

REPORT FORMAT: V-L16 (Project Tie Up format)

CASE NO. VIS(2024-25)-PL514-460-641

DATED: 19/11/2024

PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	THE BROOK- PHASE-2

SITUATED AT

PLOT NO.GH-03C, SECTOR-12, DADRI, GAUTAM BUDDHA NAGAR, UTTAR **PRADESH**

> DEVELOPER/ PROMOTER M/S. BLESSINGS HOMZ PVT LIMITED

Corporate Valuers

- REPORT PREPARED FOR
- Business/Enterprise/Equis Valution BANK OF INDIA, HLST, NOIDA, UTTAR PRADESH
- Lender's Independent Engineers (LIE)
 - t In case of any query/ issue/ concern or escalation you may please contact Incident Manager @
- Techno Economic Vigbital ers@fcass chiefes.org. We will appreciate your feedback in order to improve our services.
- Agency for Specialized Account Morition grass provide your feedback on the report within 15 days of its submission after which will be considered to be accepted & correct.
- Project Techno-Financial Advisors

 Consultant's Important Remarks are available at www.rkassociates.org for reference.
- Chartered Engineers
- Industry/Trade Rehabilitation Consultants
- NPA Management

CORPORATE OFFICE:

Page, 1 na file Sector 2, Noida-201301

Panel Valuer & Techno Economic Consultants for PSU

Ph - +91-0120-4110117, 4324647, +91 - 9958632707

& Valuer's Important Remarks are available E-mail - valuers@rkassociates.org | Website: www.rkassociates.org Banks



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PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



PLOT NO.GH-03C, SECTOR-12, DADRI, GAUTAM BUDDHA NAGAR, UTTAR PRADESH



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PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	State Bank of India, HLST, Noida, Uttar Pradesh
Name of Project	The Brook- Phase-2 (As per RERA Certificate)
Work Order No. & Date	Via E-mail dated 11/11/2024

SR. NO.	CONTENTS	DESCRIPTION				
1.	GENERAL DETAILS					
i.	Report prepared for	State Bank of Ind	ia, HLST Branch, Noida, Ut	tar Pradesh		
ii.	Name of Developer/ Promoter	M/s. Blessings Ho	omz Pvt Limited			
iii.	Registered Address of the Developer as per MCA website	Regd. Office: - A-	6 Ground Floor, Yojna Viha	ır Delhi.		
iv.	Type of the Property	Group Housing S	ociety			
٧.	Type of Report	Project Tie-up Re	port			
vi.	Report Type	Project Tie-up Re	port			
vii.	Date of Inspection of the Property	14 November 202	24	D.		
viii.	Date of Assessment	19 November 202	24			
ix.	Date of Report	19 November 202	24			
X.	Property Shown by	Name	Relationship with Owner	Contact Number		
		Mr. Sachin Kumar	Employee	+91 8920723476		
xi.	Purpose of the Report	For Project Tie-up	for individual Flat Financir	ng		
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	cross checkin b) Legal aspects c) Identification of from its bour documents. d) Getting cizra r identification i e) Measurement measurement f) Measurement end. g) Designing and scope of the v h) Valuation tech	of the property as a whole d drawing of property maps work. nniques and principles.	ot done at our end. scope of this report. It to cross verification ed in the provided renue officers for site o sample random e is not done at our s and plans is out of		
xiv.	Documents provided for perusal	Documents Requested Total 03	Total 03 Documents	Documents Reference No.		
		Documents requested.	provided.			

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		Property Title document Approved Map NOC's & Approval		Supplementary Dec		Dated 15-06-2023
				Approved Map		Dated: -06/12/2023
				Refer Part-D		
XV.	Identification of the property	~	Cross checked from boundaries of the property or address mentioned in the deed			e property or address
		V	Done from the Sign Board displayed at site			
		V	Identified by the Owner's representative			
			Enquired from local residents/ public			
			Identificati	on of the prop	perty could no	ot be done properly
			Survey was not done NA			

2.	SUMMARY	
i.	Total Prospective Fair Market Value	Rs.257,00,00,000/-
ii.	Total Expected Realizable/ Fetch Value	Rs.218,45,00,000/-
iii.	Total Expected Distress/ Forced Sale Value	Rs.192,75,00,000/-
iv.	Total No. of Dwelling Units in The Rivulet Phase-I	Residential= 432 Units
٧.	Carpet up area of the project	34,354.385 sq. mtr.
vi.	Saleable Area of the Project	58,303.584 sq.mtr
vii.	Inventory Cost as on "Date of Assessment'	Refer to sheet attached at pg-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 Circle Rate			
٧.	Enclosure 5	Other Important documents taken for reference			
vi.	Enclosure 6	Consultant's Remarks			
vii.	Enclosure 7	Survey Summary Sheet			

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PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. BRIEF DESCRIPTION OF THE PROJECT

This project Tie-up report is prepared for the Group Housing Project 'The Brook Phase-2' consists of 03 towers named Tower E, F and G with B+S+27 Floors. The project is being developed on total land area of 20,431.10 sq.mtr. that the land is on lease for 90 years w.e.f.Dated - 28/04/2016 as per original lease deed. As per original lease deed the arer of the land is 20,000 sq mtr however as per supplementary lease deed dated 15/06/2023 plot area has been increased from 20,000 sq. mtr. to 20,431.10 sq. mtr. the lessee of the land is M/s. Blessings Homz pvt Ltd.

The project is being promoted & developed by M/s. Blessings Homz Pvt Limited. Its registered office is at A-6 Ground Floor, Yojna Vihar Delhi. The Architect of the project is M/s. Design Forum International.

We have been provided with Inventory and Area details of the project. Scope of Work & RERA Certificate FAR, Non-FAR area, Land Area, NOCs and related details/data have been provided to us. Latest construction status of the project and latest prevailing market rates of similar properties is taken as per the site survey and market research done by us.

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

Sr. No.	Type of Unit	Nos. of Units		
1	Tower E	162		
2	Tower F	162		
3	Tower G	108		

As per documents provided to us, the developer of the project has obtained most of the preliminary approvals from different government agencies to develop the group housing society comprising of all the basic & urban facilities & amenities.

The progress of the project 'The Brook- Phase-2' is as below: -

Tower-E: Stilt construction work is under progress. Tower-F: Stilt construction work is under progress. Tower-G: Stilt construction work is under progress.

This project is located in fast developing sector of Greater Noida, Uttar Pradesh, which is close to Greater Noida West Link Road which connects to NH-24 and can be reached through Sector Road which is 60ft wide.

In case of discrepancy in the address mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or client isled the valuer by providing the fabricated document, the progress assessment should be considered the property shown to us at the site of which the photographs are also attached. Our responsibility will be apply related to the



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progress assessment of the property shown to us on the site and not regarding matching from the documents or searching the property from our own. Banker to verify from district administration/ tehsil level the identification of the property if it is the same matching with the document pledged.

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

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

	contain any other recommendations of any sort.					
2.	LOCATION CHARACTERISTICS OF TH	IE PROPERTY				
i.	Nearby Landmark	ATS Happy Trails				
ii.	Name of similar projects available nearby	ATS Happy Trails, Apex Court, Victoria One Central				
	with distance from this property	etc.				
iii.	Postal Address of the Project	Plot No.Gh-03C, Se Nagar, Uttar Pradesh		Gautam Buddh		
iv.	Independent access/ approach to the property	Clear independent ac	cess is available			
٧.	Google Map Location of the Property with a	Enclosed with the Rep	port	48		
	neighborhood layout map	Coordinates or URL: 2	28°33'39.6"N 77°	28'57.2"E		
vi.	Description of adjoining property	Other residential proje	ects			
vii.	Plot No. / Survey No./Sector	GH-03C, Sector-12				
viii.	Village/ Zone					
ix.	Sub registrar	Greater Noida				
X.	District	Gautam Budh Nagar				
xi.	City Categorization	Metro City		Urban		
	Type of Area	Residential Area				
xii.	Classification of the area/Society	Middle Class (Ordina	ary) Urba	an developing		
	Type of Area	Within ur	ban developing	zone		
xiii.	Characteristics of the locality	Good Within urban dev		ırban developing zone		
xiv.	Property location classification	Normal location within locality	None None			
XV.	Property Facing	West Facing (Entranc	e of colony)	Concultante		
xvi.	DETAILS OF THE ROADS ABUTTING THE	PROPERTY	(3)	1		
	a) Main Road Name & Width	Greater Noida West L Road	ink Approx 60	meters		

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	b) Front Road Name & w	idth	Internal Road	Approx. 18 meters		
	c) Type of Approach Road	t	Bituminous Road			
	d)Distance from the Main	Road	Road 20 mtr. from the main road			
xvii.	Is property clearly of permanent/ temporary bou	demarcated by ndary on site	Permanent Proposed			
xviii.	Is the property merged or colluded with any other property		No, it is an independent single bounded property.			
xix.	BOUNDARIES SCHEDUL	E OF THE PROPE	RTY			
a)	Are Boundaries matched		Yes from the availa	able documents		
b)	Directions	As per Titl	e Deed/TIR	Actual found at Site		
	East	Plot no.	GH-4B	Plot no. GH-4B		
	West	24 mtr. V	Vide road	24 mtr. Wide road		
	North	North Plot no.		Plot no. GH-3B		
	South	24 mtr. V	Vide road	24 mtr. Wide road		

3.	TOWN PLANNING/ ZONING PARAMETERS			
i.	Planning Area/ Zone	Greater NOIDA Master Plan		
ii.	Master Plan currently in force	Greater NOIDA Master Plan 2021		
iii.	Municipal limits	Greater Noida (GNIDA)		
iv.	Developmental controls/ Authority	Greater Noida (GNIDA)		
V.	Zoning regulations	Residential zone		
vi.	Master Plan provisions related to property in terms of Land use	Group Housing		
vii.	Any conversion of land use done	NA		
viii.	Current activity done in the property	Under-construction Property		
ix.	Is property usage as per applicable zoning	Under-construction Property		
Х.	Any notification on change of zoning regulation	No		
xi.	Street Notification	Residential		
xii.	Status of Completion/ Occupational certificate	NA as project is under construction		
xiii.	Comment on unauthorized construction if any	NA as project is under construction		
xiv.	Comment on Transferability of developmental rights	As per regulation of GNIDA		
XV.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential purpose and many group housing project are within the locality.		
xvi.	Comment of Demolition proceedings if any	NA.		
xvii.	Comment on Compounding/ Regularization proceedings	No information available.		
xviii.	Any information on encroachment	NA S		
xix.	Is the area part of unauthorized area/ colony	No		

LEGAL ASPECTS OF THE PROPERTY 4.

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i.	Ownership documents provided	Lease Deed	Supplementary Deed			
ii.	Names of the Developer/Promoter	M/s. Blessings Homz Pvt. Limited				
iii.	Constitution of the Property	M/s. Blessings Homz Pvt. Limited				
iv.	Agreement of easement if any	Not Applicable				
V.	Notice of acquisition if any and area under acquisition	No such information found on public do		of us and could be		
vi.	Notification of road widening if any and area under acquisition	No such information found on public do		of us and could be		
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 avus. Bank to obtain the Develope	in details			
Х.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No Information avus. Bank to obtain the Developed	in details			
xi.	Building Plan sanction:		•			
	a) Authority approving the plan	Greater Noida Industrial Development Authority				
	b) Any violation from the approved Building Plan	Under Construction Property				
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property				
xiii.	Whether the property SARFAESI complaint	Yes				
xiv.	Information regarding municipal taxes (property	Tax name				
	tax, water tax, electricity bill)	Receipt number				
		Receipt in the nan	ne of			
		Tax amount				
XV.	Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us				
xvi.	Is property tax been paid for this property	Details not available				
xvii.	Property or Tax Id No.	Not provided				
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information provided				
xix.	Property presently occupied/ possessed by	Developer				
XX.	Title verification	Title verification to	be done by com	petent advocate as		
		the same is out of				
xxi.	Details of leases if any	NA.				
	*		185	neutlante (2)		

5.	SOCIO - CULTURAL ASPECTS OF THE P	Engine	7			
i.	Descriptive account of the location of the	Medium Income Group	echno		1=10	
	property in terms of social structure of the area		6	0		

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	in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.						
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.				No		
6.	FUNCTIONAL ANI	UTILITA	RIAN S	ERVIC	ES, FACILITI	ES & AMENITIES	
i.	Drainage arrangements			Yes Proposed	d		
ii.	Water Treatment Plant			Details not available			
iii.	Power Supply arrangements Permanent Auxiliary			Yes Proposed No information available			
iv.	HVAC system			,	No		
٧.	Security provisions				Yes		
vi.	Lift/ Elevators				Yes Proposed		
vii.	Compound wall/ Mail	n Gate			Yes Proposed		
viii.	Whether gated socie	ty			Yes Proposed		
ix.	Car parking facilities				Yes Proposed		
X.	Internal development						
	Garden/ Park/ Land scraping	Water b	oodies	Inte	ernal roads	Pavements	Boundary Wall
	Yes Proposed	Yes Pro	posed	Yes	s Proposed	Yes Proposed	Yes Proposed

7.	INFRASTRU	ICTURE AVAI	LABILITY								
i.	Description of	Description of Water Infrastructure availability in terms of:									
	a) Water	Supply		Yes							
	b) Sewera	age/ sanitation s	ystem	Yes							
	c) Storm	water drainage		Yes							
ii.	Description of	other Physical	Infrastructure fa	acilities in terms	of:						
	a) Solid w	aste manageme	nt	Yes, arrar	nge by local aut	horuiyty					
	b) Electric	ity		Yes	Yes						
	c) Road a	nd Public Trans	port connectivit	y Yes	Yes						
	d) Availab	ility of other pub	lic utilities near	Transport, Market, Hospital etc. available in close vicinity							
iii.	Proximity & availability of civic amenities & social infrastructure										
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport				
	2 Km.	2 km.	2 km.	2 km.	8 Km.	10 Km	45 km. (IGI)				
iv.	Availability of spaces etc.)	recreation facilit	ties (parks, open	planned to be	loping area are developed ne have its own jects.	arby. However	, the project is				

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8.	MARKETABILITY ASPECTS OF THE PROPERTY:							
i.	Location attribute of the subject property	Normal						
ii.	Scarcity	Similar kind of properties are easily available in this area.						
iii.	Market condition related to demand and supply of the kind of the subject property in the area	Demand of the subject property is in accordance with its						
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	No						

9.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:									
i.	Type of construction & design	RCC Framed Structure.								
ii.	Method of construction	Skilled Labours and Construction Machinery.								
iii.	Specifications									
	a) Class of construction	Class B construction (Good)								
	b) Appearance/ Condition of	Internal - Under construction.								
	structures	External - Under construction								
	c) Roof	Floors/ Blocks	Type of Roof							
		03-High rise towers	RCC							
		Maximum Floors up to B+S+27								
		floors (Proposed)								
	d) Floor height	Under construction								
	e) Type of flooring	Under Construction								
	f) Doors/ Windows	Under Construction								
	g) Interior Finishing	Under construction								
	h) Exterior Finishing	Under construction								
	i) Interior decoration/ Special	Under construction								
	architectural or decorative									
	feature									
	j) Class of electrical fittings	Under construction								
	k) Class of sanitary & water supply	Under construction								
	fittings									
iv.	Maintenance issues	NA								
٧.	Age of building/ Year of construction	Under Construction								
vi.	Total life of the structure/ Remaining	Approx. 65-70 years	Approx. 65-70 years (after							
•	life expected		completion)							
vii.	Extent of deterioration in the	Not Applicable as construction wo	rk is in progress							
VIII.	structure									
viii.	Protection against natural disasters	All the structures are asumed to be designed for seismic								
	viz. earthquakes etc.	consideration for Zone IV								

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ix.	Visible damage in the building if any	Not Applicable as construction work is in progress		
X.	System of air conditioning	Not Applicable as construction work is in progress		
xi.	Provision of firefighting	Yes (Proposed)		
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority.		
	 a) Is Building as per approved Map 	Cannot comment as construction is in initial stage		
	b) Details of alterations/ deviations/	☐ Permissible Alterations NA		
	illegal construction/ encroachment noticed in the structure from the original approved plan	□ Not permitted alteration NA		
	c) Is this being regularized	NA		

10.	10. ENVIRONMENTAL FACTORS:									
i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	10 0000								
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. Blessings Homz Pvt. Limited			
b.	Name of the Project	The Brook Phase-2			
C.	Total no. of Dwelling units • Residential = 432 Units				
d.	Developer market reputation	Known Builder			
e.	Name of the Architect	M/s. Design Forum International			
f.	Architect Market Reputation	Established Architect with years long experience in market and have successfully delivered multiple Projects.			
g.	Proposed completion date of the Project	13/05/2029 (as per the RERA)			
h.	Progress of the Project	Tower-E: Basement construction work is under progress Tower-F: Basement construction work is under progress Tower-G: Basement construction work is under progress			

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www.valua	tionintelligentsystem.com	
i.	Other Salient Features of the Project	☐ High end modern apartment, ☐ Ordinary Apartments, ☐ Affordable housing, Club, ☐ Swimming Pool, ☐ Play Area, ✔ Walking Trails, ☐ Gymnasium, ☐ Convenient Shopping, ✔ Parks, ✔ Multiple Parks, ✔ Kids Play Area,

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PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed Area	of the proje	ect		20,431.10 sq.mtr.				
2.	Area of the Proj	ect as per	RERA		20,431.10 sq.mtr.				
3.	Ground	Permitted		Not mentioned					
٥.	Coverage Area	Propose	d		5,037.622 sq. mtr.				
		UNDER	FAR		PROPOSED AS PER APPROVED MAP (In m²)	ACHIEVED STATUS			
			Tower-E	Resident	39,085.668 m ²	Tower-E: Stilt			
			Tower-F	ial –		construction work is			
			Tower-G	FAR		under progress			
			Commerci	al FAR	0.00	Tower-F: Stilt			
	Covered Built- up Area	TOTAL	Total 15% (Ancillary		4,734.807 sq. mtr.	construction work is under progress			
		Permit			71,508.850 sq. mtr. (Main FAR @ 3.5)	Tower-G: Stilt construction work is under progress.			
		UNDER NON-FAR		Proposed as per Approved Map (In m²)					
		Total NON FAR			6,974.937 m ²	Tower-E: Stilt			
						construction work is under progress			
						Tower-F: Stilt			
						construction work is under progress			
						Tower-G: Stilt construction work is under progress.			
		Total Gross Built Up Area		50,795.412 sq.mtr					
4	Open/ Green	Minimun	n Required		Not mentioned in sanction plan				
4.	Area	Propose	ed		Not mentioned in sanctio	n plan			
_	Denoit:	Permitted		4200 persons					
5.	Density	Propose	ed		1728 persons				
6.	Carpet Area				34,354.385sq. mtr.				
7.	Saleable Area				58,303.584 sq.mtr				

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			Total Blocks/ Flo	ors/ Flat	ts			
	Approved as per Building Plan for Project Tower-E: B+S+27, 162 Units Tower-F: B+S+27, 162 Units Tower-G: B+S+27, 108 Units		As per RERA & Inventory		Current Status			
1.			Tower-F: B+S+27, 162 Units Tower-G: B+S+27, 108 Units under progress Tower-F: Stilt construction was under progress		Tower-F: Stilt construction work is under progress Tower-G: Stilt construction work is			
2.	Total no. of The Brook- Flats/ Units Phase-2		432 Units (As per RERA Inventory Details)					
3.			Car Parking		161			
4.	Land Area con	sidered	Land Area as per Approved Map – 20,431.10 sq. mtr.					
5.	Area adopted of	on the basis	Property documents & site survey both					
6.	Remarks & obs	servations,	NA					
	Constructed Area considered		Built-up Area 50,795.412 sq.mtr					
7.	Area adopted of	on the basis	Proposed built-up area as per sanction plan considered					
	Remarks & obs	servations,	NA	NA				

Note:

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- 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.

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PART D

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PROJECT APPROVAL DETAILS

SI. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Supplementary deed	Dated 15-06-2023	Obtained
2.	Lease Deed	Dated 28-04-2016	Obtained
3.	Possession Certificate	Letter No. Prop/BRS/2016/714	Obtained
4.	Approved Building Plans From GNIDA	PLG / BP SM-06 - Dec - 2023:19817	Obtained
5.	NOC for Height Clearance from Airport Authority of India	Letter no. AAI/RHQ/NR/ATS/NOC/2024/570/2031-34	Obtained
6.	Environmental clearance	SIA/UP/MIS/273486/2022	Obtained
7.	Provisional NOC from Fire Authority	UPFS/2024/105507/GBN/Gautam Buddh Nagar/24563/JD	Obtained
8.	RERA Registration Certificate	Registration no. UPRERAPRJ535539/09/2024	Obtained

Note: The above details have been considered from the data available on UPRERA Website and documents provided to us.



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PART E

PROCEDURE OF ASSESMENT

1.		GENERAL INF	ORMATION					
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report				
		14 November 2024	19 November 2024	19 November 2024				
ii.	Client	State bank of India, HLST, Noida, Uttar Pradesh						
iii.	Intended User	State bank of India, HLS	Γ, 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 Tle up report.						
vii.	Restrictions		e referred for any other puner than as specified above					
viii.	Manner in which the		n Board displayed at site					
	property is identified	☐ Identified by the ov						
		✓ Identified by the ov Enquired from local	vner's representative					
				of the property mentioned				
		Cross checked from the boundaries/ address of the property mentioned in the documents provided to us						
		☐ Identification of the property could not be done properly						
		☐ Survey was not do	ne					
ix.	Type of Survey conducted	Only photographs taken (No sample measurement	verification),				

	2.		ASSESS	MEN	T FACTORS	医马克氏氏管 对原始 对西班牙	
	i.	Nature of the Report	Project Tie-up				
	ii. Nature/ Category/ Type/ Classification of Asset under Valuation		Nature		Category	Туре	
			Real estate		Residential	Group Housing	
			Classification		Residential Asset		
	iii.	Basis of Inventory	Primary Basis	Market Price Assessment & Govt. Guideline Value			
	assessment (for Project Tie up Purpose)		Secondary Basis	Not Applicable			
	Asset assumed total no. of		Under Normal Marketable State				
			Reason Asset unde	eason Asset under free market transaction state:			

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	Dwelling Units						
V.	Property Use factor	Current/ Existing	Use	(in consonance	Best Use to surrounding statutory norms)		onsidered for Assessment
		Residential		Resid	lential		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.					re out-of-scope of by the documents
		Verification of authors any Govt. dept. have					
vii.	Land Physical Factors	Sha	ape			Siz	e
		Square				Medi	um
viii.	Property Location Category Factor	City Categorization		ocality acteristics	Property location characterist		Floor Level
		Metro City		Good	On Wide Ro	ad	B+S+27 Floors
		Urban developing		hin urban loped area	Near to High	way	
		Property Facing					
		West Facing					
ix.	Physical Infrastructure availability factors of the locality	Water Supply	sa	werage/ nitation ystem	Electricity	y	Road and Public Transport connectivity
		Yes		Yes	Yes		Easily available
		Availability of other public utilities nearby			Availability of communication facilities		
		Transport, Market available in d					nication Service onnections are able
X.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location	Medium Income Gr	oup			Techno Engine	are continue of

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	of slums/ squatter						
	settlements nearby, etc.)						
xi.	Neighbourhood amenities	Good					
xii.	Any New Development in surrounding area	Some group housing projects are under construction in the vicinity and some are already constructed.					
xiii.	Any specific advantage/ drawback in the property	No.					
xiv.	Property overall usability/ utility Factor	Restricted to a particular use i.e., Group housing (Residential) purpose only.					
XV.	Do property has any alternate use?	No.					
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly.					
xvii.	Is the property merged or	No.					
	colluded with any other property	Comments: NA					
xviii.	Is independent access available to the property	Clear independent access is available					
xix.	Is property clearly possessable upon sale	Yes					
XX.	Best Sale procedure to realize maximum Value for	Market	Value				
	inventory sale (in respect to Present market state or premise of the Asset as per point (iv) above)	Free market transaction at arm's lengt survey each acted knowledgeably, prude	h wherein the parties, after full market dently and without any compulsion.				
xxi.	Hypothetical Sale transaction method	Market	Value				
	transaction method assumed for the inventory cost analysis	Free market transaction at arm's length survey each acted knowledgeably, prud	h wherein the parties, after full market dently and without any compulsion.				
xxii.	Approach & Method Used for inventory cost analysis	PROJECT IN	NVENTORY				
	To inventory cost analysis	Approach for assessment Method of assessment					
		Market Approach	Market Comparable Sales Method				
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)	Consultants Of				
xxiv.	Market Comparable		No N				
		a Name: Maheshwa	ari Property Dealer				

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	relevance on the			echno Eng		
	which has					
xxviii.	Any other aspect	Aujustinents (4+). ~ - 40 /0				
xxvii.	Any other special consideration		References available is	of small piece of land		
	A		ents (-/+): 0%			
	in the Market	Remarks				
	Demand & Supply		Moderate	Adequately available		
	Comment on		Demand	Supply		
	Outlook Salability	Adjustm	ents (-/+): 0%			
	Comment on Property Salability	Easily se				
	Commercial					
			Adjustments (-/+): 0%			
	condition	Remarks	s: NA			
	Current Market	Normal				
xxvi.	OTHER MARKET FA	ACTORS				
			rate range of Rs.8,500 /- to Rs.10,500/- per sq. ft. on Super area for the project. The land rate for the subject location is around Rs.1,00,000/- to Rs.1,20,000/- per sq. mtr. and we are of the view to adopt the land rate for subject property is Rs.1,10,000/- per sq. mtr			
			enquired from property dealers in that area and were able to find a Sale			
			For the market rate of the Flats available of nearby project, we have			
			gathered following information as mentioned below:			
XXV.	xxv. Adopted Rates Justification		As per the discussion with the property dealer and consultant we have			
				super Builtup area.		
			Discussion held:	dealer, the asking price for the flats in nearby subject location is Rs. Rs.9,000/- per sq.ft on		
			Any other details/	As per inquiry conducted with the local property		
			Rates/ Price informed:	Rs.9,500/- per sq.ft		
			Location:	Fusion The Brooks		
			Size of the Property:	Similar to subject property		
			Nature of reference:	Property dealer		
		С	Name: Contact No.:	Sangam Associates +91 9582006738		
			Discussion held:	dealer, the asking price for the flats in nearby subject location is Rs. Rs.8,800/- per sq.ft.to Rs.10,000 per sq.ft on super Builtup area.		
			Any other details/	super Builtup area As per inquiry conducted with the local property		
			Rates/ Price informed:	Rs.8,500/- per sq.ft.to Rs.10,500 per sq.ft on		
			Location:	Near to subject property		
			Size of the Property:	1350 sq.ft, 1545 sq.ft		
			Nature of reference:	Property dealer		
			Contact No.:	+91 8882904243		

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	value or marketability of the property	Adjustments (-/+): 0%			
xxix.	Final adjusted & weighted Rates considered for the subject property	For Land (subject property) - Rs.66,000/- per sq. mtr. Rs.8,500/- to Rs.10,500/- per sq. ft. on Saleable Area			
XXX.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.			
xxxi.	Basis of computat	tion & working			
	is immaterial and has only been of b. Also, since this the flats which the land has be	Fie-up report, we have adopted Market rate of Land. However, as such the value of land and have no relevance. If any Value/Market rates are enquired for the land then the same given for the reference purpose. is a land allotted for group housing Project on which the developer has started selling includes the proportionate land portion also in each Flat sale and the buyer rights on en created, therefore this cost of land should not be used for Project funding especially a land and for Land mortgage process since land can't be sold as such.			

applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report, it is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.
d. Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/

c. This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not

- d. 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.
- e. 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.
- f. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.
- g. 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.
- h. 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.

The indicative value has been suggested based on the prevailing market rates that came to our

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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.

j. 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.

- k. 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.
- 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.
- m. 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.
- n. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- o. 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.
- p. 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.
- q. 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.
- r. 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.
- s. 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.
- t. 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

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3.	COST ASSESSMENT OF LAND						
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Land Value				
a.	Prevailing Rate range	Rs. 26,000/- per sq.mtr.	Rs.1,00,000/- to Rs.1,20,000/- 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. 26,000/- per sq.mtr.	Rs.66,000/- per sq. mtr				
d.	Total Land Area/FAR Area considered (documents vs site survey whichever is less)	20,431.10 sq.mtr	20,431.10 sq.mtr				
e.	Total Value of land (A)	20,431.10 sq.mtr X Rs.26,000/- per sq.mtr.	20,431.10 sq. mtr. X Rs.66,000/- per sq. mtr				
		Rs.53,12,08,600/-	Rs.134,84,52,600/-				

Note:

- a. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.
- b. For Project Tie-up, Bank requires cost of Land for their internal Project approval process. As per lease deed dated 29th April 2016, the premium for land is Rs. 47.20 Cr. Thus, the land cost as per lease deed is considered for Tie up report.
- c. Also, since this is a land allotted for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.

4.		COST AS	SESSMENT OF BUILDING CONS	TRUCTION			
			EXPECTED BUILDING CONSTRUCTION VALUE				
	Particulars		FAR Area	NON-FAR Area			
		Rate range	Rs. 1,800/- to 2,000/- per sq. ft.	Rs. 1,400/- to 1,600/- per sq. ft.			
		Rate adopted	Rs. 1,900/- per sq. ft.	Rs. 1500/- per sq. ft.			
	Building Construction Value	Covered Area	43,820.475 m²/ 4,71,679.21 ft²	6,974.937 m ² / 75,077.52 ft ²			
		Pricing Calculation	4,71,679.21 sq. ft. X Rs.1,900/- per Sq. ft.	75,077.52 ft ² X Rs. 1,500/- per sq. ft.			
		Total Value	Rs.89,61,90,501/-	Rs.11,26,16,287/-			
a.	Depreciation pe			NA fter deducting the prescribed depreciation)			
b.	Age Factor		N	NA .			
C.	Structure Type/	Condition	RCC frame	ed structure			
d.	Expected Buildi Value (B)	ing Construction	Rs.100,8	88,06,787/-			

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5.	COST ASSESSMENT OF	ADDITIONAL BUILDING & SIT	E AESTHETIC WORKS
	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements (Add lump sum cost)		NA
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	Approx. 7% of building construction cost	Rs.7,06,16,475/-
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.9,07,92,611/-
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.5,04,40,339/-
e.	Expected Construction Value (C)	NA	Rs.21,18,49,425/-

6.	MARKET/ SAL	ABLE AMOUNT OF THE FLATS
a.	Total No. of DU	Residential= 432 Dwelling Units
b.	Total Proposed Salable Area for flats	58,303.584 sq.mtr
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Approx. Rs.8,500/- to Rs.10,500/- sq.ft.
C.	Remarks	 Details of the inventory is as provided by the builder. Pricing assessment of the inventory is done based on the prospective number of flats which builder intends to create in this Project as provided by the builder.
d.	Conclusion	As per information shared by the company and market research conducted by us, the above mentioned sale rate of inventory

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Inventory Analysis

Tower Name	Туре	Saleable Area (in sq. mtr.)	No. of Flats	Total Super area (in sq. mtr.)	Total Super area (in sq. ft.)	Total minimum rate @ Rs.8,500/- per sq. ft. on saleable area	Total maximum rate @ Rs.10,500/- per sq. ft. on saleable area
	2BHK+1T	89.088	1	89	959	81,50,942	1,00,68,810
Tower E	3BHK+2T	118.755	53	6,294	67,748	57,58,59,258	71,13,55,555
	3BHK+3T	129.305	108	13,965	1,50,317	1,27,76,96,350	1,57,83,30,785
	2BHK+1T	89.088	1	89	959	81,50,942	1,00,68,810
Tower-F	3BHK+2T	118.755	53	6,294	67,748	57,58,59,258	71,13,55,555
	3BHK+3T	129.305	108	13,965	1,50,317	1,27,76,96,350	1,57,83,30,785
Tower-G	3BHK+2T	142.269	1	142	1,531	1,30,16,639	1,60,79,378
Tower-G	ADUKTOT	162.319	54	8,765	94,348	80,19,58,137	99,06,54,169
	4BHK+3T	164.151	53	8,700	93,646	79,59,90,679	98,32,82,604
	Total		432	58303.584	6,27,574	5,33,43,78,556	6,58,95,26,452



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7.	CONSOLIDATED	COST ASSESSMENT OF T		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value	
a.	Land Value (A)	Rs.53,12,08,600/-	Rs.134,84,52,600/-	
b.	Structure Construction Value (B)	NA	Rs.100,88,06,787/-	
C.	Additional Aesthetic Works Value (C)	NA	Rs.21,18,49,425/-	
d.	Total Add (A+B+C)	Rs.53,12,08,600/-	Rs. 169,64,15,521 /-	
	Additional Premium if any	NA	NA	
e.	Details/ Justification	NA	NA	
,	Deductions charged if any			
f.	Details/ Justification			
Sec. 1	Total Indicative & Estimated		D. 050 04 00 0404	
g.	Prospective Fair Market Value		Rs.256,91,08,812/-	
h.	Rounded Off		Rs.257,00,00,000/-	
	Indicative & Estimated Prospective Fair		Rupees Two Hundred Fifty-	
i.	Market Value in words		Seven Crore Only	
	Expected Realizable Value (@ ~15%		Do 249 45 00 000/	
j.	less)		Rs.218,45,00,000/-	
k.	Expected Distress Sale Value (@		Rs.192,75,00,000/-	
K.	~25% less)		KS. 192,75,00,0007-	
I.	Percentage difference between Circle	Mor	re than 20%	
1.	Rate and Market Value		- Hillin 2070	
m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	valuation of the property for property registration collection purpose and Market rates are adopted based		
n.	Concluding Comments/ Disclosures if	any		
	a. The subject property is a Group Hou	sing project.		
	b. We are independent of client/ company and do not have any direct/ indirect interest in the property			
	Consultants (P) Ltd. and its team of e	conducted by R.K Associates Valuers & Techno Engineering experts.		
	d. In this Project Tie-up report, we have this is only a tie up report and not a p			

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immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.

- e. Also, since this is a land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.
- f. This is a Project Tie-up report and not a Valuation Report. Standards and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.
- g. This Project Tie-up is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.
- h. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.
- i. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- j. The pricing assessment of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- k. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- 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 &

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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 mort gaged

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

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

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

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

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

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

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

p. Enclosures with the Report:

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

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CASE NO.: VIS(2023-24)-PL514-460-641



THE BROOK-PHASE-2



IMPORTANT NOTES

<u>DEFECT LIABILITY PERIOD</u> - 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.

<u>COPYRIGHT FORMAT</u> - 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.

ENGINEERING ANALYST	REVIEWER	
Deepak Kumar Singh	Anil Kumar	
2~		

CASE NO.: VIS(2023-24)-PL514-460-641

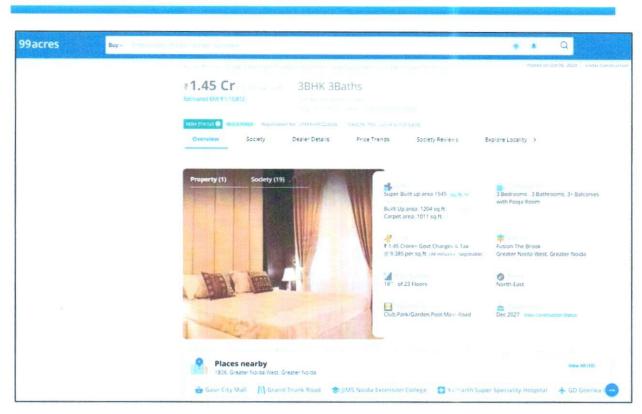
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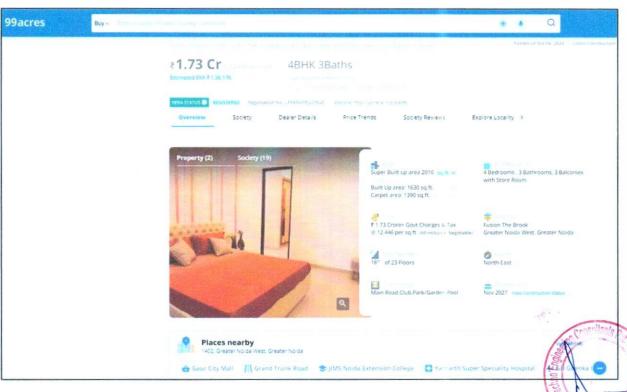


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ENCLOSURE 1: PRICE TREND REFERENCES OF THE SIMILAR RELATED PROPERTIES AVAILABLE ON PUBLIC DOMAIN





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ENCLOSURE 2: GOOGLE MAP LOCATION







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ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY AS OF 28-04-2023













South Sales Sales

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ENCLOSURE: 4- COPY OF CIRCLE RATE

क्रम सं0	सॉफ्टवेयर में आंबटित किया गया वी-कोड	मीहल्ले या राजस्य ग्राम का नाम	परगना या वार्ड या हल्का का नाम	दर प्रति वर्ग मीटर रू० में
295	0061	सैक्टर-5	ग्रेटर नौएडा	26,000
296	0062	संक्टर-6	ग्रेटर नौएडा	26,000
297	0096	सैक्टर-10	ग्रेटर नॉएडा	26,000
298	0097	सॅक्टर-11	ग्रेटर गोएडा	26,000
299	0172	सैक्टर-12	ग्रेटर नौपडा	26,000
988	8005	0.00	ग्रेटर गीरण	20,000
301	0063	सैक्टर-16वी	ग्रेटर नौएडा	26,000
302	0064	सैक्टर-16सी	ग्रेटर नीएडा	26,000
303	0066	सैक्टर-17	ग्रेटर गौएडा	26,000
304	0067	रीक्टर- 17ए	ग्रेटर नौएडा	26,000
305	0068	रीक्टर-17 बी	ग्रेटर नीएडा	26,000
306	0154	सैक्टर-20	ग्रेटर गौएडा	26,000
307	0156	सैक्टर-27	ग्रेटर नीएडा	26,000
308	0089	सैक्टर -31 औद्योगिक(कासना)(80,000 वर्ग मीटर से अंतिरिक्त)	ग्रेटर नीएडा	6,000
309	0053	रीक्टर-36 (आर०एछ०ओ-01)	ग्रेटर गौएडा	26,500
310	0054	सैक्टर 37 (आर०एच०ओ-02)	ग्रेटर नौएडा	26,500
311	0178	सैक्टर-डब्लू-5	ग्रेटर नीएडा	26,500
312	0098	सैक्टर-1	यमुना एक्सप्रसर्व	17,500
313	0099	सैक्टर-2	यमुना एक्सप्रसर्व	17,500
314	0100	सैक्टर-3	यमुना एक्सप्रसवे	17,500
315	0101	सैक्टर-4	यमुना एक्सप्रसर्व	17.500

सहायक महानिरीक्षक निबन्धन (द्वितीय) गौतमबुद्धनगर

अपर जिलाबिकारी (विव / राठ) गौरामबुद्धनगर जिलाधिकारी गौतमबुद्धनगर

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ENCLOSURE 5: OTHER RELEVANT DOCUMENTS

Supplementary Deed

2







Gautam Budn Asgar

SUPPLEMENTARY DEED

VALUTION- 2,96,45,000/-STAMP DUTY -14,82,500/-

This Deed is made on the 15th Day of June, 2023 Between **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**, a body corporate constituted under Section 3 read with Section 2(d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No.-6 of 1976) (hereinafter called the 'Lessor which expression shall, unless the context mean and include its successors, assigns) of the One Part/Lessor









THE BROOK- PHASE-2





Greater Noida Industrial Development Authority

169, Chitvan Estate, Sector Gamma, Greater Noida - 201306(U.P.)

Te Nos.0120-2326150-55 Fax 2326334 website www.greaternoida.uthorityun

L.No.PROP/BRS-01/2014-15/ /5 % 6 Date: : 07 August, 2014

To

Consortium consisting of

1. SRS REAL ESTATE LIMITED- LEAD MEMBER

 GRAND REALTECH LIMITED- RELEVANT MEMBER SRS Multiplex, City Centre, Sector-12 Faridabad-121007 (Haryana)

Sub: Allotment Letter for Builders Residential/Large Group Housing Plot

No.GH-03, Sector-12, Greater Noida, Area 60000 Sq.m.

Ref: BRS-01/2014-15 Scheme, Tender/Application Form No. 0051

Sirs.

In continuation to our Acceptance Letter No. PROP/BRS-01/2014-15/1438, dated 07 July 2014, I have been directed to inform you that Plot No. GH-03, Sector-12, Greater Noida, Area 60000 square metre is allotted to you on your quoted rate of @ Rs. 23600/per sq.m. You are now required to pay next 15% of total premium of the plot as allotment money which shall be Rs. 21,24,00,000/- (Rs. Twenty One Crore, Twenty Four Lac only) and which has to be deposited within 90 days from the date of Issue of this letter. Detailed payment plan of balance 80% premium to be paid in installments is given below:-

Instalment	Due date	Payable Premium	Payable Interest	Total payable instalment	Balance premium
Instalment No.1	05.05.2015	70800000 00	67968000.00	138768000.00	1062000000.00
Instalment No.2	05 11 2015	70800000.00	63720000 00	134520000.00	991200000 00
Instalment No.3	05.05.2016	70800000 00	59472000 00	130272000.00	920400000.00
Instalment No 4	05.11.2016	70800000 00	55224000.00	126024000.00	849600000.00
Instalment No.5	05.05.2017	70800000.00	50976000.00	121776000.00	778800000 00
instalment No 6	05.11.2017	70800000.00	46728000.00	117528000.00	708000000 00
Instalment No.7	05 05 2018	70800000 00	42480000.00	113280000 00	637200000 00
Instalment No.8	05.11.2018	70800000.00	38232000.00	109032000.00	566400000 00
Instalment No.9	05.05.2019	70800000.00	33984000.00	104784000 00	495600000 00
Instalment No.10	05 11 2019	70800000.00	29736000.00	100536000.00	424800000.00
Instalment No.11	05.05.2020	70800000.00	25488000.00	96288000 00	354000000.00
Instalment No 12	05 11.2020	70800000 00	21240000 00	92040000 00	283200000.00
Instalment No 13	05 05 2021	70800000.00	16992000.00	87792000.00	212400000.00
Instalment No.14	05.11 2021	70800000.00	12744000 00	83544000.00	141600000.00
Instalment No 15	05.05.2022	70800000 00	8496000 00	79296000.00	70800000.00
Instalment No 16	05.11.2022	70800000.00	4248000 00	75048000.00	0.00
					2/-



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Lease Deed

LEASE DEED

This Lease Deed made on 28th day of April, 2016 between the GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY, 169, Chitvan Estate, Sector Gamma-II, Greater Noida Dist. Gautam Budh Nagar (U.P.) a body corporate constituted under Section 3 read with 2 (d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) hereinafter called the Lessor (which expression shall unless the context does not so admit, include its successors, assigns) of the One Part and M/s. BLESSINGS HOMZ PRIVATE LIMITED (SPC), a company within the meaning of Companies Act, 1956, having its registered office at SRS Tower, 730-732, 7th Floor, Near Metro Station Mewla Maharajpur, G.T. Road, Faridabad-121003 through its Authorised Signatory Mr. Gurvinder Saini S/o. Mr. Mohan Singh Saini R/o. H-352, Vikaspuri, New Delhi duly authorized by its Board of Directors vide Resolution dated 26.04.2016 (hereinafter called the Lessee which expression shall unless the context does not so admit, include its representatives, administrators and permitted assigns) of the Other Part.

WHEREAS the plot hereinafter described forms part of the land acquired under the Land Acquisition Act 1894 and developed by the Lessor for the purpose of setting up an urban and industrial township.

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the plot on the terms and conditions hereinafter appearing for the purpose of constructing Residential Flats and/or Residential Plots (in case of plotted development) according to the set backs and building plan approved by the Lessor.

AND WHEREAS the Lessor has through a Sealed Two-Bid tender System awarded / allotted to the CONSORTIUM CONSISTING OF -

- GRAND REALTECH LIMITED- LEAD MEMBER
- SRS REAL ESTATE LIMITED- RELEVANT MEMBER

the Plot No. GH-03, SECTOR-12, GREATER NOIDA, after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/ Acceptance Letter No. PROP/BRS-01/2014-15/1438, dated 07.07.2014 and Allotment Letter No. PROP/BRS-01/2014-15/1586, dated 07.08.2014 and for the development and marketing of Group Housing Pockets/ Flats/Plots (in case of plotted development) on the detailed terms and conditions set out in the said allotment letter and brochure/bid document of the said Scheme (Scheme Code BRS-01/2014-15). The registered consortium consists of following:-

S.No.	Name of member	Shareholding	Status
1.	GRAND REALTECH LIMITED	74%	Lead Member
2.	SRS REAL ESTATE LIMITED	26%	Relevant Member

Manager (Builders)
Greater Noida Indl. Dev. Authority
LESSOR

CASE NO.: VIS(2023-24)-PL514-460-641

For BLESSINGS HOMZ PVT- LTD.

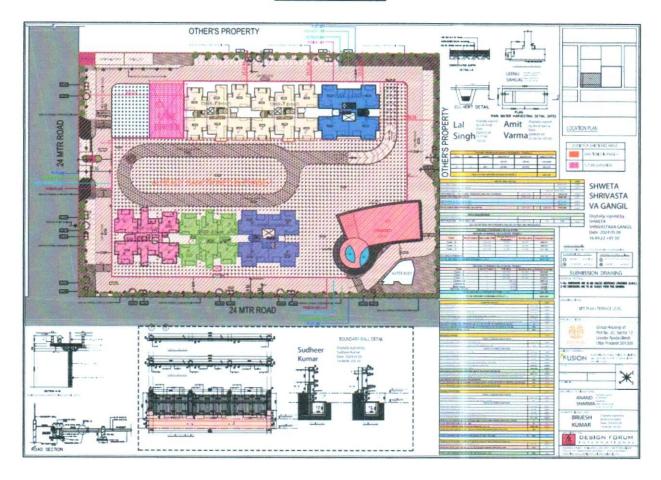
Director/ALESSEE S



THE BROOK- PHASE-2



Approved Map







THE BROOK- PHASE-2



GNIDA Grant of Sanction of Building Plan



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

PLOT NO1, SECTOR-KNOWLEDGE PARK-IV, GREATER NOIDA CITY, GREATER NOIDA, DISTRICT GAUTAM BUDH NAGAR. (U.P.)
Website: www.greaternoidaauthority.in e-Mail: authority@gnida.in

PLG / BP SM-06-Dec-2023:19817

Date 14/05/2024 12:03 PM

To

M/S. BLESSINGS HOMZ PVT. LTD.

A-6, 40 JANA VIHAR , DELHI, 110092.

Sir / Madam

With reference to your Docket No. SCR-19618 dated 06/05/2024 for grant of Sanction of building plan on Plot No. GH-03C Pocket/Block PHASE-2, TOWER-EFG SECTOR-12

Greater Noida, I have to inform you that Sanction is being granted by the Authority with the following conditions:

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

Yours faithfully,

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Encl :- Copy of one Set drawings(01)

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

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UPRERA Registration Details

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-UPRERAPRJ535539/09/2024

Project Name: THE BROOK PHASE-2
Project Address: PLOT NO.:- GH-03C
Village/Locality/Sector: SECTOR -12

Village/Locality/Sector: SECTO
Tehsil: Dadri

District/State: Gautam Buddha Nagar/Uttar Pradesh

Proposed Completion Date: 13-05-2029

Promoter Name & Address:

- BLESSINGS HOMZ PVT LTD firm / society / company / competent authority having its registered office / principal place of business at A-6, Ground Floor, Yojana Vihar, Delhi-110092
- 1. This registration is granted subject to the following conditions, namely:
 - i. The promoter shall enter into an agreement for sale with the allottees in the model form as prescribed by the Government; in Annexure 'A'
 - ii. The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per Section 17:
 - iii. 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;
 - iv. The registration shall be valid for a period of 4 Year 7 Month 11 Days commencing from 24-09-2024 and ending with 13-05-2029 unless extended by the Authority in accordance with Section 6 read with rule 7 of the rules;
 - v. The promoter shall comply with the provisions of the Act and the rules and the regulations made thereunder.
 - vi. The promoter shall not contravene the provisions of any other law for the time being in force in the area where project is being developed.
 - 1. The promoter has to ensure that it will provide multipoint connection to all the allottees of the project.
- 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.
- Promoter has to comply with the provisions of IS Codes issued by Bureau of Indian Standards for electric safety as well as the provisions of Uttar Pradesh Electricity Regulatory Commission (UPERC).

Dated: 24-09-2024

Place: Lucknow



PRAMOD KUMAR SUMAR UPADH AV UPADHYAY Date 2024/09/24 15:09:00

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

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Provisional Fire NoC

प्रारूप-घ (संलग्नक-3)

औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या : UPFS/2024/105507/GBN/GAUTAM BUDDH NAGAR/24563/JD

दिनांक : 12-01-2024

निर्गत किये जाने का दिनांक: 30-01-2024

स्थान : LUCKNOW

प्रमाणित किया जाता है कि मैसर्स BLESSING HOMZ PVT LTD पता PLOT NO - 3C,,SECTOR 12,,GREATER NOIDA, तहसील - DADRI प्लाट एरिया 20431.00 sq.mt (वर्गमीटर), कुल कवर्ड एरिया - (वर्गमीटर), ब्लाकों की संख्या

3 जिसमे

ब्लॉक/टावर	प्रत्येक ब्लाक में तलों की संख्या	वसेमेन्ट की संख्या	ऊँचाई
TOWER E	28	1	89.95 mt.
TOWER F	28	1	89.95 mt.
TOWER G	28	1	89.95 mt.

है। भवन का अधिभोग मेसर्स BLESSING HOMZ PVT LTD द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन०बी०सी० एवं तत्संबंधी भारतीय मानक ब्यूरो के आई०एस० के अनुसार किया गया है। इस भवन को औपबन्धिक अनापति प्रमाणपत्र, एन०बी०सी० की अधिभोग श्रेणी Residential के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पक्षात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मेसर्स BLESSING HOMZ PVT LTD अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होगें।

<u>"यह प्रमाण-पत्र आपके द्वारा परतृत अभिकेलों, सूचनाओं के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा।</u>

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

V

हस्ताक्षर - (डिजिटल रूप से हस्ताक्षरित)

Aman Sharma

A0269865B740788D0DE1F7D7C6707A357F263D40

30-01-2024

Note:- Kinldy check the authentication of NOC by verifying the UID at departmental portal of UP Fire Service.



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Height NOC



मालिक का नाम एवं पता

Blessings Homz Private Limited

दिनांक/DATE:

10-07-2024

OWNERS Name & Address A-6, Ground Floor, Yojana Vihar, Delhi-110092 वैधता/ Valid Up to:

09-07-2032

ऊँचाई की अनुमति हेत अनापत्ति प्रमाण पत्र(एनओसी)(समीक्षा) No Objection Certificate for Height Clearance (Review)

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 1

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी NOC ID	SAFD NORTH/B/122221/641992
आवेदक का नाम Applicant Name*	Brijesh Kumar
स्थल का पता Site Address*	The Brook, GH-03C, Sector-12, Greater Noida West, Gautam Budh Nagar, Uttar Pradesh, Greater Noida West, Gautam Buddha Nagar, Uttar Pradesh
स्थल के निर्देशांक । Site Coordinates*	28 33 40.94N 77 28 53.44E. 28 33 43.28N 77 28 56.97E, 28 33 36.53N 77 28 57.25E, 28 33 38.72N 77 29 00.78E
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*	209.23 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) - Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	314 23 M

क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, परिचालन कार्यालय परिसर सापुरी, नई दिल्ली - 110037 - राभाव संज्या - 91-11-256535व Regional headquarter Northern Region, Operational Offices Complex Rangpuri, New Delhi 11,037 Tel. 91,11,256535

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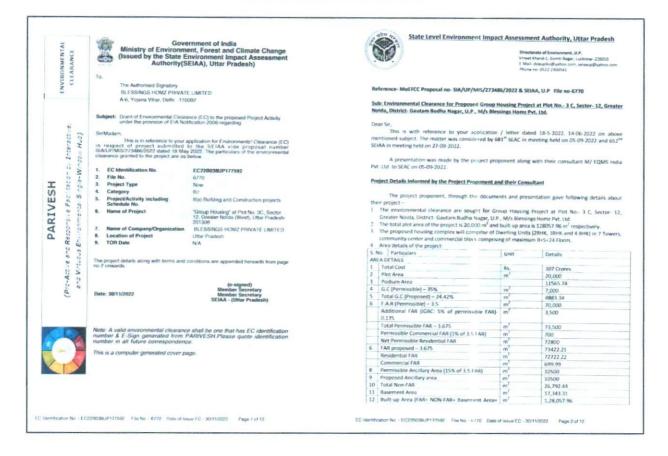
www.valuationintelligentsystem.com

PROJECT TIE-UP REPORT

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Environment Clearence







THE BROOK- PHASE-2



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 in not investigative in nature. It is more an opinion on the likely

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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. 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. Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only 18. 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. 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, 21. 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 financer 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. 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 27. 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. Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single 30 value and the estimate of the value is normally expressed as falling within a likely range. Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, 31. 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

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PROJECT TIE-UP REPORT

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Intelligent rating Valuation Life Cycle nintelligentsystem.com

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.
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.
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.
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.
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.
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.
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.
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.
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.
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

bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly. 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.

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

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 / 42. 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.

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.

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