

File No.: VIS (2021-22)-PL734-634-815

Dated:21.12.2021

PROJECT TIE -UP REPORT
OF
GROUP HOUSING SOCIETY
EROS SAMPOORNAM-2

SITUATED AT

**PLOT NO. GH-01, SECTOR-02, GREATER NOIDA, DISTRICT GAUTAM BUDDH
NAGAR, UTTAR PRADESH**

DEVELOPED & PROMOTED BY

M/S. AJAY ENTERPRISES PVT. LTD. (COMPANY OF EROS GROUP)

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, NOIDA, UTTAR PRADESH

*****Important - In case of any query/ issue or escalation you may please contact Incident Manager
at 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 correct.***

VALUATION REPORT

EROS SAMPOORNAM 2, SECTOR-02, GREATER NOIDA

PART A

SUMMARY OF THE PROJECT TIE-UP REPORT

S.NO.	CONTENTS	DESCRIPTION		
1.	GENERAL DETAILS			
a.	Report prepared for	Bank		
b.	Name & Address of Organization	State Bank of India, HLST Branch, Noida, U.P		
c.	Name of Promoter	M/s. Ajay Enterprises Pvt. Ltd. (Company of Eros Group)		
d.	Name of Property Owner	M/s. Ajay Enterprises Pvt. Ltd.		
e.	Address & Phone Number of the owner	8 th Floor, Eros Tower, Nehru Place, New Delhi-110019		
f.	Type of the Property	Group Housing society		
g.	Type of Loan	NA		
h.	Type of Valuation	Project Tie-up Report		
i.	Report Type	Project Tie-Up Report		
j.	Date of Inspection of the Property	11 December 2021		
k.	Date of Valuation Report	17 December 2021		
l.	Surveyed in presence of	Promoter's representative	Mr. Akshay Chopra Contact No. 9873168000	
m.	Purpose of the Valuation	Project Tie- up Report		
n.	Scope of the Report	Project Tie- Up Report		
o.	Out-of-Scope of Report	i. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. ii. Legal aspects of the property are out-of-scope of this report. iii. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. iv. Getting cizra map or coordination with revenue officers for site identification is not done at our end. v. Measurement is only limited upto sample random measurement. vi. Measurement of the property as a whole is not done at our end. vii. Drawing Map & design of the property is out of scope of the work.		
p.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total 04 documents requested.	Total 03 documents provided.	03
		Property Title document	Lease Deed (Obtained from UPRERA)	Dated 19/05/2010
		Approved Map	Approved Building Plans	Dated 26/06/2018
		Copy of TIR	Not Provided	Dated 26/06/2018

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		Other NOC's	Provided	Pl. refer page. 18
q.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Promoter'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. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION



This project tie-up report is prepared for group housing project “**Eros Sampoornam-2**” under development at Plot No. Gh-01, Sector-02, Greater Noida, District Gautam Buddh nagar, Uttar Pradesh having total land area admeasuring 98,373.75 m² as per the lease deed obtained from UPRERA website.

As per the lease deed dated 19/05/2010 signed between GNIDA (Lessor) and M/s. Ajay Enterprises Pvt. Ltd. (Lessee), the lessee has been allotted Land area ad-measuring 98,373.75 m² for developing a group housing project on demarcated plot GH-01, Sector-02, Greater Noida on lease for a period of 90 years which has commenced from 19/05/2010. The subject project is developed and promoted by M/s.

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Ajay Enterprises Pvt. Ltd. which is company of Eros Group. All the NOCs and Approvals are vested in favor of M/s. Ajay Enterprises Pvt. Ltd.

The developer has proposed to develop a modern group housing project comprised of 42 high rise towers, Commercial Block, Community Block, Nursery School/Creche and Milk booth. As per the approved layout plan the project will have 3130 DUs with all basic and modern amenities. Details of each tower is as below:

Tower	No. of Floors	No. of Dwelling Units
A1 (Phase 1)	G+15	64 DU's
G1 (Phase 1)	G+19	120 DU's
H1 (Phase 1)	G+15	64 DU's
N1 (Phase 1)	G+19	120 DU's
N2 (Phase 1)	G+19	120 DU's
Y1 (Phase 1)	G+17	72 DU's
Y2 (Phase 1)	G+17	72 DU's
Y3 (Phase 1)	G+17	72 DU's
Y4 (Phase 1)	G+17	72 DU's
Y5 (Phase 1)	G+17	72 DU's
Y6 (Phase 1)	G+17	72 DU's
Y7 (Phase 1)	G+17	72 DU's
A4 (Phase 2)	S+P+13	64 DU's
B5 (Phase 2)	G+17	72 DU's
B6 (Phase 2)	G+17	72 DU's
G8 (Phase 2)	G+19	120 DU's
H4 (Phase 2)	G+15	64 DU's
N3 (Phase 2)	G+19	120 DU's
N4 (Phase 2)	G+19	120 DU's
Y17 (Phase 2)	G+17	72 DU's
Y18 (Phase 2)	G+17	72 DU's
B3 (Eros Sampoonam 1)	S+P+13	56 DU's
G5 (Eros Sampoonam 1)	S+P+14	90 DU's
Y13 (Eros Sampoonam 1)	S+P+13	56 DU's
Y14 (Eros Sampoonam 1)	S+P+13	56 DU's
A3 (Eros Sampoonam 2)	G+15	60 DU's

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B4 (Eros Sampooranam 2)	S+P+13	56 DU's
G7 (Eros Sampooranam 2)	S+P+14	90 DU's
H3 (Eros Sampooranam 2)	S+P+14	60 DU's
Y12 (Eros Sampooranam 2)	S+P+13	56 DU's
Y15 (Eros Sampooranam 2)	S+P+13	56 DU's
A2 (Yet to be Launched)4	S+P+14	60 DU's
B1 (Yet to be Launched)	S+P+13	56 DU's
B2 (Yet to be Launched)	S+P+13	56 DU's
G2 (Yet to be Launched)	S+P+14	90 DU's
G3 (Yet to be Launched)	S+P+14	90 DU's
G4 (Yet to be Launched)	S+P+14	90 DU's
H2 (Yet to be Launched)	S+P+14	60 DU's
Y8 (Yet to be Launched)	S+P+13	56 DU's
Y9 (Yet to be Launched)	S+P+13	56 DU's
Y10 (Yet to be Launched)	S+P+13	56 DU's
Y11 (Yet to be Launched)	S+P+13	56 DU's
Total	42 Towers	3130 DU's

Being a very large land parcel, the developer has planned to develop this project in several phases. The developer has started giving possession for 21 towers in the market and booking has been started for dwelling units (DU's) in 5 nos. of tower of Eros Sampooranam 1. Rest of the towers envisaged under Eros sampooranam 2 are still under construction and are in their nascent stage of construction. Summary of towers launched in different phases till now is as below:

Phase-I: Tower-Y1, Y2, Y3, Y4, Y5, Y6, Y7, N1, N2, G1, H1, A1 = 992 DU (**Occupancy Cert. Obtained**)

Phase-II: Tower-Y17, Y18, N3, N4, G8, A4, H4, B5, B6 = 776 DU (**Occupancy Cert. obtained**)

Eros Sampooranam 1: Tower B3, G5, Y13, Y14 = 258 DU

Eros Sampooranam-2: Tower B4, Y15, G7, A3, H3, Y12 = 378 DU's (**Project considered under Tie up report**)

The company has obtained OC for tower A1, A4, B5, G1, H8, H1, H4, N1, N2, N4, Y1, Y2, Y3, Y4, Y5, Y6, Y7, Y17, Y18 Vide occupancy certificate No. BP 2420/2016/65 Dated 28/10/2016 and OC for Tower B6 and N3 has been obtained vide occupancy certificate No. BP2420/2016/9430 Dated 30/12/2016.

The details of the flats launched till date with their respective areas is tabulated below:

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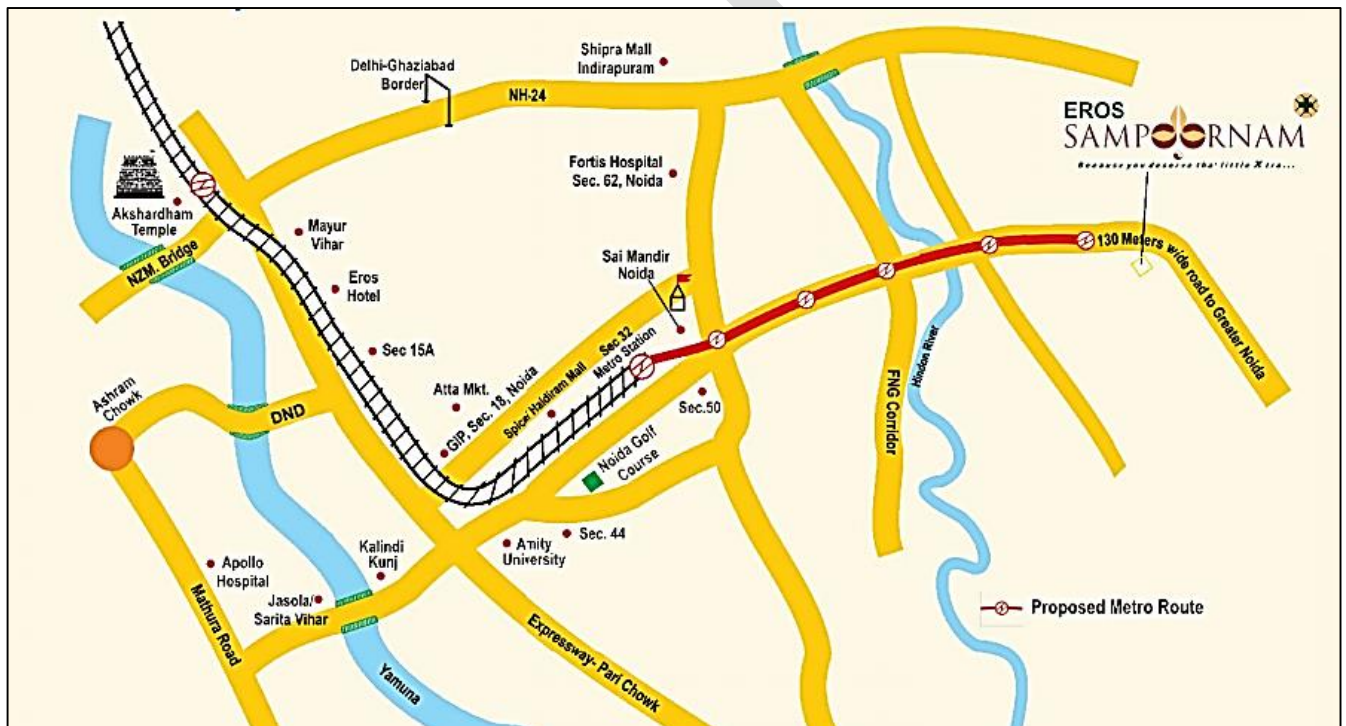
EROS SAMPOORNAM 2, SECTOR-02, GREATER NOIDA

Type of Flat	Super Area (ft ²)
2BHK+2T	855 ft ² , 835 ft ²
2BHK+2T+Study	1060 ft ² , 1070 ft ²
3BHK+2T	1350 ft ² , 1425 ft ² , 1435 ft ²
3BHK+3T	1560 ft ²
3BHK+3T+Servant	1765 ft ² , 1800 ft ²

The Developer has obtained various preliminary statutory approvals from different government agencies to develop this modern group housing society.

Construction works are under progress and is at its nascent stage for the towers envisaged under Eros Sampooram-2 (Tower B-4, Y-15, G-7, A-3, H-3, Y-12).

The location of the subject project is in a good developed Sector-02, Greater Noida. Subject land is clearly approached from 100 mtr. wide Noida-Greater Noida link Road. There are other residential projects under development and few projects are already occupied.



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3.	ENCLOSURES	
a.	Part B	Valuation Report as per SBI Format Annexure-II
b.	Part C	Area description of the Property
c.	Part D	Statutory Approvals
d.	Part E	Valuation Assessment of the Property
e.	Enclosure 1	Valuer's Remark - Page No. 31
f.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 33
g.	Enclosure 3	Google Map – Page No.34
h.	Enclosure 4	Photographs – Pages 37
i.	Enclosure 5	Copy of Circle Rate – Page 35
j.	Enclosure 6	Survey Summary Sheet – Pages xx
k.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages xx

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PART B

SBI FORMAT OF VALUATION REPORT

Name & Address of Branch	State Bank of India, HLST Branch, Noida
Name of Promoter	M/s. Ajay Enterprises Pvt. Ltd. (Company of Eros Group)

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Property Owner	M/s. Ajay Enterprises Pvt. Ltd.
	Address & Phone Number of the Owner	8 th Floor, Eros Tower, Nehru Place, New Delhi-110019
b.	Purpose of the Valuation	Project Tie-up Report
c.	Date of Inspection of the Property	11 December 2021
d.	Date of Valuation Report	17 December 2021
e.	Name of the Developer of the Property	M/s. Ajay Enterprises Pvt. Ltd. (Company of Eros Group)
	Type of Developer	Private developer promoted
2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY	
a.	Location attribute of the property	
i.	Nearby Landmark	Near Gaur City
ii.	Postal Address of the Property	Eros Sampoonam, Plot No. GH-01, Sector-02, Greater Noida, District Gautam Buddha Nagar, Uttar Pradesh
iii.	Area of the Plot/ Land	Total plot area: 98,373.75 m ² (10,58,886.23 ft²) <i>Also please refer to Part-B Area description of the property. All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.</i>
iv.	Type of Land	Solid/ On road level
v.	Independent access/ approach to the property	Clear independent access is available
vi.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°35'18.9"N 77°27'29.3"E
vii.	Details of the roads abutting the property	
	1. Main Road Name & Width	Noida-Greater Noida Link Road 130 m width
	2. Front Road Name & width	Noida-Greater Noida Link Road 130 m width
	3. Type of Approach Road	Bituminous Road
	4. Distance from the Main Road	500 mtr from Noida-Greater Noida Link Road
viii.	Description of adjoining property	Road
ix.	Plot No./ Survey No.	Plot No. GH-01
x.	Zone/ Sector	Residential Sector-02
xi.	Sub registrar	Greater Noida
xii.	District	Gautam Buddha Nagar, U.P
xiii.	Any other aspect	Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the

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		<p>client/ owner for which Valuation has to be carried out. At our end we have just cross verified the identification of the property with reference to the documents which client could provide to us for perusal as per our standard checklist of the documents requested from them. Method by which identification of the property is carried out is also mentioned in the report clearly. In case the property mentioned in the Valuation report is not the same on which security mortgage has been or has to be created then please inform the Valuer office immediately.</p> <p>Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.</p> <p>Getting cizra map or coordination with revenue officers for site identification is out of scope of this assignment and has not been done and has not been done at our end.</p>		
	1. Identification of the property	<input type="checkbox"/> Cross checked from boundaries of the property mentioned in the deed <input checked="" type="checkbox"/> Done from the name plate displayed on the property <input checked="" type="checkbox"/> Identified by the developer's representative <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
	2. Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
	3. Is the property merged or colluded with any other property	No, it is an independent single bounded property NA		
	4. City Categorization	Scale-B City		Urban developing
	5. Characteristics of the locality	Good		Within Residential Developed Zone
	6. Property location classification	On Wide Road	All side open	None
	7. Property Facing	East Facing		
	Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	<p>Please refer to the attached sheet below.</p> <p><i>Also please refer to Part C - Area description of the property. All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.</i></p>		
b.	Boundaries schedule of the Property			
i.	Are Boundaries matched	No. Boundaries are slightly under variation as green belt was not clearly visible during survey		
ii.	Directions	As per Lease Deed	Actual found at Site	
	North	Green Belt	Road	
	South	18 mtr. Wide Road	Noida Authority Road	
	East	100 mtr. Wide Green Belt	Main Road	
	West	12 mtr. Wide Road	Road	

3. TOWN PLANNING/ ZONING PARAMETERS			
a.	Master Plan provisions related to property in terms of Land use	Residential	
	i. Any conversion of land use done	No conversion of Land Is required as the subject property is already leased for developing group housing project by GNIDA to M/s Ajay enterprises private limited.	
	ii. Current activity done in the property	Construction of Residential Apartment in multistoried building	
	iii. Is property usage as per applicable zoning	Yes used as Group Housing as per zoning.	
	iv. Any notification on change of zoning regulation	No	
	v. Street Notification	Residential	
b.	Provision of Building by-laws as applicable	PERMITTED	CONSUMED
	i. FAR/ FSI	Please refer to area chart description	Please refer to area chart description
	ii. Ground coverage	-----do-----	-----do-----
	iii. Number of floors	-----do-----	-----do-----
	iv. Height restrictions	-----do-----	-----do-----
	v. Front/ Back/ Side Setback	-----do-----	-----do-----
c.	Status of Completion/ Occupational certificate	Yes, occupation certificate obtained for 21 towers	Yes, occupation certificate obtained for 21 towers
d.	Comment on unauthorized construction if any	The towers which are constructed and ready to move appear to be as per approved building plans and occupation certificate is also issued by the concerned authority for 21 towers as described in Project description. 11 towers are under construction in which 06 towers (Tower Y15, B4, G7, A3, H3, and Y12) are launched in Eros Sampoonam-2.	
e.	Comment on Transferability of developmental rights	As per regulation of Greater Noida Industrial Development Authority (GNIDA)	
f.	i. Planning Area/ Zone	Greater NOIDA Master Plan	
	ii. Master Plan currently in force	Greater Noida Master Plan - 2021	
	iii. Municipal limits	Greater Noida (GNIDA)	
g.	Developmental controls/ Authority	Greater Noida Industrial Development Authority (GNIDA)	
h.	Zoning regulations	Residential	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	All adjacent properties are used for residential purpose	
j.	Comment of Demolition proceedings if any	No information available to us	
k.	Comment on Compounding/ Regularization proceedings	Not Applicable since construction of the project is going on	
l.	Any other aspect		

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i. Any information on encroachment	No
ii. Is the area part of unauthorized area/ colony	No (As per general information available)

4. DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY				
a.	Ownership documents provided	Lease Deed	Occupation Certificate (2 Nos)	None
b.	Names of the Legal Owner/s	M/s. Ajay Enterprises Pvt. Ltd.		
c.	Constitution of the Property	Lease hold, have to take NOC in order to transfer		
d.	Agreement of easement if any	Not required		
e.	Notice of acquisition if any and area under acquisition	No, as per general information available in the public domain		
f.	Notification of road widening if any and area under acquisition	No, as per general information available in the public domain		
g.	Heritage restrictions, if any	No		
h.	Comment on Transferability of the property ownership	Lease hold, have to take NOC in order to transfer		
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Developer	NA	
j.	Comment on whether the owners of the property have issued any guarantee(<i>personal or corporate</i>) as the case may be	No Information available to us. Bank to obtain details from the Developer.	NA	
k.	Building plan sanction:			
	i. Authority approving the plan	Greater Noida Industrial Development Authority (GNIDA)		
	ii. Name of the office of the Authority	Greater Noida Industrial Development Authority (GNIDA)		
	iii. Any violation from the approved Building Plan	No, the towers which are constructed and ready to move in appear to be as per approved building plans and occupation certificate is also issued by the concerned authority for 21 towers. Remaining 10 towers from Eros sampooranam 1 (4 Towers) and Eros sampooranam 2 (6 Towers) are under construction and are at their various level of construction progress.		
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No, not an agricultural property		
m.	Whether the property SARFAESI complaint	Yes		
n.	i. Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Tax name	NA	
		Receipt number	NA	
		Receipt in the name of	NA	
		Tax amount	NA	
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us		

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	iii. Is property tax been paid for this property	Not available. Please confirm from the owner.
	iv. Property or Tax Id No.	Not provided
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information provided to us
p.	Qualification in TIR/Mitigation suggested if any	Copy of TIR not given to us, hence cannot comment
q.	Any other aspect	
	i. Since how long owners owing the Property	The property is not owned. However it has been leased to M/s. Ajay Enterprises Pvt. Ltd. (Lessee) for a period of 90 Years.
	ii. Year of Acquisition/ Purchase	Year 2010 as per lease deed
	iii. Property presently occupied/ possessed by	Developer & many owners also shifted to their respective flats
	iv. Title verification	To be done by the competent Advocate
	v. Details of leases if any	As per the lease deed dated 19/05/2010 signed between GNIDA (Lessor) and M/s. Ajay Enterprises Pvt. Ltd. (Lessee), the lessee has been allotted Land area ad-measuring 98,373.75 m ² for developing a group housing project on demarcated plot GH-01, Sector-02, Greater Noida. The subject project is developed and promoted by M/s. Ajay Enterprises Pvt. Ltd. which is a company of Eros Group. All the NOCs and Approvals are vested in favor of M/s. Ajay Enterprises Pvt. Ltd.

5.	ECONOMIC ASPECTS OF THE PROPERTY	
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	Owner/Developer company to provide this information
d.	Property Insurance details	Owner/Developer company to provide this information
e.	Monthly maintenance charges payable	Owner/Developer company to provide this information
f.	Security charges, etc.	Owner/Developer company to provide this information
g.	Any other aspect	NA
6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY	
a.	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

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b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
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7.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES				
a.	Description of the functionality & utility of the property in terms of :				
	i. Space allocation		Yes (Proposed in Eros Sampooram 2)		
	ii. Storage spaces		Yes (Proposed in Eros Sampooram 2)		
	iii. Utility of spaces provided within the building		Yes (Proposed in Eros Sampooram 2)		
	iv. Car parking facilities		Yes (Proposed in Eros Sampooram 2)		
	v. Balconies		Yes (Proposed in Eros Sampooram 2)		
b.	Any other aspect				
	i. Drainage arrangements		Yes (Proposed in Eros Sampooram 2)		
	ii. Water Treatment Plant		Yes (Proposed in Eros Sampooram 2)		
	iii. Power Supply arrangements	Permanent	21 towers have already been issued Occupancy certificate. Thus they already are deemed to have electricity connection. Permanent electricity connection of remaining tower is not known as the projects are still under construction.		
		Auxiliary	DG sets are installed in Ph-I & II DG Sets are Proposed in Eros Sampooram-2		
	iv. HVAC system		No		
	v. Security provisions		Yes/ Private security guards		
	vi. Lift/ Elevators		Yes, in Ph-I & II Proposed in Eros Sampooram-2		
	vii. Compound wall/ Main Gate		Yes Proposed in Eros Sampooram-2		
	viii. Whether gated society		Yes		
	ix. Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes	Yes	Yes	Yes	Yes/ 6' high 9" brick wall

8.	INFRASTRUCTURE AVAILABILITY	
a.	Description of Aqua Infrastructure availability in terms of:	
	i. Water Supply	Yes, done by the Authority
	ii. Sewerage/ sanitation system	Underground
	iii. Storm water drainage	Yes
b.	Description of other Physical Infrastructure facilities in terms of:	
	i. Solid waste management	Yes, done by the authority
	ii. Electricity	Yes
	iii. Road and Public Transport connectivity	Yes
	iv. Availability of other public utilities nearby	Transport, Market, Hospital etc. are available in close vicinity

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c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	1.5 km	3 km	2.5 km	1 km	13 km	11 km	45 km
	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby			

9.	MARKETABILITY ASPECTS OF THE PROPERTY:		
a.	Marketability of the property in terms of		
	i. Location attribute of the subject property	Good	
	ii. Scarcity	Similar kind of properties are easily available on demand.	
	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. Comparable Sale Prices in the locality	Please refer to Part C: Valuation Assessment of the Property.	
b.	Any other aspect which has relevance on the value or marketability of the property		No
	i. Any New Development in surrounding area	Yes	Few other residential projects are proposed and construction of some projects are in progress
	ii. Any negativity/ defect/ disadvantages in the property/ location	No	NA

10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:		
a.	Type of construction & design	RCC framed structure	
b.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
c.	Specifications		
	i. Class of construction	Class B construction (Good)	
	ii. Appearance/ Condition of structures	Internal -Good	
		External -Good	
	iii. Roof	Floors/ Towers	Type of Roof
		42 Towers were proposed to be Constructed in the project out of which 21 towers have received OC, 10 towers are under construction and remaining 11 towers are yet to be launched.	RCC
iv. Floor height	10 feet		
v. Type of flooring	Ceramic Tiles, Simple marble, Kota Stone (Proposed in Eros Sampoonam 2)		

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	vi. Doors/ Windows	Anodized aluminum with fittings and UPVC (Proposed in Eros Sampooranam 2)	
	vii. Interior Finishing	Oil bound Distemper (Proposed)	
	viii. Exterior Finishing	Simple plastered walls (Proposed)	
	ix. Interior decoration/ Special architectural or decorative feature	Good looking interiors. Medium use of interior decoration. (Proposed)	
	x. Class of electrical fittings	Internal/ Normal quality fittings (Proposed)	
	xi. Class of sanitary & water supply fittings	Internal/ Normal quality fittings (Proposed)	
d.	Maintenance issues	Not Applicable since construction work is in progress	
e.	Age of building/ Year of construction	Under Construction (Eros Sampooranam-2)	Under Construction (Eros Sampooranam-2)
f.	Total life of the structure/ Remaining life expected	Approx. 60-65 years	Approx. 60-65 years
g.	Extent of deterioration in the structure	Under Construction (Eros Sampooranam-2)	
h.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable. However no structural stability certificate is available (Proposed)	
i.	Protection against natural disasters viz. earthquakes etc.	All the structures are designed for seismic consideration for Zone IV	
j.	Visible damage in the building if any	None	
k.	System of air conditioning	Individual AC will be installed as per buyer's requirements	
l.	Provision of firefighting	Yes (Proposed)	
m.	Status of Building Plans/ Maps	Building plans are approved by the development authority	
	i. Is Building as per approved Map	Yes, the towers which are constructed and ready to move are appears to be as per approved building plans and occupation certificate is also issued by the concerned authority for 21 towers and other 4 towers are under construction.	
	ii. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	Not Applicable
		<input type="checkbox"/> Not permitted alteration	Not Applicable
	iii. Is this being regularized	No	

VALUATION REPORT

EROS SAMPOORNAM 2, SECTOR-02, GREATER NOIDA

11.	ENVIRONMENTAL FACTORS:	
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No information available
b.	Provision of rainwater harvesting	Yes (Proposed)
c.	Use of solar heating and lighting systems, etc.	No information available
d.	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

12.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:	
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern Structure

13.	PROJECT DETAILS:	
a.	Name of the Developer	M/s. Ajay Enterprises Pvt. Ltd. (Company of Eros Group)
b.	Name of the Architect	Vaibhav Jain & Associates
c.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.
d.	Proposed completion date of the Project	30/09/2025 as per RERA Details
e.	Progress of the Project	21 Towers = Complete and ready to move and occupation certificate has been issued by the concerned authority 4 Towers = 4 towers are under construction 6 Towers= Project has progressed up to Stilt floor. 11 Towers = Will be launched in the future
f.	Other Salient Features of the Project (Proposed)	<input type="checkbox"/> High end modern apartment, <input checked="" type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area`

14.	VALUATION:	
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Sub-Point 'n' of Point 1 of Part E: Valuation Assessment Factors of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the Sub-Point 'o' of Point 1 of Part E: Valuation Assessment Factors of the report and the screenshot annexure in the report.

VALUATION REPORT

EROS SAMPOORNAM 2, SECTOR-02, GREATER NOIDA

c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to Part E: Valuation Assessment Factors of the report and the screenshot annexure in the report.
d.	<p>i. Justification for more than 20% difference in Market & Circle Rate</p> <p>ii. Details of last two transactions in the locality/ area to be provided, if available</p>	<p>Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation assessment factors.</p> <p>No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in Point 'o' of Part E: Valuation Assessment Factors of the report and the screenshots of the references are annexed in the report for reference.</p>
e.	Declaration (Also see Enclosure: 1 Valuer's Remarks)	<p>i. The information provided is true and correct to the best of my knowledge and belief.</p> <p>ii. The analysis and conclusions are limited by the reported assumptions, limiting conditions and the information came to knowledge during the course of the work. Please see the Assumptions Remarks & Limiting conditions described in Part E: Valuation assessment section of the Report.</p> <p>iii. I/ firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.</p> <p>iv. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>v. Our authorized surveyor by name of AE Sachin Pandey has visited the subject property on 11 December 2021 in the presence of the developer's representative.</p> <p>vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.</p> <p>vii. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank.</p> <p>viii. We have submitted Valuation report directly to the Bank.</p> <p>ix. This valuation work is carried out by our Engineering team on the request from STATE BANK OF INDIA, HLST, NOIDA.</p>

15. VALUATION COMPANY DETAILS:			
a.	Name & Address of Valuer company	Wealth Tax Registration No.	Signature of the authorized person
b.	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. G-183, Preet Vihar, Delhi-110092	2303/ 1988	
c.	Total Number of Pages in the Report with enclosures	38	
d.	Engineering Team worked on the report	<p>SURVEYED BY: AE Sachin Pandey</p> <p>PREPARED BY: A.E Abhishek Sharma</p> <p>REVIEWED BY: HOD Valuations</p>	

VALUATION REPORT

EROS SAMPOORNAM 2, SECTOR-02, GREATER NOIDA

16.	ENCLOSED DOCUMENTS:	
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates
b.	Building Plan	Enclosed with the report
c.	Floor Plan	Enclosed with the report
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Enclosed with the report
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<ul style="list-style-type: none">i. Part C: Area Description of the Propertyii. Part D: Statutory Approvals in the projectiii. Part E: Valuation Assessment of the Propertyiv. Assumption, Remarks & Limiting conditionsv. Valuer's Remark - Page No.31vi. Google Map – Page No.34vii. Photographs – Pages 37viii. Copy of Circle Rate – Pages 35ix. Survey Summary Sheet – Pages xxx. Copy of relevant papers from the property documents referred in the Valuation – Pages xx

PART C
AREA DESCRIPTION OF THE PROPERTY

1.	Total Plot Area (For whole Project)		98,373.75 m ² (10,58,886.23 ft²)			
2.	Ground Coverage Area	Proposed (For Whole Project)	20,683.250 m ² (2,22,632.65 ft²)			
		Permissible (For whole project)	34,430.812 m ² (3,70,610.176 ft²)			
3.	Covered Area	UNDER FAR		Proposed	Present Status	
		Residential		2,64,827.135 m ²	<ul style="list-style-type: none">• Occupation certificate obtained for 21 towers.	
		Commercial		2,699.28 m ²		
		Community Centre		1,651.717 m ²		
		Nursery School		936.70 m ²		
		Milk Booth & Bridges		197.905 m ²		
		Sub-total (FAR)		2,70,379.582 m² (29,10,339.45 ft²)		<ul style="list-style-type: none">• 10 towers are under construction.
		15% additional FAR		27,963.29 m ²		
		Total Proposed		2,98,342.87 m² (32,11,335.92 ft²)	<ul style="list-style-type: none">• 11 are yet to be launched.	
		Permissible FAR for Group Housing		2,70,527.81 m ²		
		Permissible 15% Area for Service FAR		40,579.172 m ²		For Detail please refer below attached sheet
		Total Permissible		3,11,106.982 m² (33,48,727.68 ft²)		
		UNDER NON-FAR				
		Basement Area		90,697.05 m ²	Same as above	
		Stilt Area		6,319.855 m ²		
		Area of Podium		15,527.441 m ²		
		TOTAL	Proposed	1,12,544.346 m ² (12,11,416.08 ft.²)		
Permissible	NA					
4.	Open/ Green Area	Proposed	No information Provided to us			
		Minimum Required	No information Provided to us			
5.	Density	Proposed	1488 PPH			
		Permissible	825 to 1732.5 PPH			
6.	Plinth/ Built-up Area (As per IS 3861-1966)		4,10,887.218 m² (FAR + NON-FAR) (44,22,753.21 ft²)			
7.	Carpet Area		No information available to us			
8.	Net Floor Area		No information available to us			
9.	Super Area		No information available to us			
10	Shed Area		No information available to us			
11	Salable Area		No information available to us			

VALUATION REPORT

EROS SAMPOORNAM 2, SECTOR-02, GREATER NOIDA

Total Blocks/ Floors/ Flats			
1.	Approved as per Revised Building Plan	Actually provided (as per information gathered on site)	Current Status
	Tower-A1: G+15 Floors = 64 DU	Tower-A1: G+15 Floors = 64 DU	Ready to move and OC issued by the authority
	Tower-A2: S+P+14 Floors = 60 DU	Tower-A2: Not launched yet	Not launched yet
	Tower-A3: S+P+14 Floors = 60 DU	Tower-A3: S+P+13 Floors = 56 DU	Basement and stilt Level Completed and construction Ongoing
	Tower-A4: G+15 Floors = 64 DU	Tower-A4: G+15 Floors = 64 DU	Ready to move and OC issued by the authority
	Tower-B1: S+P+13 Floors = 56 DU	Tower-B1: Not launched yet	Not launched yet
	Tower-B2: S+P+13 Floors = 56 DU	Tower-B2: Not launched yet	Not launched yet
	Tower-B3: S+P+13 Floors = 56 DU	Tower-B3: S+P+13 Floors = 56 DU	Under Construction
	Tower-B4: S+P+13 Floors = 56 DU	Tower-B4: S+P+13 Floors = 56 DU	Basement and stilt Level Completed and construction Ongoing
	Tower-B5: G+17 Floors = 72 DU	Tower-B5: G+17 Floors = 72 DU	Ready to move and OC issued by the authority
	Tower-B6: G+17 Floors = 72 DU	Tower-B6: G+17 Floors = 72 DU	Ready to move and OC issued by the authority
	Tower-G1: G+19 Floors = 120 DU	Tower-G1: G+19 Floors = 120 DU	Ready to move and OC issued by the authority
	Tower-G2: S+P+14 Floors = 90 DU	Tower-G2: Not launched yet	Not launched yet
	Tower-G3: S+P+14 Floors = 90 DU	Tower-G3: Not launched yet	Not launched yet
	Tower-G4: S+P+14 Floors = 90 DU	Tower-G4: Not launched yet	Not launched yet
	Tower-G5: S+P+14 Floors = 90 DU	Tower-G5: S+P+14 Floors = 90 DU	Under Construction
	Tower-G7: S+P+14 Floors = 90 DU	Tower-G7: S+P+14 Floors = 90 DU	Basement and stilt Level Completed and construction Ongoing
	Tower-G8: G+19 Floors = 120 DU	Tower-G8: G+19 Floors = 120 DU	Ready to move and OC issued by the authority
	Tower-H1: G+15 Floors = 64 DU	Tower-H1: G+15 Floors = 64 DU	Ready to move and OC issued by the authority
	Tower-H2: S+P+14 Floors = 60 DU	Tower-H2: Not launched yet	Not launched yet
	Tower-H3: S+P+14 Floors = 60 DU	Tower-H3: S+P+14 Floors = 60 DU	Basement and stilt Level Completed and construction Ongoing
	Tower-H4: G+15 Floors = 64 DU	Tower-H4: G+15 Floors = 64 DU	Ready to move and OC issued by the authority

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EROS SAMPOORNAM 2, SECTOR-02, GREATER NOIDA

	Tower-N1: G+19 Floors = 120 DU		Tower-N1: G+19 Floors = 120 DU	Ready to move and OC issued by the authority
	Tower-N2: G+19 Floors = 120 DU		Tower-N2: G+19 Floors = 120 DU	Ready to move and OC issued by the authority
	Tower-N3: G+19 Floors = 120 DU		Tower-N3: G+19 Floors = 120 DU	Ready to move and OC issued by the authority
	Tower-N4: G+19 Floors = 120 DU		Tower-N4: G+19 Floors = 120 DU	Ready to move and OC issued by the authority
	Tower-Y1: G+17 Floors = 72 DU		Tower-Y1: G+17 Floors = 72 DU	Ready to move and OC issued by the authority
	Tower-Y2: G+17 Floors = 72 DU		Tower-Y2: G+17 Floors = 72 DU	Ready to move and OC issued by the authority
	Tower-Y3: G+17 Floors = 72 DU		Tower-Y3: G+17 Floors = 72 DU	Ready to move and OC issued by the authority
	Tower-Y4: G+17 Floors = 72 DU		Tower-Y4: G+17 Floors = 72 DU	Ready to move and OC issued by the authority
	Tower-Y5: G+17 Floors = 72 DU		Tower-Y5: G+17 Floors = 72 DU	Ready to move and OC issued by the authority
	Tower-Y6: G+17 Floors = 72 DU		Tower-Y6: G+17 Floors = 72 DU	Ready to move and OC issued by the authority
	Tower-Y7: G+17 Floors = 72 DU		Tower-Y7: G+17 Floors = 72 DU	Ready to move and OC issued by the authority
	Tower-Y8: S+P+13 Floors = 56 DU		Tower-Y8: Not launched yet	Not launched yet
	Tower-Y9: S+P+13 Floors = 56 DU		Tower-Y9: Not launched yet	Not launched yet
	Tower-Y10: S+P+13 Floors = 56 DU		Tower-Y10: Not launched yet	Not launched yet
	Tower-Y11: S+P+13 Floors = 56 DU		Tower-Y11: Not launched yet	Not launched yet
	Tower-Y12: S+P+13 Floors = 56 DU		Tower-Y12: S+P+13 Floors = 56 DU	Basement and stilt Level Completed and construction Ongoing
	Tower-Y13: S+P+13 Floors = 56 DU		Tower-Y13: S+P+13 Floors = 56 DU	Under Construction
	Tower-Y14: S+P+13 Floors = 56 DU		Tower-Y14: S+P+13 Floors = 56 DU	Under Construction
	Tower-Y15: S+P+13 Floors = 56 DU		Tower-Y15: S+P+13 Floors = 56 DU	Basement and stilt Level Completed and construction Ongoing
	Tower-Y17: G+17 Floors = 72 DU		Tower-Y17: Not launched yet	Ready to move and OC issued by the authority
	Tower-Y18: G+17 Floors = 72 DU		Tower-Y18: Not launched yet	Ready to move and OC issued by the authority
2.	Total no. of Flats/ Units	Main Units: 3130 DU's		
		Servant Units: 248 DU's		
		EWS: NA		
	Type of Flats	Type of Flat		Super Area (sq.ft.)
		2BHK+2T		855

		2BHK+2T+Study		1060, 1070
		3BHK+2T		1350, 1425, 1435
		3BHK+3T		1560
		3BHK+3T+Servant		1765, 1800
	Number of Car Parking available	Required	No information provided to us	
		Lower Basement	No information provided to us	
		Upper Basement	No information provided to us	
		Stilt	No information provided to us	
		Total	No information provided to us	

PART D**PROJECT APPROVAL DETAILS**

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Lease Deed from Greater Noida Industrial Development Authority	Dated: 19/05/2010	Available
2.	Revalidation of Building plan Letter from Greater Noida Industrial Development Authority	Letter No. PLG/(BP)-2420/4075 Dated: 25/06/2018 Valid up to: 24/06/2023	Approved
3.	NOC for Height Clearance from Airport Authority of India	Memo No. AAI/RHQ/NR/ATM/NOC/2019/93/417-420 Dated: 28-02-2019 Valid Upto:27/02/2027	Approved
4.	NOC from Pollution control Board, U.P. for Completed	Ref. No.: F81352/C1/N/NOC-700/2011 Dated: 22/02/2011	Approved
5.	Extension of Environmental clearance NOC from SEIAA	Ref No. 366/Parya/SEAC/540/2018 Dated: 26/09/2018 Valid up to 26/01/2021	Approved
6.	Application for further extension of Environment clearance	Ref No. 783/Parya/SEIAA/5992/2020 Dated: 02/03/2021	
7.	Provisional NOC from Fire Service Department, U.P. for Complete Project	Ref. No. B-51/CFPO/GBN Dated: 27/05/2011	Approved
8.	RERA Registration Certificate OF Eros Sampoornam 2	UPRERAPRJ301564 Dated:25/11/2021	Approved
9.	Occupation Certificate for completed towers	The company has obtained OC for tower A1, A4, B5, G1, H8, H1, H4, N1, N2, N4, Y1, Y2, Y3, Y4, Y5, Y6, Y7, Y17, Y18 Vide occupancy certificate No. BP 2420/2016/65 Dated 28/10/2016 and OC for Tower B6 and N3 has been obtained vide occupancy certificate No. BP2420/2016/9430 Dated 30/12/2016.	Approved
10.	Structural Stability Certificate	----	Not Provided

OBSERVATIONS: - NOC from Fire department and the Pollution Control Board are from 2011 and any renewal is not provided to us.

PART E
VALUATION ASSESSMENT OF THE PROPERTY

1.	ASSESSMENT FACTORS				
a.	Valuation Type	Group Housing Society Value		Group Housing Society Value	
b.	Scope of the Valuation	To assess Project Establishment Replacement Value			
c.	Property Use factor	Current Use		Highest &Best Use	
		Construction of Group Housing Society		Group Housing Society	
d.	Legality Aspect Factor (Refer sub clause I & j of Point 7)	Positive as per documents produced to us			
e.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio
		Approx. Rectangle	Large	On Road Level	Normal frontage
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Scale-B City	Good	On wide approach road	Not Applicable
			Property within developing Residential zone	All side open	
				NA	
		Property Facing	East Facing		
g.	Any New Development in surrounding area	Other development	Development of other group housing projects is going on.		
h.	Any specific advantage/ drawback in the property	No			
i.	Overall property usability Factor	Normal			
j.	Comment on Property Salability Outlook	Easily sellable			
k.	Comment on Demand & Supply in the Market	Good demand of such properties in the market			
l.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
m.	Best Sale procedure to realize maximum Value	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			

VALUATION REPORT

EROS SAMPOORNAM 2, SECTOR-02, GREATER NOIDA

n.	Methodology/ Basis of Valuation	<p>Govt. Guideline Value: Circle Rates of SRO Sadar Greater Noida 2019</p> <p>Market Value: Assessment of Premium charges to be paid on transfer of Lease hold rights & Building construction value is calculated on the basis of 'Depreciated Replacement Cost approach</p> <p><i>For knowing comparable market sales, significant local enquiries has been made from our side representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been judiciously taken seeing the market scenario. Kindly please refer below section to know the name & contact numbers from whom enquiries have been made.</i></p>																																										
o.	<p>References on prevailing market Rate/Price trend of the property and Details of the sources from where the information is gathered <i>(from property search sites & local information)</i></p> <table border="1"> <tr> <td data-bbox="165 786 261 1077">i.</td><td data-bbox="261 786 644 1077">Name:</td><td data-bbox="644 786 1525 824">NA</td></tr> <tr> <td></td><td data-bbox="261 824 644 862">Contact No.:</td><td data-bbox="644 824 1525 862">----</td></tr> <tr> <td></td><td data-bbox="261 862 644 900">Nature of reference:</td><td data-bbox="644 862 1525 900">----</td></tr> <tr> <td></td><td data-bbox="261 900 644 938">Size of the Property:</td><td data-bbox="644 900 1525 938">----</td></tr> <tr> <td></td><td data-bbox="261 938 644 976">Location:</td><td data-bbox="644 938 1525 976">----</td></tr> <tr> <td></td><td data-bbox="261 976 644 1014">Rates/ Price informed:</td><td data-bbox="644 976 1525 1014">----</td></tr> <tr> <td></td><td data-bbox="261 1014 644 1077">Any other details/ Discussion held:</td><td data-bbox="644 1014 1525 1077">----</td></tr> <tr> <td data-bbox="165 1077 261 1361">ii.</td><td data-bbox="261 1077 644 1115">Name:</td><td data-bbox="644 1077 1525 1115">NA</td></tr> <tr> <td></td><td data-bbox="261 1115 644 1153">Contact No.:</td><td data-bbox="644 1115 1525 1153">----</td></tr> <tr> <td></td><td data-bbox="261 1153 644 1191">Nature of reference:</td><td data-bbox="644 1153 1525 1191">----</td></tr> <tr> <td></td><td data-bbox="261 1191 644 1229">Size of the Property:</td><td data-bbox="644 1191 1525 1229">----</td></tr> <tr> <td></td><td data-bbox="261 1229 644 1267">Location:</td><td data-bbox="644 1229 1525 1267">----</td></tr> <tr> <td></td><td data-bbox="261 1267 644 1305">Rates/ Price informed:</td><td data-bbox="644 1267 1525 1305">----</td></tr> <tr> <td></td><td data-bbox="261 1305 644 1361">Any other details/ Discussion held:</td><td data-bbox="644 1305 1525 1361">----</td></tr> </table>		i.	Name:	NA		Contact No.:	----		Nature of reference:	----		Size of the Property:	----		Location:	----		Rates/ Price informed:	----		Any other details/ Discussion held:	----	ii.	Name:	NA		Contact No.:	----		Nature of reference:	----		Size of the Property:	----		Location:	----		Rates/ Price informed:	----		Any other details/ Discussion held:	----
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	Location:	----																																										
	Rates/ Price informed:	----																																										
	Any other details/ Discussion held:	----																																										
	Adopted Rates Justification	<p><i>This land is for the specific purpose to develop group housing society. And Group Housing project land is mostly directly auctioned by the authority. No other sale purchase information could be known from the market survey because of very few transactions taking place in the market at present for such type of land. As per information available in public domain and discussion with market participants the prevailing land rate for group housing project is between Rs.25,000/- to Rs.30,000/- per m² For valuation purpose we have adopted land rate of Rs.27,500/- per m² Which is reasonable in our opinion.</i></p>																																										

VALUATION REPORT

EROS SAMPOORNAM 2, SECTOR-02, GREATER NOIDA

2.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	Rs.35,000/- per m ²	Rs.25,000/- to Rs.30,000/- per m ²
b.	Rate adopted considering all characteristics of the property	Rs.35,000/- per m ²	Rs.27,500/- per m ²
c.	Total Development Land Area considered (<i>documents vs site survey whichever is less</i>)	98,373.75 m ²	98,373.75 m ²
d.	Total Permissible FAR	3,11,106.982 m ²	3,11,106.982 m ²
e.	Total Value of land (A)	98,373.75 m ² x Rs.35,000/- per m ²	98,373.75 m ² x Rs.27,500/- per m ²
		Rs.344,30,81,250/-	Rs.270,52,78,125/-

3.	VALUATION OF BUILDING CONSTRUCTION			
	Particulars		Expected Building Construction Value	
			FAR	NON FAR
	Structure Construction Value	Rate range	Rs.1,200/- to Rs.1,700/- per ft ²	Rs.1,000/- to Rs.1,500/-per ft ²
		Rate adopted	Rs.1,550/- per ft ²	Rs.1,300/-per ft ²
		Covered Area	2,98,342.87 m ² (32,11,335.92 ft²)	1,12,544.346 m ² (12,11,416.08 ft²)
		Valuation Calculation	Rs.1,550/- per ft ² X 32,11,335.92 ft ²	Rs.1,300/-per ft ² X 12,11,416.08 ft ²
		Total Value	Rs.497,75,70,676/-	Rs.157,48,40,904/-
a.	Depreciation percentage (assuming salvage value % per year)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor		Under construction	
c.	Structure Type/ Condition		RCC framed structure (Proposed)	
d.	Construction Depreciated Replacement Value (B)		Rs.655,24,11,580/-	

4.	VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	Particulars	Specifications	Depreciated Replacement 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)	----	Rs. 35,00,00,000/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Rs. 15,00,00,000/-
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	Rs. 10,00,00,000/-

VALUATION REPORT

EROS SAMPOORNAM 2, SECTOR-02, GREATER NOIDA

e.	Depreciated Replacement Value (C)	NA	Rs.60,00,00,000/-
----	--	-----------	--------------------------

5.	<u>MARKET/ SALABLE VALUE OF THE FLATS</u>		
a.	Total No. of DU	3130 DU & 378 DU (In Eros Sampooram-2)	
b.	Total No. Villas	NA	
c.	Total No. of Studio apartments	NA	
d.	Total Proposed Salable Area for flats	NA	
e.	Launch Price = (approx.) (excluding PLC + Car Parking + EDC + IDC + Club & other charges)	NA	
	Government Circle rate	Rs.32,000/- per m ² + Parking Charges	
	Present Market Rate (including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.4,700/- to Rs.5,400/- per ft ² on super area (Eros Sampooram 2)	
f.	Remark	<i>This project has been launched for quite a time in the micro market and as per the information gathered on public domain there is a well-developed secondary market available for this project. The resale rate of the flats varies from floor to floor, size of the flat and location of the flat i.e. park facing, corner, parking facility etc. As per the information gathered from public domain the prevailing market rate of flats in this society is between Rs.4,700/- per ft² to Rs.5,400/- per ft²</i>	

EROS SAMPOORNAM-2

S. No.	Tower Name	Floors	DU's
1	B-4	S+P+13	56
2	Y-15	S+P+13	56
3	G-7	S+P+14	90
4	A-3	S+P+14	60
5	H-3	S+P+14	60
6	Y-12	S+P+13	56

Note: Normally, apart from the Basic Sale Price (BSP) mentioned in the Agreement to Sale, a onetime cost of additional amenities & other costs related to the property which are permanent in nature and add up to the realizable value of security/property (viz. Township Corpus Fund, One Time Maintenance fund/deposit/corpus, Development Charges, Premium for insurance of Mortgaged Property, Electrical Fittings, One Time Generator Charges, Club House Membership Charges, Electricity/Water/Sewerage Board one time charges/deposits, cost of rooftop Solar Photo Voltiac System) are charged. Now GST will be added as part of Project Cost for assessing the loan amount in lieu of VAT, Service Tax, etc. However, Stamp Duty, Registration Charges and other documentation Charges, which are not realizable in nature will not be included in the value of the property/agreement to sale for arriving at the loan eligibility.

VALUATION REPORT

EROS SAMPOORNAM 2, SECTOR-02, GREATER NOIDA

Tower Name	Type of Flat	Super Area (Ft ²)	Total Number of Flats	Total area (Ft ²)	Market Rate 1 (Per Ft ²)	Market Value @ Rs.4,700/- per sq.ft.	Market Rate 2 (Per Ft ²)	Market Value @ Rs.5,400/- per sq.ft.
Y12	3 BHK	8,987.86	28	251,659.98	₹4,700.00	₹1,182,801,915.40	₹5,400.00	₹1,358,963,902.80
	3 BHK	11,409.73	28	319,472.55	₹4,700.00	₹1,501,520,994.40	₹5,400.00	₹1,725,151,780.80
Y15	4 BHK	8,987.86	28	251,659.98	₹4,700.00	₹1,182,801,915.40	₹5,400.00	₹1,358,963,902.80
	2 BHK	11,409.73	28	319,472.55	₹4,700.00	₹1,501,520,994.40	₹5,400.00	₹1,725,151,780.80
H3	2 BHK	8,987.86	30	269,635.70	₹4,700.00	₹1,267,287,766.50	₹5,400.00	₹1,456,032,753.00
	3 BHK	11,517.37	30	345,521.19	₹4,700.00	₹1,623,949,593.00	₹5,400.00	₹1,865,814,426.00
G7	2 BHK	14,531.27	30	435,937.95	₹4,700.00	₹2,048,908,365.00	₹5,400.00	₹2,354,064,930.00
	2 BHK	15,338.56	30	460,156.73	₹4,700.00	₹2,162,736,607.50	₹5,400.00	₹2,484,846,315.00
	3 BHK	15,446.20	30	463,385.90	₹4,700.00	₹2,177,913,706.50	₹5,400.00	₹2,502,283,833.00
B4	3 BHK	16,791.68	28	470,167.15	₹4,700.00	₹2,209,785,614.40	₹5,400.00	₹2,538,902,620.80
	2 BHK	16,791.68	28	470,167.15	₹4,700.00	₹2,209,785,614.40	₹5,400.00	₹2,538,902,620.80
A3	2 BHK	18,998.28	30	569,948.51	₹4,700.00	₹2,678,757,973.50	₹5,400.00	₹3,077,721,927.00
	3 BHK	19,375.02	30	581,250.60	₹4,700.00	₹2,731,877,820.00	₹5,400.00	₹3,138,753,240.00
Total			378	5208435.93		₹24,479,648,880.40		₹28,125,554,032.80

VALUATION REPORT

EROS SAMPOORNAM 2, SECTOR-02, GREATER NOIDA

6.	CONSOLIDATED VALUE		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land (A)	Rs.344,30,81,250/-	Rs.270,52,78,125/-
b.	Structure Construction Value(B)	NA	Rs.655,24,11,580/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs.60,00,00,000/-
d.	Total Add (A+B+C)	Rs.344,30,81,250/- (Land Value Only)	Rs.985,76,89,705/-
e.	Additional Premium if any	----	----
	Details/ Justification	----	----
f.	Deductions charged if any	----	----
	Details/ Justification	----	----
g.	Total Prospective Fair Market Value[#]	NA	Rs.985,76,89,705/-
h.	EXPECTED REALIZABLE VALUE[^]	----	Rs.837,90,36,249/-
i.	Distress VALUE[*]	----	Rs.739,32,67,279/-
j.	Valuation of structure for Insurance purpose	NA	NA

(RUPEES NINE EIGHTY FIVE CRORE, SEVENTY SIX LAKH EIGHTY NINE THOUSAND SEVEN HUNDRED AND FIVE ONLY)

- As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the above property in the prevailing condition with aforesaid specifications is **Rs.837,90,36,249/-** (Rupees Eight Thirty Seven Crore Ninety Lakh Thirty Six Thousand Two forty Nine only)

7.	Concluding comments if any	<p>a. GST will be added as part of project cost for assessing the loan amount in lieu of vat, service tax etc. However, stamp duty, registration charges and other documentation charges, which are not realizable in nature will not be included in the value of the property/agreement to sale for arriving at the loan eligibility.</p> <p>b. Valuation of the asset is done as found on as-is-where basis.</p> <p>c. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.</p> <p>d. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.</p> <p>e. As per the scope of the assignment, Value assessment is subject to <u>Assumptions, Remarks & Limiting Conditions mentioned in Point '7' below, R.K Associates Important Notes and Valuer's Remarks(Enclosure: 1)& other enclosed documents</u> with the Report which will remain part & parcel of the report. Without these enclosures/ documents report shall stand null & void.</p>
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VALUATION REPORT

EROS SAMPOORNAM 2, SECTOR-02, GREATER NOIDA

8.	ASSUMPTIONS REMARKS LIMITING CONDITIONS
a.	Information of the average market rates is taken based on the verbal market survey in the subject area from the local people, property agents, recent deals, demand-supply, internet postings which has been relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.
b.	Forced, compulsion, constraint, obligatory sales transactions data doesn't forms part of the Fair Market Valuation exercise.
c.	Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset.
d.	This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. 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.
e.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation 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 market 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, Banker/ FI should take into consideration all such future risks and should loan conservatively to keep the advanced money safe in case of any such situation.
f.	This report is prepared based on 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 and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
g.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
h.	All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents which has been relied upon.
i.	Legal aspects for eg. ownership rights, lien, charge, mortgage, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has first got the legal verification cleared by the competent Advocate before requesting for the Valuation report. In case Valuation is obtained before taking legal scrutiny or opinion then it is expected from the Bank to inform back the Valuer timely about such change of rights on the property as soon as it comes into the notice of the Bank/ Financier which may affect their charge on the mortgage asset so that accordingly Valuation modification can be done only for that portion for which the Bank has complete charge/ rights.
j.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.
k.	Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. At our end we can just cross verify the identification 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. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest.
l.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
m.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then it is assumed that the Banker or the concerned organization has satisfied themselves with the

VALUATION REPORT

EROS SAMPOORNAM 2, SECTOR-02, GREATER NOIDA

	approval of the Group Housing Society/ particular floor & building before allotting the Valuation case to the Valuer company.
n.	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 when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough to determine the exact lawful situation on ground for the Valuer. In case nothing specific is noted on the covered built-up area considered in the Valuation Report, the covered area present on the site as per site survey will be considered in the Valuation.
o.	In case of Valuation of Plant & Machinery or equipment, condition of machines is evaluated by visual observation only. No technical/ mechanical testing of any kind has been carried out at our end to ascertain the condition and efficiency of the machines. Valuation of Plant & Machinery is done on the basis of physical existence of the assets rather than their technical expediency.
p.	Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest, etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.
q.	Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.
r.	Valuation 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 Valuation report before reaching to any conclusion.
s.	At the outset, it is to be noted that 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 formulae 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 and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However our Valuation analysis can definitely help the stakeholders to make them informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.

R.K ASSOCIATES 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 ensure 100% 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 or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of 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 won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that 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.
- COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

IF REPORT IS USED FOR BANK/ FIs

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

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

ENCLOSURE: 1- VALUER'S REMARKS

1.	Fair Market Value[#] suggested by the competent Valuer is that prospective estimated amount of the subject asset/ property in his expert & prudent opinion without any prejudice after he has carefully & exhaustively evaluated all the facts & information related to the subject asset at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.
2.	Realizable Value[^] is the minimum prospective value of the property which it may be able to realize at the time of actual property transaction factoring in potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction. Realizable value may be 10-20% less of the Fair Market Value depending on the various salability prospects of the subject property.
3.	Forced/ Distress Sale Value[*] is the value when the property has to be sold due to any compulsion or constraint like financial encumbrances, dispute, as a part of a recovery process, any defect in the property, having unclear title or any such sort of condition or situation. In this type of sale minimum disposable value is assessed which varies from 20-35% less from the Fair Market Value based on the nature, size & salability prospects of the property. In this type of sale negotiation power of the buyer is always more than the seller and eagerness of selling the property is more than buying it. Therefore the Forced/ Distress Sale Value always fetches less value.
4.	Best rates are rationally adopted based on the facts of the case came to our knowledge during the course of the assignment considering many factors like nature of the property, size, location, approach, market situation and trends.
5.	Construction rates are adopted based on present replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition, specifications based on the visual observation of the structure. No structural, physical tests have been carried out in respect of it.
6.	This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. 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.
7.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation 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 market 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, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of any such situation.
8.	No employee or member of R.K Associates has any direct/ indirect interest in the property.
9.	Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
10.	Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
11.	This report is having limited scope as per its fields <u>to provide only the general basic idea of the value of the property prevailing in the market</u> based on the documents/ data/ information provided by the client. The suggested value should be considered only if transaction is happened <u>as free market transaction</u> .
12.	The condition assessment and the estimation of residual economic life of the structure is based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
13.	This report is prepared based on 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 and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the original has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.

VALUATION REPORT

EROS SAMPOORNAM 2, SECTOR-02, GREATER NOIDA

14.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.
15.	Value varies with the Purpose/ Date/ Condition of the market. This report should not to be referred if any of these points are different from the one mentioned aforesaid in the Report. The Value indicated in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
16.	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.
17.	This report is prepared on the RKA V-L6 (Medium) Valuation format as per the client requirement, charges paid and the time allotted. This report is having limited scope as per its fields to provide only the general estimated basic idea of the value of the property prevailing in the market based on the information provided by the client. The Valuation assessed in this Valuation Report should hold good only if transaction is happened as per free market transaction. No detailed analysis or verification of the information is carried upon pertaining to the value of the subject property. No claim for any extra information will be entertained whatsoever be the reason. For any extra work over and above the fields mentioned in the report will have an extra cost which has to be borne by the customer.
18.	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 also before taking any business decision based on the content of this report.
19.	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.
20.	Defect Liability Period is 30 DAYS . We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above.
21.	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at valuers@rkassociates.org in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Valuation Services can be entertained due to possible change in situation and condition of the property.
22.	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.
23.	This Valuation 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 it is the responsibility of the user of this report to immediately or atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
24.	R.K Associates never releases any report doing alterations or modifications from pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
25.	If this report is prepared for the matter under litigation in any Indian court, no official or employee of R.K Associates will be under any obligation to give in person appearance in the court as a testimony. For any explanation or clarification, only written reply can be submitted on payment of charges by the plaintiff or respondent which will be 10% of the original fees charged where minimum charges will be Rs.2500/-.

VALUATION REPORT

EROS SAMPOORNAM 2, SECTOR-02, GREATER NOIDA

ENCLOSURE: 2– REFERENCE FROM PUBLIC DOMAIN

EROS

SAMPOORNAM

Because you deserve that little extra...

Towers Y12,Y15,H3,G7,B4,A3

RERA NUMBER-UPRERAPRJ301564

2/3 BHK Apartments Gr. Noida (W) Sec-2

W.E.F:04.12.2021

Super Area (Sq.ft.)	835			1060			1070		1350	1425	1435	1560		1765		1800	
Built Up Area (Sq.ft.)	683/683/679	690/686	690	862	870	870	865	872	1084	1129	1139	1247	1255	1403	1403	1451	1451
Carpet Area (Sq.ft.)	532			665			668		790	842	853	924		1044		1069	
TOWERS	Y12,Y15,H3	Y12,H3	Y15	Y12,Y15	Y12	Y15	H3		G7			B4		A3		A3	
Flat Location	1	2	2	3	4	4	3	4	01&06	02&05	03&04	01&03	02&04	1	2	3	4
Description	2 BHK+2T	2 BHK+2T	2 BHK+2T	2 BHK + Study+2T	2 BHK + Study+2T	2 BHK + Study+2T	2 BHK + Study+2T	2 BHK + Study+2T	3BHK +2T	3BHK +2T	3BHK +2T	3BHK +3T	3BHK +3T	3BHK +3T+ SERVENT	3BHK +3T+ SERVENT	3BHK +3T+ SERVENT	3BHK +3T+ SERVENT
13th & Above	36,74,000	36,32,250	38,41,000	46,64,000	46,11,000	48,76,000	50,29,000	50,29,000	58,05,000	65,55,000	66,01,000	67,08,000	71,76,000	75,89,500	75,01,250	82,80,000	82,80,000
4th to 12th	38,41,000	37,99,250	40,08,000	48,76,000	48,23,000	50,88,000	52,43,000	52,43,000	60,75,000	68,40,000	68,88,000	70,20,000	74,88,000	79,42,500	78,54,250	86,40,000	86,40,000
2nd & 3rd	37,57,500	37,15,750	39,24,500	47,70,000	47,17,000	49,82,000	51,36,000	51,36,000	59,40,000	66,97,500	67,44,500	68,64,000	73,32,000	77,66,000	76,77,750	84,60,000	84,60,000
1st floor	40,08,000	37,15,750	39,24,500	50,88,000	47,17,000	49,82,000	54,57,000	51,36,000	63,45,000	66,97,500	67,44,500	73,32,000	73,32,000	82,95,500	76,77,750	90,00,000	84,60,000

OTHER CHARGES

Covered Car Parking (STILT)	250000/-	Upgradation to Single bay double Parking Basement	Rs.450000/-
Lease Rent (One Time)	FOC		
Community Membership charges (One time)	FOC	Meter Installation Charges	Rs 25000/-
1 KVA Power back up	FOC	IFMS on Super Area	Rs 25 PSF
Main Electric Load	FOC (As per Govt Norms)	Additional Power Back up Per KVA	Rs 25000/-

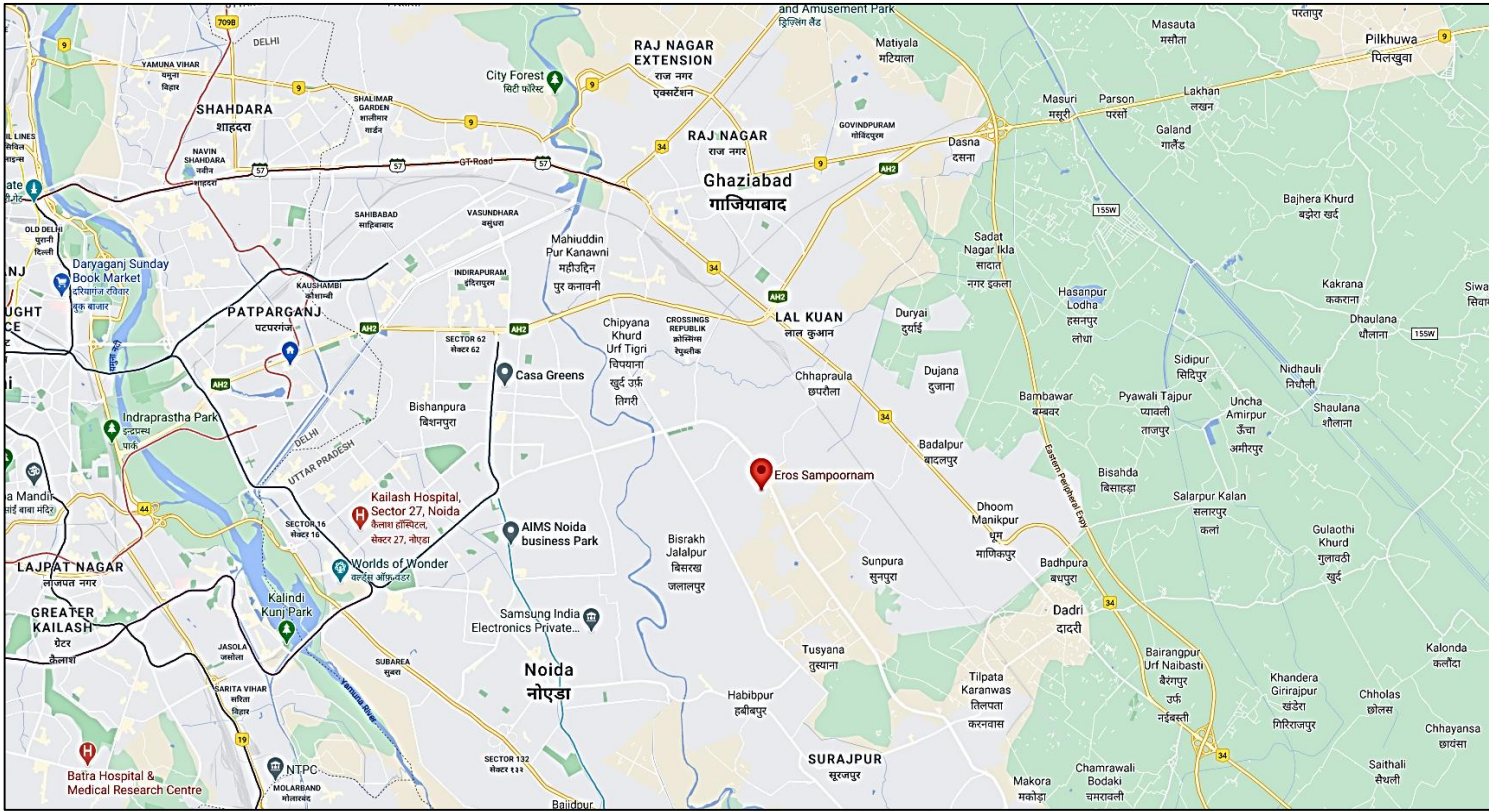
SPECIAL PAYMENT PLAN

On Application of Booking	10%
With in 60 days of booking & Signing of Allotment letter & Builder Buyer Agreement	30%
On Completion of 2nd last floor Slab	20%
On completion of Top floor Slab	20%
On Application of OC/CC	10%
On Offer of Possession	10%+IFMS+ OTHER CHARGES

Notes :

- GST as applicable
- (1 Sq. Mtr. = 10.76391 Sq. Ft.)
- Payment to be made in favor of "Ajay Enterprises (P) Ltd. Collection A/C Eros Sampoonam 2 " Payable at Delhi/ New Delhi/ Noida.
- Tower G7,A3,H3 is Basement+stilt + 15 : Y12,Y15 and B4 are Basement + Stilt+14 storey respectively.
- All above area are in approx and are rounded off above .5 rounding off to higher value & below .5 rounding off to lower value.
- Govt. charges like stamp duty, sub-lease charges, legal miscellaneous expenses and any other charges are extra.
- Monthly maintenance/ power backup/ monthly community/ pool charges etc. will be decided at the time of possession.
- Booking is subject to detailed terms and conditions as given in agreement to sell/flat buyer's agreement.
- Separate maintenance agreement will be signed by the maintenance agency. Building Insurance,Sinking fund & Maintenance Charges shall be payable of six months in advance.
- IGL & FFTH, charges Extra
- TD5 @ 1% Shall be applicable on Total Sale price Exceeding Rs 50 lacs as per Income Tax Act Section 194-1A.
- As Per RERA Possession Date is on or before SEPTEMBER 2025
- UPRERA Number UPRERAPRJ301564

ENCLOSURE: 3- GOOGLE MAP LOCATION



ENCLOSURE: 4- CIRCLE RATES

क्रम सं०	मौलिक या राजस्व ग्राम का नाम	ग्राम हाउसिंग					निर्मित व्यवसायिक सम्पत्तियाँ हेतु निर्धारित दरें प्रति वर्ग मीटर स्क्व मी	आवृत्ति / आवृत्ति 0.50/1.00/2.00/4.00/8.00/16.00/32.00/64.00/128.00/256.00/512.00/1024.00/2048.00/4096.00/8192.00/16384.00/32768.00/65536.00/131072.00/262144.00/524288.00/1048576.00/2097152.00/4194304.00/8388608.00/16777216.00/33554432.00/67108864.00/134217728.00/268435456.00/536870912.00/1073741824.00/2147483648.00/4294967296.00/8589934592.00/17179869184.00/34359738368.00/68719476736.00/137438953472.00/274877906944.00/549755813888.00/1099511627776.00/2199023255552.00/4398046511104.00/8796093022208.00/17592186044416.00/35184372088832.00/70368744177664.00/140737488355328.00/281474976710656.00/562949953421312.00/1125899906842624.00/2251799813685248.00/4503599627370496.00/9007199254740992.00/18014398509481984.00/36028797018963968.00/72057594037927936.00/144115188075855872.00/288230376151711744.00/576460752303423488.00/1152921504606846976.00/2305843009213693952.00/4611686018427387904.00/9223372036854775808.00/18446744073709551616.00/36893488147419103232.00/73786976294838206464.00/147573952589676412928.00/295147905179352825856.00/590295810358705651712.00/1180591620717411303424.00/2361183241434822606848.00/4722366482869645213696.00/9444732965739290427392.00/18889465931478580854784.00/37778931862957161709568.00/75557863725914323419136.00/151115727451828646838272.00/302231454903657293676544.00/604462909807314587353088.00/1208925819614629174706176.00/2417851639229258349412352.00/4835703278458516698824704.00/9671406556917033397649408.00/19342813113834066795298816.00/38685626227668133590597632.00/77371252455336267181195264.00/154742504910672534362390528.00/309485009821345068724781056.00/618970019642690137449562112.00/1237940039285380274899124224.00/2475880078570760549798248448.00/4951760157141521099596496896.00/9903520314283042199192993792.00/19807040628566084398385987584.00/39614081257132168796771975168.00/79228162514264337593543950336.00/158456325028528675187087900672.00/316912650057057350374175801344.00/633825300114114700748351602688.00/1267650600228229401496703205376.00/2535301200456458802993406410752.00/5070602400912917605986812821504.00/10141204801825835211973625643008.00/20282409603651670423947251286016.00/40564819207303340847894502572032.00/81129638414606681695789005144064.00/162259276829213363391578010288128.00/324518553658426726783156020576256.00/649037107316853453566312041152512.00/1298074214633706907132624082305024.00/2596148429267413814265248164610048.00/5192296858534827628530496329220096.00/10384593717069655257060992658440192.00/20769187434139310514121985316880384.00/41538374868278621028243970633760768.00/83076749736557242056487941267521536.00/166153499473114484112975882535043072.00/332306998946228968225951765070086144.00/664613997892457936451903530140172288.00/1329227995784915872903807060280344576.00/2658455991569831745807614120560689152.00/5316911983139663491615228241121378304.00/10633823966279326983230456482242756608.00/21267647932558653966460912964485513216.00/42535295865117307932921825928971026432.00/85070591730234615865843651857942052864.00/170141183460469231731687303715884105728.00/340282366920938463463374607431768211456.00/680564733841876926926749214863536422912.00/1361129467683753853853498429727072845824.00/2722258935367507707706996859454145691648.00/5444517870735015415413993718908291383296.00/10889035741470030830827987437816582766592.00/21778071482940061661655974875633165533184.00/43556142965880123323311949751266331066368.00/87112285931760246646623899502532662132736.00/174224571863520493293247799005065324265472.00/348449143727040986586495598010130648530944.00/696898287454081973172991196020261297061888.00/1393796574908163946345982392040522594123776.00/2787593149816327892691964784081045188247552.00/5575186299632655785383929568162090376495104.00/11150372599265311570767859136324180752990208.00/22300745198530623141535718272648361505980416.00/44601490397061246283071436545296723011960832.00/89202980794122492566142873090593446023921664.00/178405961588244985132285746181186892047843328.00/356811923176489970264571492362373784095686656.00/713623846352979940529142984724747568191373312.00/1427247692705959881058285969449495136382746624.00/2854495385411919762116571938898990272765493248.00/5708990770823839524233143877797980545530986496.00/11417981541647679048466287755595961091061972992.00/22835963083295358096932575511191922182123945984.00/45671926166590716193865151022383844364247891968.00/91343852333181432387730302044767688728495783936.00/182687704666362864775460604089535377456991567872.00/365375409332725729550921208179070754913983135744.00/730750818665451459101842416358141509827966271488.00/1461501637330902918203684832716283019655932542976.00/2923003274661805836407369665432566039311865085952.00/5846006549323611672814739330865132078623730171904.00/11692013098647223345629478661730264157247460343808.00/23384026197294446691258957323460528314494920687616.00/46768052394588893382517914646921056628989841375232.00/93536104789177786765035829293842113257979682750464.00/187072209578355573530071658587684226515959365500928.00/374144419156711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VALUATION REPORT

EROS SAMPOORNAM 2, SECTOR-02, GREATER NOIDA

क्रम सं०	सेक्टर का नाम जहाँ कामप्लेक्स अवस्थित है	दर प्रति वर्ग मीटर रु० में (सुपर एरिया)	सुपर एरिया के मूल्य के योग पर पार्किंग की वृद्धि	
			कवर्ड पार्किंग	ओपन पार्किंग
56	बीटा-2	35,500	3,00,000	1,50,000
57	बीजैडपी	32,000	3,00,000	1,50,000
58	म्यू-1	32,000	3,00,000	1,50,000
59	म्यू-2	32,000	3,00,000	1,50,000
60	रिक्रेशनल बी जेड पी	32,000	3,00,000	1,50,000
61	स्वर्ण नगरी (स्वर्ण नगरी)	35,500	3,00,000	1,50,000
62	एस ई जेड	32,000	3,00,000	1,50,000
63	सिग्मा-1	32,000	3,00,000	1,50,000
64	सिग्मा-2	32,000	3,00,000	1,50,000
65	सिग्मा-3	32,000	3,00,000	1,50,000
66	सिग्मा-4	32,000	3,00,000	1,50,000
67	साई (PSI)	35,500	3,00,000	1,50,000
68	साईट-सी (आवासीय)	24,500	3,00,000	1,50,000
69	सेक्टर-1 (ग्रेटर नोएडा)	32,000	3,00,000	1,50,000
70	सेक्टर-2 (ग्रेटर नोएडा)	32,000	3,00,000	1,50,000
71	सेक्टर-3 (ग्रेटर नोएडा)	32,000	3,00,000	1,50,000
72	सेक्टर-4 (ग्रेटर नोएडा)	32,000	3,00,000	1,50,000
73	सेक्टर-5 (ग्रेटर नोएडा)	30,000	3,00,000	1,50,000
74	सेक्टर-6 (ग्रेटर नोएडा)	30,000	3,00,000	1,50,000
75	सेक्टर-10 (ग्रेटर नोएडा)	30,000	3,00,000	1,50,000

सहायक महानिरीक्षक निबन्धन (द्वितीय)
गौतमबुद्धनगर

अपर जिलाधिकारी (वि०/रा०)
गौतमबुद्धनगर

जिलाधिकारी
गौतमबुद्धनगर

ENCLOSURE: 5– PHOTOGRAPHS



