

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

CASE NO. VIS (2023-24)-PL749-648-1006

DATED: 08/03/2024

PROJECT TIE-UP REPORT OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	EXPERION ELEMENTS- PHASE 1 & PHASE 2

SITUATED AT

PLOT NO. GH-02, SECTOR - 45, NOIDA, DISTRICT- GAUTAM BUDDH NAGAR,
UTTAR PRADESH

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

DEVELOPER/ PROMOTER

M/S. EXPERION DEVELOPERS PVT. LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, NOIDA

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

NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which

report will be considered to be accepted & correct.

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

CORPORATE OFFICE:

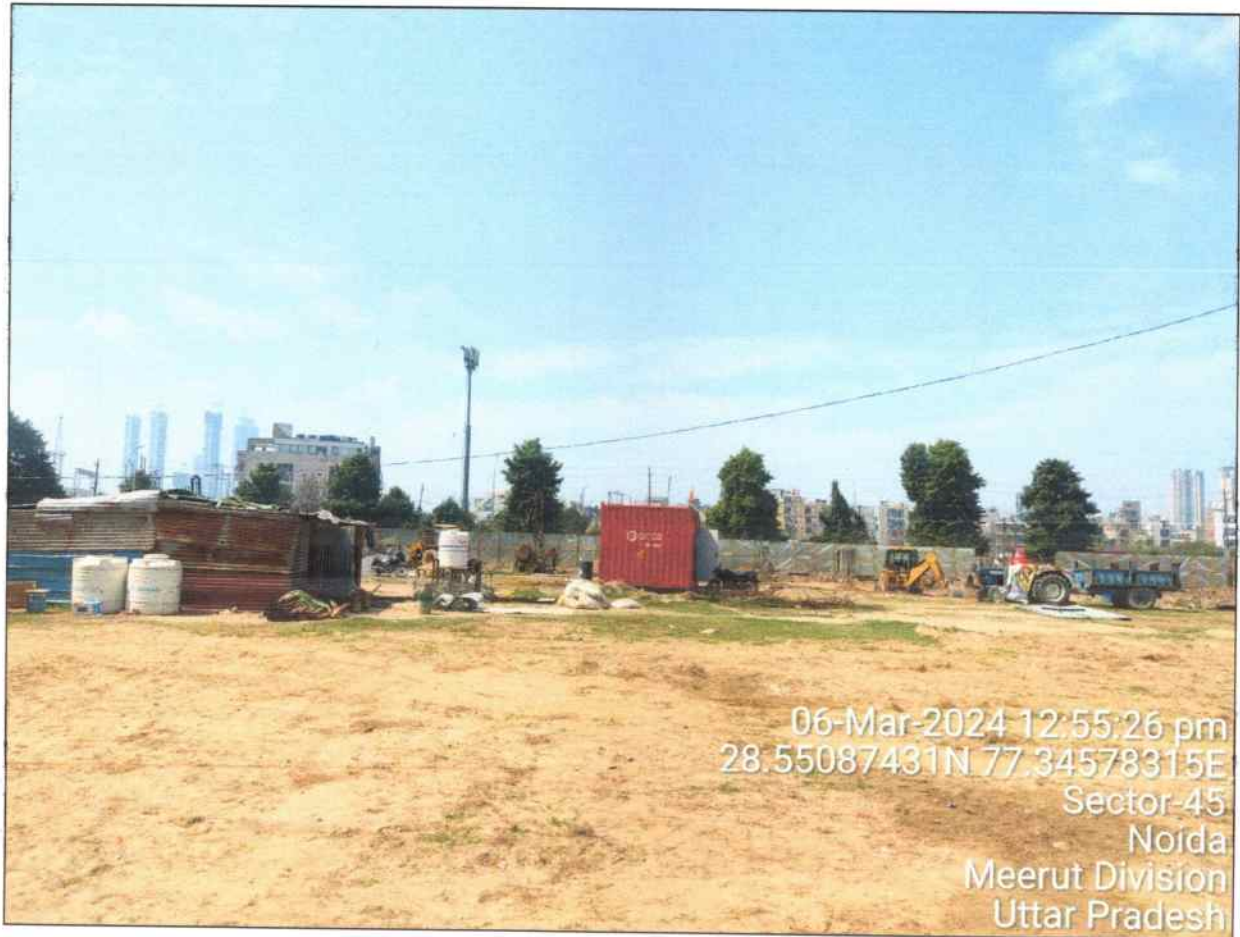
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PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT

**PLOT NO. GH-02, SECTOR - 45, NOIDA, DISTRICT- GAUTAM BUDDH NAGAR,
UTTAR PRADESH**



PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	State Bank of India, HLST Branch, NOIDA
Name of Project	Experion Elements – Phase-1 & Phase-2
Work Order No. & Date	Assignment received through an email dated 29/02/2024

SR. NO.	CONTENTS	DESCRIPTION		
1.	GENERAL DETAILS			
i.	Report prepared for	State Bank of India, HLST Branch, NOIDA		
ii.	Name of Developer/ Promoter	M/s. Experion Developers Pvt. Ltd.		
iii.	Registered Address of the Developer as per MCA website	Registered Office: 8th Floor, Milestone Experion Center, Sector-15 Part-2, Gurugram		
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	6 March 2024		
viii.	Date of Assessment	8 March 2024		
ix.	Date of Report	8 March 2024		
x.	Property Shown by	Name	Relationship with Owner	Contact Number
		Mr. K. K. Tiwari	Deputy Manager- Project	+91-8319622973
xi.	Purpose of the Report	For Project Tie-up for individual Flat Financing		
xii.	Scope of the Report	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.		
xiii.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work. h) Valuation techniques and principles.		
xiv.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total Documents requested.	Total Documents provided.	
		Property Title document	Lease Deed	Dated 26/06/2023

PROJECT TIE-UP REPORT

EXPERION ELEMENT- PHASE I & PHASE II

		Allotment Papers	Allotment Papers	Dated 06/03/2023
		Approved Map	Site Plan & Layout Plan	Dated 05/01/2024
		RERA Certificate	RERA registration certificate for phase 1&2	Dated 04-04-2024
		Other NOC's	Other NOC's	Refer to page 15
xv.	Identification of the property	<input checked="" type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	NA
2.	SUMMARY			
i.	Total Prospective Fair Market Value	Rs.467,32,00,000/-		
ii.	Total Expected Realizable/ Fetch Value	Rs.397,22,20,000/-		
iii.	Total Expected Distress/ Forced Sale Value	Rs.350,49,00,000/-		
iv.	Total No. of Dwelling Units	320		
v.	Carpet area of the project	6,37,823 sq. ft.		
vi.	Saleable Area of the Project	---		
vii.	Inventory Cost as on "Date of Assessment"	Please refer inventory analysis done in later part of report		

3.	ENCLOSURES	
i.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 30
ii.	Enclosure 2	Google Map – Page No. 31
iii.	Enclosure 3	Photographs of The property – Pages. 32-33
iv.	Enclosure 4	Copy of Guideline rates– Pages 34
v.	Enclosure 5	Other relevant documents Page No. 35-39
vi.	Enclosure 6	Consultant's Remarks Page No. 40-42
vii.	Enclosure 7	Survey Summary Sheet – Pages 02



PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. BRIEF DESCRIPTION OF THE PROJECT

This project tie-up report is prepared for group housing project "Experion Element- Phase 1 & Phase 2" developed at the aforesaid address having total land area admeasuring 19,289.810 sq. mtr. as per the Lease deed and site plan provided to us by the bank.

The subject land was leased for developing group housing project by NOIDA via lease deed dated: 26/06/2023. The subject project is developed and promoted by M/s. Experion Developers Pvt. Ltd. The developer of the project will be developing a modern group housing project with all the basic amenities.

As per the master site plan, this project is comprised of two high rise towers namely Tower 1 & 2. The developer has proposed to develop this group housing project in two phases i.e. phase-1 & phase-2. Phase-I of the project will have one tower, i.e. Tower- 1 and phase-2 will also have one tower i.e. Tower- 2. The inventory details of the flats in project is tabulated below:-

Tower Name	Floor No.	Configuration	Carpet area per DU (In Sq. ft.)	Nos. of Unit
Tower 1	2B+G+40 Floors	3 BHK(T- 1)	1666	80
		4 BHK(T- 1)	1974	80
Tower 2	2B+G+40 Floors	3 BHK(T- 2)	1996	80
		4 BHK(T- 2)	2336	80
Total				320

As per the observation during site survey the site is currently vacant. The whole site was demarcated by temporary boundary.

The location of the subject project is in a good developing Sector-45, Noida. Subject land is approx. 900 mtr away from main Noida- Greater Noida Expressway and this is a good developing residential area with other residential colonies and other societies nearby. The subject project is located on 40 ft. wide approach road.

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

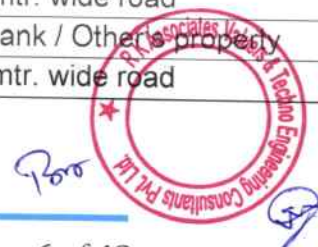
This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report, it is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.


This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the assessment for which photographs is also attached with the report.

PROJECT TIE-UP REPORT

EXPERION ELEMENT- PHASE I & PHASE II

	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	Amraplai Sapphire		
ii.	Name of similar projects available nearby with distance from this property	Amraplai Sapphire, Supreme Towers etc. are located in the close proximity of the subject property.		
iii.	Postal Address of the Project	Plot No. Gh-02, Sector - 45, Noida, District- Gautam Buddh Nagar, Uttar Pradesh		
iv.	Independent access/ approach to the property	Clear independent access is available		
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°33'02.8"N 77°20'44.7"E		
vi.	Description of adjoining property	Other residential projects/ vacant land		
vii.	Plot No. / Survey No.	GH-02		
viii.	Village/ Zone	Sector 45		
ix.	Sub registrar	NOIDA		
x.	District	Guatam Buddh Nagar		
xi.	City Categorization	Metro City	Urban developing	
	Type of Area	Residential Area		
xii.	Classification of the area/Society	Upper Middle Class (Good)	Urban developing	
	Type of Area	Within developing Residential zone		
xiii.	Characteristics of the locality	Good	Within urban developing zone	
xiv.	Property location classification	On Wide Road	Good location within locality	None
xv.	Property Facing	South Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Noida Greater Noida Expressway	~100 ft. wide road	
	b) Front Road Name & width	Internal Sector Road	~40 ft. wide road	
	c) Type of Approach Road	Bituminous Road		
	d) Distance from the Main Road	~1 km. approximately		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes with temporary boundary		
xviii.	Is the property merged or colluded with any other property	No		
xix.	BOUNDARIES SCHEDULE OF THE PROPERTY			
a)	Are Boundaries matched	Yes from the available documents		
b)	Directions	As per Title Deed/TIR	Actual found at Site	
	East	Other's property	Other's property	
	West	30 mtr. wide road	30 mtr. wide road	
	North	Overhead Tank / Other's property	Overhead Tank / Other's property	
	South	24 mtr. wide road	24 mtr. wide road	



3. TOWN PLANNING/ ZONING PARAMETERS			
i.	Planning Area/ Zone	Noida Master Plan -2021	
ii.	Master Plan currently in force	Noida Master Plan -2021	
iii.	Municipal limits	NOIDA	
iv.	Developmental controls/ Authority	NOIDA	
v.	Zoning regulations	Residential	
vi.	Master Plan provisions related to property in terms of Land use	Group Housing	
vii.	Any conversion of land use done	NA	
viii.	Current activity done in the property	Site is currently vacant	
ix.	Is property usage as per applicable zoning	Proposed as residential as per zoning.	
x.	Any notification on change of zoning regulation	No	
xi.	Street Notification	Residential	
xii.	Status of Completion/ Occupational certificate	Not Applicable at this point the land is currently vacant	
xiii.	Comment on unauthorized construction if any	NA	
xiv.	Comment on Transferability of developmental rights	Subjected to prior permission from competent authority.	
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential	
xvi.	Comment of Demolition proceedings if any	NA	
xvii.	Comment on Compounding/ Regularization proceedings	NA	
xviii.	Any information on encroachment	No encroachment observed during site visit.	
xix.	Is the area part of unauthorized area/ colony	No information available	
4. LEGAL ASPECTS OF THE PROPERTY			
i.	Ownership documents provided	Lease Deed	NA
ii.	Names of the Developer/Promoter	M/s. Experion Developers Pvt. Ltd.	
iii.	Constitution of the Property	Lease hold, have to take NOC in order to transfer	
iv.	Agreement of easement if any	Not required	
v.	Notice of acquisition if any land area under acquisition	Not applicable	
vi.	Notification of road widening if any and area under acquisition	Not applicable	
vii.	Heritage restrictions, if any	No	
viii.	Comment on Transferability of the property ownership	Lease hold, have to take NOC in order to transfer	
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No, Information available to us. Bank to obtain details from the Developer	



PROJECT TIE-UP REPORT

EXPERION ELEMENT- PHASE I & PHASE II

x.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No, Information available to us. Bank to obtain details from the Developer	NA
xi.	Building Plan sanction:		
	a) Authority approving the plan	Approved by NOIDA	
	b) Any violation from the approved Building Plan	Not applicable since currently the site is vacant	
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property	
xiii.	Whether the property SARFAESI complaint	Yes	
xiv.	Information regarding municipal taxes (property tax, water tax, electricity bill)	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	No information 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	No information available.	
xix.	Property presently occupied/ possessed by	The property is currently possessed by the subject promoter/company only.	
xx.	Title verification	Title verification to be done by competent advocate as the same is out of our scope of work.	
xxi.	Details of leases if any	Not applicable	

5. SOCIO - CULTURAL ASPECTS OF THE PROPERTY

i.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Urban Developing area
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	Proposed
iii.	Power Supply arrangements	Permanent
		Auxiliary
iv.	HVAC system	---
v.	Security provisions	---
vi.	Lift/ Elevators	Proposed



PROJECT TIE-UP REPORT

EXPERION ELEMENT- PHASE I & PHASE II

vii.	Compound wall/ Main Gate			Proposed	
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	Proposed

7. INFRASTRUCTURE AVAILABILITY

i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply			Yes from municipal connection			
	b) Sewerage/ sanitation system			Yes,proposed			
	c) Storm water drainage			No			
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management			Yes			
	b) Electricity			Yes, will be done by the authority			
	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
	~1.1 km	~3.1 km	~3.0 km	3.0 km	7.7 km	~1.7 km	~36 km (IGI)
iv.	Availability of recreation facilities (parks, open spaces etc.)		It is a developing area and recreational facilities are planned to be developed nearby.				

8. MARKETABILITY ASPECTS OF THE PROPERTY:

i.	Location attribute of the subject property	Good	
ii.	Scarcity	Similar kind of properties are available in this area.	
iii.	Market condition related to demand and supply of the kind of the subject property in the area	Good demand of such properties in the market.	
iv.	Any New Development in surrounding area	No	Few other residential projects are proposed and some projects are in progress
v.	Any negativity/ defect/ disadvantages in the property/ location	No	
vi.	Any other aspect which has relevance on the value or marketability of the property	None	

9. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:

i.	Type of construction & design	R.C.C Framed Structure (proposed)
ii.	Method of construction	Construction proposed to be done using professional contractor



PROJECT TIE-UP REPORT

EXPERION ELEMENT- PHASE I & PHASE II

		workmanship based on architect plan	
iii.	Specifications		
	a) Class of construction	Class B construction (Good) (Proposed)	
	b) Appearance/ Condition of structures	Internal - NA External - NA	
	c) Roof	Floors/ Blocks 2B+G+40 Floors (Proposed)	Type of Roof RCC (proposed)
	d) Floor height	Approx. 10 feet (proposed)	
	e) Type of flooring	Currently vacant site	
	f) Doors/ Windows	Currently vacant site	
	g) Interior Finishing	Currently vacant site	
	h) Exterior Finishing	Currently vacant site	
	i) Interior decoration/ Special architectural or decorative feature	Currently vacant site	
	j) Class of electrical fittings	Internal/ Good quality fittings (Proposed)	
	k) Class of sanitary & water supply fittings	Internal/ Good quality fittings (Proposed)	
iv.	Maintenance issues	Not Applicable since the site is currently vacant	
v.	Age of building/ Year of construction	Currently vacant site	Currently vacant site
vi.	Total life of the structure/ Remaining life expected	Not applicable	Not applicable
vii.	Extent of deterioration in the structure	No, the site is currently vacant	
viii.	Protection against natural disasters viz. earthquakes etc.	All the proposed structures are assumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	Not applicable	
x.	System of air conditioning	As per requirement by individual flat owners on their own	
xi.	Provision of firefighting	Proposed	
xii.	Status of Building Plans/ Maps	Approved by NOIDA	
	a) Is Building as per approved Map	Not applicable as site is currently vacant	
	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	No information provided	

10.	ENVIRONMENTAL FACTORS:	
i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	No information available to us
ii.	Provision of rainwater harvesting	Yes



PROJECT TIE-UP REPORT

EXPERION ELEMENT- PHASE I & PHASE II

iii.	Use of solar heating and lighting systems, etc.	No information available to us.
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere

11.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:	
i.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern structure (proposed)

12.	PROJECT DETAILS:	
a.	Name of the Developer	M/s. Experion Developers Pvt. Ltd.
b.	Name of the Project	Experion Element - Phase 1 & Phase 2
c.	Total no. of Dwelling units	320 (as per proposed site plan)
d.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.
e.	Name of the Architect	Ar. Rohit Saini
f.	Architect Market Reputation	New small scale Architect with no track record of any past Project. Entered into market with few residential projects.
g.	Proposed completion date of the Project	As per the RERA 04-01-2029
h.	Progress of the Project	Currently Vacant site
i.	Other Salient Features of the Project	<input checked="" type="checkbox"/> Modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housings, <input type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input type="checkbox"/> Kids Play Area,

Rohit



PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed area of the complete project		19,289.810 sq. mtr.				
2.	Ground Coverage Area	Permitted	35 % (6,751.434 sq. mtr.)				
		Proposed	20.85% (4,282.495 sq. mtr.)				
3.	Covered Built-up Area	UNDER FAR		REQUIRED AS PER APPROVED MAP		ACHIEVED STATUS	
		TOTAL	Proposed	Residential:	67,902.89 sq.mtr.	Currently Vacant site	
				Commercial:	420.24 sq. mtr.		
				Community + Lounge:	2,560.99 sq. mtr.		
				Total	70,884.12 sq. mtr. / 7,62,997 sq. ft.		
		Permitted		70,890.062 sq. mtr.		Currently Vacant site	
		UNDER NON-FAR		PROPOSED AS PER APPROVED MAP			ACHIEVED STATUS
		Non-FAR area	Service Area	10,081.057 sq. mtr.	Currently Vacant site		
			Basement	27,662.696 sq. mtr.			
			Total	37,743.753 sq. mtr. / 4,06,274 sq. ft.			
Total Gross Built Up Area		1,08,627.87 sq. mtr. / 11,69,270 sq. ft.		Currently Vacant site			
4.	Open/ Green Area	Minimum Required	6,269.188 sq. mtr.				
		Proposed	7,860.76 sq. mtr.				
5.	Density	Permitted	1,650 PPH				
		Proposed	1,123 PPH				
6.	Carpet Area		6,37,823 sq. ft.				
7.	Saleable Area		No information available				



PROJECT TIE-UP REPORT

EXPERION ELEMENT- PHASE I & PHASE II

Total Blocks/ Floors/ Flats			
	Approved as per Building Plan	Actually provided	
1.	Tower 1: 2B+G+40 floors Tower 2: 2B+G+40 floors	Currently this site is vacant	
2.	Total no. of Flats/ Units	320 DU	
3.	Type of Flats	Refer to the attached inventory analysis sheet below	
4.	Number of Car Parking available for main units	Required	886 ECS
		Proposed	968 ECS
5.	Land Area considered	Subject Project: 19,289.810 sq. mtr.	
6.	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out due to the size of the property	
7.	Remarks & observations, if any	None	
8.	Constructed Area considered (As per IS 3861-1966)	Built-up Area	1,08,627.87 sq. mtr. / 11,69,270 sq. ft. (FAR + NON FAR)
	Area adopted on the basis of	Unapproved architectural site plan	
	Remarks & observations, if any	None	

Note:

1. Area measurements considered in the report pertaining to Land & Building is adopted from relevant approved documents only.
2. 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.
3. Drawing Map, design & detailed estimation of the property/ building is out of scope of our services.



PART D

PROJECT APPROVAL DETAILS

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS
1.	Lease Deed from NOIDA	Dated 26/06/2023	Available
2.	Building Plan Approval Letter from New Okhla Industrial Development Authority	Application no. 2023/10/16/9718 dated 05-01-2024	Approved
3.	Approved Site Plan	Dated 05/01/2024	Approved
4.	NOC for Height Clearance from Airport Authority of India	Dated 21/09/2023	Approved
5.	NOC from Pollution control Board	Ref No.202312/UPPCB/Noida(UPPCBRO)/CTE/NOIDA/2024	Approved
6.	Environmental clearance NOC from SEIAA	Identification No.EC24B038UP186081 dated 01/02/2024	Approved
7.	NOC from Fire Service Department, NOIDA	UPFS/2023/99503/GBN/GAUTAM BUDDH NAGAR/23695/JD	Approved
8.	RERA Registration Certificate	RERA No. - Phase 1: UPRERAPRJ120027/04/2024 RERA No. - Phase 2: UPRERAPRJ953234/04/2024 Project Registration Date : 10-01-2024	Approved
9.	Structural Stability Certificate	Approval of design and drawings by Delhi Technological University dated 28/10/2023	Provided



PROJECT TIE-UP REPORT

EXPERION ELEMENT- PHASE I & PHASE II

PART E

PROCEDURE OF ASSESMENT

1.	GENERAL INFORMATION			
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		6 March 2024	8 March 2024	5 April 2024
ii.	Client	State Bank of India, HLST Branch, Noida		
iii.	Intended User	State Bank of India, HLST Branch, Noida		
iv.	Intended Use	To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Project Tie-up for individual Flat Financing		
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, asertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the property is identified	<input checked="" type="checkbox"/> Done from the nameplate displayed on the property <input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by the owner's representative <input type="checkbox"/> Enquired from local residents/ public <input checked="" type="checkbox"/> Cross checked from the boundaries/ address of the property mentioned in the documents provided to us <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		
2.	ASSESSMENT FACTORS			
i.	Nature of the Report	Project Tie-up		
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		Group Housing Project	Residential	Group Housing Society
		Classification	Residential Group Housing	
iii.	Basis of Inventory assessment (for Project Tie up Purpose)	Primary Basis	Market Price Assessment & Govt. Guideline Value	
		Secondary Basis	Not Applicable	
iv.	Present market state of the Asset assumed Total No. of Dwelling Units	Under Normal Marketable State Reason: Asset under free market transaction state		
v.	Property Use factor	Current/ Existing Use	Highest & Best Use (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	

PROJECT TIE-UP REPORT

EXPERION ELEMENT- PHASE I & PHASE II

viii.	Property Category Factor	Location	Irregular		Large	
			City Categorization	Locality Characteristics	Property location characteristics	Floor Level
			Metro City	Good	On Wide Road	Refer to the attached sheet
			Urban developing	Within urban developing zone	Near to Metro Station	
				Within ordinary mid-scale Residential locality	Not Applicable	
Property Facing						
South Facing						
ix.	Physical Infrastructure availability factors of the locality		Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
			Yes, proposed	Underground	Yes, proposed	Easily available
			Availability of other public utilities nearby		Availability of communication facilities	
			Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
x.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Medium Income Group				
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	None				
xiv.	Property overall usability/ utility Factor	Restricted to a particular use i.e., Group housing (Residential) purpose only.				
xv.	Do property has any alternate use?	None. The property can only be used for residential purpose.				
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Demarcated with temporary boundary.				
xvii.	Is the property merged or colluded with any other property	No				
		Comments: ---				
xviii.	Is independent access available to the property	Clear independent access is available				
xix.	Is property clearly	Yes				

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PROJECT TIE-UP REPORT

EXPERION ELEMENT- PHASE I & PHASE II

	possessable upon sale				
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	Method of assessment		
		Market Approach	Market Comparable Sales Method		
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)			
xxiv.	Market Comparable				
xxv.	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	a.	Name:	Mr. Vishal	
			Contact No.:	+91-9310634479	
			Nature of reference:	Property dealer	
			Size of the Property:	Approx. similar size of our subject property	
			Location:	Godrej Woods, Sector 43, Noida	
			Rates/ Price informed:	Rs.30,000/- to Rs.35,000/- per sq. ft. on Carpet area (Ongoing basic selling price of builder/developer) for built-up dwelling unit on premium luxury apartment segment.	
			Any other details/ Discussion held:	The price of the flat depends on various physical attributes, like location, floor, amenities included, etc.	
			b.	Name:	Mr. Sushil (God prop.)
				Contact No.:	+91-9650423650
				Nature of reference:	Property Consultant
			Size of the Property:	~ 3200 sq.ft. super built up	
			Location:	Godrej Woods, Sector 43	
			Rates/ Price informed:	Around Rs.17,000/- to Rs.20,000/- on super built up area.	
			Any other details/ Discussion held:	Considering ~60% loading factor rate for luxury apartments near subject property would be ~Rs.30,000/- pe sq. ft. on carpet area. The price of the flat depends on various physical attributes, like location, floor, amenities included, etc.	
xxvi.	Adopted Rates Justification	As per our discussion with the locals inhabitants and property dealers of the subject location we came to know that rates for residential flats in resale in the subject locality varies Rs.30,000/- to Rs.32,000/- per sq. ft. on Carpet area (Ongoing basic selling price of builder/developer) for built-up dwelling unit on premium luxury apartment segment further depending			

		upon the various attributes of the flats.	
xxvii.	OTHER MARKET FACTORS		
	Current Market condition	Normal	
		Remarks: NA	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Easily sellable	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Good	Abundantly available
		Remarks: Good demand of such properties in the market	
		Adjustments (-/+): 0%	
xxviii.	Any other special consideration	Reason: NA	
		Adjustments (-/+): 0%	
xxix.	Any other aspect which has relevance on the value or marketability of the property	NA	
		Adjustments (-/+): 0%	
xxx.	Final adjusted & weighted Rates considered for the subject property	Rs.200,39,41,306/- as land value (as per the lease deed) and Rs.30,000/- to Rs.32,000/- per sq. ft. on Carpet area (Ongoing basic selling price of builder/developer) for built-up dwelling unit on premium luxury apartment segment.	
xxxi.	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.	
xxxii.	Basis of computation & working		
	<p>a. In this Project Tie-up report, we have not adopted any Market Valuation of Land since this is only a tie up report and not a project valuation report. Therefore, value of land is immaterial and have no relevance. If any Value/Market rates are given for the land then the same has been given only for the reference purpose.</p> <p>b. However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land which is Rs.200,39,41,306/- has been taken as per the information mentioned in lease deed.</p> <p>c. For calculating FAR & NON-FAR we have adopted the data as per the unapproved architectural plan provided to us by client.</p> <p>d. Also, since this is a Licensed land for group housing project on which the developer has started selling the flats which includes the proportionate land portion in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.</p> <p>e. This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report, it is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.</p> <p>f. Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in</p>		

the report.

- g. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
- h. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.
- i. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
- j. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, price assessment metrics is prepared and necessary adjustments are made on the subject asset.
- k. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- l. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
- m. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- n. Area measurements considered Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- o. Area of the large land parcels of more than 2500 sq. mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- p. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- q. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- r. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- s. The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural

PROJECT TIE-UP REPORT

EXPERION ELEMENT- PHASE I & PHASE II

integrity & strength.

- t. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Report.
- u. Project tie-up report is prepared based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- v. Project tie up is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xxxiii.

ASSUMPTIONS

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

xxxiv.

SPECIAL ASSUMPTIONS

None

xxxv.

LIMITATIONS

None



PROJECT TIE-UP REPORT

EXPERION ELEMENT- PHASE I & PHASE II

3. COST ASSESSMENT OF LAND			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Cost of Land (As per Lease Deed)
a.	Prevailing Rate range	Rs.52,500/- per sq.mtr.	As per lease deed
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.52,500/- per sq.mtr.	---
d.	Total Land Area/ FAR Area considered (documents vs site survey whichever is less)	19,289.810 sq. mtr.(Land area)	19,289.810 sq. mtr.(Land area)
e.	Total Value of land (A)	Rs.52,500/- per sq.mtr. X 19,289.810 sq.mtr	---
		Rs.101,27,15,025/-	Rs.200,39,41,306/-

Note:

- a. In this Project Tie-up report, so such 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.
- b. However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land which is Rs.200,39,41,306/- has been taken as per the information mentioned in lease deed.
- c. For calculating FAR & NON-FAR we have adopted the data as per the unapproved architectural plan provided to us by client.

4. COST ASSESSMENT OF BUILDING CONSTRUCTION				
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR	NON-FAR
	Building Construction Value	Rate range	Rs.1,800/- to Rs.2,200/- per sq. ft.	Rs.1,400/- to 1,600/- per sq. ft.
		Rate adopted	Rs.2,000/- per sq. ft.	Rs.1,500/- per sq. ft.
		Built-up Area	70,884.12 sq. mtr. / 7,62,997 sq. ft.	37,743.753 sq. mtr. / 4,06,274 sq. ft.
		Pricing Calculation	Rs.2,000/- per sq. ft. X / 7,62,997 sq. ft.	Rs.1,500/- per sq. ft. x 4,06,274 sq. ft.
		Total Value	Rs.1,52,59,93,228/-	Rs.60,94,10,636/-
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		Currently Vacant land	
d.	Construction Depreciated Replacement Value (B)		Rs.213,54,03,864/-	



PROJECT TIE-UP REPORT

EXPERION ELEMENT- PHASE I & PHASE II

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)	----	---
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	7% of total construction cost	Rs.14,94,78,270/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	9% of total construction cost	Rs.19,21,86,348/-
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.)	9% of total construction cost	Rs.19,21,86,348/-
e.	Expected Construction Value (C)	----	Rs.53,38,50,966/-

6. MARKET/ SALABLE AMOUNT OF THE FLATS		
a.	Total No. of DU	320
b.	Total No. of EWS Units	No information available.
c.	Total Proposed Carpet Area for flats	6,37,823 sq. ft.
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Approx. Rs.35,000/- per sq. ft. on carpet area
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Approx. Rs.35,000/- per sq. ft. on carpet area
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.30,000/- to Rs.32,000/- per sq. ft. on carpet area
e.	Remarks	The value of flats in the subject locality varies from Rs.30,000/- to Rs.32,000/- per sq. ft. on Carpet area on premium luxury apartment segment further depending upon various physical attributes and amenities available within a group housing society. In our opinion, the same has been considered fair and reasonable for estimating the value of inventory of the subject project.



PROJECT TIE-UP REPORT

EXPERION ELEMENT- PHASE I & PHASE II

Residential Units Sale Price (Inventory Analysis):

Tower Name	Configuration	Carpet area per DU (In Sq. ft.)	Units of same type	Total Carpet area of each type (in sq. ft.)	Total Minimum Market Rate @Rs.28,000/- per sq. ft. on Carpet area for individual flat (In CR.) (28,000 X E)	Total Maximum Market Rate @Rs.32,000/- per sq. ft. on Carpet area for individual flat (in Cr.) (32,000 X E)
	A	C	D	E	F	G
Tower-1	3 BHK(T 1)	1,666	80	1,33,283	373.19	426.51
	4 BHK(T 1)	1,975	80	1,57,980	442.34	505.53
Tower-2	3 BHK(T 2)	1,996	80	1,59,680	447.10	510.98
	4 BHK(T 2)	2,336	80	1,86,880	523.26	598.02
	Total		320	6,37,823	1,785.90	2,041.03

7.	CONSOLIDATED COST ASSESSMENT OF THE ASSET		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs.1,01,27,15,025/-	Rs.200,39,41,306/-
b.	Structure Construction Value (B)	---	Rs.213,54,03,864/-
c.	Additional Aesthetic Works Value (C)	---	Rs.53,38,50,966/-
d.	Total Add (A+B+C)	Rs.1,01,27,15,025/-	Rs.467,31,96,136/-
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.467,31,96,136/-
h.	Rounded Off	---	Rs.467,32,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Four Hundred & Sixty Seven Crores Thirty Two Only
j.	Expected Realizable Value	---	Rs.397,22,20,000/-
k.	Expected Distress Sale Value	---	Rs.350,49,00,000/-
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 latest guidelines for the building construction are not available on the U.P. government's website so we have only considered for land valuation.
- b. The subject property is a Group Housing project.
- c. We are independent of client/ company and do not have any direct/ indirect interest in the property.
- d. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.
- e. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.
- f. In the event of sale or foreclosure of the mortgaged / charged property, the Authority shall be entitled to claim and recover such percentage, as decided by the authority, of the unearned increase in values of properties in respect of the market value of the said land as first charge, having priority over the said mortgage charge, the decision of the Authority in respect of the market value of the said land shall be final and binding on all the parties concerned. The allottee / Lessee can transfer the whole plot and the buildings constructed thereon with the prior permission of NOIDA, after payment of transfer charges as per the prevailing policy if NOIDA. However, the Lessor reserves the right to reject any such transfer application without assigning any reason. Since percentage of unearned increased and rate of transfer charges have not been defined in the lease deed, therefore financial effect of the same on the indicated value of the land can not be taken and has not been taken.
- g. Also, since this is a Licensed land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.
- h. 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.
- i. 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.
- j. 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.
- k. 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.
- l. 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

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[Red circular stamp: R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd.]

be the actual price of that asset and the market may discover a different price for that asset.

- m. 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.
- n. 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.
- o. 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.

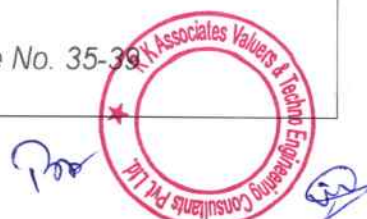
Market Value suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing 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.

For


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

- *Enclosure I: Screenshot of the price trend references of the similar related properties available on public domain - Page No. 30*
- *Enclosure II: Google Map Location Page No. 31*
- *Enclosure III: Photographs of the property Page No. 32-33*
- *Enclosure IV: Copy of Circle Guideline Rate Page No. 34*
- *Enclosure V: Other Relevant Documents/Articles taken for reference Page No. 35-39*
- *Enclosure VI: Consultant's Remarks Page No. 40-42*



PROJECT TIE-UP REPORT

EXPERION ELEMENT- PHASE I & PHASE II

IMPORTANT NOTES

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

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



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IF REPORT IS USED FOR BANK/ FIs

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

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

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Sachin Pandey	Babul Akhtar Gazi	Vishal Singh
		



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

Godrej Woods [View Number](#)

CONSTRUCTION STATUS
Under Construction
Completion from Jul. 2025 onwards

Why you should consider Godrej Woods?

- Best Theme Project Of The Year - Godrej Woods by Et Realty Awards 2022
- Urban Forest Themed Project
- Godrej Woods is gold rated by IGBC (Indian Green Building Council)

[View 4 more](#)

Download Brochure

₹ 1.57 - 12.44 Cr + Charges

2, 3, 4, 5 BHK Apartment

2 BHK Apartment	3 BHK Apartment	4 BHK Apartment
Carpet Area: 612.25 - 777.47 sq.ft. (56.11 - 71.22 sq.m.)	Carpet Area: 874.13 - 254.3 sq.ft. (80.11 - 235.0 sq.m.)	Carpet Area: 1274.27 - 2388 sq.ft. (117.19 - 220.7 sq.m.)
₹ 1.57 - 2.25 Cr + Charges	₹ 2.39 - 8.12 Cr + Charges	₹ 3.08 - 10.64 Cr + Charges

Floor Plans & Pricing [View Homes in 3D](#)

2 BHK Apar... 3 BHK Apar... 4 BHK Apar... 5 BHK Apartment

Godrej Woods?

- Best Theme Project Of The Year - Godrej Woods by Et Realty Awards 2022
- Urban Forest Themed Project
- Godrej Woods is gold rated by IGBC (Indian Green Building Council)

[View 4 more](#)

Floor Plans & Pricing [View Homes in 3D](#)

2 BHK Apar... 3 BHK Apar... 4 BHK Apar... 5 BHK Apartment

2 BHK Apartment	3 BHK Apartment	4 BHK Apartment
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₹ 1.57 - 2.25 Cr + Charges	₹ 2.39 - 8.12 Cr + Charges	₹ 3.08 - 10.64 Cr + Charges

Floor Plans & Pricing

2079.59 sq.ft. (193.2 sq.m.)	3754 sq.ft. (348.76 sq.m.)
Carpet Area: 5 BHK	Carpet Area: 3 BHK
₹ 6.59 - 6.89 Cr	₹ 11.89 - 12.44 Cr
Under Construction ₹ 6.59 Cr Jul 26 possession	Under Construction ₹ 11.89 Cr Jul 26 possession
New Launch ₹ 6.89 Cr Oct 27 possession	New Launch ₹ 12.44 Cr Oct 27 possession
Request callback	Request callback

R.K. Associates Valuers & Technical Engineering Consultants Pvt. Ltd.

Per

PROJECT TIE-UP REPORT

EXPERION ELEMENT- PHASE I & PHASE II

EXPERION Home Price Site Plan Amenities Gallery Location Virtual Tour Download Brochure

BOOKING OPEN

Experion Elements Phase-1

At Sector 45, Noida

Most Iconic Development
2 Towers in 4.5 Acres
VRV ACs, Modular Kitchen, Italian Marble
Luxury Specifications
Spot Booking Offer

Limited Time Period Offer

Beautiful Floor Lobbies

High-Speed Elevators

Premium 3 & 4 Bed Apartments
Starting Price

₹ **4.8 Cr*** Onwards

Enquire Now

EXPERION Home Price Site Plan Amenities Gallery Location Virtual Tour Download Brochure

Request Download Brochure

Price

Type	Saleable Area	Price	
3 BHK	2900 Sq. Ft.	₹ 4.8 Cr* Onwards	Request For Price Breakup
4 BHK	3300 Sq. Ft.	₹ On Request	Request For Price Breakup

Request Complete Costing Details

R.K. Associates Valuers & Technical Engineering Consultants Pvt. Ltd.

Rb

PROJECT TIE-UP REPORT

EXPERION ELEMENT- PHASE I & PHASE II

ENCLOSURE 2: GOOGLE MAP LOCATION



PROJECT TIE-UP REPORT

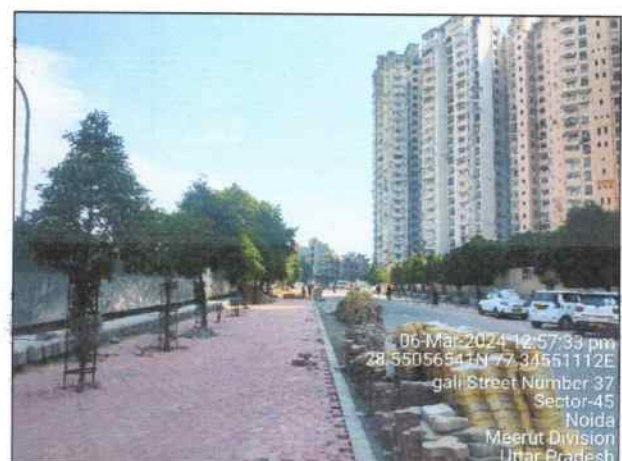
EXPERION ELEMENT- PHASE I & PHASE II

ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY



PROJECT TIE-UP REPORT

EXPERION ELEMENT- PHASE I & PHASE II



R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

PROJECT TIE-UP REPORT

EXPERION ELEMENT- PHASE I & PHASE II

ENCLOSURE: 4- COPY OF CIRCLE RATE

आवासीय भूखण्ड की प्रस्तावित दरें (नोएडा की श्रेणी परिवर्तन/उच्चीकरण पूर्व दर श्रेणी परिवर्तन/उच्चीकरण पश्चात मूल्यांकन सूची की वर्तमान दर तथा प्रस्तावित दर)							
(दर प्रति वर्ग मीटर में)							
श्रेणी	सेक्टर की वर्तमान श्रेणी	सेक्टर का क्रमांक	नोएडा प्राधिकरण की पूर्व बेसिक दर वर्तमान दर	12 मी0 तक चौड़ी सड़क पर मूल्यांकन सूची की वर्तमान बेसिक दर प्रस्तावित दर	12 मी0 से अधिक किन्तु 18 मी0 तक चौड़ी सड़क पर मूल्यांकन सूची की वर्तमान बेसिक दर प्रस्तावित दर	18 मी0 से अधिक किन्तु 24 मी0 तक चौड़ी सड़क पर मूल्यांकन सूची की वर्तमान बेसिक दर प्रस्तावित दर	24 मी0 से अधिक चौड़ी सड़क पर मूल्यांकन सूची की वर्तमान बेसिक दर प्रस्तावित दर
श्रेणी सी	श्रेणी डी से सी किये गये सेक्टर	63ए	39440 47180	44000 52500	46200 55150	48400 57750	50600 60400
	पूर्व से सी श्रेणी के सेक्टर	1 से 10, 42, 43, 45, 79, 104, 107, 110, 119, 120, 121, 123, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 142, 143, 143बी, 144, 151, 152 से 157, 168	47180 47180	52500 52500	55150 55150	57750 57750	60400 60400
श्रेणी डी	पूर्व से निर्धारित श्रेणी में कोई परिवर्तन नहीं किया गया है।	54, 57, 58, 59, 60, 63, 64, 65, 67, 68, 69, 80, 81, 83, 84, 85, 86, 87, 88, 89, 90, 91, 95, 101, 106, 109, 111, 112, 113, 114, 116, 117, 118	39440 39440	44000 44000	46200 46200	48400 48400	50600 50600
श्रेणी ई	पूर्व से निर्धारित श्रेणी में कोई परिवर्तन नहीं किया गया है।	66, 102, 115, 138, 139, 140, 140ए, 141, 145, 146, 147, 148, 149, 150, 158, 159 से 167 तथा फेज-II, ब्लाक ए, बी, सी, डी, व एन0ई0पी0जेड0 (SEZ) अन्य शेष सेक्टर	33800 36200	40000 40000	42000 42000	44000 44000	46000 46000



plot which was supposed to be paid within 90 days from the date of issuance of allotment letter.

- 1.2. All FUTURE payments should be made through a Demand Draft/ Pay Order/RTGS/NEFT drawn in favour of "NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any scheduled bank located in New Delhi/Noida. The Lessee should clearly indicate its name and details of the plot applied for/ allotted on the reverse of the said demand draft/ pay order.
- 1.3. All payments should be remitted by due date. In case the due date is a bank holiday then the Lessee should ensure remittance on the previous working day.
- 1.4. The payment made by the Lessee will first be adjusted towards the interest due, if any, and thereafter the balance will be adjusted towards the due lease rent payable.

"In case of allotment of additional land, the payment of the premium of the additional land shall be made in lump sum within 30 days from the date of communication of the said additional land"

"In case of allotment of additional land, the payment of the premium of the additional land shall be made in lump sum within 30 days from the date of communication of the said additional land as per prevailing policy of NOIDA on the rate as applicable on the date of allotment of additional land or Bid Price, whichever is higher. The rate calculated by NOIDA will be final and binding on the Allottee."

- 1.5. And also in consideration of the yearly lease rent hereby reserved and the covenants, provisions and agreement herein contained and on the part of the Lessee to be respectively paid observed and performed, the Lessor both hereby demise on lease to the Lessee that plot of land as Group Housing Plot No. GH-02, Sector-45 in New Okhla Industrial Development Authority, Distt Gautam Buddh Nagar (U.P.), contained by measurement **19,289.81 Sq. mtrs.** Be the same or a little more or less and bounded:

On the North by : As per Site;
On the South by : As per Site;
On the East by : As per Site; and
On the West by : As per Site.

And the said plot is more clearly delineated and shown in the attached plan and therein marked red.

- 1.6. TO HOLD the said plot with (hereinafter referred to as the demised premises) with their appurtenances up to the Lessee for the term of 90 (ninety) years commencing from 26 June, 2023, except and always reserving to the Lessor:



PROJECT TIE-UP REPORT

EXPERION ELEMENT- PHASE I & PHASE II

DOCUMENT 2: RERA REGISTRATION APPLICATION

24. 5.24 PM UP RERA - Uttar Pradesh Real Estate Regulatory Authority

Project Name: Experion Elements Phase-1
Project Id: (ID936586)
Promoter Name: Experion Developers Pvt. Ltd
Promoter Id: (UPRERAPRM3669)
Project Registration Date: 10-01-2024

Basic Details

Project Type	New		
Project Category	Residential	Total area in round figure (Sq.mt.)	10329
Project Name	Experion Elements Phase-1	Registration Fee (in Rs.)	57600
State	Uttar Pradesh	Project Duration (In month)	72
District	Gautam Buddha Nagar	Original Start Date	
Tehsil	Gautam Buddha Nagar	Proposed Start Date	01-01-2024
Sanctioning Competent Authority*	Noida Authority	Proposed End Date	31-12-2029
Project Cost (In Lacs)	47818		

Geographic Location

(end points of scheme/ project)

Latitude: 28.55098 Longitude: 77.34572

Agents

- 1 Rohit Chandani
- 2 Tushar Chandani
- 3 INVESTORS CARE INFRA TECH PVT LTD
- 4 JITENDRA KUMAR YADAV
- 5 Dev Real Estate and Finance
- 6 Neeraj Pandey
- 7 Yash Verma
- 8 NAVEEN KUMAR PANDEY
- 9 K.S. Mishra

27.24. 5.24 PM UP RERA - Uttar Pradesh Real Estate Regulatory Authority

Wednesday, 7 Feb. 2024 | 05:24:20 PM

Registration In-Process
View Project (Registration In-Process)
Welcome - Experion Developers Pvt. Ltd

Registration In-Process



DOCUMENT 3: ENVIRONMENTAL CLEARANCE NOC FROM SEIAA



State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.
Vineet Khand-1, Gomti Nagar, Lucknow- 226010
E-Mail: doeupko@yahoo.com, seiaaup@yahoo.com
Phone no- 0522-2300541

Reference- MoEFCC Proposal no- SIA/UP/INFRA2/451470/2023 & SEIAA, U.P. & File no-8458

Sub: Environmental Clearance for Proposed Group Housing Project at Plot No. GH- 02, Sector- 45, Noida, District-Gautam Budh Nagar, U.P., M/s Experion Developers Pvt. Ltd.

Dear Sir,

This is with reference to your application / letter dated 07-11-2023 & 12-12-2023 on above mentioned subject. The matter was considered by 815th SEAC in meeting held on 13-12-2023 and 791st SEIAA meeting held on 16-01-2024.

A presentation was made by the project proponent along with their consultant M/s Ascenso Enviro Pvt. Ltd to SEAC on 13-12-2023.

Project Details Informed by the Project Proponent and their Consultant

The project proponent, through the documents and presentation gave following details about their project-

1. The environmental clearance is sought for Group Housing Project at Plot No. GH- 02, Sector- 45, Noida, District-Gautam Budh Nagar, U.P., M/s Experion Developers Pvt. Ltd.
2. The project to be developed on the total plot area of 19289.81 m². The built-up area of the proposed project is 108627.867 m².
3. Salient features of the project:

Building Details: Basement 2 Ground Floor 40 Floor Total Dwelling Unit - 320	Parking required as per Noida bye laws Total parking required = 886 ECS Total Proposed Parking = 920 ECS
Total Plot Area = 19289.810 m ² Built-up Area = (FAR + Non FAR + Proposed Service Area): 108627.867 m ²	Number of trees proposed for plantation = 250
Total Project Cost = Rs. 562.17 Cr.	Total Water Demand = 232 KLD Freshwater Requirement = 105 KLD Total Domestic water Requirement = 167 KLD
Proposed Green Area (@ ~ 41% of total Area) = 7860.76 m ²	Total waste water generation = 146 KLD
MBBR Technology STP	STP Capacity = 200 KLD (higher than total waste water generation)
Power Requirement = 2290 KW Gen/D.G Sets = 4X650 KVA	Total rain water Harvesting pits = 5
Solid waste: (1003.35 kg/day) ~ 1003 kg/day	Internal Road Width = 6/9 m wide

4. Environmental sensitivity surrounding the project site as submitted by project proponent:

S. No.	Particulars	Name	Distance and Direction
1.	Nearest Metro Station/Railway Station	1.Botanical Garden – Metro Station 2.Okhla Bird Sanctuary- Metro Station 3.Noida Sector 76 – Metro Station	Approx. 1.73 Km. in NW Approx. 2.23 Km. in W Approx. 3.68 Km. in NE



PROJECT TIE-UP REPORT
EXPERION ELEMENT- PHASE I & PHASE II

DOCUMENT 4: ALLOTMENT LETTER

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY
MAIN ADMINISTRATIVE BUILDING, SECTOR VI, NOIDA-201301
Group Housing Department

No. NOIDA/GH/2023/...2509
Dated: ...06/5/23

M/s. EXPERION DEVELOPERS PVT. LTD.
F9, FIRST FLOOR, MANISH PLAZA-1
PLOT NO-07, MLU, SECTOR-10
DWARKA, NEW DELHI -110075.

Sub: Acceptance of bid/E-Auction for Event ID:20252 and allotment of Group Housing Plot No. GH-02, Sector-45, Noida, Scheme Code: 2022-23 (II).

Dear Sir,

With reference to your bid/E-Auction dated 24TH FEB, 2023, we are pleased to inform you that your bid has been accepted by the competent authority & Plot No. GH-02, Sector-45, Noida is being allotted to you as per details given below: -

1.	Property type	:	Group Housing Plot
2.	Allotment mode	:	Bid/E-Auction
3.	Plot No. /Sector	:	GH-02, Sector-45
4.	Area of Plot	:	19289.81 Sq. Mtr.
5.	Bid/E-Auction price Per Sqm.	:	1,03,886/-
6.	Total Premium of plot	:	200,39,41,306/-
7.	Earnest Money Deposited along with tender form	:	10,00,00,000/-
8.	Total Premium of plot to be deposited within 90 Days from issue of Allotment Letter.	:	190,39,41,306/-
9.	Payment mode	:	90 Days from the issue of Allotment letter
10.	Annual lease rent @ 1% of total premium for first 10 years thereafter the same may be increased as per terms of scheme/Brochure	:	2,00,39,413.06/-
11.	Legal documentation charges	:	100/-
12.	Stamp duty @5% is applicable as on date (the same may be verified from Sub Registrar, Sector-33, NOIDA)	:	11,52,26,626/-

You are requested to deposit the full and final payment of the total premium of the plot Rs. 190,39,41,306/- (Including Earnest Money/EMD) through challan available at NOIDA Authority website i.e, www.noidaauthorityonline.com within 90 days from the date of issue of this letter, failing which action shall be taken as per terms and conditions of the brochure. The other terms and conditions as specified in the brochure shall be a part of this allotment letter and shall be binding on the allottee. In case the due premium as mentioned above is not deposited within the stipulated period, no time Extension shall be allowed for the deposit of the allotment money. In case of default of payment, the allotment of plot shall be cancelled and money deposited as earnest money and



DOCUMENT 5: PROVISIONAL FIRE NOC:

11/18/23, 12:14 PM FIRE SERVICE | UTTAR PRADESH

प्रारूप-घ (संलग्नक-3)

औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या: UPFS/2023/99503/GBN/GAUTAM BUDDH NAGAR/23695/JD
दिनांक: 03-11-2023

प्रमाणित किया जाता है कि मैसर्स **EXPERION DEVELOPERS PVT. LTD.** (भवन/प्रतिष्ठान का नाम) पता **GH-02, SECTOR-45, GH-02, SECTOR-45, Noida** तहसील - **Noida** प्लॉट एरिया **19289.210 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **108627.868** (वर्गमीटर), ब्लॉकों की संख्या **4** जिसमें


ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेंट की संख्या	ऊँचाई
TOWER 1	41	2	140.15 mt.
Tower 2	41	2	140.15 mt.
club	3	2	13.30 mt.
RETAIL	3	2	12.30 mt.

है। भवन का अधिभोग मैसर्स **EXPERION DEVELOPERS PVT. LTD.** द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी **Residential** के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स **EXPERION DEVELOPERS PVT. LTD.** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

Note : अग्निशमन अधिकारी /मुख्य अग्निशमन अधिकारी द्वारा प्रेषित स्थलीय भौतिक निरीक्षण संस्तुति आख्या व अपलोडिड मानचित्रों के अनुसार सम्बन्धित संक्षम सत्ता प्राधिकारी को यह प्रोवीजनल अनापत्ति प्रमाण पत्र इस शर्त के साथ निर्गत किया जाता है कि उपरोक्त भवन के अध्यासन/ प्रयोग से पूर्व समस्त अग्निशमन व्यवस्थाएँ मानकों के अनुसार अधिष्ठापित कराया जाना अनिवार्य है, यदि भवन स्वामी द्वारा बिना व्यवस्थाओं के अध्यासन किया जाता है, तो भवन के असुरक्षित अध्यासन हेतु सत्ता प्राधिकारी निगरानी रखे।

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

हस्ताक्षर (निर्गमन अधिकारी)



Digitally Signed By
(Aman Sharma)

[A0269865B740788D0CE1F707C6707A357F263D40]

17-11-2023

निर्गत किये जाने का दिनांक : 17-11-2023
स्थान : LUCKNOW



PROJECT TIE-UP REPORT

EXPERION ELEMENT- PHASE I & PHASE II

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/

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

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	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.

[Handwritten signature]

