

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

CASE NO. VIS(2022-23)-PL051-044-045

DATED: 01/05/2023

PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	THE RIVULET, PHASE-I

SITUATED AT

GH-04B, SECTOR-12, GREATER NOIDA, UTTAR PRADESH

DEVELOPER/ PROMOTER

M/S. GRAND REALTECH LIMITED

REPORT PREPARED FOR

INDIA, HLST BRANCH, NOIDA, UTTAR PRADESH

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lenders' Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASAM)
- Project Techno Financial Advisors
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

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

Please provide your feedback on the report within 15 days of its submission after which
it will be considered to be accepted & correct.

Important Remarks are available at www.rkassociates.org for reference

CORPORATE OFFICE

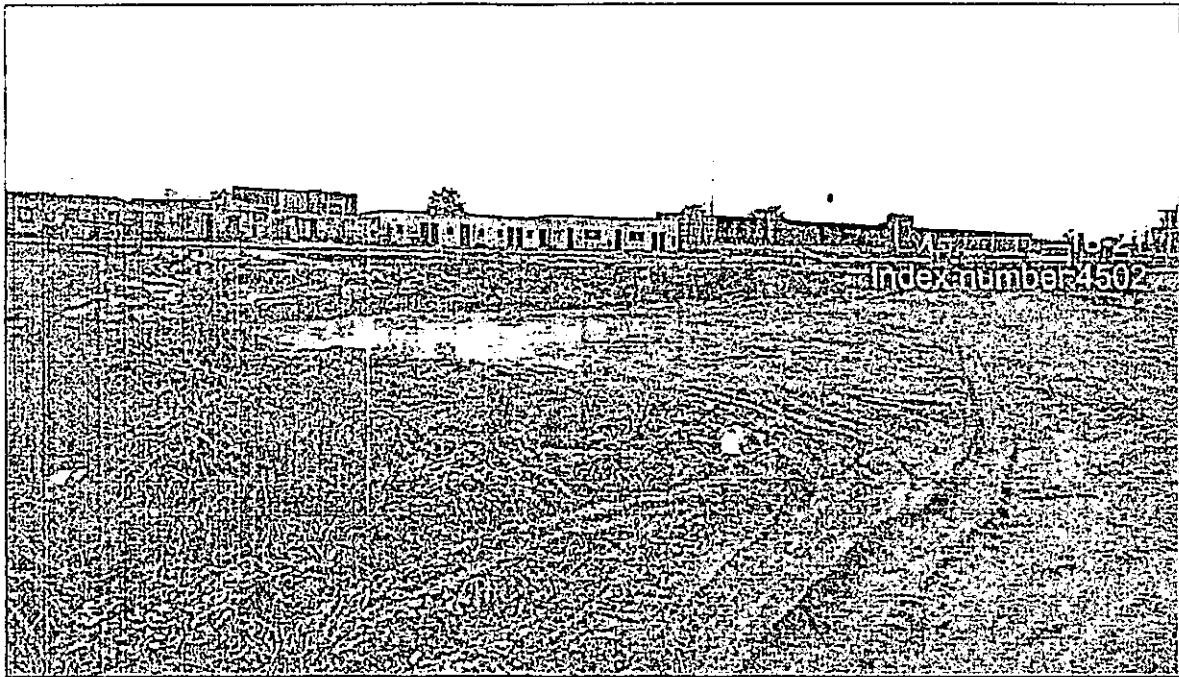
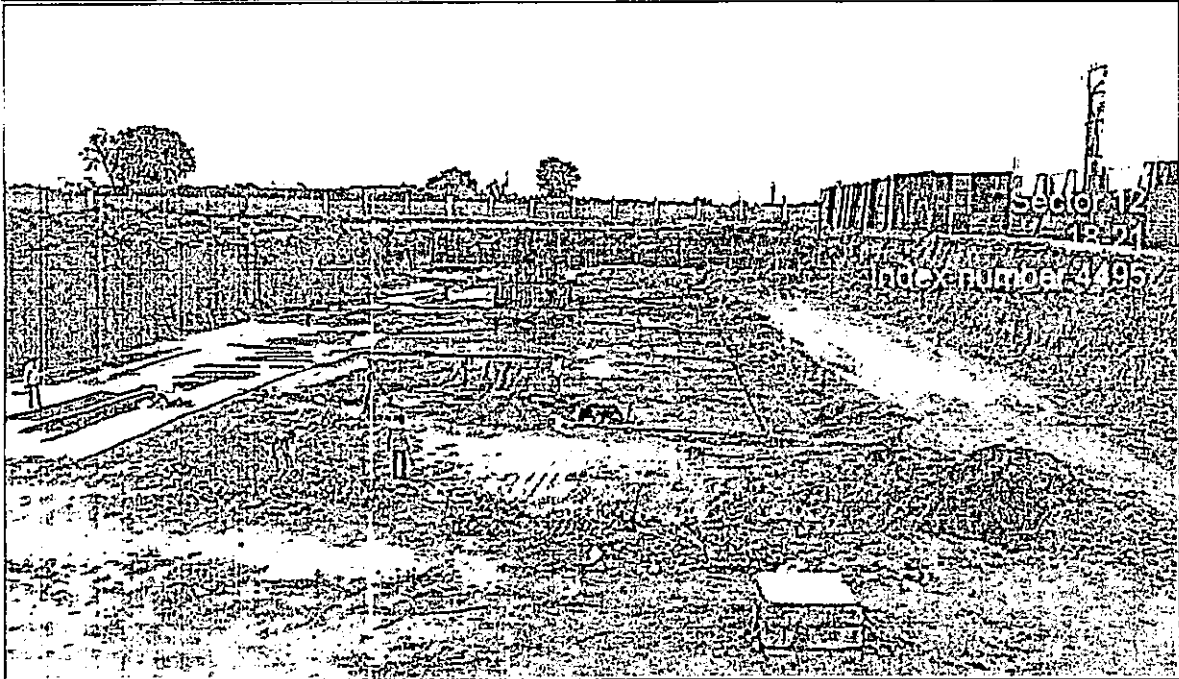
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E-mail - valuers@rkassociates.org | Website - www.rkassociates.org

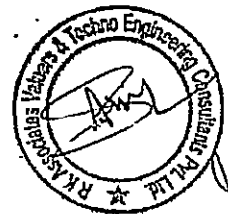
PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT
PLOT NO. GH-04B, SECTOR-12, GREATER NOIDA, UTTAR PRADESH

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PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	State Bank of India, HLST Branch, Noida, Uttar Pradesh
Name of Project	The Rivulet Phase-I (A per RERA Certificate)
Work Order No. & Date	Via E-mail dated 26/04/2023

SR NO	CONTENTS	DESCRIPTION						
1.	GENERAL DETAILS							
i.	Report prepared for	State Bank of India, HLST Branch, Noida, Uttar Pradesh						
ii.	Name of Developer/ Promoter	M/s. Grand Realtech Limited						
iii.	Registered Address of the Developer as per MCA website	Regd. Office: - A-6 Ground Floor, Yojna Vihar Shahdara Delhi						
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	28 April 2023						
viii.	Date of Assessment	1 May 2023						
ix.	Date of Report	1 May 2023						
x.	Property Shown by	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Ami Panda</td><td>Employee</td><td>+91 85274 61116</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Ami Panda	Employee	+91 85274 61116
Name	Relationship with Owner	Contact Number						
Mr. Ami Panda	Employee	+91 85274 61116						
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 original's 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	<table> <tr> <th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr> <tr> <td>Total 05 Documents requested</td><td>Total 05 Documents provided</td><td>05</td></tr> </table>	Documents Requested	Documents Provided	Documents Reference No.	Total 05 Documents requested	Total 05 Documents provided	05
Documents Requested	Documents Provided	Documents Reference No.						
Total 05 Documents requested	Total 05 Documents provided	05						

PROJECT TIE-UP REPORT

THE RIVULET PHASE I

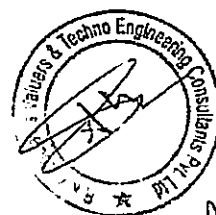
		Property Title document	Lease Deed	Dated: 28/04/2016
		Approved Map	Site Plan	Dated: -30/01/2023
		Possession Letter	Possession Letter	Dated: -20/05/2016
		NOC's & Approval	Refer Part-D	---
		RERA Certificate	RERA Certificate	Dated: -25/04/2023
xv	Identification of the property	<input checked="" type="checkbox"/>	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 checked="" 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	NA

2. SUMMARY

i.	Total Prospective Fair Market Value	Rs.382,00,00,000/-
ii.	Total Expected Realizable/ Fetch Value	Rs.324,70,00,000/-
iii.	Total Expected Distress/ Forced Sale Value	Rs.286,50,00,000/-
iv.	Total No. of Dwelling Units in The Rivulet Phase-I	Residential= 816 Units
v.	Built up area of the project	1,20,513 m ² / 12,97,197 ft ²
vi.	Saleable Area of the Project	12,56,310 sq.ft.
vii.	Inventory Cost as on "Date of Assessment"	From Rs. 628.16 Cr. to Rs. 690.97 Cr.

3. ENCLOSURES

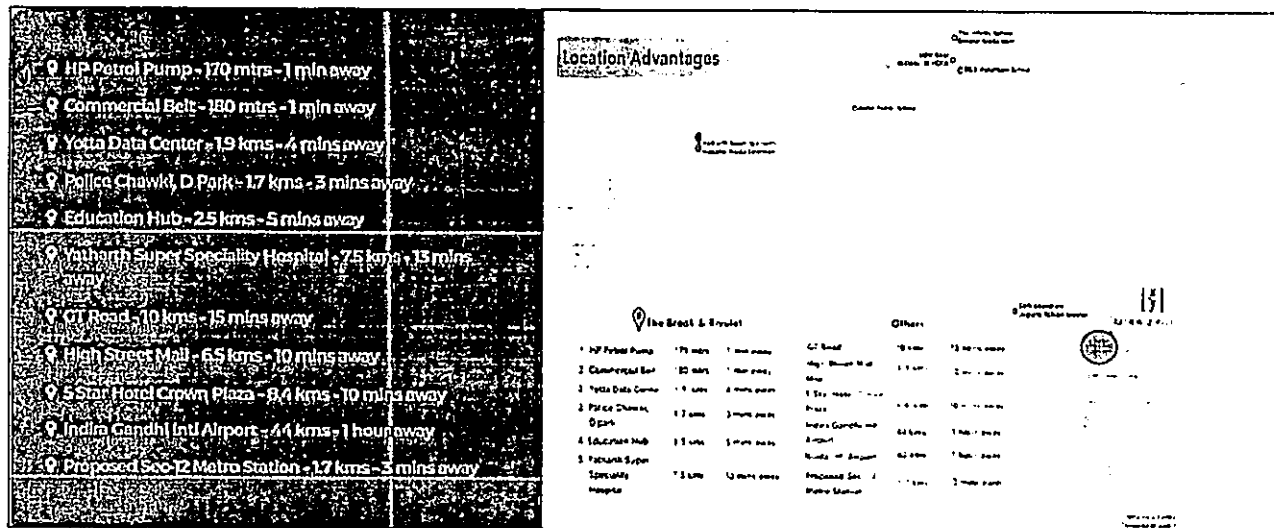
i.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain
ii.	Enclosure 2	Google Map
iii.	Enclosure 3	Photographs of The property
iv.	Enclosure 4	Copy of Circle Rate
v.	Enclosure 5	Other Important documents taken for reference
vi.	Enclosure 6	Consultant's Remarks
vii.	Enclosure 7	Survey Summary Sheet



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 'The Rivulet Phase-I' consists of Tower K, L, M, S, T & U being developed on total land area of 7.41 Acres (30,000 sq.mtr) as per Lease Deed dated 28th April 2016 available on UPRERA Website.

We have been provided Inventory and Area details. As per Scope of Work & RERA Certificate and related details/data procured, this project Tie-up Report is prepared for The Rivulet Phase-I (Tower K, L, M, S, T & U). All the other relevant information/ data like FAR, Non-FAR area, Land Area, Inventory, Ownership, NoC etc. is taken from UPRERA Website. Latest construction status of the project and latest prevailing market rates of the floors is taken as per the site survey and market research done by us.

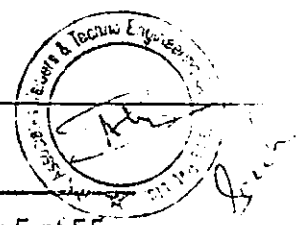
At present this project is being promoted & developed by M/s. Grand Realtech Limited. Its registered office at A-6 Ground Floor, Yojna Vihar Shahdara Delhi. The group is into business of Real estate activities with own or leased property NCR Region. The major consultant of this project is a famous Architect consultant by the name M/s. Design Forum International.

As per copy of lease deed dated 28th April 2016, M/s. Grand Realtech Limited has leased out area measuring 30,000 sqm from Greater Noida Industrial Development Authority for a period of 90 years commencing from 28th April 2016 at a premium of Rs. 70,95,00,000/-. As per lease deed Grand Realtech Limited is lead member with 74% shareholding rights, the other member is SRS Real Estate Limited with 26% share.

As per copy of Area Chart, the project having total plot area admeasuring 30,000 sqm. In the The Rivulet Phase-I developer has planned to develop 06 towers consisting of B+S+24.

The break-up of Type of Units & Size in this project is as per table below -

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Sr. No.	Saleable Area (In Sq. ft.)	Carpet Area (In Sq. ft.)	Nos. of Units	Project Name	Type of Unit
1	960	527	5	The Rivulet Phase-I	2BHK+2T+2B
2	1350	695	235		3BHK+ 2T+ 2B
3	1545	830	480		3BHK+ 3T+ 4B
4	1710	881	1		3BHK+3T+3B
5	2010	1064	95		4BHK+ 3T+ 4B

As per documents available on UPRERA Website, the developer of the project has obtained most of the preliminary necessary statutory approvals from different government agencies to develop a modern group housing society comprising of all the basic & urban facilities & amenities.

The construction work of the project 'The Rivulet Phase-I' is as below: -

- Tower-K: Construction work yet to start.
- Tower-L: Construction work yet to start.
- Tower-M: Excavation work is under progress.
- Tower-S: PCC Casting work complete.
- Tower-T: PCC Casting work complete.
- Tower-U: Construction work yet to start.

This project is very well located in fast developing sector of Greater Noida, Uttar Pradesh, which has many land marks in the vicinity like group housing projects and Greater Noida West Link Road connects top NH-24. This project is located at Sector-12 in Greater Noida, a new and fast upcoming residential area of Greater Noida.

The Subject Project is in well developing area of Sector-12, Greater Noida. The nearby locality house a few other Group Housing Project. The nearest main road to the subject Locality is Greater Noida West Link Road and can be proposed approached by Sector Road which is around 60ft wide

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	Knowledge Park Greater Noida	
ii.	Name of similar projects available nearby with distance from this property	ATS Happy Trails, Apex Court, Victoria One Central etc.	
iii.	Postal Address of the Project	Clear independent access is available	
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°33'39.6"N 77°28'57.3"E	
vi.	Description of adjoining property	Other residential projects	
vii.	Plot No. / Survey No./Sector	GH-04B, Sector-12	
viii.	Village/ Zone	--	
ix.	Sub registrar	Greater Noida	
x.	District	Gautam Budh Nagar	
xi.	City Categorization	Metro City	Urban
	Type of Area	Residential Area	
xii.	Classification of the area/Society	Middle Class (Ordinary)	Urban developing
	Type of Area	Within urban developing zone	
xiii.	Characteristics of the locality	Good	Within urban developing zone
xiv.	Property location classification	Normal location within locality	2 Side Open Near to Highway
xv.	Property Facing	West Facing (Entrance of colony)	
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY		
	a) Main Road Name & Width	Greater Noida West Link Approx. 60 meters Road	
	b) Front Road Name & width	Internal Road Approx. 18 meters	
	c) Type of Approach Road	Bituminous Road	
	d) Distance from the Main Road	20 mtr. from the main road	
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes	
xviii.	Is the property merged or colluded with any other property	No, it is an independent single bounded property	
xix.	BOUNDARIES SCHEDULE OF THE PROPERTY		
a)	Are Boundaries matched		No, boundaries are not mentioned in the documents
b)	Directions	As per Title Deed/TIR	Actual found at Site
	East	24 mtr. Wide road	24 mtr. Wide road
	West	Not Mentioned	Other's Property
	North	24 mtr. Wide road	24 mtr. Wide road
	South	Plot no. GH-3B & GH-3C	Other's Property


3. TOWN PLANNING/ ZONING PARAMETERS		
i	Planning Area/ Zone	Greater NOIDA Master Plan
ii	Master Plan currently in force	Greater NOIDA Master Plan 2021
iii	Municipal limits	Greater Noida (GNIDA)
iv	Developmental controls/ Authority	Greater Noida (GNIDA)
v	Zoning regulations	Residential zone
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	NA as project is under construction
xiii	Comment on unauthorized construction if any	NA as project is under construction
xiv	Comment on Transferability of developmental rights	As per regulation of GNIDA
xv	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential purpose and many group housing project are within the locality.
xvi	Comment of Demolition proceedings if any	No
xvii	Comment on Compounding/ Regularization proceedings	No
xviii	Any information on encroachment	No
xix	Is the area part of unauthorized area/ colony	No information available.

4. LEGAL ASPECTS OF THE PROPERTY			
i	Ownership documents provided	Lease Deed	None
ii	Names of the Developer/Promoter	M/s. Grand Realtech Limited	
iii	Constitution of the Property	M/s. Grand Realtech Limited	
iv	Agreement of easement if any	Not required	
v	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain	
vi	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain	
vii	Heritage restrictions, if any	No	
viii	Comment on Transferability of the property ownership	Lease hold, Transferable subject to NOC	
ix	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Developer	NA



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 NA available to us. Bank to obtain details from the Developer								
xi.	Building Plan sanction:									
	a) Authority approving the plan	Greater Noida Industrial Development Authority								
	b) Any violation from the approved Building Plan	Under Construction Property								
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property Since the license has been issued. For the group Housing Society development.								
xiii.	Whether the property SARFAESI complaint	Yes								
xiv.	Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	<table><tr><td>Tax name</td><td>---</td></tr><tr><td>Receipt number</td><td>---</td></tr><tr><td>Receipt in the name of</td><td>---</td></tr><tr><td>Tax amount</td><td>---</td></tr></table>	Tax name	---	Receipt number	---	Receipt in the name of	---	Tax amount	---
Tax name	---									
Receipt number	---									
Receipt in the name of	---									
Tax amount	---									
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	Details not available								
xvii.	Property or Tax Id No.	Not provided								
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Yes								
xix.	Property presently occupied/ possessed by	Developer								
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	NA.								

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	Proposed	
ii.	Water Treatment Plant	Not Applicable	
iii.	Power Supply arrangements	Permanent	Proposed
		Auxiliary	No
iv.	HVAC system	No	
v.	Security provisions	Yes	



PROJECT TIE-UP REPORT

PROJECT PHASE I

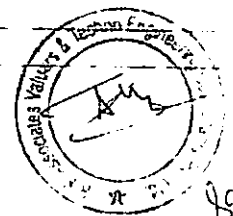
vi.	Lift/ Elevators		Proposed		
vii.	Compound wall/ Main Gate		Yes		
viii.	Whether gated society		Proposed		
ix.	Car parking facilities		Proposed		
x.	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Proposed	Proposed	Proposed	Proposed	Yes

7.	INFRASTRUCTURE AVAILABILITY						
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply			Proposed from municipal connection			
	b) Sewerage/ sanitation system			Underground			
	c) Storm water drainage			Proposed			
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management			Proposed, to be arranged by the authority			
	b) Electricity			Proposed			
	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
	2 Km.	2 km.	2 km.	2 km.	8 Km.	10 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. However, the project is proposed to have its own recreational activity centres within the projects.			

8.	MARKETABILITY ASPECTS OF THE PROPERTY:		
i	Location attribute of the subject property	Normal	
ii	Scarcity	Similar kind of properties are easily 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	Yes	Construction of many other group housing societies is in progress. However, many are already inhabited
v	Any negativity/ defect/ disadvantages in the property/ location	No	NA
vi	Any other aspect which has relevance on the value or marketability of the property	No	



9. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
i.	Type of construction & design	Under construction	
ii.	Method of construction	Under construction	
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
		06-High rise towers (Proposed)	Under construction
		Maximum Floors up to B+S+24 floors (Proposed)	Under construction
	d) Floor height	Under construction	
	e) Type of flooring	Under Construction	
	f) Doors/ Windows	Under Construction	
	g) Interior Finishing	Under construction	
	h) Exterior Finishing	Under construction	
	i) Interior decoration/ Special architectural or decorative feature	Under construction	
	j) Class of electrical fittings	Under construction	
	k) Class of sanitary & water supply fittings	Under construction	
iv.	Maintenance issues	NA	
v.	Age of building/ Year of construction	Under Construction	
vi.	Total life of the structure/ Remaining life expected	Approx. 65-70 years	Approx. 65-70 years (after completion)
vii.	Extent of deterioration in the structure	Not Applicable as construction work is in progress	
viii.	Protection against natural disasters viz. earthquakes etc.	All the structures are asumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	Not Applicable as construction work is in progress	
x.	System of air conditioning	Not Applicable as construction work is in progress	
xi.	Provision of firefighting	Yes (Proposed)	
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority.	
	a) Is Building as per approved Map	Cannot comment as construction is in initial stage	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	c) Is this being regularized	NA	

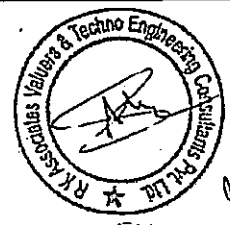


PROJECT TIE-UP REPORT

PROJECT PHASE I

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	Under construction
iii.	Use of solar heating and lighting systems, etc.	Under construction
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.	Not Applicable
12.	PROJECT DETAILS:	
a.	Name of the Developer	M/s. Grand Realtech Limited
b.	Name of the Project	The Rivulet Phase-I
c.	Total no. of Dwelling units	• Residential = 816 Units
d.	Developer market reputation	New small scale builder with no track record of any past Project.
e.	Name of the Architect	M/s. Design Forum International
f.	Architect Market Reputation	Established Architect with years long experience in market and have successfully delivered multiple Projects.
g.	Proposed completion date of the Project	03/04/2030 (as per the RERA certificate)
h.	Progress of the Project	Tower-K: Construction work yet to start. Tower-L: Construction work yet to start. Tower-M: Excavation work is under progress. Tower-S: PCC Casting work complete. Tower-T: PCC Casting work complete. Tower-U: Construction work yet to start.
i.	Other Salient Features of the Project	<input checked="" type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" 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 checked="" type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,

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PROJECT TIE-UP REPORT

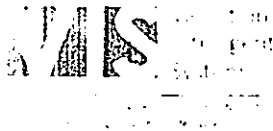
THE RIVULET PROJECT

PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed Area of the project		7.41 Acres (30,000 sq.mtr.)(For The Rivulet Phase-I)	
2.	Area of the Project as per RERA		7.41 Acres (30,000 sq.mtr.)(For The Rivulet Phase-I)	
3.	Ground Coverage Area	Permitted	10,500 m ² (35%)	
		Proposed	8560.252 m ² / (28.53%)	
Covered Built-up Area	UNDER FAR		PROPOSED AS PER APPROVED MAP (In m ²)	ACHIEVED STATUS As per Site Visit/Map
	TOTAL	Tower-K	11,937.80	Tower-K, L, U: Construction work yet to start.
		Tower-L	11,937.80	
		Tower-M	10,832.17	
		Tower-S	11,937.80	
		Tower-T	11,937.80	
		Tower-U	11,937.80	
		Meter Room	53.34	Tower-M: Excavation work is under progress Tower-S PCC Casting work complete Tower-T PCC Casting work complete.
		Commercial	1,049.62	
		As per Sanction Plan	71,624.13	
		Proposed as per RERA	69,686.18	
		Adopted as per RERA (Carpet Area)	61,909.46 m ²	
		Adopted as per Sanction Plan (Carpet Area)	61,902.73 m ²	
		Permitted	350% for entire License Land	
	UNDER NON-FAR		Proposed as per Approved Map (In m ²)	Proposed AS PER MAP
	Tower- K, L, S, T & U		2528.359	Tower-M: Excavation work is under progress Tower-S PCC Casting work complete. Tower-T PCC Casting work complete. Tower-K, L, U: Construction work yet to start
	Tower- M		453.317	
	Basement		21,660.691	
	Non-Tower (Podium/Stilt)		12,562.491	
	Ancillary Area		11,683.589	
	Proposed Total NON-FAR area		48,888.446	
	Total Gross Built Up Area		1,20,512.577	
4.	Open/ Green Area	Minimum Required	Not mentioned in sanction plan	
		Proposed	Not mentioned in sanction plan	
5.	Density	Permitted	6,300 persons	
		Proposed	3672 persons	
6.	Carpet Area	61,902.73 sq.mtr. or 6,66,321 sq. ft.		





PROJECT TIE-UP REPORT



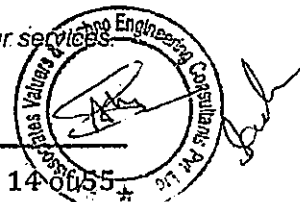
Saleable Area 1,16,714.05 sq.mtr. or 12,56,310 sq. ft.

Total Blocks/ Floors/ Flats

Approved as per Building Plan for Project		As per RERA & Inventory		Current Status			
Tower-K: B+S+24, 144 Units		Tower-K: B+S+24, 144 Units		Tower-K, L, U: Construction work yet to start. Tower-M: Excavation work is under progress. Tower-S: PCC Casting work complete. Tower-T: PCC Casting work complete.			
Tower-L: B+S+24, 144 Units		Tower-L: B+S+24, 144 Units					
1. Tower-M: B+S+24, 96 Units		Tower-M: B+S+24, 96 Units					
Tower-S: B+S+24, 144 Units		Tower-S: B+S+24, 144 Units					
Tower-T: B+S+24, 144 Units		Tower-T: B+S+24, 144 Units					
Tower-U: B+S+24, 144 Units		Tower-U: B+S+24, 144 Units					
2. Total no. of Flats/ Units		The Rivulet Phase-I		816 Units (As per RERA registration no. UPRERAPRJ145736)			
3. Type of Flats		Type of Flat	Tower	No. of Units	Saleable Area (Sq. ft.)	Carpet Area (Sq. ft.)	
		2BHK+2T+2B	K, L, S, T, U	5	4,800	2,635	
		3BHK+ 2T+ 2B		235	3,17,250	1,63,325	
		3BHK+ 3T+ 4B		480	7,41,600	3,98,400	
		3BHK+3T+3B	M	1	1,710	881	
		4BHK+ 3T+ 4B		95	1,90,950	1,01,080	
		Grand Total		816	12,56,310	6,66,321	
		Basement Car Parking		725			
		Stilt Car Parking		517			
		Open Car Parking		83			
4. Land Area considered		Land Area as per Approved Map – 7.41 Acres/30,000 sq. mtr.					
5. Area adopted on the basis of		Property documents & site survey both					
6. Remarks & observations, if any		NA					
Constructed Area considered		Built-up Area	Under construction				
7. Area adopted on the basis of		Site Survey.					
Remarks & observations, if any		NA					

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.	Lease deed	Deed No. I-10911 dated 28-04-2016	Approved
2.	Possession Certificate	Prop/BRS/2016/711 Dated:20-05-2017	Approved
3.	Approved Building Plans From GNIDA	Letter no. SM-27-Sep-2022:15677 dated 03-02-2023 valid for 5 years	Approved
4.	NOC for Height Clearance from Airport Authority of India	Letter no. AAI/RHQ/NR/ATS/NOC/2023/10/42-45 valid from 02-01-2023--	Approved
5.	Environmental clearance NOC	Minutes of 738th SEAC-1 Meeting Dated 27/03/2023	Applied
6.	NOC from Uttar Pradesh Pollution Control Board	Applied Consent to Establish (No Objection Certificate) dated 01-05-2023	Applied
7.	Provisional NOC from Fire Authority	UPFS/2022/62807/GBN/GAUTAM BUDDH NAGAR/17750/JD dated 27-09-2022	Approved
8.	NOC from Forest Department	---	Not required
9.	Structural Stability Certificate	Proof Checking of Design & Submission Letter no. CED-6430/22-23, dated 17-10-2022 received	Drawing checked
10.	RERA Registration Certificate	Registration no. UPRERAPRJ145736 Dated:- 25-04-2023	Approved

Note: The above details have been considered from the data available on UPRERA Website only.

Adi



Adi

PART I

PROCEDURE OF ASSESMENT

GENERAL INFORMATION

Important Dates		Date of Inspection of the Property	Date of Assessment	Date of Report
		28 April 2023	1 May 2023	1 May 2023
ii.	Client	State bank of India, HLST Branch, Noida, Uttar Pradesh		
iii.	Intended User	State bank of India, HLST Branch, Noida, Uttar Pradesh		
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 name plate displayed on the property <input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by the owner's representative <input checked="" 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).		

ASSESSMENT FACTORS

2 ASSESSMENT FACTORS				
i	Nature of the Report	Project Tie-up		
ii	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		Real estate	Residential	Group Housing
		Classification	Residential Asset	
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		



PROJECT TIE-UP REPORT

THE RIVINGTONS


v.	Property Use factor	Current/ Existing Use	Highest & Best Use (in consonance to surrounding use, zoning and statutory norms)	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	
		Square	Medium	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics
		Metro City	Good	On Wide Road
		Urban developing	Within urban developed area	Near to Highway
			Within good urban developed area	None
		Property Facing		
		West Facing Colony Entrance		
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity
		Yes (Proposed)	Underground (Proposed)	Its an under construction property Connection will be taken in due course
		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	Medium Income Group		

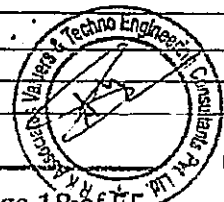


PROJECT TIE-UP REPORT



	of slums/ squatter settlements nearby, etc.)	
xi.	Neighbourhood amenities	Good
xii.	Any New Development in surrounding area	Some group housing projects are under construction in the vicinity and some are already constructed.
xiii.	Any specific advantage/ drawback in the property	No
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: NA
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 realize maximum Value for inventory sale (in respect to Present market state or premise of the Asset as per point (iv) above)	Market Value 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 Market Approach Method of assessment 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	<table><tr><td>a. Name:</td><td>Mr. Shubham Prakash</td></tr><tr><td>Contact No.:</td><td>+91 98712 77499</td></tr></table>		a. Name:	Mr. Shubham Prakash	Contact No.:
a. Name:	Mr. Shubham Prakash					
Contact No.:	+91 98712 77499					



PROJECT TIE-UP REPORT

THE RIVOLI PHASE

the property and Details of the sources from where the information is gathered (from property search sites & local information)

Nature of reference:	Property dealer
Size of the Property:	1275 sq. ft. saleable area
Location:	Civitech Strings
Rates/ Price informed:	Rs.4,835/- per sq.ft.
Any other details/ Discussion held:	As per inquiry conducted with the local property dealer, the asking price for 3BHK+3B in Civitech Strings which is a under construction group housing society, is Rs 61 65 000/- i.e Rs 4,835/- per sq. ft.
b Name:	Mr. Vimal Bhatt
Contact No.:	+91 98710 06679
Nature of reference:	Property dealer
Size of the Property:	1086 sq. ft. saleable area
Location:	Civitech Strings
Rates/ Price informed:	Rs.4,788/- per sq.ft.
Any other details/ Discussion held:	As per inquiry conducted with the local property dealer, the asking price for 2BHK+2B in Civitech Strings which is a under construction group housing society, is Rs. 52.00 000/- i.e Rs 4,788/- per sq. ft.
c Name:	Mr. Sanjay Choudhary
Contact No.:	+91 84474 67467
Nature of reference:	Property dealer
Size of the Property:	1695 sq. ft. saleable area
Location:	Sikka Kaamya greens
Rates/ Price informed:	Rs.5,100/- per sq.ft.
Any other details/ Discussion held:	As per inquiry conducted with the local property dealer, the asking price for 4BHK+3B in Sikka Kaamya Greens which is a under construction group housing society, is Rs 86.45 000/- i.e Rs 5,100/- per sq. ft.

xxv. Adopted Rates Justification

As per details available on public domain, the launch price of the project was Rs. 4,370/- per sq. ft. These were the pre-launch rates before the start of construction. Since the construction of the project has been started and the rates have been revised. For the market rate of the Flats available of nearby project, we have enquired from property dealers in that area and were able to find a Sale rate range of Rs.4,500 /- to Rs.5,000/- per sq. ft. on Super area for the project.

As per price list shared by the company w.e.f. from 25-04-2023 the rate per sq.ft. of unit varies from Rs. 5050/- to Rs. 5350/- per sq.ft depending upon floor no. Also premium location charges (PLC) of Rs. 100/- to Rs 300/- shall be charged for premium location.

Thus, we have adopted rate of Rs. 5,000/- to Rs. 5,400/- per sq.ft. for valuation purpose.

xxvi. OTHER MARKET FACTORS

Current condition	Market	Normal
		Remarks: NA
		Adjustments (-/+): 0%



	Comment on Property Salability Outlook	Easily sellable				
		Adjustments (-/+): 0%				
	Comment on Demand & Supply in the Market	<table><tr><th>Demand</th><th>Supply</th></tr><tr><td>Good</td><td>Adequately available</td></tr></table>	Demand	Supply	Good	Adequately available
Demand	Supply					
Good	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. 5,000/- to Rs.5,500/- per sq. ft. on Saleable Area				
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					

- 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.
- For Project Tie-up, Bank requires cost of Land for their internal Project approval process. As per lease deed dated 28th April 2016, the premium for land is Rs. 70.95 Cr. However, as per CA Certificate dated 08th April 2023 available on UPRERA Website, the land cost is Rs. 112.00 Cr. including other charges. Thus, land cost as per CA certificate is considered for valuation.
- Also, since this is a land allotted 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.
- 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.
- 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.
- 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.
- 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 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.

- h. 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
- i. 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.
- j. 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
- k. 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
- l. 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.
- m. 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.
- n. 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.
- o. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services
- p. 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.
- q. 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.
- r. 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.
- s. 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.
- t. Project tie-up report is prepared based on the macro analysis of the asset/ property considering its 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.
- u. 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**
- 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.
 - Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
 - 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.
 - 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. / We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
 - 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.
 - 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.
 - 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

COST ASSESSMENT OF LAND			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Land Value (As per RERA)
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)	30,000 sq.mtr	7.41 acres/30,000 sq.mtr
e	Total Value of land (A)	30,000 sq.mtr X Rs.26,000/- per sq.mtr. Rs. 78,00,00,000/-	---
			Rs.112,00,00,00 /-

Note:

- 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

PROJECT TIE-UP REPORT

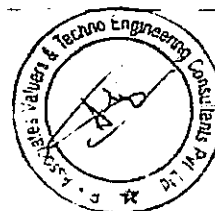
THE PROJECT TEAM

- relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.
- b. For Project Tie-up, Bank requires cost of Land for their internal Project approval process. As per lease deed dated 28th April 2016, the premium for land is Rs. 70.95 Cr. However, as per CA Certificate dated 08th Apr 2023, the land cost is Rs. 112.00 Cr. including all the development. Thus, land cost as per CA certificate is considered for valuation.
- c. Also, since this is a land allotted 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 Area	NON-FAR Area	
Building Construction Value	Rate range	Rs. 1,900/- to 2,100/- per sq. ft.	Rs. 1,400/- to 1,600/- per sq. ft.	
	Rate adopted	Rs. 2,000/- per sq. ft.	Rs. 1500/- per sq. ft.	
	Covered Area	71,624 m ² / 7,70,962 ft ²	48,888 m ² / 5,26,235 ft ²	
	Pricing Calculation	Rs.2,000/- per Sq. ft. X 7,70,962 sq. ft.	5,26,235 ft ² X Rs. 1,500/- per sq. ft.	
	Total Value	Rs. 1,54,19,24,271/-	Rs. 78,93,52,849 /-	
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 (Proposed)/ Yet to be Constructed		
d.	Expected Building Construction Value (B)	Rs. 2,33,12,77,120/-		

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)	---	NA	
b. Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	Approx. 7% of building construction cost	Rs. 16,31,89,398/-	
c. Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	Approx. 5% of building construction cost	Rs. 11,65,63,856/-	
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.)	Approx. 4% of building construction cost	Rs. 9,32,51,085/-	
e. Expected Construction Value (C)	NA	Rs. 37,30,04,339/-	

Signature



Signature

PROJECT TIE-UP REPORT

PHASE II

MARKET/SALABLE AMOUNT OF THE FLATS

- Residential= 816 Units

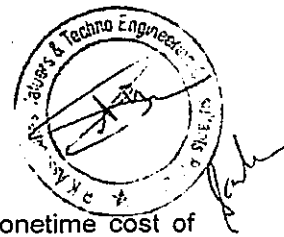
Salable Area for flats	12,56,310 sq. ft.
Market Rate in secondary sale (including PLC + Car Parking + EDC + IDC + Club & other charges)	Approx. Rs. 5,000/- to Rs. 5,500/- sq.ft.
c Remarks	<ul style="list-style-type: none"> Details of the inventory is as provided by the builder. Pricing assessment of the inventory is done based on the prospective number of flats which builder intends to create in this Project as provided by the builder. Value of shops are not considered in this report. We extracted the details of carpet area from UPRERA website. However, saleable area details for shops are not shared with us.

Unit wise:

Tower	Type of Flat	Saleable Area (sq.ft.)	No. of DUs	Total Super Area (sq.ft.)	Sale Price @5,000/- per sq.ft. (in Rs. Cr.)	Sale Price @5,500/- per sq.ft. (in Rs. Cr.)
K, L, S, T, U	2BHK+2T+2B	960	5	4,800	2.40	2.64
K, L, S, T, U	3BHK+ 2T+ 2B	1350	235	3,17,250	158.63	174.49
K, L, S, T, U	3BHK+ 3T+ 4B	1545	480	7,41,600	370.80	407.88
M	3BHK+3T+3B	1710	1	1,710	0.86	0.94
M	4BHK+ 3T+ 4B	2010	95	1,90,950	95.48	105.02
Total			816	12,56,310	628.16	690.97

Tower Wise

Tower	No. of DUs	Total Saleable Area (sq.ft.)	Sale Price @5,000/- per sq.ft. (in Rs. Cr.)	Sale Price @5,500/- per sq.ft. (in Rs. Cr.)
Tower K	144	2,12,730	106.37	117.00
Tower L	144	2,12,730	106.37	117.00
Tower M	96	1,92,660	96.33	105.96
Tower S	144	2,12,730	106.37	117.00
Tower T	144	2,12,730	106.37	117.00
Tower U	144	2,12,730	106.37	117.00
Total	816	12,56,310	628.16	690.97



Note: Normally, apart from the Basic Sale Price mentioned in the Agreement to Sale, a onetime cost of additional amenities & other costs related to the property which are permanent in nature and add up to the realizable value of security/property (viz. Township Corpus Fund, One Time Maintenance fund/deposit/corpus, Development Charges, Premium for insurance of Mortgaged Property, Electrical Fittings, One Time Generator Charges, Club House Membership Charges, Electricity/Water/Sewerage Board one time charges/deposits, cost of rooftop Solar Photo Voltaic System) are charged. Now GST

will be added as part of Project Cost for assessing the loan amount in lieu of VAT, Service Tax, etc. However, Stamp Duty, Registration Charges and other documentation Charges, which are not realizable in nature will not be included in the value of the property/agreement to sale for arriving at the loan eligibility.

7. CONSOLIDATED COST ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs.78,00,00,000/-	Rs.112,00,00,000 /-
b.	Structure Construction Value (B)	NA	Rs. 2,33,12,77,120/-
c.	Additional Aesthetic Works Value (C)	NA	Rs. 37,30,04,339/-
d.	Total Add (A+B+C)	Rs.78,00,00,000/-	Rs. 382,42,81,459/-
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. 382,42,81,459/-
h.	Rounded Off	---	Rs.382,00,00,000 /-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Three Hundred and Eighty-Two Crores only
j.	Expected Realizable Value (@ ~15% less)	---	Rs. 324,70,00,000 /-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 286,50,00,000 /-
l.	Percentage difference between Circle Rate and Market Value	More than 20%	
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		
	a. The subject property is a Group Housing project.		
	b. We are independent of client/ company and do not have any direct/ indirect interest in the property		
	c. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		

- d. 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.
- e. Also, since this is a 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.
- f. 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.
- g. 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.
- h. 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.
- i. 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.
- j. 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.
- k. 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.
- l. 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.
- m. 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 -
- Enclosure II: Google Map Location
- Enclosure III: Photographs of the property
- Enclosure IV: Copy of Circle Guideline
- Enclosure V: Other Relevant Documents/Articles taken for reference
- Enclosure VI: Consultant's Remarks

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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.

COPYRIGHT FORMAT - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format or any content of this report wholly or partially other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

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
Sachin Pandey	Abhinav Chaturvedi	Ashish Sawe
<i>Sachin</i>	<i>Abhi</i>	



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

2 BHK Flat in Sector 12 Greater Noida
Civitech Strings
9.4 sq. ft. area | Metro station | 11 Connectivity | Hospital

₹ 52 L **1,086 sq. ft.** **2 BHK**

✓ Park nearby ✓ Vasthanti Nearby ✓ Gated Society ✓ Gaur City Mall Near

5 minutes from Sector 12 Greater Noida Civitech Strings is a well plan more

VIEW ON MAP | RESALE | AREA

View Phone Number **Contact Dealer**

Posted on 25th May 2023

₹ 61.65 Lac **31 HK 2BHK**

Super built up area 1275 sq. ft.
3 Bedrooms, 2 Bathrooms, 3+ Balconies

₹ 1.63 per sq. ft. (including Neighbourhood)
Civitech Strings
Sector 12 Greater Noida, Greater Noida

14 of 22 floors
North East

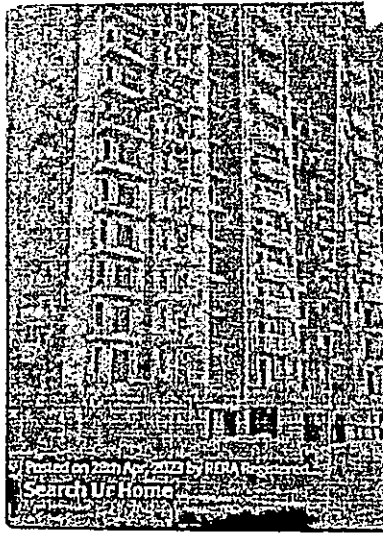
Pool Others Park, Garden Club, Main Road
Apr 2025

Property (1) Property (15)



PROJECT TIE-UP REPORT

THE RIVULET PHASE I



3 BHK, Flat in Sector-12, Greater Noida
Civitech Strings

9.4 Plots in Sector-12, Greater Noida

₹ 61.2 L 1,249 sq ft 3 BHK

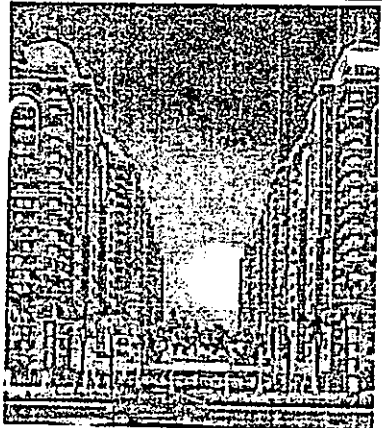
North-East Facing 12th Floor

This beautiful 3 BHK flat is located in a prime location in Sector-12, Greater Noida. It is a 3 BHK flat with a beautiful view of the city. The flat is located in a prime location in Sector-12, Greater Noida. It is a 3 BHK flat with a beautiful view of the city. The flat is located in a prime location in Sector-12, Greater Noida. It is a 3 BHK flat with a beautiful view of the city.

Based on Jan-Apr 2022 by IIRAI

Search UP Home

View Project



₹65.04 L - 1.18 Cr EM starts at ₹34.14 L

Sublime Spring Elmas REHA

Maxwell Road, Noida

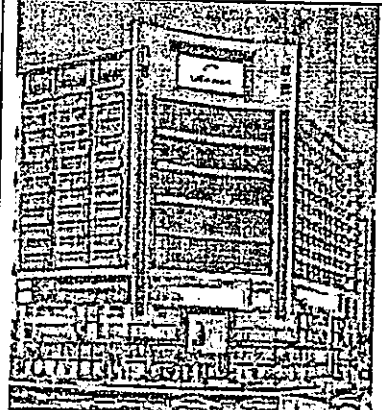
3, 3.5, 4 BHK Flats

Noida Extension Greater Noida

Feb 2029 ₹4.80 K/sq ft

SANGINFATECH PRIVATE LTD

View Brochure



₹67.5 L - 1.01 Cr EM starts at ₹34.14 L

Grand The Rivulet Phase 1 REHA

Maxwell Road, Noida

3, 4 BHK Flats

Noida Extension Greater Noida

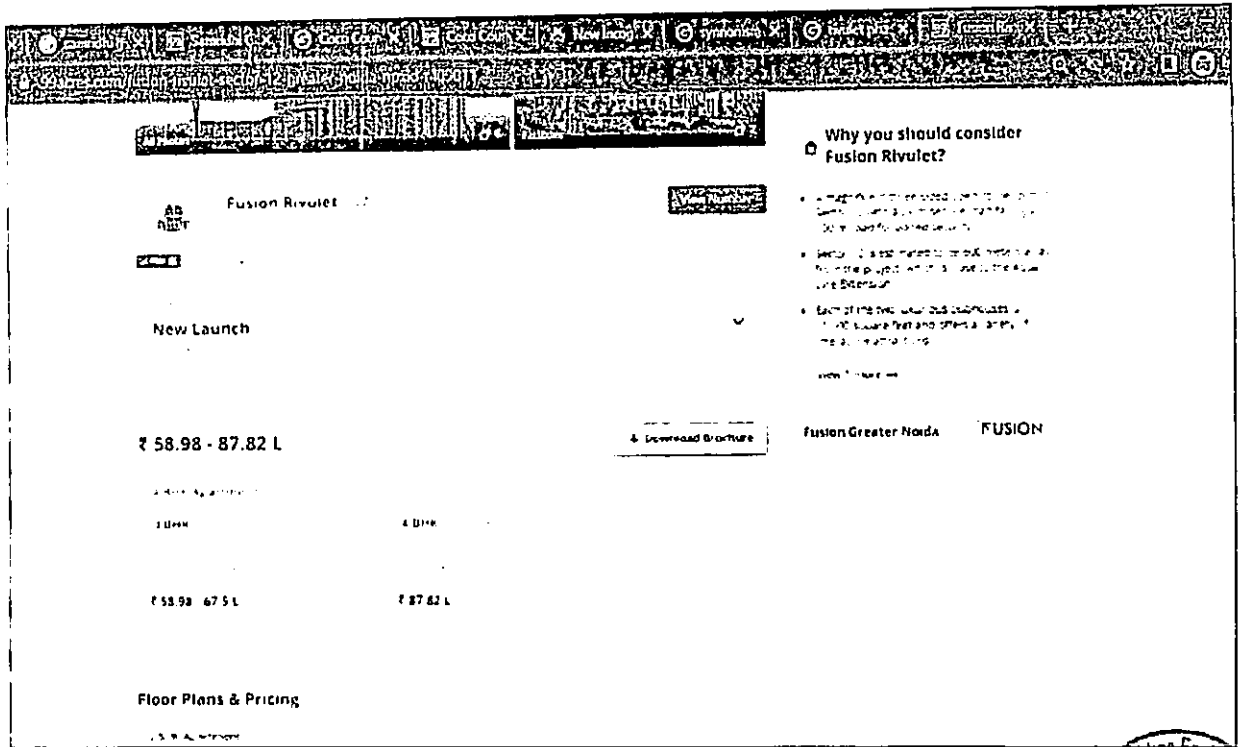
Apr 2030 ₹5.00 K/sq ft

SORET infratech Pvt. Ltd

View Project

Adi





Fusion Rivulet

New Launch

₹ 58.98 - 87.82 L

[Download Brochure](#)

Why you should consider Fusion Rivulet?

- A project that is well located, with a high potential for growth and expansion.
- A project that is well located, with a high potential for growth and expansion.
- A project that is well located, with a high potential for growth and expansion.

Floor Plans & Pricing



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PROJECT TIE-UP REPORT

THE RIVULET PHASE I

Price List- by The Rivulet



Item No UPREHAPPJ145736
www.up-era.in

PHASE I - Inventory

w.o.f. 25-Apr-2023

Unit Type	3C	3E	4B
Description	3BHK+2T+PB	3BHK+3T+PB	3BHK+3T+4B
Carpet Area (sq. ft.)	64.00	71.00	84.00
Sale-able Area* (sq. ft.)	1350	1546	2010
Units in Phase I	S2 S5 T2 T5	S1 S3 S4 S6 T1 T3 T4 T6	N/A
Basic Cost (at floor)	67,50,000	77,25,000	1,00,50,000
Parking Rights	1 Car (Open)	1 Car (Covered)	2 Cars (Single bay)

*For floor units have additional charges. (Less area - 15% floor of respective unit) (Less area - 10% for common area of floor)

Price List

Floor Grid	Price per sq. ft. (Sale-able Area)
24 th (Direct access to landscaped terrace)	5050
20 th - 23 rd	5000
16 th - 19 th	5050
12 th - 15 th	5100
8 th - 11 th	5150
5 th - 7 th	5200
3 rd - 4 th	5250
2 nd	5300
1 st	5350

Construction Linked Plan (CLP)

At the time of Booking	10%
Within 30 days of Booking	10%
On Casting of Foundation	10%
On Casting of Ground Floor	10%
On Casting of 4 th Floor Slab	10%
On Casting of 8 th Floor Slab	10%
On Casting of 12 th Floor Slab	10%
On Casting of 16 th Floor Slab	10%
On Completion of Super Structure of Tower	10%
On Start of Finishing Work	10%
At the time of Offer of Possession	5%

Premium Location Charges (PLC)

Tower	1	2	3	4	5	6
M	₹ 250	₹ 300	₹ 300	₹ 200	N/A	N/A
S	₹ 300	₹ 200	₹ 200	₹ 200	₹ 100	₹ 200
T	₹ 200	₹ 200	₹ 200	₹ 200	₹ 200	₹ 200

Super Structure Plan (SSP)

At the time of Booking (Within 30 Days)	10%
On Completion of Super Structure of Tower	10%
At the time of Offer of Possession	10%

No Additional Charges

EECFEC
Lease (Base Annual) and One-time
Rights for Car Parking
Lifestyle Club Pebble Castle Membership (Working Floor)
1 MVA Power Backup

Down Payment Plan (DPP) (Subject to 10% discount on total)

At the time of Booking (Within 30 Days)	80%
On Completion of Super Structure of Tower	10%
At the time of Offer of Possession	10%

For more information, please contact.

Sales Partner	
Mobile No.	



Show QR

A Project of
FUSION
REAL ESTATE

from the Developers of:

FUSION HOMES

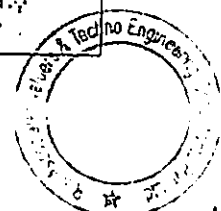
UFAIRIA A French

Grand Realities Limited

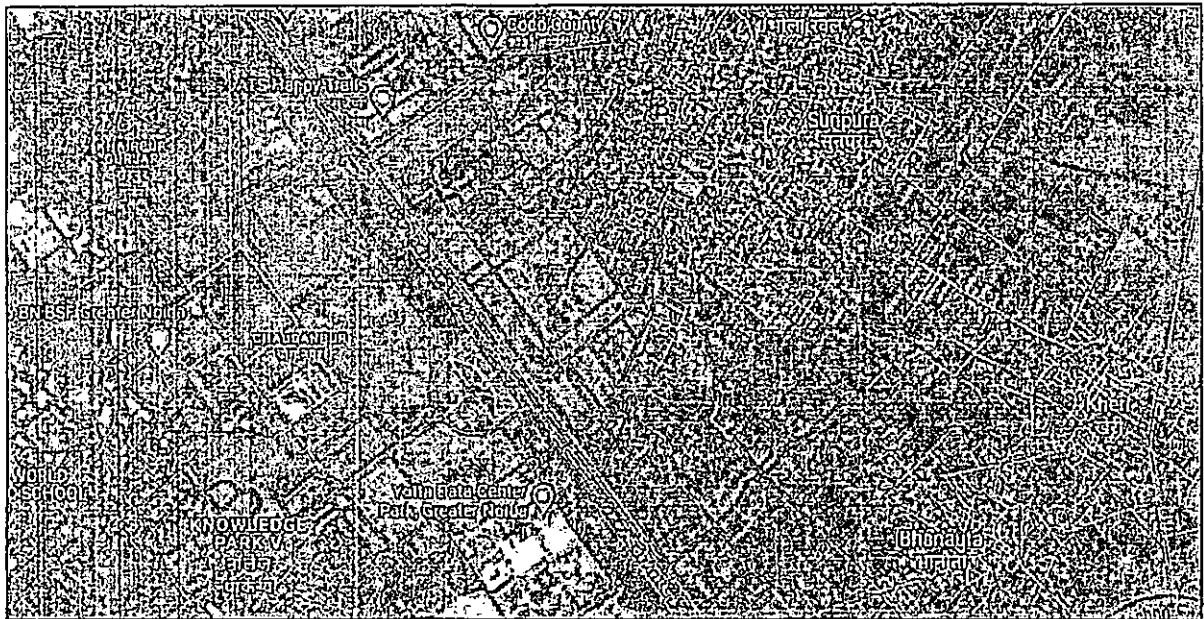
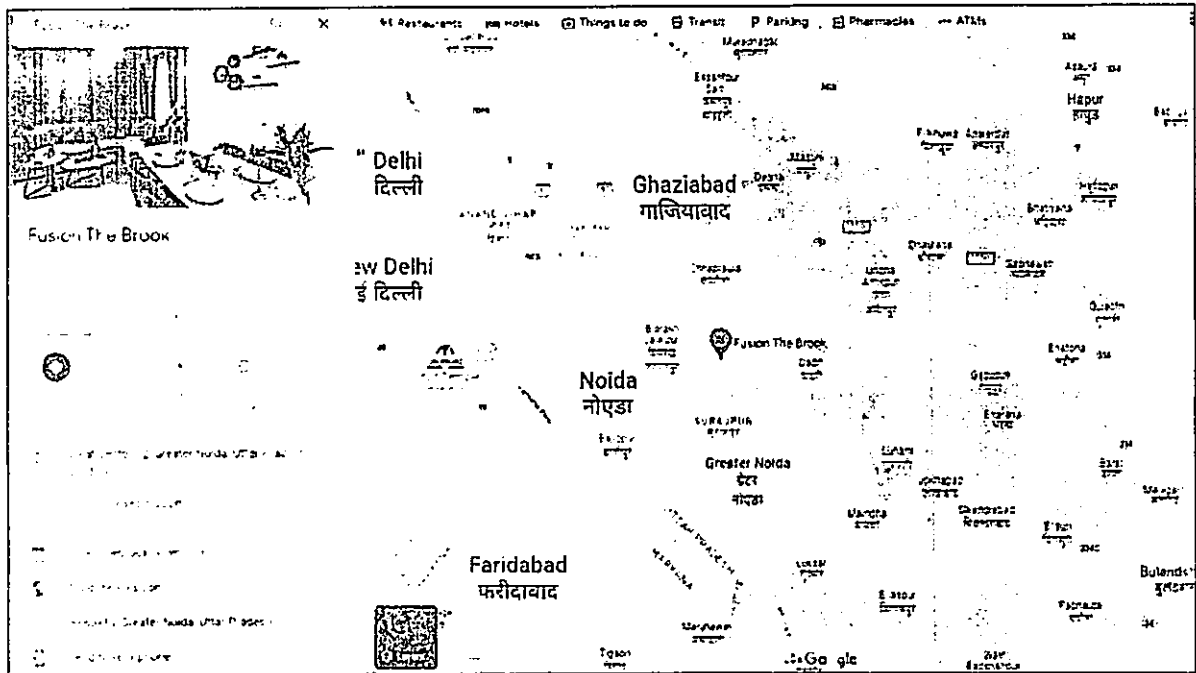
Site Office: GH-04B, Sector 12, Gurgaon (Haryana) India, U.P. 201 114
www.themove.in



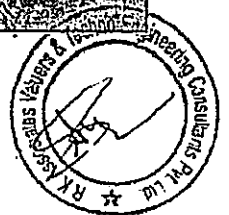
Site Location



ENCLOSURE 2: GOOGLE MAP LOCATION

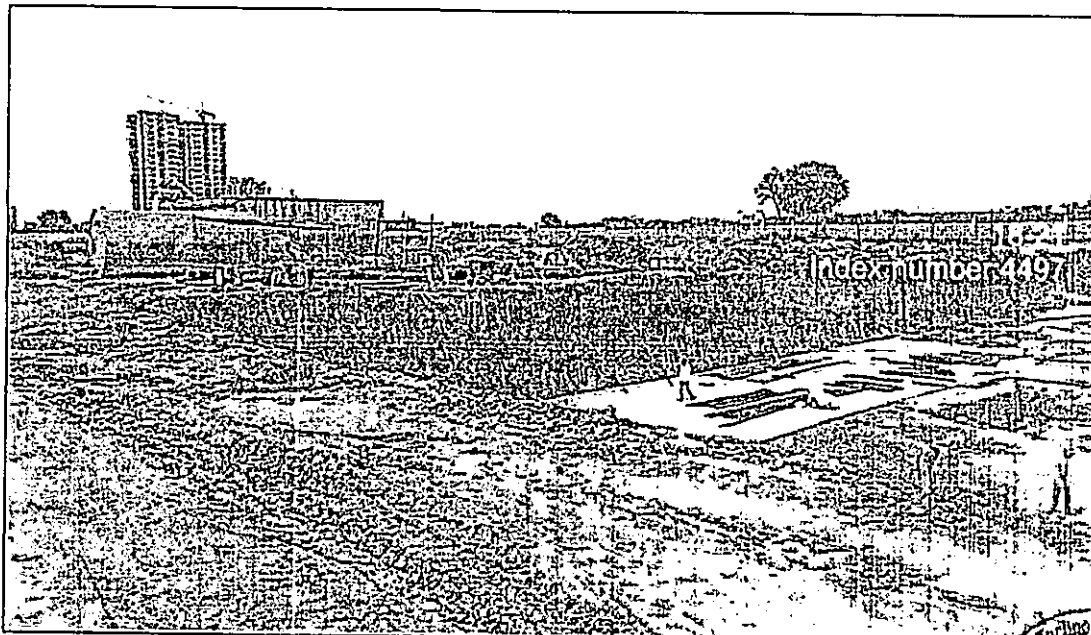
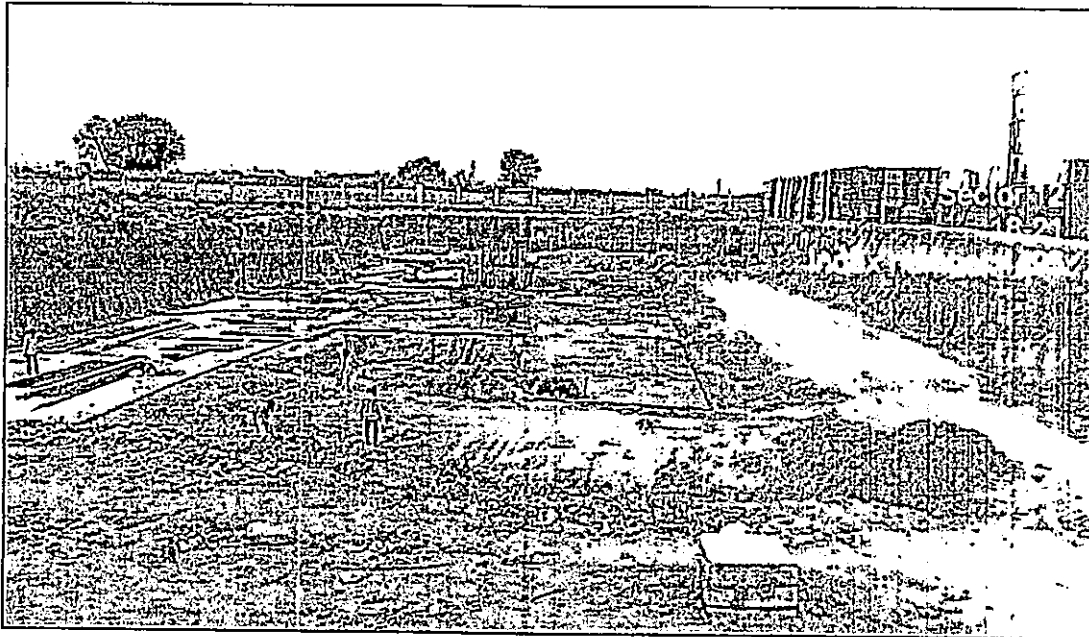


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Handwritten signature

ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY

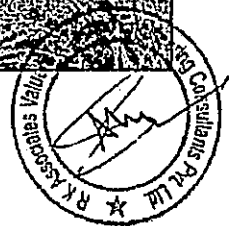
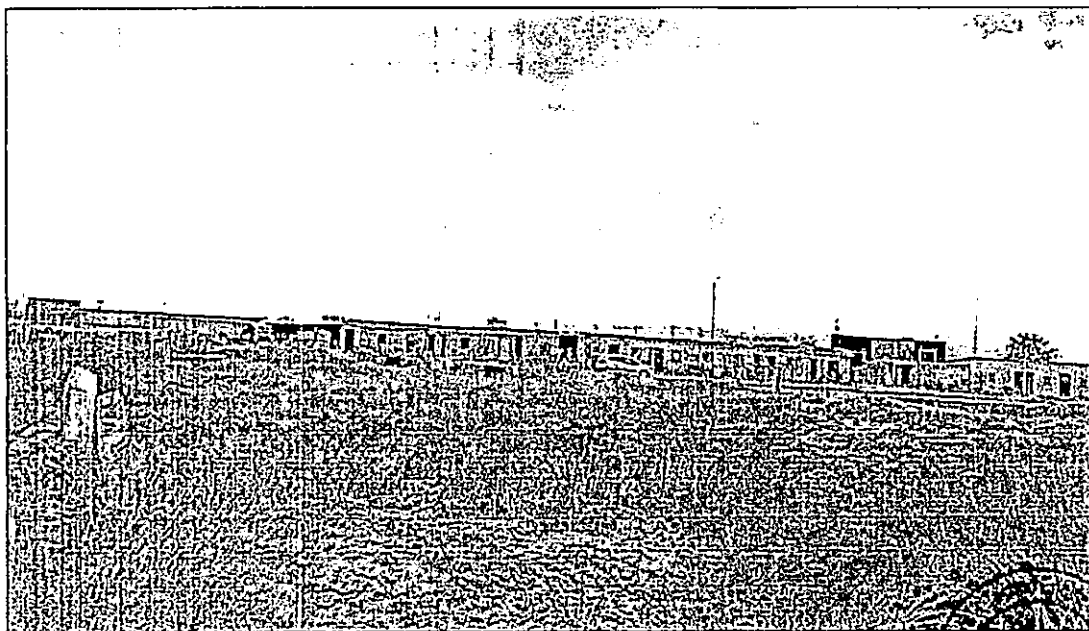
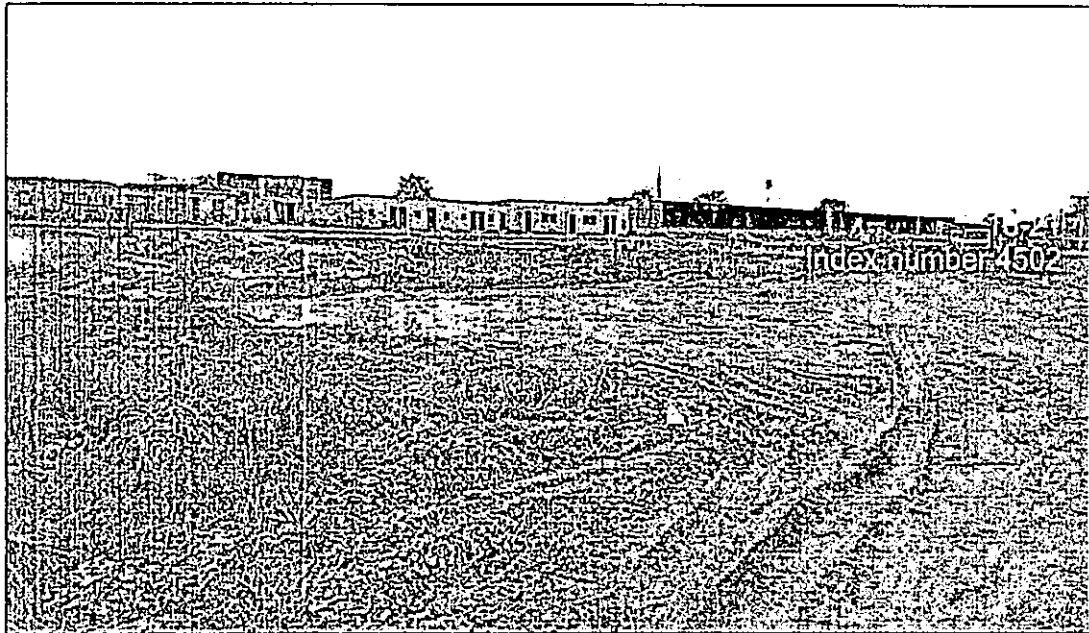


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PROJECT TIE-UP REPORT

THE RIVULET PHASE I

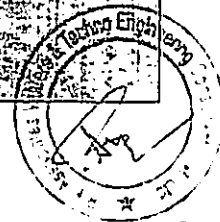
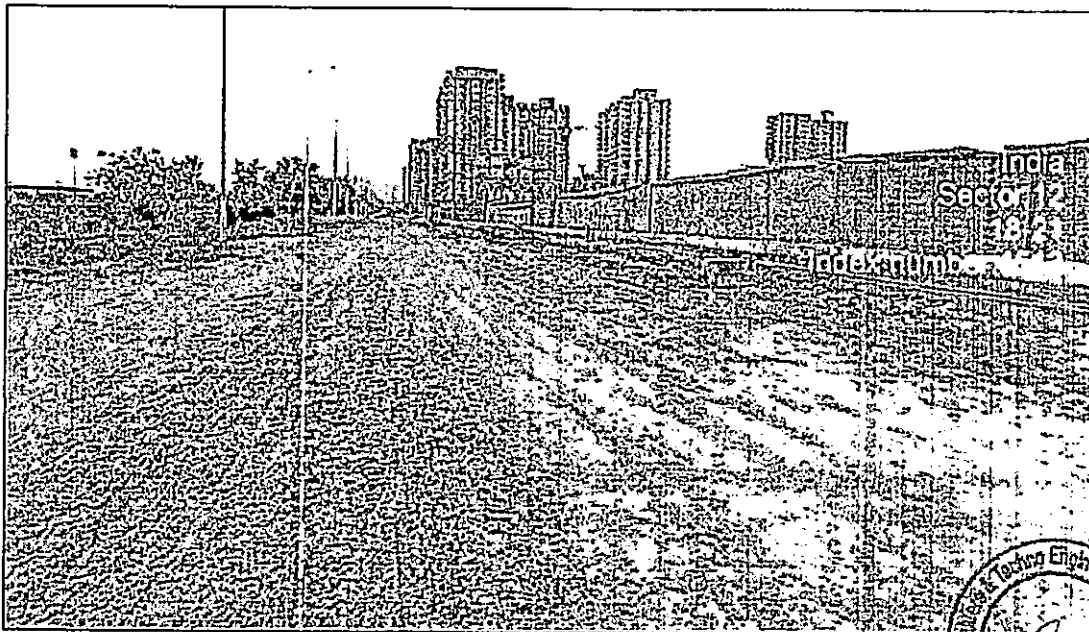
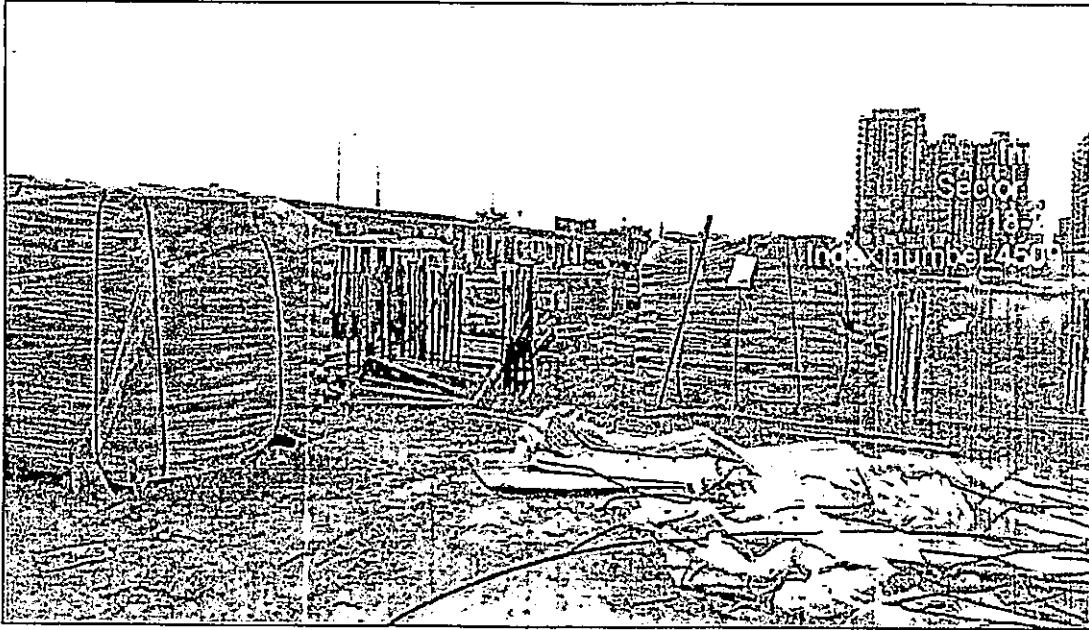


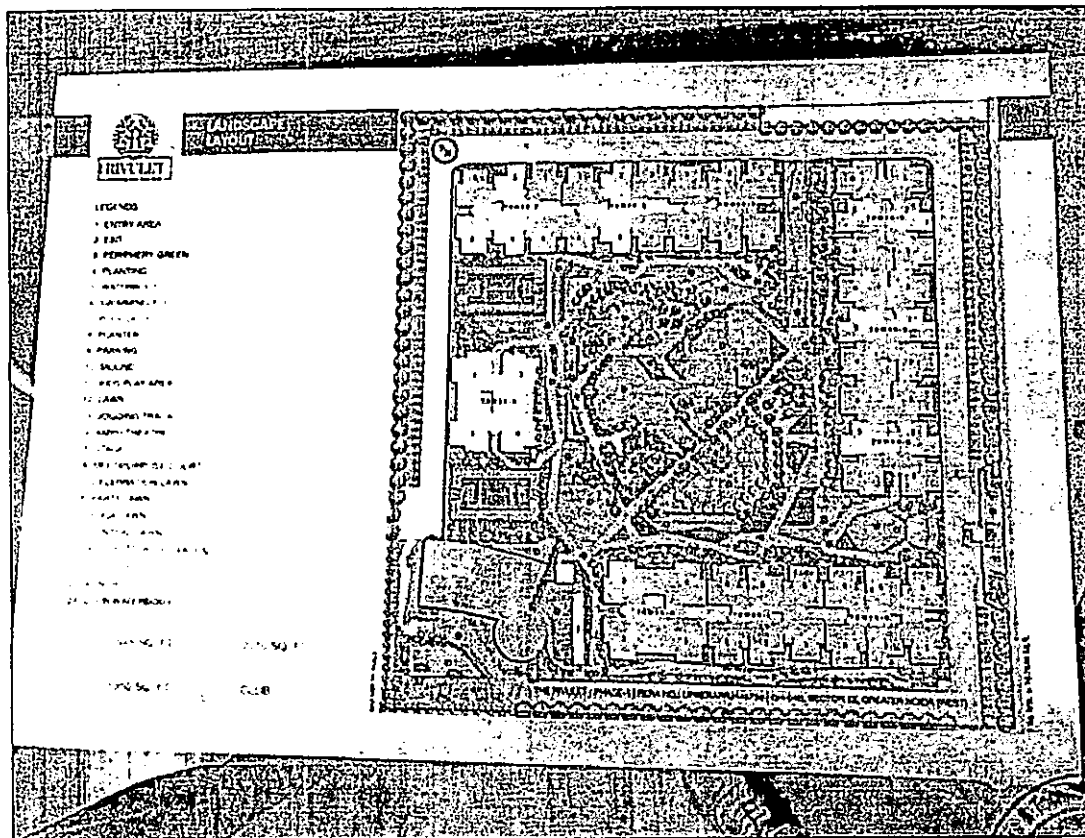
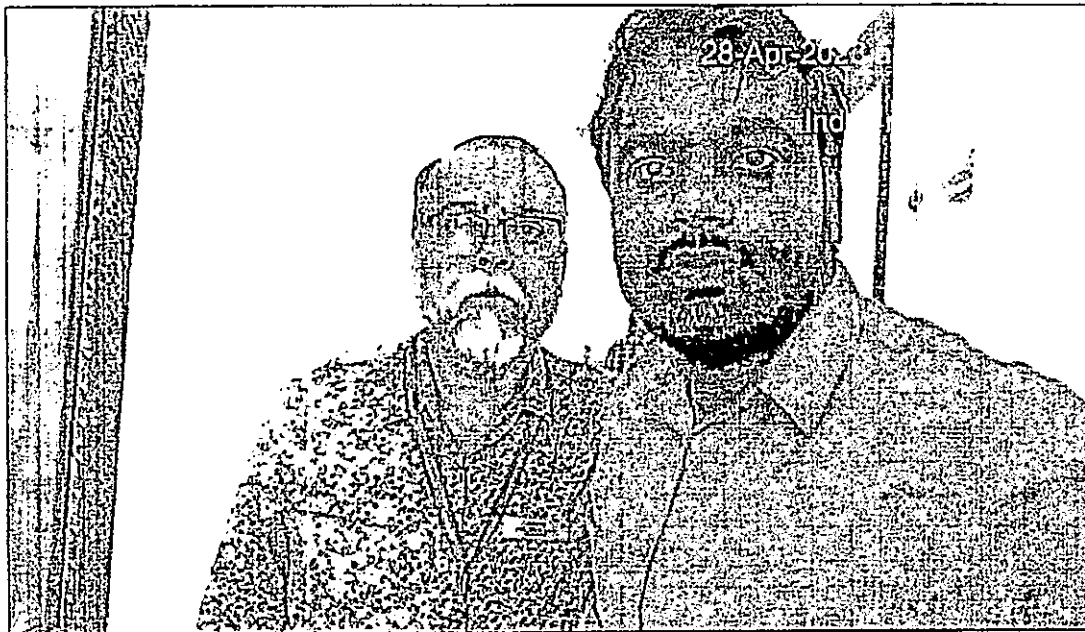
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PROJECT TIE-UP REPORT

THE RIVULET PHASE I





PROJECT TIE-UP REPORT

THE RIVULET PHASE

ENCLOSURE: 4- COPY OF CIRCLE RATE

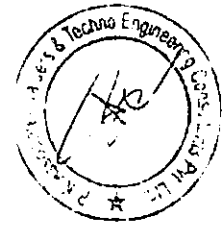
क्र.सं.	सॉफ्टवेयर में आवंटित किया गया बी-कोड	मौहल्ले या राजस्व धाम का नाम	परगना या टाउन्सHIP का नाम	दर प्रति वर्ग मी. र
295	0061	सेक्टर-5	दर प्रति वर्ग मी. र	25.000
296	0062	सेक्टर-6	दर प्रति वर्ग मी. र	25.000
297	0096	सेक्टर 10	दर प्रति वर्ग मी. र	25.000
298	0097	सेक्टर 11	दर प्रति वर्ग मी. र	25.000
299	0172	सेक्टर 12	दर प्रति वर्ग मी. र	25.000
300	0086	सेक्टर 10	दर प्रति वर्ग मी. र	25.000
301	0063	सेक्टर-16सी	दर प्रति वर्ग मी. र	25.000
302	0084	सेक्टर 16सी	दर प्रति वर्ग मी. र	25.000
303	0066	सेक्टर 17	दर प्रति वर्ग मी. र	25.000
304	0067	सेक्टर 17ए	दर प्रति वर्ग मी. र	25.000
305	0068	सेक्टर 17 बी	दर प्रति वर्ग मी. र	25.000
306	0154	सेक्टर-20	दर प्रति वर्ग मी. र	25.000
307	0156	सेक्टर 27	दर प्रति वर्ग मी. र	25.000
308	0069	सेक्टर 31 औद्योगिक(कासना)(80000 वर्ग मीटर से अधिक)	दर प्रति वर्ग मी. र	25.000
309	0053	सेक्टर 36 (आरओएचओ-01)	दर प्रति वर्ग मी. र	25.000
310	0054	सेक्टर 37 (आरओएचओ-02)	दर प्रति वर्ग मी. र	25.000
311	0178	सेक्टर 64-नए	दर प्रति वर्ग मी. र	25.000
312	0098	सेक्टर 1	दर प्रति वर्ग मी. र	25.000
313	0099	सेक्टर 2	दर प्रति वर्ग मी. र	25.000
314	0100	सेक्टर 3	दर प्रति वर्ग मी. र	25.000
315	0101	सेक्टर 4	दर प्रति वर्ग मी. र	25.000

सहायक प्रशासकीय निषेधन (द्वितीय)
गौतमबुद्धनगर

अपर निषेधकारी (विशेष/राज)
गौतमबुद्धनगर

निषेधकारी
गौतमबुद्धनगर

पृष्ठ 40



ENCLOSURE 5: OTHER RELEVANT DOCUMENTS

Lease Deed

LEASE DEED

THIS DEED OF LEASE is made on this 14 day of February 2024 between GRAND REALTECH LTD a body corporate constituted under the Companies Act, 1956 having its registered office at Plot No. 1, Sector 1, Gurgaon, Haryana and Shri. Ravi Kumar a resident of Plot No. 1, Sector 1, Gurgaon, Haryana who are hereinafter called the Lessor and Lessee respectively.

WHEREAS the Lessor has acquired a portion of land situated at Plot No. 1, Sector 1, Gurgaon, Haryana and has decided to develop the same for the purpose of setting up an urban and rural housing scheme;

AND WHEREAS the Lessee is desirous of taking on lease a portion of the land situated at Plot No. 1, Sector 1, Gurgaon, Haryana for the purpose of constructing a building thereon and for the purpose of setting up an urban and rural housing scheme;

AND WHEREAS the Lessor has agreed to lease the said portion of land to the Lessee on the following terms and conditions:

1. SCOPE OF THE LEASE

The Lessor hereby leases to the Lessee a portion of land situated at Plot No. 1, Sector 1, Gurgaon, Haryana for the purpose of setting up an urban and rural housing scheme. The area of the land leased is 1000 sq. ft. The lease is for a period of 10 years commencing from the date of execution of this deed.

2. RENT AND TAXES

The Lessee shall pay to the Lessor a rent of Rs. 100000 per annum. The rent shall be paid in advance. The Lessee shall also be responsible for paying all the taxes and charges levied on the land.

3. USE OF THE LAND

The Lessee shall use the land for the purpose of setting up an urban and rural housing scheme. The Lessee shall not use the land for any other purpose without the prior written consent of the Lessor.

4. ASSIGNMENT

The Lessee shall not assign or sub-lease the land to any third party without the prior written consent of the Lessor.

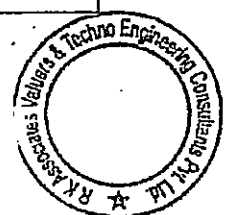
5. TERMINATION

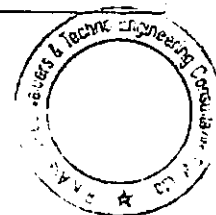
The Lessor reserves the right to terminate the lease if the Lessee fails to pay the rent or if the Lessee uses the land for any purpose other than the one specified in this deed.

6. SIGNATURES

For GRAND REALTECH LTD
Director/Authorized Signatory

For LESSEE
Shri. Ravi Kumar

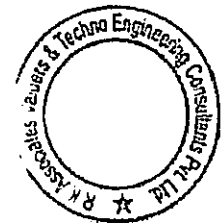
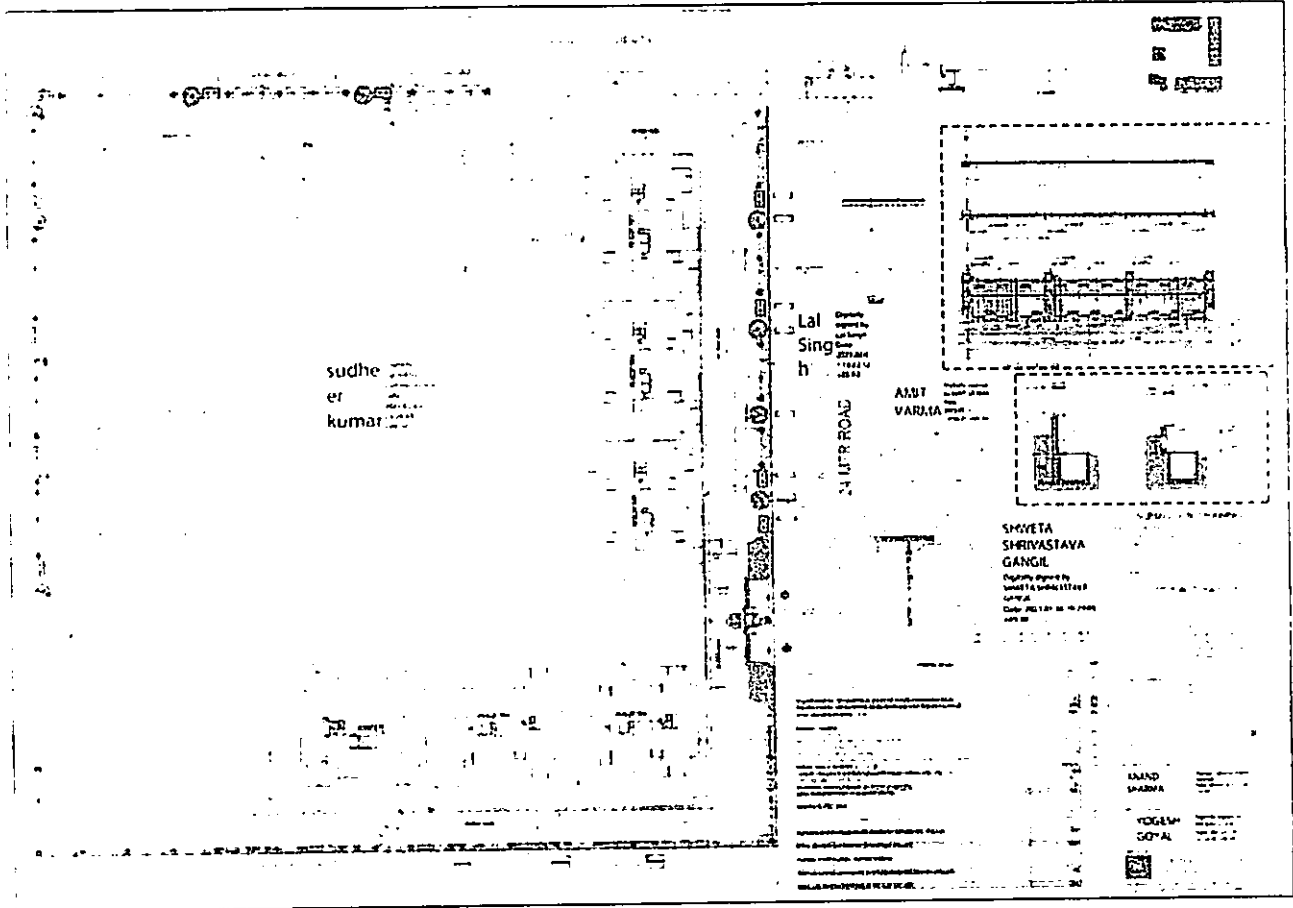




10

11

Approved Map Available On UPRERA



UPRERA Form-C

FORM C

[See rule 6(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Act to the following project under project registration number
UPRERAPRJ145736

Project Name : The Rivulet Phase-1

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

1. GRAND REALTECH LIMITED firm / society / company / competent authority having its registered office / principal place of business at A-6, GROUND FLOOR, YOJANA VIHAR, DELHI-110092 .

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

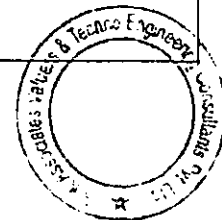
- (i) The Promoter shall enter into an agreement for sale with the allottees in the form to be prescribed separately.
- (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17.
- (iii) The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for the purpose as per sub clause (D) of clause (1) of sub-section (2) of section 4.
- (iv) The registration shall be valid for a period of 7 years commencing from 25-04-2023 and ending with 03-04-2030 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act.
- (v) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder.
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed;

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

Date: 25-04-2023

Place: Lucknow

Secretary/Authorized Officer, U.P. Real Estate Regulatory Authority



GNIDA Grant of Sanction of Building Plan



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
PLOT NO.1 SECTOR KNOWLEDGE PARK-IV, GREATER NOIDA CITY,
GREATER NOIDA, DISTRICT GAUTAM BUDH NAGAR, (U.P.)
Website: www.greaternoidaauthority.in e-Mail: authority@gnida.in

PLG BP 5M 27 Sep 2022 15:27

Date 03/02/2023 11:53 PM

To:

M/S GRAND REALTECH LIMITED

A 118/1 THIRD FLOOR VIKAS MARG, SHAKARPUR, NEW DELHI,
110098

Sir / Madam

With reference to your Docket No. SCR-15478 dated 27/01/2023 for grant of
Sanction of building plan on Plot No. GH-04B Pocket/Block (NONE) Sector SECTOR-12
Greater Noida, I have to inform you that Sanction is being granted by the Authority with the following
conditions:

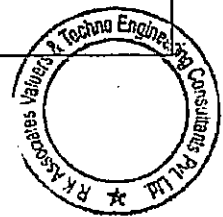
1. This sanction is granted under the provisions of 'The Greater Noida Industrial Development Area Building Regulations 2010'.
2. The validity of this sanction is as per lease deed, Upto-05 years.
3. During this period after the completion of construction it is necessary to apply for occupancy certificate & time extension charges shall be payable as applicable.
4. If demanded by the Authority you shall be liable to pay charges for the provision of any further facilities, development/improvement.
5. 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.
6. No addition/alteration is permitted in the sanctioned drawings. For any changes prior permission from the Authority required.
7. You shall be responsible for carrying out the work in accordance with the requirements of Greater Noida Industrial Development Area Building Regulations 2010.
8. You shall be required to follow the terms and conditions as indicated in various NOCs issued by different organization.
9. No activity other than as specified in lease deed shall be permitted in the premises.
10. Prior permission from Authority is required for temporary structure like labor huts & site office and bore well.
11. No Parking of any kind shall be permitted on r/w of road.

Yours faithfully,

sudhee Digitally signed
by sudhee kumar
Date: 2023.02.03
r.kumar
Incharge GM (Planning)

End :- Copy of one Set drawing (01)

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




UPRERA Registration Details

Registration Details

Project Detail

Project Basic Information

Project Name	The Rivulet Phase-I
Registration Number	UPRERAPR1145736
Project Registration Date	25-04-2023
Project Type	New
Project Coordinator Number	8527561116
Proposed Period	84
Proposed Start Date	01-05-2023
Declared Date Of Completion	03-01-2030
View On Map	

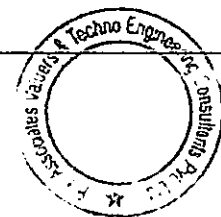
Project Location

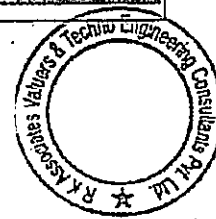
State	Uttar Pradesh
District	Gautam Buddha Nagar
Tehsil	Nadwa
Project Address	

Promoter Detail

Name	GRANTER CONSULTANTS
Applicant Type	Company
Mobile	9810772222
Email	contact@granter.in
Promoter's Address	A-1, Greater Noida, Greater Noida, Uttar Pradesh
Chairman's Address	A-1, Greater Noida, Greater Noida, Uttar Pradesh

Projects and Complaints against the promoter



[illegible]

Provisional Fire NoC

प्रारूप-घ (संलग्नक-3)
औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

प्रार्थना संख्या: UPFS/2022/62807/GBN/GAUTAM BUDDH NAGAR/17750/JD

दिनांक: 27-09-2022

प्रमाणित किया जाता है कि रिवर RIVULET (भूतन/प्रतिष्ठान का नाम) का PLOT NO-4B,SECTOR-12,GREATER NOIDA (प्लॉट नं. - DADRI) का

30000.00 sq.mt (वर्गमीटर), बुज्ज कवई परिध (वर्गमीटर), धनाका की संख्या 8 1 निम्न

ब्लॉक/टॉवर	प्रत्येक ब्लाक में तलों की संख्या	येनामन्त की संख्या	ऊँचाई
TOWER K	25	1	81.65 mt
TOWER L	25	1	81.65 mt
TOWER M	25	1	81.65 mt
TOWER S	25	1	81.65 mt
TOWER T	25	1	81.65 mt
TOWER U	25	1	81.65 mt
CLUB COMMUNITY HALL	3	1	11.55 mt
COMMERCIAL	1	1	6.10 mt

[illegible]

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

[illegible]

निर्गत किये जाने का दिनांक : 21-10-2022
स्थान : LUCKNOW

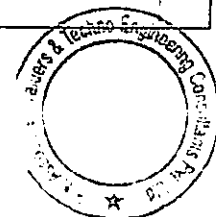
संख्या ७४, 'निलय' अखिबार



(AMAN SHARMA)

[illegible]

• • • • •



Supplementary Certificate of Search

FORM NO. 29

(RULE 827)

(SUPPLEMENTARY CERTIFICATE OF SEARCH)

Application No. 350 of 2023

Certificate No. 350 of 2023

श्री श्री श्री दलजीत सिंह have applied to me for a certificate giving particulars of Registration act and encumbrances, if any, in respect that undermentioned property
 स्थित प्लॉट-12 पंचर भूखंड देवर जिला गीतमपुराणर प्लाट नं-जीएच-०५वी क्षेत्रफल ३०००० वर्गमीटर। आवेदन धन
 ६ अगस्त १९५५ नं. १०८८८ देवर रजिस्ट्रार कार्यालय।

I hereby certify that search has been made in Book II and Index related there in from the year 14/09/2020 to the year 18/04/2023 of facts and encumbrances affecting the said Property and that on such the following facts and encumbrances appears:-

Sl. No.	(a) Description of the property is given in the documents.	Date of execution	Nature & value of documents	Name of the parties Executed & claimant	Reference of No. year
	उपरोक्त सूची भा २ के अनुसार उपरोक्त अवेदन भा १ के अनुसार	२०००/०१/०१ ०१/०१/००	करीब १०० गज भूमि	प्राण राम ठा.	

I also certify that have there aforesaid act and encumbrances on the acts and effecting the said property have been not found.

Search Prepared by-

(Signature)

Search Examined by

(Signature)

NOTE

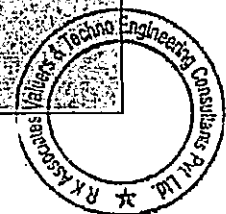
1. The act and encumbrances shown in this certificate are those discovered with reference to the description of property furnished by the applicant. If the same properties been described in registered documents in manner different from the view in which the have applicant has described those transaction evidence by such document all not be included in the certificate.
2. The required search has been as carefully as possible by the office but the department will not in pay person, hold itself responsible for errors in the results of the search embodied in the certificate.
3. This certificate does not include documents if any which have been presented but have not been registered up to date.

Office: Sub Registrar Dadri Cantonment Budh Nagar

Date: 19.01.2023

Suh Registrar Dadri
Gautam Birla Nagar

४५। नदपठ
पादप्रीः श्रीः ॥ नमः



Environmental Clearance Minutes of Meeting

Minutes of 738th St. M. C. I Meeting Dated 27.03.2023

5. "Group Housing Project" at Plot No.- 4B, Sector- 12, Greater Noida (West), District- Gautam Buddh Naga, Shri Rajesh Jain, M/s Grand Realtech Limited., File No. 7664 7615 Proposal No. SIARUP/INFRA/2419343/2023

The consultant informed the committee that they are strictly following the rules, regulations and other instructions of QCT NABL. A presentation was made by the project proponent along with their consultant M/s EQMS India Pvt. Ltd. Based on the documents submitted and presentation made by the project proponent along with the consultant, the following facts have emerged:

1. The environmental clearance is sought for "Group Housing Project" at Plot No.- 4B, Sector- 12, Greater Noida (West), District- Gautam Buddh Nagar, U. P., M/s Grand Realtech Limited.
2. The standard terms of reference in the matter were issued through online Parivesh Portal on 24.06.2023. EIA report submitted by the project proponent on 23.02.2023.
3. The proposed housing complex will comprise of Dwelling Units (3BHK, 2B, 4BHK, 3T and 4BHK+3T) in 10 Towers, community center comprising of maximum B.S. 24 Towers along with basic civic infrastructure facilities such as water, sanitation, sewerage seepages, road, electricity along with necessary social commercial infrastructure for residents.

4. Area details:

S. No.	Particulars	Unit	Details
AREA DETAILS			
1	Plot Area	m	30,000
2	Podium Area		15205.542
3	Ground Coverage (Permissible) - 35%	m	10,500
4	Total Ground Coverage (Proposed) - 28.56%	m	8570.628
5	FAR (Permissible)		
a	FAR (Permissible) - 3.5	m	105,000
b	Additional FAR (0.08 - 5% of permissible FAR) - 0.175	m	5250
c	Total Permissible FAR - 3.675	m	110,250
d	Permissible Commercial FAR (1% of 3.5 FAR)	m	1050
e	Net Permissible Residential FAR	m	109,200
6	FAR proposed - 3.675	m	110,248.844
a	Residential FAR	m	109,199.410
b	Commercial FAR	m	1049.434
7	Permissible Ancillary Area (15% of 3.5 FAR)	m	15,750
8	Proposed Ancillary area	m	15,749.000
9	Basement Area	m	26,871.250
10	Total Non-FAR area including Basement Area + Ancillary area	m	41,591.44
11	Built-up Area (FAR + NON-FAR + Basement Area + Ancillary area)	m	169,789.28
12	Green Area (37.81%)	m	11343.69 sqm (9118.30 sqm at still podium level, 10% of the plot area and 2225.39 sqm at ground level i.e. 7.41% of total plot area)

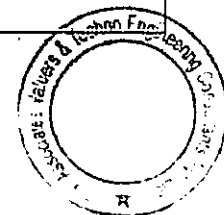
5. Land use details:

Particular	Area (Sqm)	Percentage
Ground Coverage	8570.628	28.56%
Green Area at Ground	2225.39	7.41% (residual)
Surface Parking Area	1168.13	3.89% (residual)
Roads, Open and other area	18035.852	60.11% (residual)
Total Plot Area (A)	30000	100

6. Green area details:

S. No.	Particulars	Details
1	Total Green Area	11343.69 sqm
2	%age of total plot area	9118.30 sqm at still podium level, 10% of the plot area at still podium and 2225.39 sqm at ground level i.e. 7.41% of total plot area

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Minutes of 738th SEAC - I Meeting Dated 27/03/2023

7. The maximum power demand load of the project will be 3986 KVA while the connected load will be 2477 KVA. Source of Power Supply will be NPCL (Noida Power Company Limited). DG set of capacity 1 x 750 KVA, 2 x 500 KVA will be installed at ground level in open to sky area with appropriate stack height as per CPCB norms to for power backup during power failure.
8. The project proposal falls under category - 8(a) of EIA Notification, 2006 (as amended).

The consultant (EIA Coordinator) also submitted an affidavit dated 24/03/2023 mentioning is as follows:

1. I, Sweta Shah, D/o Kaushikrav S Shah is EIA Coordinator of M/s EQMS India Pvt. Ltd.
2. I have prepared EIA EMP report for the "Group Housing Project" at Plot No.- 4B, Sector- 12, Greater Noida (West), District- Gautam Buddh Nagar, U.P., M/s Grand Realtech Limited with my team.
3. I have personally visited the site of proposal and certify that no construction activity has been undertaken on the project site for the present proposal.
4. I have satisfied with that all the necessary data information submitted along with EIA are true and correct.
5. I certify that this project proposal has been uploaded for the first time on Parivesh Portal.
6. I certify that there is no mismatch between information data provided on the online application submitted on Parivash Portal and hard copy which is submitted after acceptance of application.
7. I state that all the TOR Points have been complied in EIA report.
8. The report for the Proposal will be prepared by my team as per guideline laid down by QCINABE I.

RESOLUTION AGAINST AGENDA NO. 05

The committee discussed the matter and recommended grant of environmental clearance on the proposal as above alongwith standard environmental clearance conditions prescribed by MoEF&CC, Govt and following additional conditions:

Additional Conditions:

1. Project proponent is advised to explore the possibility and getting the cement in a closed container rather through the plastic bag to prevent dust emissions at the time of loading/unloading.
2. Project proponent should ensure that there will be no use of "Single use of Plastic" (SUP).
3. In compliance to Hon'ble Supreme Court order dated 13/01/2020 in IA no. 158128/2019 and 158129/2019 in Writ petition no. 13029/1985 (MC Mehta Vs. Govt and others) anti-smog guns shall be installed to reduce dust during excavation.
4. The proponent should provide the sufficient electric vehicle charging points as per the requirements at ground level and allocate the safe and suitable place in the premises for the same.
5. Proponent shall comply with the action plan and CSR plan submitted by PP consultant at the time of EIA presentation.
6. Project proponent should adopt the 01 village and development them as model village.

Standard Environmental Clearance Conditions prescribed by MoEF&CC:

1. Statutory compliance
 1. The project proponent shall obtain all necessary clearance permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
 2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightning etc.
 3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.

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Consent to Establish (No Objection Certificate)

Consent to Establish (No Objection Certificate) Form

Application for Consent To Establish

Note: 1. All enclosures, appendices, projects, plans and scheme to be submitted in triplicate
2. Incomplete application will be rejected.
3. No work pertaining to site development or construction of industry be undertaken without NOC doing so would be the sole responsibility of the applicant and against public interest.

From ,

M/S GRAND REALTECH LIMITED, Plot No.4B,
Sector-12, Greater Noida (West), Uttar Pradesh-
201308, GAUTAM BUDDHA NAGAR, 201308
City:
Block: Dadri
District: GREATER NOIDA

Dated

01/05/2023

To ,

The Members Secretary,
Uttar Pradesh Pollution Control Board
T.C.12V, Vibhuti Khand, Gomti Nagar,
Lucknow(226010).

Sir,

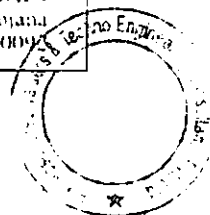
I We M/s M/S GRAND REALTECH LIMITED (name of proposed unit), whose owner is Mr. Mrs. RAJESH JAIN hereby apply for Consent To Establish (NOC) from pollution and Environmental angle for proposed production of Construction project - built-up area will be 1,69,789.28 sqm per day by use of main raw material Steel Reinforcement, Cement Bags, Stone Aggregates, Sand per day at proposed land Plot Area: 30,000 Sqm. The annexure, appendices other particulars and plans in triplicate are attached herewith

1. I We further declare that the information furnished in the Annexure, appendices and plans is correct to the best of my our knowledge.
2. I We hereby guarantee that quality of final discharge of effluent and emissions will be within the prescribed standards of the Board. The trial production will be started only after implementing and operating the pollution control advices as proposed herein.
3. I We hereby guarantee that quality of final discharge of effluent and emissions will be within the prescribed standards of the Board. The trial production will be started only after implementing and operating the pollution control advices as proposed herein.
4. I We undertake that I we will apply for seeking consent under section 25-26 of Water Act and consent under section-21 of the Air Act at least two months before start of trial and comply with the Water Cess Act-1977.
5. I We declare that the provisions of these Acts have been known to me us
6. I We accept that the application is for proposals submitted and if the site is not approved then the final decision of Board will be accepted.

Yours faithfully,

Signature

Name of Applicant - RAJESH JAIN
Address of applicant - A-6, Ground Floor, Yojana
Vihar, Delhi-110009



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.

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 owners name, etc., it is only for illustration purpose and may not necessarily 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.

PROJECT TIE-UP REPORT

THE RIVULET PHASE I

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 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.