मीटर से अतिरिक्त)	घेटर नौएडा	6.000
309	CC53	सेक्टर-36 (आर०एच०ओ-01)	घेटर नौएडा	26.500
310	CC54	सेक्टर-37 (आर०एच०ओ-02)	घेटर नौएडा	26.500
311	O178	सेक्टर-डब्ल्यू-5	घेटर नौएडा	26.500
312	CC98	सेक्टर-1	यमुना एक्सप्रेसवे	17.500
313	CC99	सेक्टर-2	यमुना एक्सप्रेसवे	17.500
314	O100	सेक्टर-3	यमुना एक्सप्रेसवे	17.500
315	O101	सेक्टर-4	यमुना एक्सप्रेसवे	17.500

सहायक महानिरीक्षक निबन्धन (द्वितीय)
गौतमबुद्धनगर

अपर जिलाधिकारी (वि०/र०)
गौतमबुद्धनगर

जिलाधिकारी
गौतमबुद्धनगर



ENCLOSURE 5: OTHER RELEVANT DOCUMENTS

LEASE DEED:

LEASE DEED

This Lease Deed made on **28** day of **October, 2015** between the **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY, 169, Chitvan Estate, Sector Gamma-II, Greater Noida Dist. Gautam Budh Nagar (U.P.)** a body corporate constituted under Section 3 read with 2 (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. PROSPER BUILDTECH PRIVATE LIMITED**, a company within the meaning of Companies Act, 1956, having its registered office at 602A, Plot No.17, Sachdeva Corporate Tower, Karkardooma, DDA Community Center, Delhi-110092 through its Director Mr. Kaushal Jain S/o. Late Sh. K.C. Jain R/o. 149, Vigyan Vihar, Delhi-110092 duly authorized by its Board of Directors vide Resolution dated 23.10.2015 (hereinafter called the Lessee which expression shall unless the context does not so admit, include its representatives, administrators and permitted assigns) of the **Other Part**.

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

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

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

1. SJP INFRACON LIMITED- LEAD MEMBER
2. SRP BUILDWELL PRIVATE LIMITED- RELEVANT MEMBER
3. SJP HOTELS & RESORTS PRIVATE LIMITED- RELEVANT MEMBER
4. SJP INDIA ASSOCIATES- RELEVANT MEMBER

the Plot No. GH-04, SECTOR-10, GREATER NOIDA, after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/ Acceptance Letter No. PROP/BRS-01/2014-15/1441, dated 07.07.2014 and Allotment Letter No. PROP/BRS-01/2014-15/1588, dated 07.08.2014 and for the


Manager (Builders)
Greater Noida Indl. Dev. Authority

LESSOR

For Prosper Buildtech Pvt. Ltd.



Director

LESSEE



The amount deposited by the Lessee will first be adjusted against the interest and thereafter against allotment money, installment, and lease rent respectively. No request of the Lessee contrary to this will be entertained.

EXTENSION OF TIME

1. In exceptional circumstances, the time of deposit for the payment of balance due amount may be extended by the Chief Executive Officer of the Lessor.
2. However, in such cases of time extension, interest @ 15% per annum compounded half yearly shall be charged on the outstanding amount for such extended period.
3. Extension of time, in any case, shall not be allowed for more than 60 days for each instalment to be deposited, subject to maximum of three (3) such extensions during the entire payment schedule.
4. For the purpose of arriving at the due date, the date of issuance of allotment letter will be reckoned as the date of allotment.

And also in consideration of the yearly lease rent hereby reserved and the covenants provisions and agreement herein contained and on the part of the Lessee to be respectively paid observed and performed, the Lessor doth hereby demise on lease to the Lessee that sub divided plot of land numbered as Builders Residential / Large Group Housing (Sub Divided) Plot No. **GH-4B, SECTOR-10, GREATER NOIDA** Distt. Gautam Budh Nagar (U.P.) contained by measurement **20240.00 Sq. mtrs.** be the same a little more or less and bounded:

On the North by	:	As per Lease Plan attached
On the South by	:	
On the East by	:	
On the West by	:	

And the said plot is more clearly delineated and shown in the attached lease plan.

TO HOLD the said plot (hereinafter referred to as the demised premises with their appurtenances up to the Lessee for the term of 90 (ninety) years


Ramesh Chandra
Secretary/Manager (Legal, Govt. Architects)
LESSOR

For Prospective

Director
LESSEE 5



APPROVAL OF REVISED BUILDING PLAN:

Greater Noida Industrial Development Authority

Plot No. -01, Knowledge Park-4, Greater Noida

PLG(BP) 3719 / FZSNO-7759
Dated 17/11/2017

To,

**M/S PROSPER BUILDTECH P. LTD.
602A, plot no.-17, Sachdeva Coporate Tower
DDA Community Centre, Karkardooma
DELHI- 110092**

CONDITIONAL with respect point no. 17
vis-à-vis notification 60(A) dated 27-1-1994 and
its amendment from time to time and notification
dated 14-09-2006 issued by Ministry of
Environment & Forest and point no. 18 vis-à-vis
guidelines dt. 15.11.2012 of C.G.W.A.

Sir,

With reference to your application no- 54385, dated- 25.10.2017 for grant of **Revised Sanction Building Plan of Residential building on Plot no. GH-04B, Sector- 10 Greater Noida** This is to inform you that the sanction is being granted by the Authority with the following conditions:

1. This sanction is being granted under the provision of 'The Greater Noida Industrial Development Area Building Regulation 2010.
2. The validity of this Revalidation of sanction is **up to 5 Years**
3. In case allotment is cancelled/lease is determine for whatsoever reason by functional department, aforesaid sanction shall automatically be deemed to have been withdrawn.
4. During this period, after the completion of construction it is necessary to apply for occupancy certificate. **Time extension charge shall be payable as applicable.**
5. If demanded by the Authority. You shall be liable to pay charges for the provision of any further facilities/development/improvement.
6. A copy of the sanction drawing shall always be kept at site and shall be made available to any officer of the Authority on demand.
7. No addition/alteration is permitted in the sanctioned drawings. For any changes prior permission form the Authority required.
8. You shall be responsible for carrying out the work in accordance with the requirements of Greater Noida Industrial Development Building Regulation 2010. And direction made from time to time.
9. Prior permission is required before digging an under ground bore well.
10. No activity other than as specified in lease deed shall be permitted in the premises.
11. Prior permission is permission from the Authority is required for temporary structure also like labour huts & site office.
12. Gate shall open on to the service road only. Direct access to the main carriageway shall not be provided.
13. Services, rain water harvesting shall be laid as per approval of Authority.
14. No parking of any kind shall be permitted on n/w of road.
15. Perimeter shall have to be installed as per direction issued by Authority.
16. Complying with all the requirement for obtaining NOC from various departments prior to submission of application for occupancy shall be the responsibility of allottee irrespective of the proposal sanctioned by GNIDA.
17. **Before starting construction, the NOC is required from Ministry of Environment & Forest under notification no- 60(A) dated 27-1-1994 and its amendment from time to time or under notification dated 14-09-2006 which ever is applicable. The copy of shall be submitted to the Authority. If construction is started before obtaining the NOC, the sanction shall be treated as cancelled.**
18. **Before starting construction, the NOC is required from Central Ground Water Authority under notification dated 15.11.2012. The copy of N.O.C. from C.G.W.A. shall be submitted to the Authority. If construction is started before obtaining the NOC, the sanction shall be treated as cancelled.**
19. Mechanical ventilation to be provided in the basement as per IS Code
20. The promoters shall follow provisions of UP Apartment Act, 2010 and its applicability to the project as per defined rules and amendments made in future. As per the provision of UP Apartment Rules 2011.
21. The construction on the plot shall have to be done in accordance with the provision of MOEF Guidelines 2010 and Hon'ble NGT orders from time to time in this regard.
22. The promoter shall inform the office of Planning Department for site visit when construction upto plinth level and Gr. Floor Slab level is reached. After clearance from planning department the promoter can go ahead with Construction beyond plinth level & Ground Floor Slab.


Encl: Copy of sanctioned drawings ()
Copy to: G.M. (Engg.) for information and n.a./ Manager (Commercial) for information and n.a.

Nishu
D.G.M. (Planning)

[Signature]
D.G.M. (Planning)




PROJECT REGISTRATION CERTIFICATE:



Uttar Pradesh Real Estate Regulatory Authority

HOME ABOUT RERA LEGAL REGISTRATIONS CONCILIATION FORUM COMPLAINTS REQUEST LOGIN DOWNLOADS CAREER CONTACT US

Project Basic Information	
Project Name	ARIHANT ABODE
Registration Number	UPRERAPRJ15792
Project Registration Date	24-04-2018
Project Type	New
Project Coordinator Number	9899996528
Proposed Period	80
Proposed Start Date:	18-04-2018
Declared Date Of Completion	20-11-2024
View On Map	



CORRECTION DEED:

24 29006

भारतीय गैर न्यायिक
एक सौ रुपये
Rs. 100
ONE HUNDRED RUPEES
रु. 100
भारत INDIA
INDIA NON JUDICIAL
उत्तर प्रदेश SH DL 143535

CORRECTION DEED

This Deed is Made On the 27th Day Of October, 2016 between the **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**, 169, Chitavan Estate, Sector Gamma-IT, Greater Noida Dist. Gautam Budh Nagar (U.P.) 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' Or First Party which expression shall unless the context does not so admit include its successors and assignee on the ONE PART.

And

M/S PROSPER BUILDTECH PRIVATE LIMITED, a Company within the meaning of Companies Act, 1956, Having its registered office at 602A, Plot No. 17, Sachdeva Corporate Tower, Karkardooma, DDA Community Center, Delhi-110092 Through its Director Mr. Kaushal Jain S/o. Late Sh. K.C. Jain R/o 149, Vigyan Vihar, Delhi- 110092 duly authorized by its Board of Directors vide resolution dated 23-10-2015. (Hereinafter referred to as the 'LESSEE') Which expression shall, unless it be repugnant to the context or meaning thereof mean and include his/her/their legal heirs, executors, administrators, legal representatives and assigns, of the SECOND PART;

[Signature]
For Prosper Buildtech Pvt. Ltd.
Director



PROJECT TIE-UP REPORT

ARIHANT ABODE

WHEREAS Pursuant to lease Deed dated 28-10-2015 Entered into Between the Lessor and Lessee, the Lessor Allotted all his rights, title and interest to the lessee in the Plot No. G11-4B, Sector-10, Admeasuring area 20240 Sq. Meter situated in Greater Noida, District Gautam Budh Nagar, Uttar Pradesh (hereinafter referred to as the "PROPERTY") which was duly registered under Book No. 1, Vol. No. 18988, Page No. 159/194, Document No. 23111, dated 28-10-2015 at the office of Sub-Registrar, Greater Noida (U.P.), Gautam Budh Nagar (hereinafter Referred as "Lease Deed")

By misstate the Dimensions (Length & Width) of the lease plan attached with above said lease deed were written wrongly (Annexure-A) as well as the Name of the Members of the Consortium mentioned on Page-1 in the lease Deed were written wrongly as-

1. SJP INFRACON LIMITED-LEAD MEMBER
2. SRP BUILDWELL PRIVATE LIMITED- RELEVANT MEMBER
3. SJP HOTELS & RESORTS PRIVATE LIMITED- RELEVANT MEMBER
4. SJP INDIA ASSOCIATES- RELEVANT MEMBER,

In place of

(Signature)
Manager (Finance)
SJP India Associates Pvt. Ltd.

For Prosper Builders Pvt. Ltd.

(Signature)

Director



ENVIRONMENTAL CLEARANCE:

Speed Post/Online

F. No.21-155/2017-IA-III

Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road, New Delhi - 3

Date: 10th August, 2017

To,

M/s Prosper Buildtech Pvt. Ltd,
602 A, Plot No. 17, Sachdeva Corporate Tower,
DDA Community Center, Kardardooma, Delhi-110092
Email: prosperbuildtech123@gmail.com

Subject: Group Housing Project at Plot No. Gh-4B, Sector-10, Greater Noida, Gautam Budh Nagar, Uttar Pradesh by M/s Prosper Buildtech Pvt. Ltd - Environmental Clearance - reg.

Sir,

This has reference to your online proposal No. IA/UP/NCP/64499/2017 dated 5th May, 2017 submitted to this Ministry for grant of Environmental Clearance (EC) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of environmental clearance to the project '**Group Housing Project at Plot No. Gh-4B, Sector-10, Greater Noida, Gautam Budh Nagar, Uttar Pradesh promoted by M/s Prosper Buildtech Pvt. Ltd**' was considered by the Expert Appraisal Committee (Infra-2) in its meeting held on 25th to 27th May, 2017. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting, are under:-

- (i) The present proposal is for development of a group housing project '**Group Housing Project at Plot No. Gh-4B, Sector-10, Greater Noida, Gautam Budh Nagar, Uttar Pradesh promoted by M/s Prosper Buildtech Pvt. Ltd**'. Project site is spread over an area of 20240.00 sqm and total built up area is 117575.43 sqm.
- (ii) Project involves construction of multi-storeyed residential with community facilities. Adequate parking 978 ECS is proposed on surface, stilt & basements for visitors as well as residents. Community facilities include club house, parks, and gardens. A total of 6651 sqm is to be developed as landscape area. The project envisages construction of 13 (11 Residential+ 2 facility blocks) of 2B+ST+22 floors. Total population of the proposed project will be 5127 which include the population of residents, community and visitors.
- (iii) Water requirement during construction phase will be 417 KLD. This includes domestic water requirement, flushing, D.G. cooling and landscaping. The total fresh water requirement is 282 KLD which includes domestic water requirement. The water requirement for flushing and landscaping will be met through treated water from STP.
- (iv) Wastewater generated during construction phase will be disposed-off in septic tanks/soak pit. It is expected that the project will generate approx.

Proposal No. IA/UP/NCP/64499/2017


Page 1 of 8



HEIGHT CLEARANCE NOC FROM AAI:

	भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA
AAI/RHQ/NR/ATM/NOC/REVALIDATION/2016/297/37-40	Date: 06.01.2022
To, M/s Prosper Buildtech Pvt Ltd 602A, 6 th Floor, Sachdeva Corporate Tower, DDA Community Center, Karkardooma, Delhi-110092	
Sub: <u>Renewal/Revalidation of NOC letter no. AAI/RHQ/NR/ATM/NOC/2016/297/1561-63 dated 27.12.2016</u>	
Sir, Reference may please be made to your NOC application no. Nil dated 22.12.2021 regarding revalidation of earlier issued NOC.	
The NOC issued by this office vide letter no. <u>AAI/RHQ/NR/ATM/NOC/2016/297/1561-63 dated 27.12.2016</u> for construction of <u>Building</u> by <u>M/s Prosper Buildtech Pvt Ltd</u> at <u>Plot no. GH-04B, Sector 10, Greater Noida, Gautam Budh Nagar, U.P</u> is hereby extended the validity upto <u>26.12.2024</u> under same terms and conditions as mentioned in the NOC dated 27.12.2016.	
The Validity will not be extended beyond 26.12.2024.	
This issue with the approval of the competent Authority.	
 (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, GNDA, 169, Chitvan Estate, Sector-Gamma-II, Greater Noida-201308. 3. Guard File	
क्षेत्रीय मुख्यालय, उत्तरी क्षेत्र, प्रचालन कार्यालय, गुडगांव रोड, नई दिल्ली-110 037 दूरभाष : 25652447 फ़ैक्स : 25656451 Regional Headquarters, Northern Region, Operational Offices, Gurgaon Road, New Delhi-110037 Tele.: 25652447 Fax : 25656451 "हिन्दी पत्रों का स्वागत है।"	



NOC FROM POLLUTION CONTROL BORAD:



UTTAR PRADESH POLLUTION CONTROL BOARD

Validity Period :19/02/2018 To 18/02/2023

Ref No. - 10908/UPPCB/GreaterNoida(UPPCBRO)/CTE/GREATER NOIDA/2018 Dated:- 15/03/2018

To ,

M/S Kaushal Jain
Propser Buildtech Pvt. Ltd.
Proposed Group Housing at Plot No. GH-04B, Sector-10, Greater Noida, Uttar Pradesh
GREATER NOIDA

Sub : Consent to Establish for New Unit/Expansion/Diversification under the provisions of Water (Prevention and control of pollution) Act, 1974 as amended and Air (Prevention and control of Pollution) Act, 1981 as amended.

Please refer to your application form no - 465593 dated - 06/01/2018 .After examining the application with respect to pollution angle, Consent to Establish is granted subject to the compliance of following conditions :

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

A- Site along with geo-coordinates :

B- Main Raw Material :

Main Raw Material Details		
Name of Raw Material	Raw Material Unit Name	Raw Material Quantity
Not applicable as it is Group Housing Project.	Numbers/Day	944

C- Product with capacity :

Product Detail	
Name of Product	Product Quantity
Not applicable as it is Group Housing Project.	944

D- By-Product if any with capacity :

By Product Detail			
Name of By Product	Unit Name	Licence Product Capacity	Install Product Capacity
Not applicable as it is Group Housing Project.	Metric Tonnes/Day	944	944

E: Water Requirement (in KLD) and its Source :

Source of Water Details		
Source Type	944	Quantity (KL/D)
Municipal Supply	GNIDA	400.0



PROJECT TIE-UP REPORT

ARIHANT ABODE

CA CERTIFICATE:



BPG & CO.
Chartered Accountants

RR-12, 1st Floor, Mianwali Nagar,
Peergarhi, New Delhi - 110087
Tel : 011-45017993
(M) : 9250380199, 9891690325
E-mail : catpg.co@gmail.com

Form - 5

CHARTERED ACCOUNTANT'S CERTIFICATE

FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT

Information as on 30.06.2018

Certification work Assigned vide letter No. Prop/Rupa/001 Dated :- 17-07-2018

Subject: Certificate of amount incurred on ARIHANT ABODE for Construction of 21 Tower/Block/Building(s) situated on Khura no./Plot No.GH-040, SECTOR 10, demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, 77-28-52 to the East, 77-28-51 to the West of Village Sam Tehsil Gurgaon South Haryana Competent Authority/Development Authority "GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY, District GAUTAM BUDDH NAGAR, PIN 201201, admeasuring 20240 sq. meter area, being developed by PROSPER BUILDTECH PVT. LTD. Having RERA Registration No. UP/RERA/RP/15792, Designated A/C No. 57500000177961 Bank Name HDFC BANK LTD.

S.No.	Particulars	Total Cost Estimated	Amount Incurred (Actual out-flow) till now
1	2	3	4
1	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	4864.80	856.86
	(b) Amount payable to obtain development right, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any;	875.66	48.65
	(c) Acquisition cost of TOR (Transfer of Development Rights), if any;	0.00	0.00
	(d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above);	291.85	291.85
	(e) Interest (Other than Penal interest, Penalties etc) paid to FI, Scheduled Banks, NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI-MCLR)" or money borrowed for purchase of land and also to Competent Authority;	3081.29	1277.72
	SUB TOTAL LAND COST (in Rs.)	9113.60	2475.08

S.No.	Particulars	Total Cost Estimated	Amount Incurred (Actual out-flow) till now
1	2	3	4
2	Project Clearance Fees		
	(a) Fees paid to RERA;	1.20	1.20
	(b) Fees paid to Local Authority;	200.00	57.14
	(c) Consultant/Architect Fees (directly attributable to project);	225.00	53.69
	(d) Any other (specify);		
	SUB TOTAL FEES PAID (in Rs.)	426.20	110.03
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site), Site Overheads;	85.00	
	(b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project);	125.00	2.84
	(c) Cost of material actually purchased;	15290.00	70.46
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	5792.00	30.35
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	15,210.00	53.45



Completion Certificate (Block H, I, J & K):



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-5702

Date 26/07/2023 04:32 PM

To,

Prosper Buildtech Pvt.Ltd.

Gh-04B, Sector-10, Greater Noida West

Sir / Madam

With reference to your application no. **CC-5702** dated **26-Jul-2023** for grant of Occupancy Certificate for erection/re erection/alteration/demolition of building on Plot No **GH-04B Block - H,I,J,K,Community & Commercial in Sector in 10 -Greater Noida** completed under the supervision of Technical Person or Name **Mr. DEEPAK MEHTA Architect ID:GN00393** and COA no - **COA/87/10840** 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,

LEENU Digitally signed by
SAHGAL LEENU SAHGAL
Date: 2023.07.26
16:13:31 +05'30'

GM(Planning)

Encl :- Copy of one Set drawings(01)

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



FIRE NOC

प्रारूप-छ (संलग्नक-6)

अग्नि सुरक्षा प्रमाणपत्र (पूर्णता (कम्प्लीशन) अनापत्ति प्रमाणपत्र)

पुआईडी संख्या: UPFS/2023/71615/GBN/GAUTAM BUDDH NAGAR/19519/JD

दिनांक: 16-01-2023

प्रमाणित किया जाता है कि मैसर्स **PROSPER BUILDTECH PVT LTD** (भवन/प्रतिष्ठान का नाम) पता **PLOT NO-GH-04B, SECTOR-10, GREATER NOIDA**

तहसील - DADRI, प्लॉट एरिया 20240.00 sq.mt., कुल कवर्ड एरिया - (वर्ग मीटर), ब्लाकों की संख्या - 6 जिसमें

ब्लॉक/टॉवर	प्रत्येक ब्लाक में तलों की संख्या	बेसमेंट की संख्या	ऊँचाई
TOWER H	23	2	70.65 mt.
TOWER I	23	2	70.65 mt.
TOWER J	23	2	70.65 mt.
TOWER K	23	2	70.65 mt.
COMMUNITY CENTRE	4	0	14.70 mt.
COMMERCIALSHOP 1TO 6	1	0	3.50 mt.

है। भवन का अधिभोग मैसर्स **PROSPER BUILDTECH PVT LTD** द्वारा किया जा रहा है। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाएं एनओसीओ एवं तत्संबंधी भारतीय मानक ब्यूरो के आईओएसओ के अनुसार भवन में स्थापित कराई गयी व्यवस्थाओं का निरीक्षण **अग्निशमन अधिकारी** द्वारा दिनांक **28-01-2023** को भवन स्वामी/भवन स्वामी के प्रतिनिधि श्री **Bhupesh** के साथ किया गया। भवन में अधिस्थापित अग्नि सुरक्षा व्यवस्थाएं मानकों के अनुसार अधिस्थापित पायी गयी। अतः प्रस्तुत भवन को अग्नि सुरक्षा प्रमाणपत्र (फायर सेफ्टी सर्टिफिकेट) एनओसीओ की अधिभोग श्रेणी **Residential** के अन्तर्गत वैधता तिथि **31-01-2023** से **30-01-2028** 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 **PROSPER BUILDTECH PVT LTD** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होने। 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 **PROSPER BUILDTECH PVT LTD** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होने।

Note : In view of the recommendation reports of cfo and fso. The NOC is being issued

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)



Digitally Signed By
(AMAN SHARMA)

[6F3173ACF1282948601D36130C6B4188B05EE040]

31-01-2023

निर्गत किये जाने का दिनांक : 31-01-2023
स्थान : LUCKNOW



ENCLOSURE 6: CONSULTANT'S REMARKS

1.	This Tie up report is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing out of the standard checklist of documents sought from the client & its customer which they could provide within the reasonable expected time out of the standard checklist of documents sought from them and further based on certain assumptions and limiting conditions. The information, facts, documents, data which has become primary basis of the report has been supplied by the client which has been relied upon in good faith and is not generated by the Valuer.
2.	The client/ owner and its management/ representatives warranted to us that the information they have supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us either verbally, in writing or through documents has been relied upon in good faith and we have assumed that it is true & correct without any fabrication or misrepresentation. I/We shall not be held liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or willful default on part of the owner, company, its directors, employee, representative or agents.
3.	Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents provided to us such as title documents, Map, etc. from any concerned Govt. office etc. have to be taken care by legal expert/ Advocate and same is not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the Project tie up report of that property after satisfying the authenticity of the documents given to us for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the tie up report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4.	In the course of the preparation of this tie up report, we were provided with both written and verbal information. We have however, evaluated the information provided to us through broad inquiry, analysis and review but have not carried out a due diligence or audit of the information provided for the purpose of this engagement. Our conclusions are based on the assumptions and other information provided to us by the client during the course of the assessment.
5.	Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the tie up report services and same has not been done in this report unless otherwise stated.
6.	We have made certain assumptions in relation to facts, conditions & situations affecting the subject of, or approach to this exercise that has not been verified as part of the engagement rather, treated as "a supposition taken to be true". If any of these assumptions prove to be incorrect then our estimate on value will need to be reviewed.
7.	This is just an opinion report based on technical & market information having general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the tie up report. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.
8.	We have relied on the data from third party, external sources & information available on public domain to conclude this tie up report. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on the data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data is extracted from authentic sources, however we still can't vouch its authenticity, correctness, or accuracy.
9.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
10.	Value varies with the Purpose/ Date/ Asset Condition & situation/ Market condition, demand & supply, asset utility prevailing on a particular date/ Mode of sale. The indicative & estimated prospective Value of the asset given in this report is restricted only for the purpose and other points mentioned above prevailing on a particular date as mentioned in the report. If any of these points are different from the one mentioned aforesaid in the Report then this report should not be referred.
11.	Our report is meant ONLY for the purpose mentioned in the report and should not be used for any other purpose. The Report should not be copied or reproduced for any purpose other than the purpose for which it is prepared for. I/we do not take any responsibility for the unauthorized use of this report.
12.	We owe responsibility only to the authority/client that has appointed us as per the scope of work mentioned in the report. We will not be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions or advice given by any other person. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or willful default on part of the client or companies, their directors, employees or agents.
13.	This report is having limited scope as per its fields & format to provide only the general basic idea of the value of the property prevailing in the market based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as free market transaction.
14.	The sale of the subject property is assumed to be on an all-cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.
15.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.
16.	While our work has involved an analysis & computation of project pricing, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated price based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.

17.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
18.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owner's name, etc., it is only for illustration purpose and may not necessary represent accuracy.
19.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
20.	This tie up report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
21.	This tie up report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this tie up report can only be regarded as relevant as at the reported date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
22.	Cost assessment of the same asset/ property can fetch different values under different circumstances & situations. For eg. Cost assessment of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
23.	Tie up report has been prepared for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which the report is prepared. It is requested from the Bank to cross check from their own records/ information if this is the same property for which tie up has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
24.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
25.	If this Project Tie up report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
26.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the report.
27.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
28.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Project tie up services.
29.	Cost assessment is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Project tie up report before reaching to any conclusion.
30.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
31.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the

PROJECT TIE-UP REPORT

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	circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our pricing analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
32.	This cost assessment is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
33.	This report is prepared on the V-L10 (Project Tie Up format) _V_10.2_2022 Tie up format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
34.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
35.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
36.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
37.	Defect Liability Period is 15 DAYS. We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
38.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
39.	Our Data retention policy is of ONE YEAR . After this period, we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
40.	This Project tie up report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
41.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
42.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
43.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.