

CASE NO. VIS(2024-25)-PL506-454-626

DATED: 18/11/2024

PROJECT TIE-UP REPORT OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	LEGACY BY GAURS

SITUATED AT

CONDOMINIUM APARTMENTS "LEGACY BY GAURS" AT PLOT NO. B-10,
LAND-1, JAYPEE GREENS, G BLOCK, SURAJPUR-KASNA ROAD, SECTOR –
19 & 25 SITUATED IN GREATER NOIDA, G.B. NAGAR (U.P.)

DEVELOPER/ PROMOTER

M/S GOLF HORIZON LLP

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST, 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

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

**CONDOMINIUM APARTMENTS "LEGACY BY GAURS" AT PLOT NO. B-10,
LAND-1, JAYPEE GREENS, G BLOCK, SURAJPUR-KASNA ROAD, SECTOR –
19 & 25 SITUATED IN GREATER NOIDA, G.B. NAGAR (U.P.)**



PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	State Bank of India, Hlst, Noida, Uttar Pradesh
Name of Project	Legacy by Gaur's
Work Order No. & Date	Via email dated 11/11/2024

SR. NO.	CONTENTS	DESCRIPTION						
1.	GENERAL DETAILS							
i.	Report prepared for	State Bank of India, Hlst, Noida, Uttar Pradesh						
ii.	Name of Developer/ Promoter	M/s. Golf Horizon LLP						
iii.	Registered Address of the Developer as per MCA website	Office No-F-101, First Floor, Plot no 2/3, Ashish Commercial Complex, LSC, New Rajdhani Enclave, East Delhi, Shahdara, Delhi, India, 110092 and Gaur Biz Park, Plot No. 01, Abhay Khand II Indirapuram Ghaziabad (UP) 201014						
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	14 November 2024						
viii.	Date of Assessment	18 November 2024						
ix.	Date of Report	18 November 2024						
x.	Property Shown by	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Krishna</td><td>Employee</td><td>+91-9355062652</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Krishna	Employee	+91-9355062652
Name	Relationship with Owner	Contact Number						
Mr. Krishna	Employee	+91-9355062652						
xi.	Purpose of the Report	For Project Tie-up for individual Flat Financing						
xii.	Scope of the Report	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.						
xiii.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work. h) Valuation techniques and principles.						

xiv.	Documents provided for perusal	Documents Requested		Documents Provided	Documents Reference No.
		Property Title document		Sale Deed	Dated: 23/11/2019
		Approved Map		Approve Map	Dated: 29/09/2024
		Copy of TIR		None	---
		Registration Certificate		Registration Certificate	UPRERAPRJ6883 96/10/2024
		Project Approval & NOCs		Project Approval & NOCs	Refer to Page 14
xv.	Identification of the property	<input checked="" type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed		
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property		
		<input checked="" type="checkbox"/>	Identified by the Owner's representative		
		<input type="checkbox"/>	Enquired from local residents/ public		
		<input type="checkbox"/>	Identification of the property could not be done properly		
		<input type="checkbox"/>	Survey was not done		

2. SUMMARY

i.	Total Prospective Fair Market Value	Rs.463,00,00,000/-
ii.	Total Expected Realizable/ Fetch Value	Rs.393,55,00,000/-
iii.	Total Expected Distress/ Forced Sale Value	Rs.347,25,00,000/-
iv.	Total No. of Dwelling Units	Residential Units – 285 (265 residential units & 20 Villas)
v.	Carpet area of the project	5,38,312 sq. ft.
vi.	Saleable Area of the Project	10,07,185 sq. ft.
vii.	Inventory Cost as on "Date of Assessment"	Refer to page-25

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 named 'Legacy By Gaurs' being developed on a total licensed land area of 10,263.47 sq.mtr.

As per the registration certificate M/s. Golf Horizon LLP (Promoter/Developer) propose to develop on the said land a residential group housing project. The project comprises of 4 Towers and 20 Villas. As per map provided to us there are different type of towers & villas which are proposed to construct, details of the towers along with the status of construction are given in table below,

S.No	Tower Name	Floors	Total DU	Status
1.	Buckingham (with community)	G+34	61	Construction has not yet started
2.	Edinburgh	G+34	68	
3.	Kensington	G+34	68	
4.	Versailles	G+34	68	
5.	Legacy Villa LV-1	B+S/G+M +5	1	
6.	Legacy Villa LV-2	B+S/G+M +2	1	
7.	Legacy Villa LV-3 to LV-8, LV-11 to LV-12, LV-14 to LV-17 (12 No.)	B+S/G+M +2	12	
8.	Legacy Villa LV-9, LV-10, LV-18, LV-19 (4 No.)	B+S/G+M +2	4	
9.	Legacy Villa : LV - 20	B+S/G+M +2	1	
10	Legacy Villa : LV - 21	B+S/G+M +2	1	
TOTAL			285	

During site survey it was observed that the no construction work has yet started.

The project is in a good developing area situated in Sector-19 & 25, Greater Noida in which other group housing projects are situated nearby. All the basic civic amenities are available within close vicinity.

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

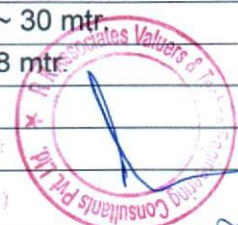
identification of the property if it is the same matching with the document pledged.

This is a Project Tie-up report. 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 are 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	Golf Course		
ii.	Name of similar projects available nearby with distance from this property	NRI city		
iii.	Postal Address of the Project	Condominium Apartments "Legacy By Gaurs" At Plot No. B-10, Land-1, Jaypee Greens, G Block, Surajpur-Kasna Road, Sector – 19 & 25 Situated In Greater Noida, G.B. Nagar (U.P.)		
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°27'53.5"N 77°30'46.5"E		
vi.	Description of adjoining property	Other residential projects and residential colony		
vii.	Plot No. / Survey No.	Plot No. B-10		
viii.	Village/ Zone	Sector-19 & 25		
ix.	Sub registrar	Greater Noida		
x.	District	Gautam Budh Nagar		
xi.	City Categorization	Metro City	Urban developing	
	Type of Area	Residential Area		
xii.	Classification of the area/Society	High Class (Very Good)	Urban developing	
	Type of Area	Within urban developed area		
xiii.	Characteristics of the locality	Very Good	Within urban developing zone	
xiv.	Property location classification	On Wide Road	Near to Metro Station	Near to Highway
xv.	Property Facing	South Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Surajpur Kasna Road	~ 30 mtr	
	b) Front Road Name & width	Castille Ct Road	8 mtr	
	c) Type of Approach Road	Bituminous Road		
	d) Distance from the Main Road	500 mtr		



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	Boundaries are not clearly identifiable															
b)	<table> <tr> <th>Directions</th><th>As per Title Deed/TIR</th><th>Actual found at Site</th></tr> <tr> <td>North East</td><td>Golf Course</td><td>Golf Course</td></tr> <tr> <td>South East</td><td>Other's Builder Plot</td><td>Other's Builder Plot</td></tr> <tr> <td>North West</td><td>Jaypee Plot</td><td>Jaypee Plot</td></tr> <tr> <td>South West</td><td>13.5 mtr internal wide road</td><td>13.5 mtr internal wide road</td></tr> </table>	Directions	As per Title Deed/TIR	Actual found at Site	North East	Golf Course	Golf Course	South East	Other's Builder Plot	Other's Builder Plot	North West	Jaypee Plot	Jaypee Plot	South West	13.5 mtr internal wide road	13.5 mtr internal wide road	
Directions	As per Title Deed/TIR	Actual found at Site															
North East	Golf Course	Golf Course															
South East	Other's Builder Plot	Other's Builder Plot															
North West	Jaypee Plot	Jaypee Plot															
South West	13.5 mtr internal wide road	13.5 mtr internal wide road															
3.	TOWN PLANNING/ ZONING PARAMETERS																
i.	Planning Area/ Zone	Master Plan for Greater Noida -2021															
ii.	Master Plan currently in force	Master Plan for Greater Noida -2021															
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	Vacant															
ix.	Is property usage as per applicable zoning	To be used															
x.	Any notification on change of zoning regulation	No information found in public domain															
xi.	Street Notification	Residential															
xii.	Status of Completion/ Occupational certificate	NA															
xiii.	Comment on unauthorized construction if any	NA															
xiv.	Comment on Transferability of developmental rights	Transferable															
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are used for other residential projects and few land are lying vacant.															
xvi.	Comment of Demolition proceedings if any	No															
xvii.	Comment on Compounding/ Regularization proceedings	No information available															
xviii.	Any information on encroachment	No (As per general information available).															
xix.	Is the area part of unauthorized area/ colony	No															
4.	LEGAL ASPECTS OF THE PROPERTY																
i.	Ownership documents provided	Sale deed															
ii.	Names of the Developer/Promoter	M/s. Golf Horizon LLP															
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 land 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	Transferable		
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 Industrial Development Authority (GNIDA)		
	b) Any violation from the approved Building Plan	Cannot comment since construction has not been started		
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property		
xiii.	Whether the property SARFAESI complaint	Yes		
xiv.	Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Tax name	No relevant document available	
		Receipt number	No relevant document available	
		Receipt in the name of	No relevant document available	
		Tax amount	No relevant document available	
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	No information provided		
xvi.	Is property tax been paid for this property	No relevant document available		
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	NA		
xix.	Property presently occupied/ possessed by	M/s. Golf Horizon LLP		
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	---		

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.	High Income Group 

ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
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6.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES				
i.	Drainage arrangements		Yes (proposed)		
ii.	Water Treatment Plant		NA		
iii.	Power Supply arrangements	Permanent	Yes		
		Auxiliary	Yes, D.G sets		
iv.	HVAC system		Yes (proposed)		
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 scaping	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
	b) Sewerage/ sanitation system	Underground, STP
	c) Storm water drainage	Yes
ii.	Description of other Physical Infrastructure facilities in terms of:	
	a) Solid waste management	Yes
	b) Electricity	Yes
	c) Road and Public Transport connectivity	Yes
	d) Availability of other public utilities nearby	Transport, Market, Hospital etc. available in close vicinity

iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~1 mtr.	~2 km	~1 km	~1 km	~ 30 km (Ghaziabad Junction)	~1 km	~ 51 km

iv.	Availability of recreation facilities (parks, open spaces etc.)	Yes ample recreational facilities are available in the vicinity.	
8.	MARKETABILITY ASPECTS OF THE PROPERTY:		
i.	Location attribute of the subject property	Very 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	
iv.	Any New Development in surrounding area	Yes, Construction of many other group housing societies is in progress.	
v.	Any negativity/ defect/ disadvantages in the property/ location	No	
vi.	Any other aspect which has relevance on the value or marketability of the property	None	
9.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:		
i.	Type of construction & design	RCC framed column & beam structure with RCC slab	
ii.	Method of construction	Using professional contractor workmanship based on architect plan	
iii.	Specifications		
	a) Class of construction	NA, since construction has not yet started	
	b) Appearance/ Condition of structures	NA, since construction has not yet started	
		NA, since construction has not yet started	
	c) Roof	Floors/ Blocks	Type of Roof
		NA, since construction has not yet started	NA, since construction has not yet started
	d) Floor height	~ 12 ft (proposed)	
	e) Type of flooring	Imported marble, Vitrified tiles, Laminated wooden flooring (proposed)	
	f) Doors/ Windows	External - Aluminum / UPVC / Sliding / Openable Doors & Windows (proposed) Internal - Elegant doors in polish/deco paint fixed in wooden frames & flush doors with fittings (proposed)	
	g) Interior Finishing	NA, Since construction has not yet started	
	h) Exterior Finishing	NA, Since construction has not yet started	
i) Interior decoration/ Special architectural or decorative feature	NA, Since construction has not yet started		
	j) Class of electrical fittings	Exhaust Fan - In Kitchen & Toilets, Light - Fixtures Ceiling Lights in drawing room & Master Bedroom (No decorative lightings). (proposed) External - Adequate lighting in common areas (proposed)	
	k) Class of sanitary & water supply fittings	Internal Piping - CPVC pipes & fittings (proposed) Fittings All Taps and fittings of reputed brands in C.P., wash Basins, Wall mounted W/C of reputed brands in white color (proposed).	
iv.	Maintenance issues	NA, since construction has not yet started	

v.	Age of building/ Year of construction	NA, since construction has not yet started	NA, Since construction has not yet started
vi.	Total life of the structure/ Remaining life expected	NA, since construction has not yet started	NA, Since construction has not yet started
vii.	Extent of deterioration in the structure	NA, Since construction has not yet started	
viii.	Protection against natural disasters viz. earthquakes etc.	All the proposed structures are asumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	NA, Since construction has not yet started	
x.	System of air conditioning	Metered chilled water centralized system with internal Cassettes Units, Splits F CUS etc. as per layout (proposed)	
xi.	Provision of firefighting	Yes	
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority.	
	a) Is Building as per approved Map	NA, since construction work has not yet started	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	
		<input type="checkbox"/> Not permitted alteration	
	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	NA, since construction work has not yet started	
ii.	Provision of rainwater harvesting	Yes (proposed)	
iii.	Use of solar heating and lighting systems, etc.	No	
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere	

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

12.	PROJECT DETAILS:		
a.	Name of the Developer	M/s. Golf Horizon LLP	
b.	Name of the Project	Legacy by Gaurs	
c.	Total no. of Dwelling units	Residential Units – 285	

d.	Market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.
e.	Name of the Architect	Ateesh Agarwal
f.	Architect Market Reputation	Mid scale Architect with successful track record of Project deliveries.
g.	Proposed completion date of the Project	28/09/2029
h.	Progress of the Project	No construction work has started yet
i.	Other Salient Features of the Project	<input checked="" type="checkbox"/> 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 type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area



Signature

PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed area of the complete project		10,263.47 sq.mtr.		
2.	Ground Coverage Area	Proposed	6,455.81 m ²		
		Permissible	6,500 m ²		
3.	Covered Built-up Area	UNDER FAR		REQUIRED AS PER APPROVED MAP	ACHIEVED STATUS
		Proposed	Residential	75,919.92 m ²	Construction has not yet started
			Total	75,919.92 m ²	
		Permitted		75,928.91 m ²	
		UNDER NON-FAR		PROPOSED AS PER APPROVED MAP	ACHIEVED STATUS
		Non-FAR		37,264.88 m ²	Construction has not yet started
		15% Prescribed FAR		10,801.79 m ²	
		Total		48,066.67 m ²	
		Total Built Up Area		1,23,986.59 m ² (FAR + NON-FAR)	
4.	Open/ Green Area	Minimum Required	---		
		Proposed	3,615.66 sq.mtr.		
5.	Density	Permitted	---		
		Proposed	---		
6.	Carpet Area		5,38,312 sq. ft. (as per inventory provided)		
7.	Saleable Area		10,07,185 sq. ft. (as per inventory provided)		



Total Blocks/ Floors/ Flats																
1.	Approved as per Building Plan				Actually provided				Current Status							
	S.No	Tower Name	Floors	Total DU	S.No	Tower Name	Floors	Total DU	Construction work has not yet started							
	1.	Buckingham (with community)	G+34	61	1.	Buckingham (with community)	G+34	61								
	2.	Edinburgh	G+34	68	2.	Edinburgh	G+34	68								
	3.	Kensington	G+34	68	3.	Kensington	G+34	68								
	4.	Versailles	G+34	68	4.	Versailles	G+34	68								
	5.	Legacy Villa LV-1	B+S/G+M+5	1												
	6.	Legacy Villa LV-2	B+S/G+M+2	1												
	7.	Legacy Villa LV-3 to LV-8, LV-11 to LV-12, LV-14 to LV-17 (12 No.)	B+S/G+M+2	12												
	8.	Legacy Villa LV-9, LV-10, LV-18, LV-19 (4 No.)	B+S/G+M+2	4												
	9.	Legacy Villa : LV - 20	B+S/G+M+2	1												
	10.	Legacy Villa : LV - 21	B+S/G+M+2	1												
2.	Total no. of Flats/ Units				Residential Units – 285 (265 residential units & 20 Villas)											
3.	Type of Flats				<table><tr><th>Type of Flat</th><th>Saleable Area (sq. ft.)</th></tr><tr><td>4 BHK</td><td>3380, 3410, 3510, 3540, 4765,</td></tr></table>								Type of Flat	Saleable Area (sq. ft.)	4 BHK	3380, 3410, 3510, 3540, 4765,
Type of Flat	Saleable Area (sq. ft.)															
4 BHK	3380, 3410, 3510, 3540, 4765,															
4.	Number of Car Parking available for main units				Required		996 ECS									
					Proposed		1035 ECS									
5.	Land Area considered				10,263.47 sq.mtr.											
6.	Area adopted on the basis of				Property documents only since site measurement couldn't											

		be carried out due to the size of the property	
7.	Remarks & observations, if any	None	
8.	Constructed Area considered (As per IS 3861-1966)	Built-up Area	1,23,986.59 m ²
	Area adopted on the basis of	Approved Map	
	Remarks & observations, if any	None	

Note:

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



PART D

PROJECT APPROVAL DETAILS

S.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	RERA Registration Certificate	UPRERAPRJ688396/10/2024	Obtained
2.	NOC for Height Clearance from Airport Authority of India	OFFSKD/NORTH/B/092723/795721 Dated: 04/10/2023	Obtained
3.	NOC from Pollution control Board	Applied	Not Obtained
4.	Environmental clearance NOC from SEIAA	Identification no.- EC24C3801UP557522N Dated: 13/09/2024	Obtained
5.	NOC from Fire Authority	UID:2024/123563/GBN/Gautam Budh Nagar/ 27295/ JD Dated: 03/07/2024	Obtained (provisional)
6.	Grant of Sanction of building plan	PLG / BP SM-19-Mar-2024:20710 Dated – 29/09/2024	Obtained


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

PART E

PROCEDURE OF ASSESMENT

1.	GENERAL INFORMATION			
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		14 November 2024	18 November 2024	18 November 2024
ii.	Client	State Bank of India, Hlst, Noida, Uttar Pradesh		
iii.	Intended User	State Bank of India, Hlst, Noida, Uttar Pradesh		
iv.	Intended Use	To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Project Tie-up for individual Flat Financing		
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, asertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the property is identified	<input checked="" type="checkbox"/> Done from the nameplate displayed on the property <input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by the owner's representative <input type="checkbox"/> Enquired from local residents/ public <input checked="" type="checkbox"/> Cross checked from the boundaries/ address of the property mentioned in the documents provided to us <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		

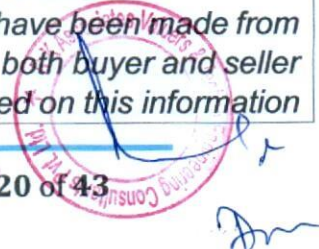
2.		ASSESSMENT FACTORS		
i.	Nature of the Report	Project Tie-up		
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		Group Housing Project	Residential	Group Housing Society
		Classification	Residential Group Housing	
iii.	Basis of Inventory assessment (for Project Tie up Purpose)	Primary Basis	Market Price Assessment & Govt. Guideline Value	
		Secondary Basis	Not Applicable	
iv.	Present market state of the Asset assumed Total No. of Dwelling Units	Under Normal Marketable State		
		Reason: Asset under free market transaction state		
v.	Property Use factor	Current/ Existing Use	Highest & Best Use <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 Characteristic s	Property location characteristics	Floor Level
		Metro City	Good	On Wide Road	NA
		Urban developed	Within urban developed area	Near to Metro Station	
			Within developing Residential zone	Near to Highway	
		Property Facing			
		South Facing			
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
x.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	High Income Group			
xi.	Neighbourhood amenities	Good			
xii.	Any New Development in surrounding area	Some group housing projects are under construction in the vicinity			
xiii.	Any specific advantage/ drawback in the property	None			
xiv.	Property overall usability/ utility Factor	Restricted to a particular use i.e., Group housing (Residential) purpose only.			
xv.	Do property has any alternate use?	None. The property can only be used for residential purpose.			
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly.			



xvii.	Is the property merged or colluded with any other property	No		
		Comments:		
xviii.	Is independent access available to the property	Clear independent access is available		
xix.	Is property clearly possessable upon sale	Yes		
xx.	Best Sale procedure to realize maximum Value for inventory sale (in respect to Present market state or premise of the Asset as per point (iv) above)	Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxi.	Hypothetical Sale transaction method assumed for the inventory cost analysis	Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxii.	Approach & Method Used for inventory cost analysis	PROJECT INVENTORY Approach for 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: M/s. Tiwari Associates Contact No.: +91-9891716200 Nature of reference: Property dealer Size of the Property: ~ 1800 sq. ft. Location: Nearby subject property Rates/ Price informed: Rs.18,000/- per sq.ft. to Rs.20,000/- per sq.ft. Any other details/ Discussion held: The Price of the flat in the subject society ranges from Rs.18,000/- per sq.ft. to Rs. 20,000/- per sq. ft on super area	
		b.	Name: M/s. Chhabra Properties Contact No.: +91-9910445607 Nature of reference: Property dealer Size of the Property: ~1,500 to 2,500 sq.ft Location: Nearby subject property Rates/ Price informed: Rs.19,000/- per sq.ft. on super area Any other details/ Discussion held: The Price of the flat in the subject society is Rs.19,000/- per sq.ft. on super area	
xxv.		Adopted Rates Justification	For the market rate of the Flats available in this project and as well as nearby project we have enquired from property dealers in that area and were able to find a Sale rate range of Rs.18,000 /- to Rs.20,000/- per sq. ft. on super built-up area for the project inclusive all charges. The land rate for the subject location is around Rs.2,30,000/- to Rs.2,60,000/- per sq. mtr. and we are of the view to adopt the land rate	

			for subject property is Rs.2,30,000/- per sq. mtr.
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
		Moderate	Adequately available
		Remarks: ---	
		Adjustments (-/+): 0%	
xxvii.	Any other special consideration	Reason: References available is of small piece of land.	
		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 Land (subject property) - Rs.1,61,000/- per sq. mtr. For Built-up unit - Rs. 18,000/- to Rs.20,000/- per sq. ft. on Super area	
xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.	
xxxi.	Basis of computation & working		
	<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 land allotted for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.</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</p>		



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.

- f. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
- 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.

xxxii.

ASSUMPTIONS

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

xxxiii.

SPECIAL ASSUMPTIONS

None

xxxiv.

LIMITATIONS

None



3. COST ASSESSMENT OF LAND			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Cost of Land
a.	Prevailing Rate range	Rs.33,000/- per sq. mtr.	Rs.2,30,000/- to Rs.2,60,000/- per sq. mtr. (reference available is of small piece of land)
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.33,000/- per sq. mtr.	Rs.1,61,000/- per sq. mtr.
d.	Total Land Area/ FAR Area considered (documents vs site survey whichever is less)	10,263.47 sq.mtr.	10,263.47 sq.mtr.
e.	Total Value of land (A)	10,263.47 sq.mtr. X Rs.33,000/- per sq. mtr.	10,263.47 sq. mtr. X Rs.1,61,000/- per sq. mtr.
		Rs.33,86,94,510/-	Rs.165,24,18,670/-

4. COST ASSESSMENT OF BUILDING CONSTRUCTION				
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR	NON-FAR
	Building Construction Value	Rate range	Rs. 1,800/- to 2,200/- per sq. ft.	Rs. 1,500/- to 1,700/- per sq. ft.
		Rate adopted	Rs.2,000/- per sq. ft.	Rs.1,600/- per sq. ft.
		Built-up Area	75,919.92 sq. mtr. (8,17,194.43 sq. ft.)	48,066.67 sq. mtr. (5,17,384.83 sq. ft.)
		Pricing Calculation	8,17,194.43 sq. ft. x Rs. 2,000/- per sq. ft.	5,17,384.83 sq. ft. X Rs.1,600/- per sq. ft.
		Total Value	Rs.163,43,88,854/-	Rs.82,78,15,727/-
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		Under construction / Yet to be Constructed	
d.	Construction Depreciated Replacement Value (B)		Rs.246,22,04,581/-	

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.17,23,54,321/-

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.22,15,98,412/-
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.12,31,10,229/-
e.	Expected Construction Value (C)	---	Rs.51,70,62,962/-

6.	MARKET/ SALEABLE AMOUNT OF THE FLATS	
a.	Total No. of DU	Residential Units – 285 (265 residential units & 20 Villas)
b.	Total No. of EWS Units	---
c.	Total Proposed Saleable Area for flats	---
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.21,500/- per sq. ft. (Only for residential units)
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.21,500/- per sq. ft. (Only for residential units)
	Market Rate in secondary sale (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.18,000/- to 20,000/- Per Sq. ft. on super Built-up 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.18,000/- per sq. ft. to Rs.20,000/- per sq. ft. on Super area for the Project inclusive all the charges and the same seems to be reasonable & fair in our view.</p> <ul style="list-style-type: none"> Details of the inventory is provided and attached below.

Note:-

The inventory valuation has been done only for residential units but not for villas because villas are not open up for sale right now as per developer.



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INVENTORY ANALYSIS

Block	Type (in Area sq. ft.)	Number of Flats	Total Saleable Area (in sq. ft.)	Rs.18,000/- per sq. ft	Rs.20,000/- per sq. ft
Buckingham	3,380	3	10,140	18,25,20,000	20,28,00,000
	3510	31	1,08,810	1,95,85,80,000	2,17,62,00,000
	4765	27	1,28,655	2,31,57,90,000	2,57,31,00,000
Edinburgh	3410	3	10,230	18,41,40,000	20,46,00,000
	3510	34	1,19,340	2,14,81,20,000	2,38,68,00,000
	3540	31	1,09,740	1,97,53,20,000	2,19,48,00,000
Kensington	3380	3	10,140	18,25,20,000	20,28,00,000
	3510	31	1,08,810	1,95,85,80,000	2,17,62,00,000
	3540	34	1,20,360	2,16,64,80,000	2,40,72,00,000
Versailles	3380	3	10,140	18,25,20,000	20,28,00,000
	3510	31	1,08,810	1,95,85,80,000	2,17,62,00,000
	4765	34	1,62,010	2,91,61,80,000	3,24,02,00,000
TOTAL		265	10,07,185	18,12,93,30,000	20,14,37,00,000

Note:-

The inventory valuation has been done only for residential units but not for villas because villas are not open up for sale right now as per developer.



7. CONSOLIDATED COST ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs.33,86,94,510/-	Rs.165,24,18,670/-
b.	Structure Construction Value (B)	---	Rs.246,22,04,581/-
c.	Additional Aesthetic Works Value (C)	---	Rs.51,70,62,962/-
d.	Total Add (A+B+C)	Rs.33,86,94,510/-	Rs.463,16,86,212/-
e.	Additional Premium if any	---	---
	Details/ Justification	---	---
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs.463,16,86,212/-
h.	Rounded Off	---	Rs.463,00,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Four Hundred Sixty-Three Crore Only
j.	Expected Realizable Value	---	Rs.393,55,00,000/-
k.	Expected Distress Sale Value	---	Rs.347,25,00,000/-
l.	Percentage difference between Circle Rate and Market Value	More Than 20%	
m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	Concluding Comments/ Disclosures if any		
	a. The subject property is a Group Housing project.		
	b. We are independent of client/ company and do not have any direct/ indirect interest in the property.		
	c. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		
	d. 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.		

- e. In this Project Tie-up report, we have adopted Market Valuation of Land in this report since this is only a tie up 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.
- 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 eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- j. The pricing assessment of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- k. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- l. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- m. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

o. IMPORTANT KEY DEFINITIONS

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

the date of the Report.

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

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

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

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

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

Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the 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 the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.

Dr

Liquidation Value is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process, clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.

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

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

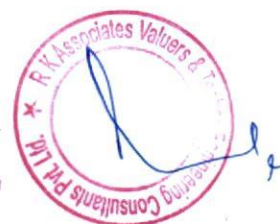
The **Price** is the amount paid for the procurement of the same asset.

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

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

p. **Enclosures with the Report:**

- Enclosure I: Screenshot of the price trend references of the similar related properties available on public domain
- Enclosure II: Google Map Location
- Enclosure III: Photographs of the property
- Enclosure IV: Copy of Circle Guideline Rate
- Enclosure V: Other Relevant Documents/Articles taken for reference
- Enclosure VI: Consultant's Remarks



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
Ashil Baby	Deepak Kumar Singh	Anil Kumar
		

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 West 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 Ashil Baby has visited the subject property on 14/11/2024 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> <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>
--------------------	--


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

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

References of Built-up Unit

99acres

Buy - Greater Noida, Greater Noida, Greater Noida, Greater Noida, Greater Noida

₹8 Cr

3BHK 5Baths

Estimated EMI: ₹8,38,962

REGISTRATION NO. UP2024/PL/506

WEBSITE: https://www.99acres.com

Overview

Society

Owner Details


Price Trends

Registry Record

Society Reviews

Property (1/2)

Society (1/2)



Super Built up area 3768 sq ft

Carpet area: 2500 sq ft

₹8 Cr

@ 21,231 per sq ft (regional)

21st of 30 Floors

3 Bedrooms, 5 Bathrooms, 2 Balconies with Servant Room

Jaypee Greens The Sun Court

Jaypee Greens, Greater Noida

10+ Year Old

Places nearby

2101, Jaypee Greens, Greater Noida

Delta 1 Metro Station

The Grand Venice Mall

Pari Chowk Park

Noida Greater Noida Expressway

Jaypee Public

99acres

Buy - Greater Noida, Greater Noida, Greater Noida, Greater Noida, Greater Noida

₹4 Cr

3BHK 4Baths

Estimated EMI: ₹2,19,482

REGISTRATION NO. UP2024/PL/506

WEBSITE: https://www.99acres.com

Overview

Society

Owner Details


Price Trends

Registry Record

Society Reviews

Property (1/2)

Society (1/2)



Super Built up area 2200 sq ft

₹4 Cr

@ 19,318 per sq ft

4th of 4 Floors

Park/Garden

3 Bedrooms, 4 Bathrooms, 3+ Balconies

Jaypee The Castle

Jaypee Greens, Greater Noida

North East

1 to 5 Year Old

Places nearby

2 Corner Units, 3rd Floor & 4th Floor, No Entry, 3 Side Open, Jaypee Greens, Greater Noida

Alpha 1 metro station

Pari chowk metro station

Delta 1 metro station

Sai Temple

Nihal ATM

P&B ATM



DM

99 acres

Buy Enter details Plot area 720 sq yards Landmark

₹ 16.75 Cr

Estimated EMI ₹ 13,37,829

RENA STATUS

NOT AVAILABLE

REQUEST FOR RENA

REQUEST FOR RENA

Overview

Dealer Details

Price Trends

Registry Record

Explore Locality

Recommend

Property (2)

Plot area 720 sq yards

₹ 16.75 Crore

₹ 2,32,638 per sq yards

View Price Details

Location

Jaypee Greens, Greater Noida

North

Yes

Yes

1

Main Road Park/Garden Others

Immediate

Places nearby

Jaypee Greens, Greater Noida

View All (24)

Delta 1 metro station

Alpha 1 metro station

Ghinda office metro station

Pani chowk metro station

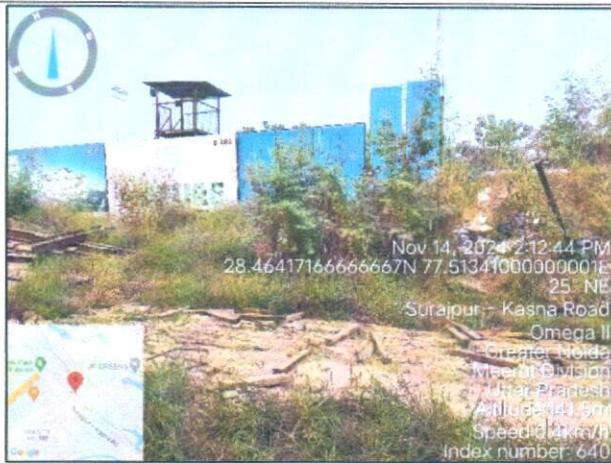
Sai Temple



ENCLOSURE 2: GOOGLE MAP LOCATION



ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY



ENCLOSURE: 4- COPY OF CIRCLE RATE

नोट :-

1. ग्रेटर नोएडा प्राधिकरण क्षेत्रान्तर्गत सेक्टरों में सुप हाउसिंग भूमि की दर 33,000 रु० प्रति वर्ग मीटर होगी।
2. यमुना एक्सप्रेसवे प्राधिकरण क्षेत्रान्तर्गत सेक्टरों में सुप हाउसिंग भूमि की दर 18,500 रु० प्रति वर्ग मीटर होगी।
3. अभिगृहीत भूमि के एवज में किसानों को आवंटित भूखण्ड की दर निम्न प्रकार होगी :-
(क). ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण द्वारा आवंटित भूखण्ड की दर 13,000 प्रति वर्ग मीटर होगी
(ख). यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण द्वारा आवंटित भूखण्ड की दर 7,500 रु० प्रति वर्ग मीटर होगी
(ग). यू०पी०एस०आई०डी०सी० द्वारा आवंटित भूखण्ड की दर 11,500 रु० प्रति वर्ग मीटर होगी।
4. उक्त राजस्व ग्रामों में जो कृषि भूमि बिल्डर, कालोनाइजर या अन्य व्यक्ति द्वारा फार्म लेण्ड के रूप में विकसित कर विक्रय की जा रही है (जिसमें रास्ता/फेन्सिंग/गेट लगे हैं) की दर 2,30,00,000 रु० प्रति हेक्टेयर होगी।
5. उक्त राजस्व ग्रामों तथा दोनों टाउन एरिया (दनकौर एवं बिलासपुर) में औद्योगिक भूखण्डों की दर उपर्युक्तानुसार निर्धारित आवसीय भूमि की दरों की आधी होगी।

क्रम सं०	सेक्टर का नाम जहाँ कामप्लेक्स अवस्थित है	दर प्रति वर्ग मीटर रु० में (सुपर एरिया)	सुपर एरिया के मूल्य के योग पर पार्किंग की वृद्धि	
			क्वार्टर पार्किंग	ओपन पार्किंग
16	गंगा-2	35,500	3,00,000	1,50,000
17	गोल्फ लिंक-1 (बिल्डर्स एरिया)	36,500	3,00,000	1,50,000
18	गोल्फ लिंक-2 (साईट सी)	24,500	3,00,000	1,50,000
19	चाई-1	35,500	3,00,000	1,50,000
20	चाई-2	35,500	3,00,000	1,50,000
21	चाई-3	35,500	3,00,000	1,50,000
22	चाई-4	35,500	3,00,000	1,50,000
23	चाई-5	35,500	3,00,000	1,50,000
24	चाई फाई एक्सटेंशन	35,500	3,00,000	1,50,000
25	जू-1	32,000	3,00,000	1,50,000
26	जू-2	32,000	3,00,000	1,50,000
27	जू-3	32,000	3,00,000	1,50,000
28	जी०टी-1	32,000	3,00,000	1,50,000
29	जी०टी-2	32,000	3,00,000	1,50,000
30	लेडी ग्रीन्स जी ब्लॉक सूरजपुर कसान रोड	40,000	3,00,000	1,50,000
31	टेकजॉन	32,000	3,00,000	1,50,000
32	टेकजॉन आइ टी सिटी	32,000	3,00,000	1,50,000
33	टेकजॉन-2	32,000	3,00,000	1,50,000
34	टेकजॉन-4	32,000	3,00,000	1,50,000
35	टेकजॉन-5	32,000	3,00,000	1,50,000
36	टेकजॉन-7	32,000	3,00,000	1,50,000

सहायक महानिरीक्षक निबन्धन (द्वितीय)
गौतमबुद्धनगर

अपर जिलाधिकारी (वि०/रा०)
गौतमबुद्धनगर

जिलाधिकारी
गौतमबुद्धनगर



ENCLOSURE 5: OTHER RELEVANT DOCUMENTS

SALE DEED

(2)

DEED OF CERTIFICATE OF SALE

1. Sale Consideration	:-	Rs. 144,00,00,000/-
2. Value according to Circle Rate	:-	Rs. 55,93,56,060/-
3. Stamp Duty Paid on	:-	Rs. 144,00,00,000/-
4. Total Stamp Duty	:-	Rs. 7,20,00,000/-
5. Sold Property situated in Mohalla/Village/Sector:- B-10, Jaypee Greens, situated in Greater Noida, Distt. Gautam Budh Nagar (U.P.)		
6. Sale Area :- 10263.468 Sq. Mtr		
7. Nature of Property House/Plot/Flat :- Vacant Residential Plot (no construction on the said plot)		
8. Boundaries and measurement of the Property:-		
NORTH EAST :- Golf Course		
SOUTH EAST :- Other Builder Plot		
NORTH WEST :- Jaypee Plot		
SOUTH WEST :- 13.5 mtr internal wide road		


This Deed of Certificate of Sale is executed at Greater Noida, Distt. G. B. Nagar (U.P.) on this 22nd day of November 2019 by **HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED (HDFC Ltd.)** (PAN NO. AAACH0997E) BRANCH OFFICE THE CAPITAL COURT, MUNIRKA, OUTER RING ROAD, OLOF PALME MARG, NEW DELHI-110067, through its Authorized Officer Mr. Sachin Kapoor (Aadhar No. 8725 7344 6428) S/o. Sh. Prem Kapoor, being the Authorised Officer of HDFC Ltd., in accordance with the provisions of sub-section 12 Section 13 of the Securitisation and Reconstruction Of Financial Assets and Enforcement Of Security Interest Act, 2002 (hereinafter to be referred as the "said Act"), hereinafter called the 'Seller' or the 'First Party' or the 'Secured Creditor', which expression shall include its successors, assigns, nominees, executors, legal representatives and administrators.


In favour of


GOLF HORIZON LLP (PAN NO. AATFG8105F) having its registered office at FLAT NO: 502, 502-A, 5th FLOOR, NARAIN MAZIL, 23, BARAKHAMBHA ROAD, CONNAUGHT PLACE, NEW DELHI-110001, through its authorized signatory Sh. Deepak Garg (Aadhar No. 8879 3916 3768) S/o. Sh. Munna Lal Agarwal, authorized vide Resolution dated 25-Mar-2019, hereinafter called the 'Purchaser' or the 'Second Party', which expression shall include its successors, assigns, nominees, executors, legal representatives and administrators.

The First Party and the Second Party shall hereinafter be referred to as **Party** individually and **Parties** collectively.

WHEREAS M/s. Jaiprakash Associates Limited (hereinafter referred to as the "said Borrower") has taken the Construction Finance Loan of **Rs.450,00,00,000/- (Rupees Four Hundred and Fifty Crores Only)** from HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED BRANCH OFFICE THE CAPITAL COURT, MUNIRKA, OUTER RING ROAD, OLOF PALME MARG, NEW DELHI-110067. The immovable property /secured asset more particularly described in **Schedule-1** (hereinafter referred to as the "said Property") inter-alia forms part of the security interest that has been created in favour of HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED for partly securing the Construction Finance Loan of Rs.450,00,00,000/- (Rupees Four Hundred and Fifty Crores Only) granted to the said Borrower.







PROJECT REGISTRATION CERTIFICATE

Uttar Pradesh Real Estate Regulatory Authority (U.P. RERA)
Naveen Bhawan, Rajya Niyojan Sansthan, Kala Kankar House Old Hyderabad, Lucknow - 226007
www.up-rera.in

FORM C
REGISTRATION CERTIFICATE OF PROJECT

[The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 - See Rule 6(1)]

This registration is granted under Section 5 of the Act to the following project under Project Registration Number-
UPRERAPRJ688396/10/2024

Project Name : LEGACY BY GAURS
Project Address : CONDOMINIUM APARTMENTS "LEGACY BY GAURS" AT PLOT NO. B-10,
JAYPEE GREENS SITUATED IN GREATER NOIDA, G.B. NAGAR (U.P.)
Village/Locality/Sector : SECTOR- 19 & 25
Tehsil : Gautam Buddha Nagar
District/State : Gautam Buddha Nagar/Uttar Pradesh
Proposed Completion Date : 28-09-2029

Promoter Name & Address:

1. GOLF HORIZON LLP firm / society / company / competent authority having its registered office / principal place of business at Office No-F-101, First Floor, Plot no 2/3, Ashish Commercial Complex, LSC, New Rajdhani Enclave, East Delhi, Shahdara, Shahdara, Delhi, India, 110092 and Gaur Biz Park, Plot No- 01, Abhay Khand II Indirapuram Ghaziabad (UP) 201014

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

- The promoter shall enter into an agreement for sale with the allottees in the model form as prescribed by the Government; in Annexure 'A'
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per Section 17;
- The promoter shall deposit seventy percent, of the amounts realised by the promoter from the allottees and all the money raised by way of project finance, in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of Section 4;
- The registration shall be valid for a period of 4 Year 11 Month 30 Days commencing from 28-10-2024 and ending with 28-09-2029 unless extended by the Authority in accordance with Section 6 read with rule 7 of the rules;
- The promoter shall comply with the provisions of the Act and the rules and the regulations made thereunder.
- The promoter shall not contravene the provisions of any other law for the time being in force in the area where project is being developed.

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

3. The QR code given on this certificate should be included by the promoter in all advertisements across different platforms such as print, electronic, and social media along with the RERA registration number of the project, the Authority's website address and project collection account number. Additionally, it should also be printed in brochures, application forms, allotment letters, and BBAs etc.

4. Promoter must display the RERA registration certificate (Form-C) of the project in a photo frame of preferably A3 size (11.69 x 16.54 inches) but not less than to A4 size (8.27 x 11.69 inches) at their head office, site office, and project site.

5. Promoter has to comply with the provisions of NBC 2016 and IS Codes issued by Bureau of Indian Standards for electric safety as well as the provisions of Uttar Pradesh Electricity Regulatory Commission (UPERC).

Dated: 28-10-2024

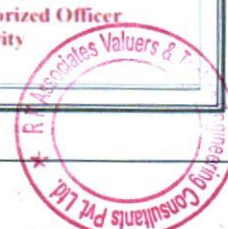
Place: Lucknow



**PRAMOD KUMAR
UPADHYAY**

**Signature and seal of the Secretary/Authorized Officer
Real Estate Regulatory Authority**

Digitally signed by PRAMOD
KUMAR UPADHYAY
Date: 2024.10.28 18:02:13 +05:30



FORTEST CLEARANCE



सत्यमेव जयते

File No: 9116
 Government of India
 Ministry of Environment, Forest and Climate Change
 (Issued by the State Environment Impact Assessment Authority(SEIAA),
 UTTAR PRADESH)



Dated 13/09/2024



To,

Shri Devendra Bhandari
 M/s GOLF HORIZON LLP
 Gaur Biz Park, Plot No. 1, Abhay Khand-II, Indrapuram, Ghaziabad, Uttar Pradesh, GHAZIABAD,
 UTTAR PRADESH, 201010
 horizongolf1lp@gmail.com

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding Construction of proposed Condominium Apartments Project "Legacy by Gaur's" at Plot No - B-10, Jaypee Greens, Greater Noida, Gautam Buddha Nagar, U.P., M/s Golf Horizon LLP.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Construction of proposed Condominium Apartments Project "Legacy by Gaur's" at Plot No. B-10, Jaypee Greens, Greater Noida, Gautam Buddha Nagar (U.P.) by M/s Golf Horizon LLP, submitted to Ministry vide proposal number SIA/UP/INRA2/487401/2024 dated 12.07.2024.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC24C3801UP-575722N
(ii) File No.	9116
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction Construction of proposed Condominium Apartments Project "Legacy by Gaur's" at Plot No. B-10, Jaypee Greens, Greater Noida, Gautam Buddha Nagar (U.P.) by M/s Golf Horizon LLP.
(vii) Name of Project	
(viii) Name of Company/Organization	GOLF HORIZON LLP
(ix) Location of Project (District, State)	GAUTAM BUDDHA NAGAR, UTTAR PRADESH
(x) Issuing Authority	SEIAA
(xii) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	yes



HEIGHT NOC



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

OFFSKD/NORTH/B/092723/795

ए.ए.आई./अ.ए.व.ए./ए.आर./ए.टी.ए./ए.ओ.सी./2023/690/2857-2860

मालिक का नाम एवं पता JAYPEE GREENS
(A Division of Jaiprakash Associates Limited)
OWNERS Name & Address Sector-19,25,26 and 31 G-Block Surajpur Kasna
Road, Gautam Buddha Nagar, Uttar Pradesh
201306
दिनांक/DATE: 04-10-2023
वैधता/ Valid Up to: 03-10-2031

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी)
No Objection Certificate for Height Clearance

- 1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी एस आर 751 (ई) दिनांक 30 सितम्बर, 2015, जी एस आर 770 (ई) 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 GSR751 (E) dated 30th Sep 2015 amended by GSR770(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	OFFSKD/NORTH/B/092723/795721
आवेदक का नाम / Applicant Name*	Daljit Singh
स्थल का पता / Site Address*	JAYPEE GREENS (A Division of Jaiprakash Associates Limited), Sector-19,25,26 and 31 G-Block Surajpur Kasna Road, Greater Noida, Gautam Buddh Nagar, U.P., greater noida, Gautam Buddha Nagar, Uttar Pradesh
स्थल के निर्देशांक / Site Coordinates*	28 28 05 29N 77 30 33 04E, 28 27 54 55N 77 30 44 13E, 28 27 44 22N 77 30 54 75E, 28 28 18 81N 77 30 56 43E, 28 28 16 17N 77 30 58 50E, 28 28 17 94N 77 31 01 52E, 28 28 05 65N 77 31 10 55E, 28 27 30 84N 77 31 13 80E, 28 27 34 71N 77 31 17 57E, 28 28 14 48N 77 31 25 98E, 28 27 42 39N 77 31 28 91E, 28 28 22 22N 77 31 39 56E, 28 27 51 89N 77 31 42 92E, 28 28 11 48N 77 31 47 43E, 28 28 00 44N 77 31 55 50E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	198.38 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	398.38 M

क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, परिचालन कार्यालय परिसर रंगपुरी, नई दिल्ली - 110037 दूरभाष संख्या - 91-11-25653566
Regional headquarter Northern Region, Operational Offices Complex Rangpuri, New Delhi-110 037 Tel: 91-11-25653566

"हिंदी पत्रों का म्यगन है।"



ENCLOSURE 6: CONSULTANT'S REMARKS

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

	accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated price based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
17.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
18.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like 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.

