

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

CASE NO. VIS (2024-25)-PL394-344-468

DATED: 30/09/2024

PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	KVD WINDPARK

SITUATED AT
GROUP HOUSING PLOT NO.- DV-GH-09B, SECTOR – TECHZONE IV, GREATER NOIDA, 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. K.V. DEVELOPERS PVT. LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, SECTOR 62, NOIDA

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

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

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

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PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT
GROUP HOUSING PLOT NO. - DV-GH-09B, SECTOR – TECHZONE IV,
GREATER NOIDA, UTTAR PRADESH



PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	State Bank of India, HLST Branch, Sector 62, Noida
Name of Project	KVD WindPark
Work Order No. & Date	Via email dated 24/09/2024

SR. NO.	CONTENTS	DESCRIPTION		
1.	GENERAL DETAILS			
i.	Report prepared for	State Bank of India, HLST Branch, Sector 62, Noida		
ii.	Name of Developer/ Promoter	M/s. K. V. Developers Pvt. Ltd.		
iii.	Registered Address of the Developer as per MCA website	C-3/8, Ganga Triveni Apartments, Dahiya Marg, Sector -9, Rohini, New Delhi - 110085		
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	26 September 2024		
viii.	Date of Assessment	30 September 2024		
ix.	Date of Report	30 September 2024		
x.	Property Shown by	Name	Relationship with Owner	Contact Number
		Mr. Vishal Kashyap	Employee	+91-9873025686
xi.	Purpose of the Report	For Project Tie-up for individual Flat Financing		
xii.	Scope of the Report	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.		
xiii.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. depts. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work.		
xiv.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total 05 Documents requested.	Total 05 Documents provided.	Total 05 Documents provided.
		Property Title document	Sub-lease Deed	Dated: 07/06/2013

PROJECT TIE-UP REPORT

KVD WINDPARK

		Approved Map	Approve Map	By GNIDA, dated – 07/10/2016 & 11/03/2024
		Copy of TIR	None	---
		Project Approval Letter	Copy of UPRERA Registration certificate	Reg. No. - UPRERAPRJ3122. Dated –15/07/2024
		Project NOC's issued from the concern authority	Different Project NOCs issued from the concerned authorities	Please refer to the 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 checked="" type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	

2. SUMMARY

i.	Total Prospective Fair Market Value	Rs.381,00,00,000/-
ii.	Total Expected Realizable/ Fetch Value	Rs.323,85,00,000/-
iii.	Total Expected Distress/ Forced Sale Value	Rs.285,75,00,000/-
iv.	Total No. of Dwelling Units	924
v.	Carpet area of the project	5,89,766 sq. ft.
vi.	Saleable Area of the Project	10,41,268 sq. ft.
vii.	Inventory Cost as on "Date of Assessment"	Rs.625 Cr. to Rs.729 Cr.

3. ENCLOSURES

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



PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. BRIEF DESCRIPTION OF THE PROJECT

This project tie-up report is prepared for the Group Housing Project "KVD Windpark" being developed on a total land area of 19,986 sq. mtr. which is same as per zoning for the development of the project. The land area demarcated temporarily, as observed during site visit.



As per the copy of sub lease agreement, dated – 07/06/2013, the lessor is GNIDA, lessee is M/s Amrapali Dream Valley Pvt. Ltd. and the sub-lessee is M/s K. V. Developers Pvt. Ltd. Further the company M/s. K. V. Developers Pvt. Ltd. has been given the rights for the development of project.

M/s. K. V. Developers Pvt. Ltd. has planned to develop a modern residential group housing project in the name of 'KVD Windpark' with various modern & Civic amenities. As per the copy of plan approved by GNIDA, the project is proposed to construct Seven Towers along with one commercial building.

As per the approved map provided to us by the Bank, developer has planned to develop total 924 dwelling units in 07 high rise towers. The break-up of Type of Unit & Size in this project as per the copy of inventory is as below:

Tower	Configuration	Super Area per flat (in sq. ft.)	Carpet Area per flat (in sq. ft.)	Units on one tower	Total Saleable area / Super area (in sq. ft.)	Total Carpet area (in sq. ft.)
	A	B	C	D	E	F
Tower T1	3 BHK	1,245	717	43	53,535	30,834
	3 BHK + S	1,505	894	43	64,715	38,442
Tower T2	3 BHK	1,245	717	43	53,535	30,831
	3 BHK + S	1,505	894	43	64,715	38,442
Tower T3	3 BHK	1,245	717	44	54,780	31,553
	3 BHK + S	1,505	894	44	66,220	39,336
Tower T4	3 BHK	1,245	717	88	1,09,560	63,096
Tower T5	2 BHK	997	547	48	47,856	26,256
		997	552	144	1,43,568	79,488
Tower T6	2 BHK	995	547	11	10,945	6,017
		995	552	6	5,970	3,312
		997	547	37	36,889	20,239
		997	552	138	1,37,586	76,176
		995	547	6	5,970	3,282
Tower T7	2 BHK	995	552	9	8,955	4,968
		997	547	42	41,874	22,974
		997	552	135	1,34,595	74,520
Total				924	10,41,268.0	5,89,765.6

During site survey of the project, it was observed that tower no. - T1, T2, T3, T6 & T7 is under construction and tower no.- T4 & T5 are yet to be started. In total, more than 50 % of super structure work has been done as observed during site survey.

Developer has obtained most of the preliminary necessary statutory approvals from different government agencies for the development of group housing society comprising of seven Towers. This is a modern housing society to be developed with all the basic & urban facilities and amenities.

The expected date of the project completion is 10/03/2029 as per the UPRERA website

The Location of The Subject Project is in a good developing sector-tech-zone IV, Greater Noida in which other group housing projects have developed and some are proposed in future.



This is a Project Tie-up report. Scope of work is opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up 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.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the assessment for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the assessment of the property shown to us on site. Information/ data/ documents given

to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

2. LOCATION CHARACTERISTICS OF THE PROPERTY

i.	Nearby Landmark	Near J. M. Florence		
ii.	Name of similar projects available nearby with distance from this property	J.M. Florence, Prashant Apartment – 1, Amrapali Dream Valley Phase 2 etc.		
iii.	Postal Address of the Project	Group Housing Plot No. - DV-GH-09B, Sector – Techzone IV, Greater Noida, 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°35'31.9"N 77°27'05.2"E		
vi.	Description of adjoining property	Other residential projects and residential colony		
vii.	Plot No. / Survey No.	DV-GH-09B		
viii.	Village/ Zone	Sector - Techzone -IV		
ix.	Sub registrar	Gautam Budh Nagar, Greater Noida		
x.	District	Gautam Budh Nagar		
xi.	City Categorization	Metro City	Urban developing	
	Type of Area	Residential Area in GNIDA		
xii.	Classification of the area/Society	Middle Class (Ordinary)	Urban developing	
	Type of Area	Within urban developing zone		
xiii.	Characteristics of the locality	Average	Within urban developing zone	
xiv.	Property location classification	On Wide Road	Road Facing	Normal location within locality
xv.	Property Facing	West Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Noida-Greater Noida Link Road		50 feet
	b) Front Road Name & width	J. M. Florence Lane Road		30 feet
	c) Type of Approach Road	Bituminous Road		
	d) Distance from the Main Road	~600 mt.		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
xviii.	Is the property merged or colluded with any other property	No		
xix.	BOUNDARIES SCHEDULE OF THE PROPERTY			
a)	Are Boundaries matched		Yes from the available documents	
b)	Directions	As per Title Deed/TIR		Actual found at Site
	East	Plot No.- GH-09C		J. M. Florence
	West	La Palacia Building		La Palacia Building
	North	Road		Road
	South	Road		Road

3. TOWN PLANNING/ ZONING PARAMETERS

i.	Planning Area/ Zone	Greater Noida Industrial Development Authority
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ii.	Master Plan currently in force	Greater NOIDA Master Plan -2041
iii.	Municipal limits	Greater Noida (GNIDA)
iv.	Developmental controls/ Authority	Greater Noida (GNIDA)
v.	Zoning regulations	Residential
vi.	Master Plan provisions related to property in terms of Land use	Group Housing
vii.	Any conversion of land use done	NA
viii.	Current activity done in the property	Residential Group Housing Project (Under Construction)
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning.
x.	Any notification on change of zoning regulation	No
xi.	Street Notification	Residential
xii.	Status of Completion/ Occupational certificate	To be taken after completion of the project
xiii.	Comment on unauthorized construction if any	None.
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 purpose.
xvi.	Comment of Demolition proceedings if any	No information found on public domain
xvii.	Comment on Compounding/ Regularization proceedings	No information found on public domain
xviii.	Any information on encroachment	No encroachment observed during site visit.
xix.	Is the area part of unauthorized area/ colony	No (As per general information available)

4. LEGAL ASPECTS OF THE PROPERTY

i.	Ownership documents provided	Sub-Lease Deed	---	NA
ii.	Names of the Developer/Promoter	M/s K. V. Developers Pvt. Ltd.		
iii.	Constitution of the Property	Lease hold		
iv.	Agreement of easement if any	Not required		
v.	Notice of acquisition if any and area under acquisition	No, as per general information available in the public domain		
vi.	Notification of road widening if any and area under acquisition	No, as per general information available in the public domain		
vii.	Heritage restrictions, if any	No		
viii.	Comment on Transferability of the property ownership	Lease hold		
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No, Information available to us.		
x.	Comment on whether the owners of the property have issued any guarantee (<i>personal or corporate</i>) as the case may be	No, Information available to us		
xi.	Building Plan sanction:			
	a) Authority approving the plan	Greater Noida (GNIDA)		
	b) Any violation from the approved Building Plan	No		



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	---	
xvii.	Property or Tax Id No.	---	
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 promoter/company (Sub-Lessee) 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.	Middle Income Group	
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No	

6. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES

i.	Drainage arrangements		Yes, proposed		
ii.	Water Treatment Plant		No		
iii.	Power Supply arrangements	Permanent	Yes/ Proposed		
		Auxiliary	Yes, D.G sets Proposed		
iv.	HVAC system		No		
v.	Security provisions		Yes, proposed		
vi.	Lift/ Elevators		Yes, proposed		
vii.	Compound wall/ Main Gate		Yes, proposed		
viii.	Whether gated society		Yes, proposed		
ix.	Car parking facilities		Yes, proposed		
x.	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes/ Proposed	Yes/ Proposed	Yes/ Proposed	Yes/ Proposed	Yes/ Proposed

7.	INFRASTRUCTURE AVAILABILITY						
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply						Yes,proposed
	b) Sewerage/ sanitation system						Yes,proposed
	c) Storm water drainage						Yes,proposed
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management						Yes,proposed
	b) Electricity						Yes,proposed
	c) Road and Public Transport connectivity						Yes,proposed
	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
	~650 mtr.	~1.8 km	~2 km.	~600 mtr.	~14 mtr.	~11 km.	~41 km
iv.	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby.			
8.	MARKETABILITY ASPECTS OF THE PROPERTY:						
i.	Location attribute of the subject property			Good			
ii.	Scarcity			Similar kind of properties are available in this area			
iii.	Market condition related to demand and supply of the kind of the subject property in the area			Good demand of such properties in the market.			
iv.	Any New Development in surrounding area			No new major development in surrounding area. However few group housing projects are under construction			
v.	Any negativity/ defect/ disadvantages in the property/ location			No			
vi.	Any other aspect which has relevance on the value or marketability of the property			None			
9.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:						
i.	Type of construction & design			RCC framed pillar beam column structure on RCC slab, proposed.			
ii.	Method of construction			Construction proposed to be done using professional contractor workmanship based on architect plan			
iii.	Specifications						
	a) Class of construction			Class B construction (Good), proposed.			
	b) Appearance/ Condition of structures			Internal - Under construction			
				External - Under construction			
	c) Roof			Floors/ Blocks		Type of Roof	
				Refer to the inventory attached below		RCC, Proposed	
	d) Floor height			Approx. 10 feet (proposed)			
	e) Type of flooring			Vitrified tiles, Wooden Flooring (Proposed)			
	f) Doors/ Windows			Veneered or Laminated Flush Doors (Proposed)			

	g) Interior Finishing	Normal (Proposed)	
	h) Exterior Finishing	Plastered Wall (Proposed)	
	i) Interior decoration/ Special architectural or decorative feature	Acrylic Designer paint/Designer wallpaper (Proposed)	
	j) Class of electrical fittings	Good (Proposed)	
	k) Class of sanitary & water supply fittings	Good (Proposed)	
iv.	Maintenance issues	NA. Since building is under construction	
v.	Age of building/ Year of construction	NA. Since building is under construction	---
vi.	Total life of the structure/ Remaining life expected	NA. Since building is under construction	---
vii.	Extent of deterioration in the structure	NA. Since building is under construction	
viii.	Protection against natural disasters viz. earthquakes etc.	All the structures are asumed to be designed for seismic consideration	
ix.	Visible damage in the building if any	Not applicable as project is under construction stage	
x.	System of air conditioning	Yes (Proposed)	
xi.	Provision of firefighting	Yes (Proposed)	
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority.	
	a) Is Building as per approved Map	Yes	
	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	Yes (Proposed)	
ii.	Provision of rainwater harvesting	No information available to us.	
iii.	Use of solar heating and lighting systems; etc.	No information available to us.	
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere	
11.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:		
i.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern structure (Proposed)	
12.	PROJECT DETAILS:		

PROJECT TIE-UP REPORT

KVD WINDPARK

a.	Name of the Developer	M/s. K. V. Developers Pvt. Ltd.
b.	Name of the Project	KVD Windpark
c.	Total no. of Dwelling units	924
d.	Developer market reputation	Not much known builder. No information available on past Projects executed.
e.	Name of the Architect	M/s. R.T & Associates Pvt. Ltd.
f.	Architect Market Reputation	Established Architect with years long experience in market and have successfully delivered multiple Projects.
g.	Proposed completion date of the Project	As per UPRERA till 10/03/2029
h.	Progress of the Project	Please refer to the page no. 14
i.	Other Salient Features of the Project	<input checked="" type="checkbox"/> Medium end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,



PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed area of the complete project		19,986 sq. sq. mtr.		
2.	Ground Coverage Area	Permitted	6,995.1 m ²		
		Proposed	4,259.68 m ²		
3.	Covered Built-up Area	UNDER FAR		REQUIRED AS PER APPROVED MAP	ACHIEVED STATUS
		TOTAL	Proposed	69,939.96 sq. mt.	The project is under construction stage
			Permitted	69,951 sq. mt.	
		UNDER NON-FAR		PROPOSED AS PER APPROVED MAP	ACHIEVED STATUS
		Non-FAR area		36,935.0. sq. mt.	The project is under construction stage
		Total Gross Built Up Area		1,06,874.99 sq. mt.	
4.	Open/ Green Area	Minimum Required	7,863.16 sq. mtr.		
		Proposed	7,880 sq. mt.		
5.	Density	Permitted	2,100 PPH		
		Proposed	2,080.45 PPH		
6.	Carpet Area		5,89,766 sq. ft. (For seven subject towers) (as per inventory)		
7.	Saleable Area		10,41,268 sq. ft. (For seven subject towers) (as per inventory)		



Total Blocks/ Floors/ Flats			
	Approved as per Building Plan	Actually provided	
		Current Status	
1.	<p>Tower T1: B+S+22 floors – 86 units</p> <p>Tower T2: B+S+22 floors - 86 units</p> <p>Tower T3: B+S+22 floors - 88 units</p> <p>Tower T4: B+S+22 floors - 88 units</p> <p>Tower T5: B+S+24 floors - 192 units</p> <p>Tower T6: B+S+24 floors - 192 units</p> <p>Tower T7: B+S+24 floors - 192 units</p>	<p>The project is under construction stage</p>	
		<p>Tower T1: Up to 15th Floor construction done. From 16th to 22nd floor casting left</p> <p>Tower T2: Construction done, finishing work going on</p> <p>Tower T3: Construction completed, finishing work just started</p> <p>Tower T4 & T5: Construction yet to be started.</p> <p>Tower T6 & T7: Construction done up to 20th floor. From 21st to 24th floor casting left</p>	
2.	Total no. of Flats/ Units	924 DU	
3.	Type of Flats	2 BHK, 3BHK & 3BHK + S	
4.	Number of Car Parking available for main units	Required	875 ECS
		Proposed (basement, Podium, Stilt & Open)	880 ECS
5.	Land Area considered	Subject Project: 19,986 sq. mt.	
6.	Area adopted on the basis of	Property documents & site survey both	
7.	Remarks & observations, if any	None	
8.	Constructed Area considered (As per IS 3861-1966)	Built-up Area	1,06,874.99 sq. mt. (FAR + NON FAR)
	Area adopted on the basis of	Approved Map.	
	Remarks & observations, if any	None	

Note:

1. As per latest construction work more than 50% superstructure work of the project is completed, considering overall progress of the project.
2. Area measurements considered in the report pertaining to Land & Building is adopted from relevant approved documents only.
3. 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.
4. 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.	RERA Registration certificate from Uttar Pradesh Real Estate Regulatory Authority	Registration No.- UPRERAPRJ3122, dated – 15/07/2024 <u>Extension</u> Letter No.- 10176/UPRERA/TAK.SEL/2024-25 Dated – 15/07/2024, valid up to – 10/03/2029	Obtained
2.	Possession Certificate for Group Housing Plot No.- DV-GH-09B	By GNIDA, Letter No.- PROP/BRS/2013/1505, dated – 07/06/2013	Obtained
3.	Revalidation Certificate for sanction of building plans	By GNIDA, letter no.- NIYO/2024/BP-3276/1129, dated – 11/03/2024	Obtained
4.	Height Clearance NOC from Airport Authority of India	Document No.- AAI/RHQ/NR/ATM/NOC/2021/346/1408-11, dated – 27/09/2021, valid up to – 26/09/2029	Obtained
5.	Environmental clearance NOC for Group Housing Project	By State Level Environment Impact Assessment Authority, Ref. No.- 1624/Parya/SEAC/2121/2013/DD(Sh), dated – 20/10/2014	Obtained
6.	Approved Map	By GNIDA, dated – 07/10/2016 & 11/03/2024, vide letter no.- 7528 & 1129 respectively, valid up to – 5 years	Obtained
7.	Provisional Fire NOC from Head Office, Fire services, Lucknow	Letter No.- R-150/J. D./Lucknow-13(Gautam)/373, dated – 07/12/2013	Obtained
8.	Pollution NOC from U.P. Pollution control Board	Ref. No.- 208920/UPPCB/Greater Noida(UPPCBRO)/CTE/GREATER, dated – 16/05/2024	Obtained



PART E

PROCEDURE OF ASSESMENT

1.	GENERAL INFORMATION			
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		26 September 2024	30 September 2024	30 September 2024
ii.	Client	State Bank of India, HLST Branch, Sector 62, Noida		
iii.	Intended User	State Bank of India, HLST Branch, Sector 62, Noida		
iv.	Intended Use	To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Project Tie-up for individual Flat Financing		
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, ascertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the property is identified	<input checked="" type="checkbox"/> Done from the nameplate displayed on the property <input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by the owner's representative <input checked="" type="checkbox"/> Enquired from local residents/ public <input checked="" type="checkbox"/> Cross checked from the boundaries/ address of the property mentioned in the documents provided to us <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
ix.	Type of Survey conducted	Full survey (inside-out with approximate sample random measurements verification & photographs).		

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	On-going concern basis	
iv.	Present market state of the Asset assumed Total No. of Dwelling Units	Under Normal Marketable State		
		Reason: Asset under free market transaction state		
v.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(in consonance to surrounding use, zoning and statutory norms)</i>	Considered for Assessment
		Residential	Residential	Residential
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents provided to us in good faith.		

		Verification of authenticity of documents from originals or cross checking from any Govt. dept. have to be taken care by Legal expert/ Advocate.			
vii.	Land Physical Factors	Shape		Size	
		Irregular		Large	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Ordinary	On Wide Road	Refer to the attached sheet
		Urban developing	Within urban developing zone	Road Facing	
			Within developing Residential zone	Normal location within locality	
		Property Facing			
		West Facing			
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes, proposed	Underground (Proposed)	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 near vicinity			
xiii.	Any specific advantage/ drawback in the property	None			
xiv.	Property overall usability/ utility Factor	Restricted to a particular use i.e., Group housing (Residential) purpose only			
xv.	Do property has any alternate use?	None			
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes			
xvii.	Is the property merged or colluded with any other property	No Comments: None			
xviii.	Is independent access available to the property	Clear independent access is available			
xix.	Is property clearly possessable	Yes			

(Signature)



	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 assessmentMethod of assessment Market ApproachMarket Comparable Sales Method	
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)	
xxiv.	Market Comparable References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	a. Name: Mr. Sunil Pandey Contact No.: +91-9810022441 Nature of reference: Property dealer Size of the Property: Same Location: Same Rates/ Price informed: 2BHK & 3BHK flats Rs.6,000/- to Rs.7,200/- per sq. ft. on saleable area (Ongoing basic selling price of builder/developer) for built-up dwelling unit Any other details/ Discussion held: The price of the flat depends on various physical attributes, like location, floor, amenities included, etc. b. Name: Mr. Vikash Rathi Contact No.: +91-9810605373 Nature of reference: Property Consultant Size of the Property: Same Location: Same Rates/ Price informed: 2BHK & 3BHK flats Rs.6,000/- to Rs.7,200/- per sq. ft. on saleable area (Ongoing basic selling price of builder/developer) for built-up dwelling unit Any other details/ Discussion held: The price of the flat depends on various physical attributes, like location, floor, amenities included, etc.	
xxv.	Adopted Rates Justification	As per our discussion with the locals inhabitants and property dealers of the subject location we came to know that rates for residential flats in in the subject property varies from Rs.6,000/- to Rs.7,200/- per sq. ft. on super built up area depending upon the various attributes of the flats. The land rate in subject locality is around Rs.60,000/- per sq. yds. to Rs.80,000/- per sq. yds. Considering the location and size of the property we are in view to adopt the rate of Rs.70,000/- per sq. yds.	

xxvi.	OTHER MARKET FACTORS		
	Current Market condition	Normal	
		Remarks: NA	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Easily sellable	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Good	Adequately available
		Remarks: Good demand of such properties in the market	
		Adjustments (-/+): 0%	
xxvii.	Any other special consideration	Reason: Reference for land rates available are for smaller land area	
		Adjustments (-/+): -30%	
xxviii.	Any other aspect which has relevance on the value or marketability of the property	NA	
		Adjustments (-/+): 0%	
xxix.	Final adjusted & weighted Rates considered for the subject property	For Built up Unit - Rs.6,000/- to Rs.7,200/- per sq. ft. on saleable area. For land – Rs.49,000/- per sq. yds. (after discount)	
xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.	
xxxi.	Basis of computation & working		
	<p>a. In this Project Tie-up report, we have adopted Market rate of Land. However, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.</p> <p>b. 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.</p> <p>c. Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.</p> <p>d. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.</p> <p>e. 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.</p> <p>f. References regarding the prevailing market rates and comparable are based on the verbal/informal/</p>		

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.

- g. 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.
- h. 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.
- i. 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.
- j. 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.
- k. 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.
- l. 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.
- m. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- n. 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.
- o. 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.
- p. The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- q. 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.
- r. 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.
- s. 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.

ASSUMPTIONS



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

xxxiii.	SPECIAL ASSUMPTIONS
	None
xxxiv.	LIMITATIONS
	None



3.	COST ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Value of Land
a.	Prevailing Rate range	---	Rs.60,000/- per Sq. Yds. to Rs.80,000/- per sq. yds.
b.	Deduction on Market Rate	---	30% for large size of land
c.	Rate adopted considering all characteristics of the property	Rs.26,000/- per sq. mt.	Rs.49,000/- per sq. yds.
d.	Total Land Area/ FAR Area considered (documents vs site survey whichever is less)	19,986 sq. mt. / 23,903 sq. yds.	19,986 sq. mt. / 23,903 sq. yds.
e.	Total Value of land (A)	19,986 sq. mt. x Rs.26,000/-per sq. mt.	23,903 sq. yds. X 49,000/- per sq. yds.
		Total: Rs.51,96,36,000/-	Rs.117,12,48,663/-

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.1,600/- to Rs.1,800/- per sq. ft.
		Rate adopted	Rs.2,000/- per sq. ft. Rs.1,700/- per sq. ft.
		Built-up Area	69,939.96 sq. mtr. (7,52,827 sq. ft.) 36,935.03 sq. mtr. (3,97,565 sq. ft.)
		Pricing Calculation	Rs.2,000/- per Sq. ft. x 7,52,827 sq. ft. Rs.1,700/- per sq. ft. x 3,97,565 sq. ft.
		Total Value	Rs.150,56,53,471/- Rs.67,58,60,466/-
a.	Depreciation percentage (Assuming salvage value % per year)	NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor	NA	
c.	Structure Type/ Condition	RCC framed structure (Proposed)/ Under Construction	
d.	Construction Depreciated Replacement Value (B)	Rs.218,15,13,937/-	
e.	Cost of Construction as per Guideline Rate	1,06,874.9 sq. mt. X Rs.14,000/- per sq. mt.	
		Rs.149,62,49,874/-	



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)	Approx. 7% of building construction cost	Rs.15,27,05,976/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	Approx. 9% of building construction cost	Rs.19,63,36,254/-
d.	Add extra for internal & external development and other facilities (Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach Road, Play Area, etc.)	Approx. 5% of building construction cost	Rs.10,90,75,697/-
e.	Expected Construction Value (C)	----	Rs.45,81,17,927/-

6.	MARKET/ SALEABLE AMOUNT OF THE FLATS	
a.	Total No. of DU	924
b.	Total No. of EWS Units	---
c.	Total Proposed Saleable Area for flats	10,41,268 sq. ft.
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.7,100/- per sq. ft. on super area
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.7,100/- per sq. ft.
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.6,000/- to Rs.7,200/- per sq. ft. on saleable area
e.	Remarks	<p>The value of the Flats is varying from floor to floor and direction to direction as per information gathered from the public domain & dealers of that area, and it is found that flat rates vary from Rs.6,000/- per sq. ft. to Rs.7,200/- per sq. ft. on Super area for the Project inclusive all the charges and the same seems to be reasonable in our view.</p> <ul style="list-style-type: none"> Details of the inventory is as provided by the builder. <p>Pricing assessment of the inventory is done based on the prospective number of flats which builder intends to create in this Project as provided by the builder.</p>

INVENTORY ANALYSIS

Tower	Configuration	Super Area per flat (in sq. ft.)	Carpet Area per flat (in sq. ft.)	Units on one tower	Total Saleable area / Super area (in sq. ft.)	Total Carpet area (in sq. ft.)	@Rs.6,000/- per sq. ft. on super built up area (In Cr.)	@Rs.7,200/- per sq. ft. on super built up area (in Cr.)
	A	B	C	D	E	F	G	H
Tower T1	3 BHK	1,245	717	43	53,535	30,834	32.12	38.55
	3 BHK + S	1,505	894	43	64,715	38,442	38.83	46.59
Tower T2	3 BHK	1,245	717	43	53,535	30,831	32.12	38.55
	3 BHK + S	1,505	894	43	64,715	38,442	38.83	46.59
Tower T3	3 BHK	1,245	717	44	54,780	31,553	32.87	39.44
	3 BHK + S	1,505	894	44	66,220	39,336	39.73	47.68
Tower T4	3 BHK	1,245	717	88	1,09,560	63,096	65.74	78.88
Tower T5	2 BHK	997	547	48	47,856	26,256	28.71	34.46
		997	552	144	1,43,568	79,488	86.14	103.37
Tower T6	2 BHK	995	547	11	10,945	6,017	6.57	7.88
		995	552	6	5,970	3,312	3.58	4.30
		997	547	37	36,889	20,239	22.13	26.56
		997	552	138	1,37,586	76,176	82.55	99.06
Tower T7	2 BHK	995	547	6	5,970	3,282	3.58	4.30
		995	552	9	8,955	4,968	5.37	6.45
		997	547	42	41,874	22,974	25.12	30.15
		997	552	135	1,34,595	74,520	80.76	96.91
Total				924	10,41,268.0	5,89,765.6	624.8	749.7



7. CONSOLIDATED COST ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs.51,96,36,000/-	Rs.117,12,48,663/-
b.	Structure Construction Value (B)	Rs.149,62,49,874/-	Rs.218,15,13,937/-
c.	Additional Aesthetic Works Value (C)	---	Rs.45,81,17,927/-
d.	Total Add (A+B+C)	Rs.201,58,85,874/-	Rs.381,08,80,527/-
e.	Additional Premium if any	---	---
	Details/ Justification	---	---
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs.381,08,80,527/-
h.	Rounded Off	---	Rs.381,00,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Three Hundred and Eighty One Crore Only
j.	Expected Realizable Value (@ ~15% less)	---	Rs.323,85,00,000/-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs.285,75,00,000/-
l.	Percentage difference between Circle Rate and Market Value	---	
m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	Concluding Comments/ Disclosures if any		
	a. The subject property is a Group Housing project.		
	b. We are independent of client/ company and do not have any direct/ indirect interest in the property.		
	c. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		
	d. In this Project Tie-up report, we have adopted Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.		

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

o. IMPORTANT KEY DEFINITIONS

Fair Value suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing

seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Report.

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

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

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

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

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

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

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

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

	<p><i>the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.</i></p> <p>Liquidation Value is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process, clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.</p> <p>Difference between Costs, Price & Value: Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.</p> <p>The Cost of an asset represents the actual amount spend in the construction/ actual creation of the asset.</p> <p>The Price is the amount paid for the procurement of the same asset.</p> <p>The Value is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.</p> <p>Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.</p>
p.	<p>Enclosures with the Report:</p> <ul style="list-style-type: none"> • <i>Enclosure I: Screenshot of the price trend references of the similar related properties available on public domain</i> • <i>Enclosure II: Google Map Location</i> • <i>Enclosure III: Photographs of the property</i> • <i>Enclosure IV: Copy of Circle Guideline Rate</i> • <i>Enclosure V: Other Relevant Documents/Articles taken for reference Enclosure VI: Consultant's Remarks</i>

Declaration	<p>a. The information provided by us is true and correct to the best of our knowledge and belief.</p> <p>b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks.</p> <p>c. Firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2009 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of our ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook as much as practically possible in the limited time available. Procedures and standards adopted in carrying out the assessment is mentioned in Part-F of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair <i>assessment</i> as per the purpose.</p> <p>d. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>e. Our authorized surveyor Yash Bhatnagar & Atul Gola has visited the subject property on 4/7/2024 in the presence of the owner's representative with the permission of owner.</p> <p>f. Firm is an approved Valuer of the Bank.</p>
--------------------	--



PROJECT TIE-UP REPORT

KVD WINDPARK

	<p>g. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.</p> <p>h. We have submitted the Valuation Report directly to the Bank.</p>
--	---



IMPORTANT NOTES

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

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



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

IF REPORT IS USED FOR BANK/ FIs

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


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

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Mohit Yadav	Anirban Roy	Rajani Gupta
		



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



KVD Wind Park
 Noida Ext Tech Zone 4, Greater Noida

₹ 52.00 Lac to 78.57 Lac

Status: **Partially Ready To Move**

Project Size
 924 units · 4.94 Acres

Configurations: 2.3 BHK Flat from 997 Sq. Ft. to 1505 Sq. Ft. (Saleable)

[Whatsapp](#) [Get a Call Back](#)

Why Invest through Square Yards?

9 Photos Video Map Download Brochure

KV Wind Park ✓ RERA

By **K.V DEVELOPERS**


Plot No. DV-GH 09B, Tech Zone 4, Greater Noida, Greater Noida

₹24.24 L - 40.01 L | ₹4.58 K/sq.ft
 EMI starts at ₹12.84 K

Price excludes maintenance, floor rise etc. [See More](#)

[Contact Developer](#)

[SHARE](#) [SAVE](#)



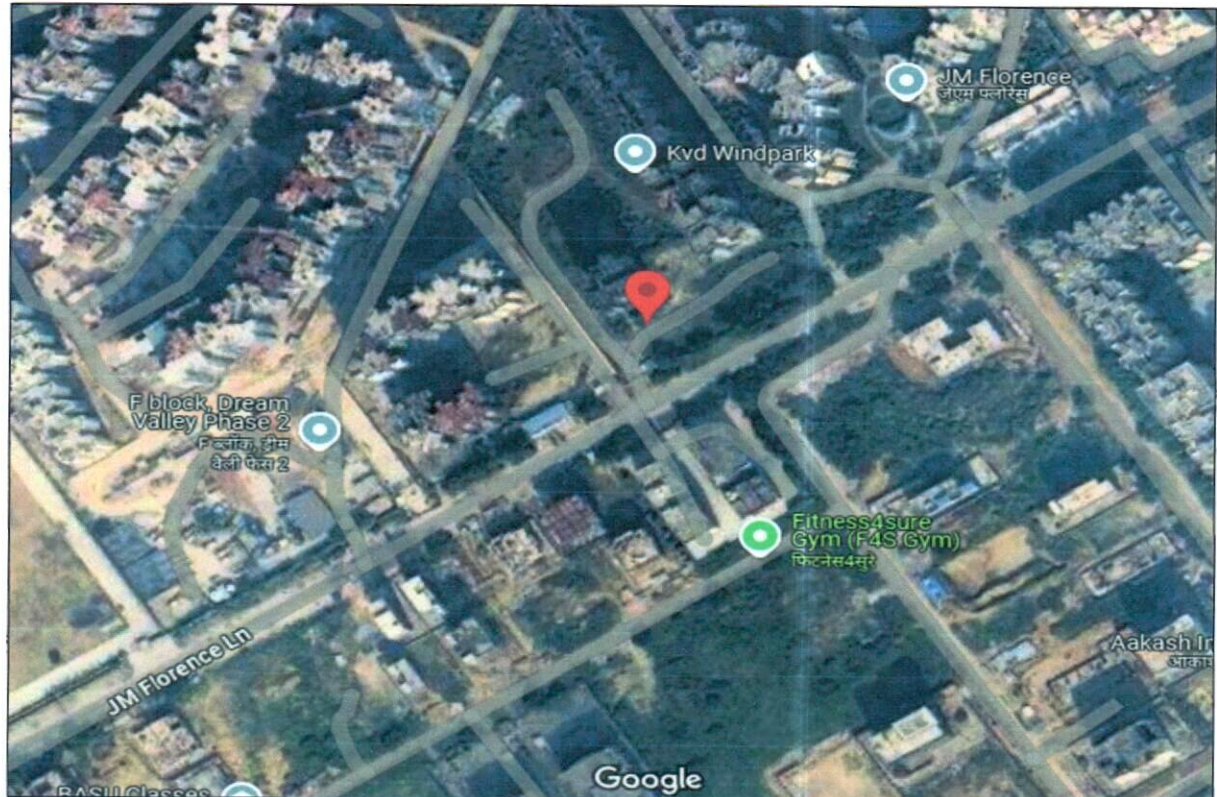
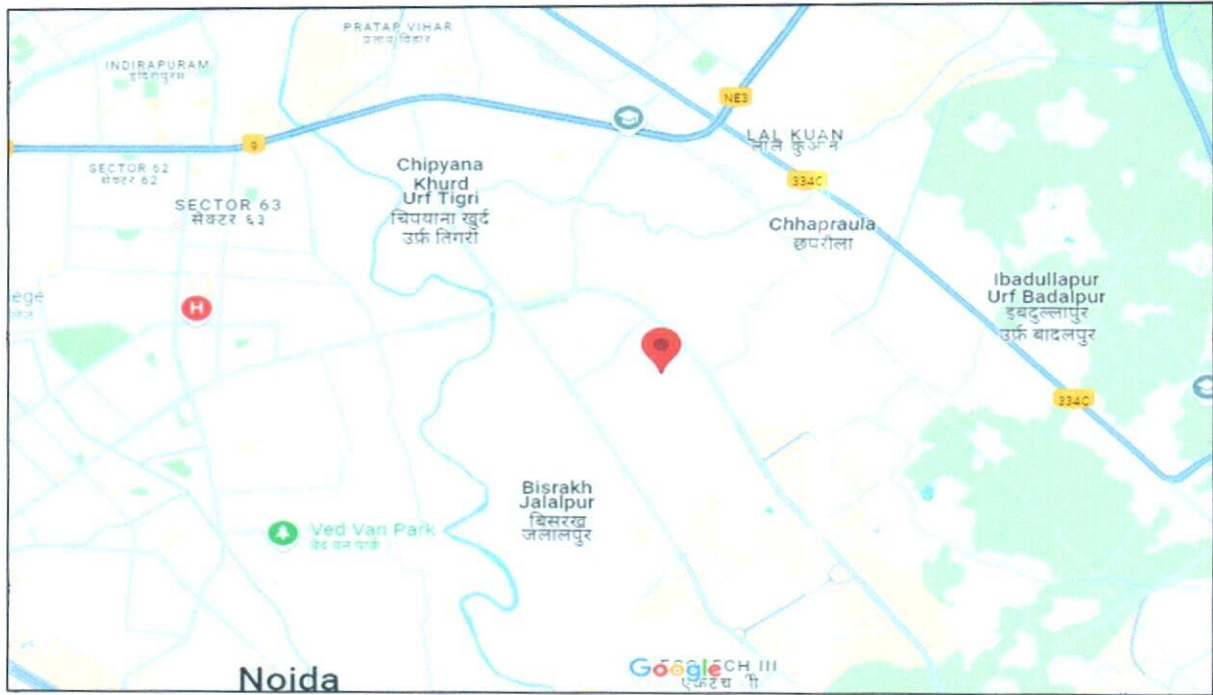
2, 3 BHK Apartments Configurations

Under Construction Possession Status

₹4.58 K/sq.ft Avg. Price

529 - 873 sq.ft. (Carpet Area) Sizes

ENCLOSURE 2: GOOGLE MAP LOCATION

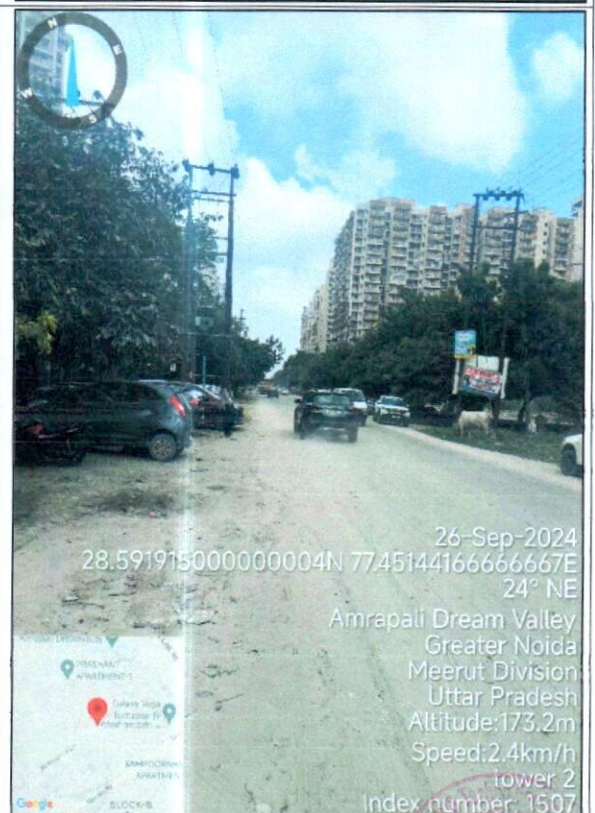
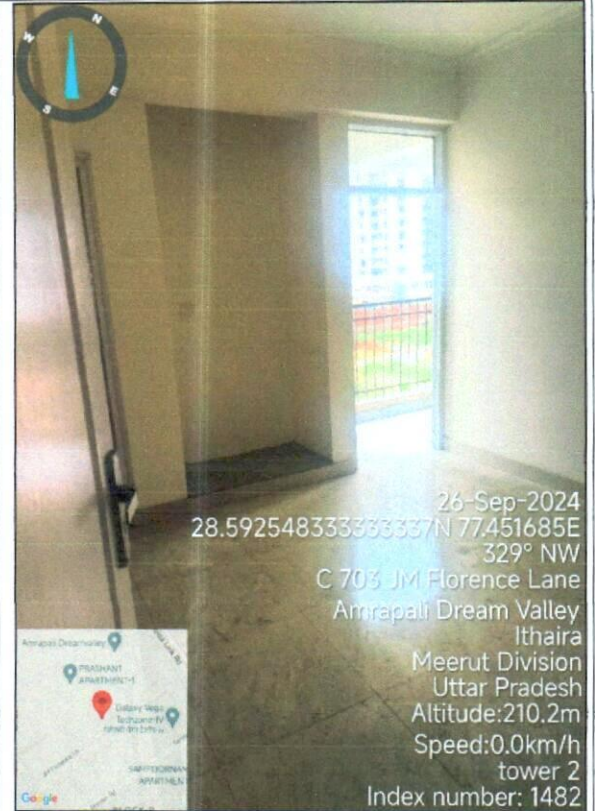
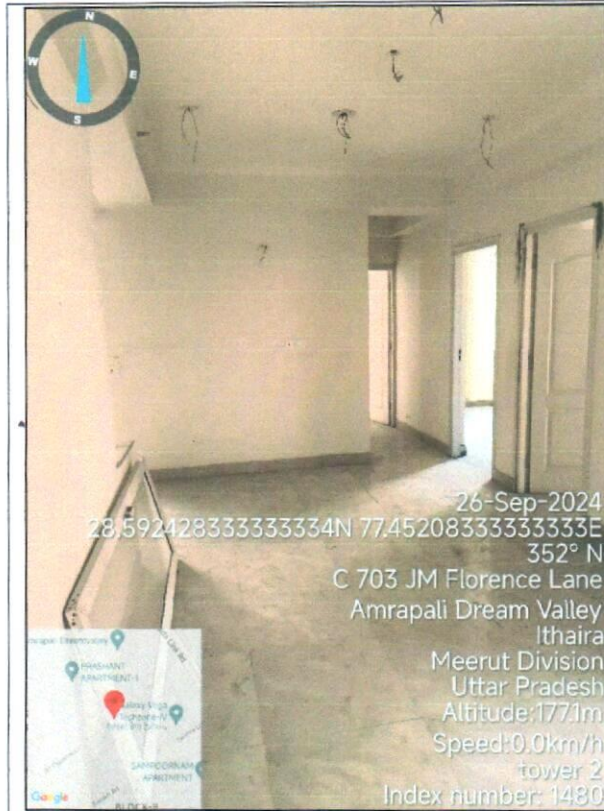


ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY



PROJECT TIE-UP REPORT

KVD WINDPARK



ENCLOSURE: 4- COPY OF CIRCLE RATE

क्रम सं०	सॉफ्टवेयर में आबंटित किया गया वी-कोड	गोहल्ले या राजरव ग्राम का नाम	परगना या वार्ड या हल्का का नाम	दर प्रति वर्ग मीटर ₹० में
100	1137	छपरीली खादर	दादरी	5,500
101	0041	ज्यू-1	ग्रेटर नोएडा	26,500
102	0042	ज्यू-2	ग्रेटर नोएडा	26,500
103	0131	ज्यू-3	ग्रेटर नोएडा	26,500
104	0033	जीटा-1	ग्रेटर नोएडा	26,500
105	0034	जीटा-2	ग्रेटर नोएडा	26,500
106	0046	जेमी ग्रोन्स जी स्लाक शूरजपुर कासना रोड	ग्रेटर नोएडा	45,000
107	1059	जगनपुर अफजलपुर	दनकोर	7,200
108	1062	जगनपुर दौआबा	दनकोर	4,900
109	1094	जमालपुर	दनकोर	4,500
110	0225	जाट कालोनी (अट्टा रोड) (दनकोर)	दनकोर	6,000
111	1122	जतपुर वैशपुर	दादरी	6,500
112	1011	जुनैदपुर	दनकोर	4,500
113	1088	झट्टा	दनकोर	5,500
114	0220	टीवर्स कालोनी (दनकोर)	दनकोर	6,500
115	0206	टीन का बाजार (दनकोर)	दनकोर	7,700
116	0084	टुवाय सिटी (80,000 वर्ग मीटर से अधिक)	ग्रेटर नोएडा	6,000
117	0079	टेकजॉन	ग्रेटर नोएडा	26,000
118	0140	टेकजॉन आई टी सिटी (80,000 वर्ग मीटर से अधिक)	ग्रेटर नोएडा	11,500
119	0141	टेकजॉन-3	ग्रेटर नोएडा	26,000
120	0177	टेकजॉन-4	ग्रेटर नोएडा	26,000
121	0142	टेकजॉन-5	ग्रेटर नोएडा	26,000

सहायक महानिरीक्षक निबन्धन (द्वितीय)
गौतमबुद्धनगर

अपर जिलाधिकारी (वि०/रा०)
गौतमबुद्धनगर

जिलाधिकारी
गौतमबुद्धनगर

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प्रारूप-5

क- गैर वाणिज्यिक भवनों की विभिन्न श्रेणी के निर्माण की दरें प्रति वर्ग मीटर ₹० में :-

क्रम संख्या	निर्माण की श्रेणी छत के आधार पर	निर्माण की अधिवर्षता आयु	प्रथम श्रेणी के निर्माण की दर कवर्ड एरिया के अनुसार प्रति वर्ग मीटर	द्वितीय श्रेणी के निर्माण की दर कवर्ड एरिया के अनुसार प्रति वर्ग मीटर
1	2	3	4	5
1	आर०सी०सी०	80 वर्ष	15,000	14,000
2	आर०बो०सी०	60 वर्ष	14,000	13,000
3	कड़ी,गार्डर पटिया,डाट	50 वर्ष	10,000	9,500
4	टिनशेड,एस्बेस्टस शेड,फाइबर शेड	40 वर्ष	7,000	6,000
5	कच्चा,छप्पर,खपरैल	30 वर्ष	6,000	5,500

प्रथम श्रेणी निर्माण का तात्पर्य यह है कि उसमें दरवाजे खिड़की में मंहगी लकड़ी यथा शीशम,सागौन,देवदार या कम्प्रेस्ड वाटरप्रूफ बोर्ड या मेटल का प्रयोग हुआ हो। फर्श मारबल,स्टोन,वर्टीफाइड टाइल्स के प्रयोग से बनाया गया हो।

सहायक महानिरीक्षक निबन्धन (द्वितीय)
गौतमबुद्धनगर

अपर जिलाधिकारी (वि०/रा०)
गौतमबुद्धनगर

जिलाधिकारी
गौतमबुद्धनगर

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ENCLOSURE 5: OTHER RELEVANT DOCUMENTS

DOCUMENT 1: RERA CERTIFICATE

उ.प्र. भू-सम्पदा विनियामक प्राधिकरण
राज्य नियोजन सस्थान, नवीन भवन
कालाकांकर हाउस, पुराना हैदराबाद, लखनऊ- 226007
पञ्जीकरण दिनांक: 10/03/2029 / यू.पी. रेरा / तक सेल / 2024-25 दिनांक: 15/07/2024

निर्णय
(अन्तर्गत धारा - 6, 7, 8 तथा 37 भू-सम्पदा (नियमन एवं विकास) 2016 संपठित
नियम - 7 उ. प्र. भू-सम्पदा (नियमन एवं विकास) नियमावली, 2016)

प्राधिकरण द्वारा अपनी 149वीं बैठक दिनांक 02.07.2024 में प्रमोटर **M/s KV Developers Pvt. Ltd.** द्वारा रेरा अधिनियम की धारा-6 संपठित नियम-7 उ.प्र. रेरा नियमावली के अन्तर्गत अपनी परियोजना KVD Windpark (UPRERAPRJ3122) का पंजीयन पूर्णता तिथि 06.04.2022 से दिनांक 10.03.2029 तक विस्तारित करने हेतु प्रस्तुत आवेदन पर विचार-विमर्श किया गया।

1. प्रमोटर M/s KV Developers Pvt. Ltd. की परियोजना KVD Windpark पंजीयन संख्या- UPRERAPRJ3122 का पंजीकरण दिनांक 07.10.2021 तक वैध था। कोविड-19 पैडेमिक प्रथम वेव के अंतर्गत भारत सरकार की एडवाइजरी के आधार पर प्राधिकरण द्वारा लिए गये निर्णय दिनांक 06.06.2020 के अनुसार परियोजना का पंजीकरण 06 माह दिनांक 06.04.2022 तक विस्तारित किया जा चुका है। कोविड-19 पैडेमिक द्वितीय वेव तथा रेरा अधिनियम की धारा-6 संपठित नियम-7 के अंतर्गत परियोजना का पंजीयन 21 माह तक विस्तारित किया जा सकता है।

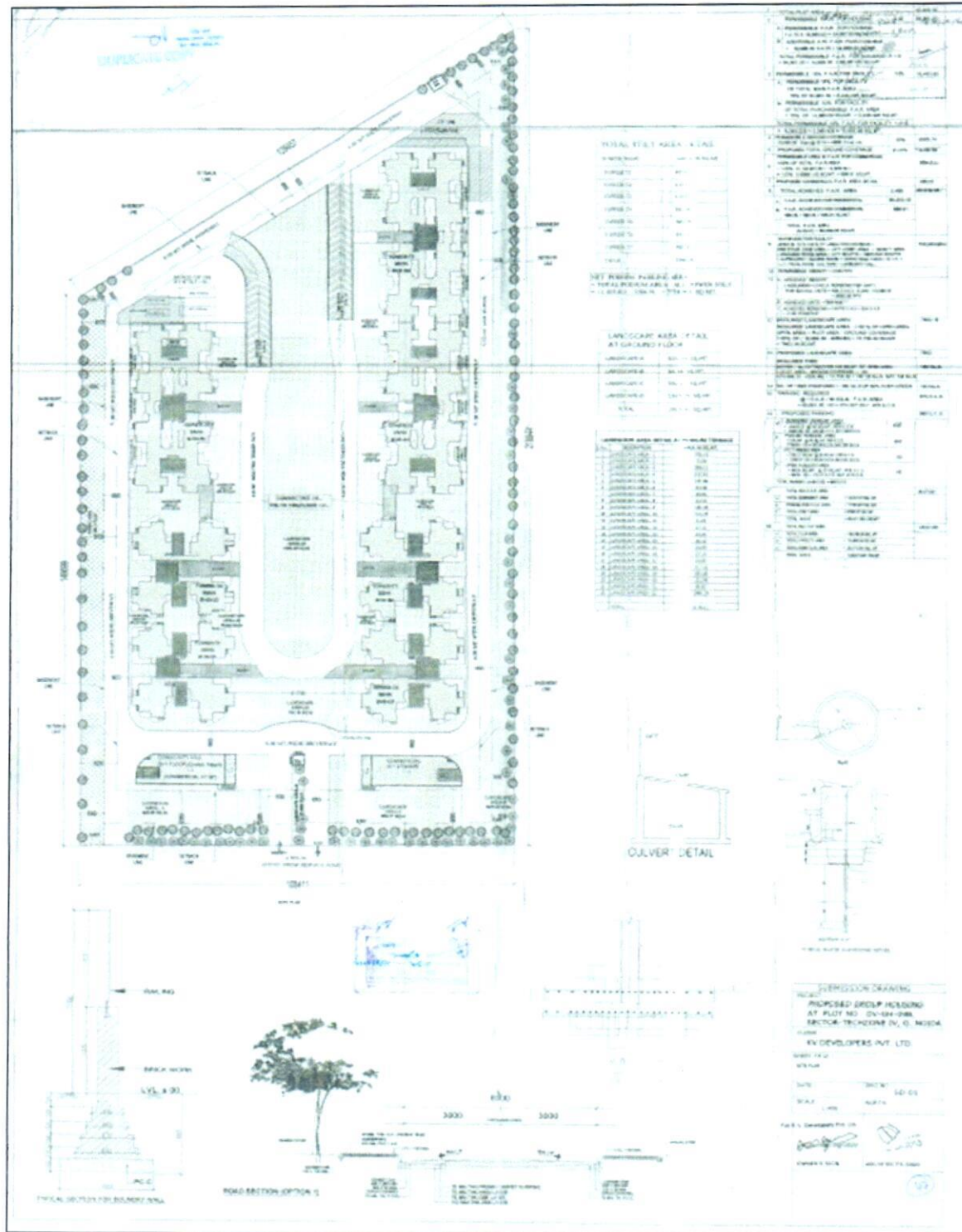
2. प्रमोटर द्वारा अपने पंजीयन विस्तार आवेदन के माध्यम से परियोजना का पंजीयन दिनांक 10.03.2029 (लगभग 83 माह) तक विस्तारित करने का अनुरोध किया गया। परियोजना का मानकित दिनांक 10.03.2029 तक वैध है। प्रमोटर के पंजीयन विस्तार आवेदन पत्र का परीक्षण प्राधिकरण द्वारा परियोजनाओं के पंजीकरण विस्तार के सम्बन्ध में समय-समय पर निर्धारित व्यवस्था के आलोक में किया गया तथा पंजीकरण विस्तार आवेदन प्राधिकरण द्वारा निर्धारित नीति के अनुसार न होने के कारण प्राधिकरण की 149वीं बैठक दिनांक 02.07.2024 में प्रमोटर को सुनवाई तथा अपना पक्ष रखने का अवसर प्रदान किया गया। प्रमोटर द्वारा बैठक में प्रतिभाग किया गया तथा परियोजना पूर्ण करने में हुए विलम्ब हेतु अपना पक्ष प्रस्तुत किया गया एवं परियोजना के अवशेष कार्य को पूरा करने के लिए अपना वित्तीय एवं भौतिक प्लान शपथ-पत्र के माध्यम से प्राधिकरण के समक्ष प्रस्तुत किया गया है।

3. संतुल्यनीय है कि प्रमोटर M/s KV Developers Pvt. Ltd. का नाम मा. एन.सी. ई.एल. में नमूद रहा था। मा. व्यवसाय द्वारा दिनांक 26.10.2020 का प्रकरण में

[1]



DOCUMENT 2: APPROVED PLAN



DOCUMENT 4: NOC FOR HEIGHT CLEARANCE FROM AIRPORT AUTHORITY OF INDIA

AIRPORTS AUTHORITY OF INDIA
SAFD-NORTH/B/090721/574107

AAI/RH&NR/ATM/NOC/2024/345/1408-11
Annexure - 5(1)

मालिक का नाम एवं पता
OWNERS Name & Address

KV DEVELOPERS PVT. LTD
DV-GH-09B SECTOR - TECHZONE IV, GREATER NOIDA

दिनांक/DATE: 27-09-2021
वैधता Valid Up to: 26-09-2029

उपरोक्त की अनुमति हेतु अनापत्ति प्रमाण पत्र प्रदान किया जाता है।
No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भविष्य) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रवाहों हेतु आवत-उड़त (नगर विमान) सेवाओं की अधिभूतताओं: एन. आर. 751 (है) दिनांक 30 सितम्बर, 2015, जी. एन. 770 (है) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।
1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR 751 (E) dated 30th Sep. 2015 amended by GSR 770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2) इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।
2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	SAFD-NORTH/B/090721/574107
आवेदक का नाम / Applicant Name*	Rampal Singh
स्थल का पता / Site Address*	KV DEVELOPERS PVT. LTD., DV-GH-09B SECTOR - TECHZONE IV, GREATER NOIDA, GREATER NOIDA, Gautam Buddha Nagar, Uttar Pradesh
स्थल के निर्देशांक / Site Coordinates*	28 35 34.77N 77 27 01.87E, 28 35 36.58N 77 27 02.61E, 28 35 33.07N 77 27 03.09E, 28 35 38.69N 77 27 03.68E, 28 35 30.93N 77 27 04.69E, 28 35 35.70N 77 27 05.81E, 28 35 31.91N 77 27 06.49E, 28 35 32.72N 77 27 08.00E
स्थल की ऊँचाई एवमएसएल मीटर में (अंशतः समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	204.43 M
अनुमत्य अधिकतम ऊँचाई एवमएसएल मीटर में (अंशतः समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level (AMSL)	279.43 M

* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant*

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है:-
3. This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराया गया स्थल की ऊँचाई तथा निर्देशांक को, परस्परित संरचना हेतु अनुमत्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराया गया स्थल की ऊँचाई तथा निर्देशांक की सत्यता का ना तो उत्तरदायित्व वहन करता है, और ना ही इसको प्रमाणित करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराया गया विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा समुद्री कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (संरचना, सुरक्षा आदि के कारण अवरोध का विघटन) के अधीन कार्यवाही की जाएगी।
a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराया गया स्थल निर्देशांक को सड़क एचमएसएल और उपग्रह सतह पर अंकित किया गया है जिस कि अनुमत्यक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विरोध के मामले में, नमूने अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।
b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समझौते के साथ) का दौरा कर सकते हैं।
g. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमत्य अधिकतम ऊँचाई (एएमएसएल) से स्थल की ऊँचाई को घटाकर की जावेगी। अर्थात्, संरचना की अधिकतम ऊँचाई - अनुमत्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।
h. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, पश्चिमी कार्यालय पश्चिम रंगपुर, नई दिल्ली - 110037 दूरभाष संख्या - 91-11-25653568
Regional Headquarter Northern Region, Operational Offices Complex Rangpur, New Delhi-110 037 Tel: 91-11-25653568

* किसी पक्ष को स्वागत है। *

DOCUMENT 5: ENVIRONMENTAL CLEARANCE

44/80

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.
 Dr. Bhanu Raj Arbedkar Parvatar Parvat
 Viceroy Khanda-1, Ganga Nagar, Lucknow - 226 010
 Phone: 91-522-2300 541, Fax: 91-522-2300 543
 E-mail: doeppl@yaho.com
 Website: www.seaup.com

To, ☒ Sri Himanshu Agrawal,
 Director,
 M/s K V Developers Pvt. Ltd.,
 A-19, Ground Floor,
 Sector- 16, Noida- 201301

Ref. No. 1624/Parya/SEAC/2121/2013/DD[Sh] Date: 30 October, 2014

Sub: Environmental Clearance for Revision & Expansion of Group Housing Project at Plot No-DV-GH-09B, Sec-Techzone-IV, Greater Noida of M/s K V Developers Pvt. Ltd. -Regarding.

Dear Sir,

Please refer to your application/letters dated 10-03-2014 & 05-08-2014 addressed to the Secretary, SEAC and Director, Directorate of Environment Govt. of UP on the subject as above. A presentation was made by the representative of the project proponent along with their consultant M/s GRC India Pvt. Ltd. of the project in State Level Expert Appraisal Committee (SEAC) meeting dated 05-08-2014.

The Project proponent, through documents (submitted to SEAC) and presentation made during meeting, has informed to the SEAC that:-

1. The environmental clearance is sought for Revision & Expansion of Group Housing Project at Plot No-DV-GH-09B, Sec-Techzone-IV, Greater Noida, U.P. M/s K V Developers Pvt. Ltd.
2. Earlier, M/s. KV Developers Pvt. Ltd. has obtained the Environment Clearance from SEIAA, U.P. vide letter no 1842/Parya/SEAC/1703/2012/AD (Sub) dated 12/10/2013 for the plot area of 19,986 m² and built up area of 1,00,261.119 m²
3. Area details of the project is as follows:

S. No.	Particulars	Values in accorded EC (in m ²)	Expansion Area (in m ²)	Total Area (EC accorded + Expansion in m ²)
1.	Total Plot Area		19,986	
2.	Permissible Ground Coverage (@ 35 % of Plot Area)		6,995.1	
3.	Proposed Ground Coverage (@ 24.326 % of Plot Area)		4,861.894	
4.	Permissible FAR (@ 3.5)		69,951	
5.	Proposed FAR	54,569.77	14,234.472	68,804.242
	• Residential FAR (@2.73)	53,069.75	14,239.462	(@3.442)
	• Commercial FAR	549.99	-4.99	67,309.212
	• Club FAR	950.03	---	545
				950.03
6.	Non-FAR Area		17,999.18	

Page 1 of 10



DOCUMENT 6: SUB-LEASE DEED

SUB LEASE DEED

MARKET VALUE Rs. 44,98,85,000/-
AREA OF PLOT 19988 sq. mtr.
*TOTAL COST OF PLOT- Rs. 23,08,38,300/-
(As per allotment rate)
PLOT NO DV-GH-09B Sector- Techzone-IV, Greater Noida
STAMP DUTY Rs. 2,24,84,250/-

THIS SUB LEASE DEED is made at Greater Noida on this 7th day of JUNE, 2013.

BY AND BETWEEN

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY a body corporate constituted under Section 3 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No.6 of 1976) (hereinafter referred to as the LESSOR) which expression shall unless the context does not so admit include its successors and assigns of the FIRST PART

AND

M/s. AMRAPALI DREAM VALLEY PRIVATE LIMITED a company duly incorporated under the Indian Companies Act, 1956 and having its registered office at 307, 3rd Floor, Nipun Tower, Karkardooma, Community Centre, Delhi-110092 through its authorised signatory Mr. Suresh Chandra Sharma S/o. Mr. N.P. Sharma R/o. B-153, Ram Prastha, Ghaziabad-201011 U.P. duly authorised by its Board of Directors vide Resolution dated 07.05.2013 (hereinafter referred to as the Developers/Lessee) which expression shall unless it be repugnant to the context of meaning thereof, mean and include its successors and assigns of the SECOND PART.

And

M/s. K V DEVELOPERS PRIVATE LIMITED a company incorporated under the Companies Act 1956 and having its registered office at R-289C, Greater Kailash-I, New Delhi-110048 through its authorised signatory / Director Mr. Himanshu Agarwal S/o. Mr. Vinod Kumar Agarwal R/o. Mohalla Ther, Sambhal-24302, Distt. Moradabad, U.P. duly authorised by its Board of Directors vide Resolution dated 01.05.2013 (hereinafter referred to as the SUB-LESSEE) which expression shall unless it be repugnant to the context of meaning thereof, mean and include its successors and assigns of the THIRD PART.

WHEREAS

- a) The Authority invited bids under its Scheme Code BRS-03/-10 for allotment of various plots, including Plot No.GH-09, Sector-Techzone-IV, Greater Noida District Gautam Budh Nagar (Uttar Pradesh) for development of Large Group Housing Builders Plot.



Manager (Builders)
Greater Noida Authority
LESSOR


Amrapali Dream Valley Pvt. Ltd.
LESSEE


K V Developers Pvt. Ltd.
SUB-LESSEE



DOCUMENT 7: POLLUTION CLEARANCE



UTTAR PRADESH POLLUTION CONTROL BOARD
 Building, No TC-12V Vibhuti Khand, Gomti Nagar, Lucknow-226010
 Phone: 0522-2720828, 2720831, Fax: 0522-2720764, Email: info@uppcb.com, Website: www.uppcb.com

Validity Period : 08/05/2024 To 06/05/2029

Ref No. - 208920/1 PPCB/GreaterNoida(U PPCBRO)/CTE/GREATER Dated:- 16/05/2024 NOIDA/2024

To ,
 Shri ANANTPAL SINGH
M/s KV DEVELOPERS PRIVATE LIMITED
 Plot No. GH-09B, Tech Zone, Greater Noida West, Uttar Pradesh, G AUTAM BUDDHA
 NAGAR,
 GREATER NOIDA

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

Please refer to your Application Form No.- 25994429 dated - 24/04/2024. After examining the application with respect to pollution angle, Consent to Establish (CTE) is granted subject to the compliance of following conditions :

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

A- Site along with geo-coordinates :

B- Main Raw Material :

Main Raw Material Details		
Name of Raw Material	Raw Material Unit Name	Raw Material Quantity
NA as it is building Construction Project	Metric Tonnes/Day	0

C- Product with capacity :

Product Detail	
Name of Product	Product Quantity
Group Housing Project	..
Plot Area 19986 sqm & built up Area 114495.591 sqm	..
(remaining 02 Tower out of 07 Towers)	..


D- By-Product if any with capacity :

By Product Detail			
Name of By Product	Unit Name	Licence Product Capacity	Install Product Capacity
NA as it is building Construction Project	Metric Tonnes/Day	0	0

2. Water Requirement (in KLD) and its Source :



DOCUMENT 8: POSSESSION CERTIFICATE



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
POSSESSION CERTIFICATE

Letter No. PROP/BRC/2013/1505
 Date 7 JUNE 2013

PLOT CODE
 Allotment No. DV-GH-09B
 Plot No.
 Block No.
 Sector Techzone-IV

Lessee / Allottee's Name & Address M/s. K.V. Developers Pvt. Ltd.
R-289C, Greater Kailash I
New Delhi - 110048

Status/Boundaries of plot	Dimensions	Area (In Sq. m.)	Remarks
North-East.....			
South-West.....			
South-East.....			
North-West.....			

Site plan of the plot is enclosed herewith DV-GH-09B Techzone-IV
 I/We have taken over possession of the plot No. Block No. Sector on

I/We agree with the plot size, area, earmarked in the enclosed plan and the plot is free from encroachment.

Possession handed over by For K.V. Developers Pvt. Ltd. Possession taken over by
Hemant Agarwal
 Authorised Signatory

Manager (Builders)
 Greater Noida Ind. Dev. Authority
 H-169, SECTOR-GAMMA, GREATER NOIDA CITY
 DISTT. GAUTAM BUDDH NAGAR (U.P.)
 PIN - 201 308

S. Ramesh Kumar
 Director/Authorised Signatory
 Signature of the lessee

Copy to

1. Lessee
2. General Manager (Property)
3. General Manager (Engg.)
4. General Manager (Finance)

H-169, SECTOR-GAMMA, GREATER NOIDA CITY
 DISTT. GAUTAM BUDDH NAGAR (U.P.)
 PIN - 201 308



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 <u>provide only the general basic idea of the value of the property prevailing in the market</u> 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 <u>as free market transaction</u> .
14.	The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.
15.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.
16.	While our work has involved an analysis & computation of project pricing, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated price based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.



17.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
18.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like 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 chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
25.	If this Project Tie up report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
26.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the report.
27.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
28.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Project tie up services.
29.	Cost assessment is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Project tie up report before reaching to any conclusion.
30.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
31.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree.

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

