

CASE NO.: VIS (2024-25)-PL601-539-767

DATED: 22/12/2024

PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	EXPRESS ASTRA, PHASE-I

SITUATED AT

PLOT NO. GH-6A, SECTOR-01, GREATER NOIDA, GAUTAM BUDDH, UTTAR
PRADESH

DEVELOPER/ PROMOTER

M/S. EXPRESS PROJECT PRIVATE LIMITED

REPORT PREPARED FOR

- Corporate Valuers
- Business/ STATE/ BANK OF INDIA, HLST BRANCH (AO-1), SANSAD MARG, NEW DELHI-
110001
- Lender's Independent Engineers (LIE)

- Techno Economic Viability Consultants (TEV)

- Agency for Specialized Account Monitoring (ASAM)
- **Important - In case of any query/ Issue/ concern or escalation you may please contact Incident Manager @
Valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.*

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

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

- Industry/ Trade Rehabilitation Consultants

- NPA Management

- Panel Valuer & Techno Economic Consultants for PSU
Banks

CORPORATE OFFICE:

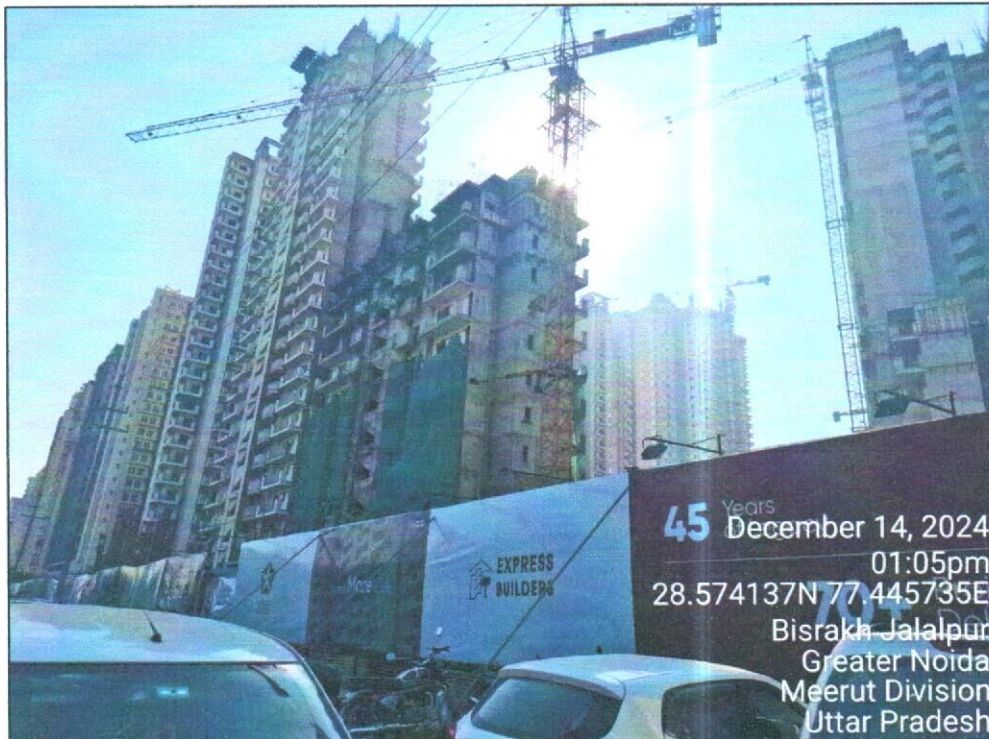
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PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT
PLOT NO. GH-6A, SECTOR-01, GREATER NOIDA, GAUTAM BUDDH NAGAR,
UTTAR PRADESH

PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	State Bank of India, HLST Branch (AO-1), Sansad Marg, New Delhi-110001
Name of Project	Express Astra Phase-I
Work Order No. & Date	Via E-mail dated 12/12/2024

SR. NO.	CONTENTS	DESCRIPTION		
1.	GENERAL DETAILS			
i.	Report prepared for	State Bank of India, HLST Branch (AO-1), Sansad Marg, New Delhi-110001		
ii.	Name of Developer/ Promoter	M/s. Express Projects Private Limited		
iii.	Registered Address of the Developer as per MCA website	Regd. Office: - 810, Surya Kiran Building, 19, K.G. Marg, Connaught Place, New Delhi-110001		
iv.	Type of the Property	Group Housing Society		
v.	Type of Report	Project Tie-up Report		
vi.	Report Type	Project Tie-up Report		
vii.	Date of Inspection of the Property	14 December 2024		
viii.	Date of Assessment	22 December 2024		
ix.	Date of Report	22 December 2024		
x.	Property Shown by	Name	Relationship with Owner	Contact Number
		Mr. Satendra	Employee	+91-9873196567
xi.	Purpose of the Report	For Project Tie-up for individual Flat Financing		
xii.	Scope of the Report	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.		
xiii.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work. h) Valuation techniques and principles.		
xiv.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.



PROJECT TIE-UP REPORT

EXPRESS ASTRA PHASE-I

		Total 05 Documents requested.		Total 04 Documents provided.	Total 04 Documents provided.
		Property Title document		Lease Deed	Dated: 27/05/2011
		Property Title document		Supplementary Lease Deed	Dated: -11/07/2013
		Approved Map		Approved Map	Dated: - January 2020
		NOC's & Approval		Refer Part-D	Refer Part-D
		RERA Certificate		None	---
xv.	Identification of the property	<input checked="" type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed		
		<input checked="" type="checkbox"/>	Done from the Sign Board displayed at site		
		<input checked="" type="checkbox"/>	Identified by the Owner's representative		
			Enquired from local residents/ public		
		<input type="checkbox"/>	Identification of the property could not be done properly		
		<input type="checkbox"/>	Survey was not done	NA	

2.	SUMMARY	
i.	Total Prospective Fair Market Value	Rs.94,00,00,000/-
ii.	Total Expected Realizable/ Fetch Value	Rs.79,90,00,000/-
iii.	Total Expected Distress/ Forced Sale Value	Rs.70,50,00,000/-
iv.	Total No. of Dwelling Units in Express Astra Phase-I	Residential= 470 Units
v.	Built up area of the project	1,46,344 m ² / 15,75,231 ft ²
vi.	Saleable Area of the Project	6,51,599 sq.ft.
vii.	Inventory Cost as on "Date of Assessment"	From Rs.716.76 Cr. to Rs.781.92 Cr.

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



PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. BRIEF DESCRIPTION OF THE PROJECT

This project tie-up report is prepared for group housing project "EXPRESS ASTRA" Phase 1 being developed at the aforesaid address having total land area for phase I admeasuring 11,900 sq.mtr. / 2.94 acres as per the Rera provided to us by the bank.

As per the lease deed & supplementary lease deed the subject land was allotted to M/s. Express Projects Pvt. Ltd. by GNIDC (Greater Noida Industrial Development Authority) for a period of 90 years with effect from 27.05.2011, for developing a group housing project. The subject project is being developed and promoted by M/s. Express Projects Pvt. Ltd. and all the NOCs and Approvals are vested in favor of M/s. Express Projects Pvt. Ltd.

The project comprised of 10 high rise towers namely Tower-A to Tower-J and the developer has launched this project in two phases. Phase 1 of the project was launched in 2021 with 5 towers i.e. Tower-C to Tower-G and superstructure of which is already completed.

The Towers C comprised of S+24, and rest of the towers are S+26 floors having a total of 470 DUs with all the basic and modern amenities. The building plans are approved for developing 470 DUs. The subject project comprises of mainly 2BHK+2T, 3BHK+2T, 3BHK+3T & 2BHK+2T+Study types of flats and the details of the flats is tabulated on page no. 18 of the report.

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

S.No.	Tower	Type of Unit	No. of Units	Carpet Area (sq.ft.)	Super Area (sq.ft.)	Total Super Area (sq.ft.)
1	Tower-C	3BHK+3T	1	1155.41	2330	2,330
			1	1155.41	2496	2,496
			46	1155.41	2005	92,230
2	Tower- D	2BHK+ 2T	1	691.16	1232	1,232
			51	691.16	1150	58,650
		3BHK+ 2T	1	947.42	2450	2,450
			1	947.42	2333	2,333
			50	947.42	1570	78,500
3	Tower-E	2BHK+2T	1	691.16	1269	1,269
			1	691.16	1212	1,212
			51	691.16	1150	58,650
		2BHK+2T + Study	1	790.68	1568	1,568
			1	790.68	1418	1,418
			51	790.68	1350	68,850
4	Tower-F	2BHK+2T	1	691.16	1269	1,269
			1	691.16	1212	1,212
			51	691.16	1150	58,650
		2BHK+2T + Study	1	793.74	1568	1,568
			1	793.74	1418	1,418

			51	793.74	1350	68,850
			1	691.16	1269	1,269
			1	691.16	1232	1,232
		2 BHK+ 2T	51	691.16	1150	58,650
			1	974.02	1787	1,787
			1	974.02	1671	1,671
		3BHK+ 2T	51	974.02	1585	80,835
		Total	470			6,51,599

As per documents available on UPRERA Website, the developer of the project has obtained most of the preliminary necessary statutory approvals from different government agencies to develop a group housing society comprising of all the basic & urban facilities & amenities.

Latest progress of the project for Phase -I is as below: -

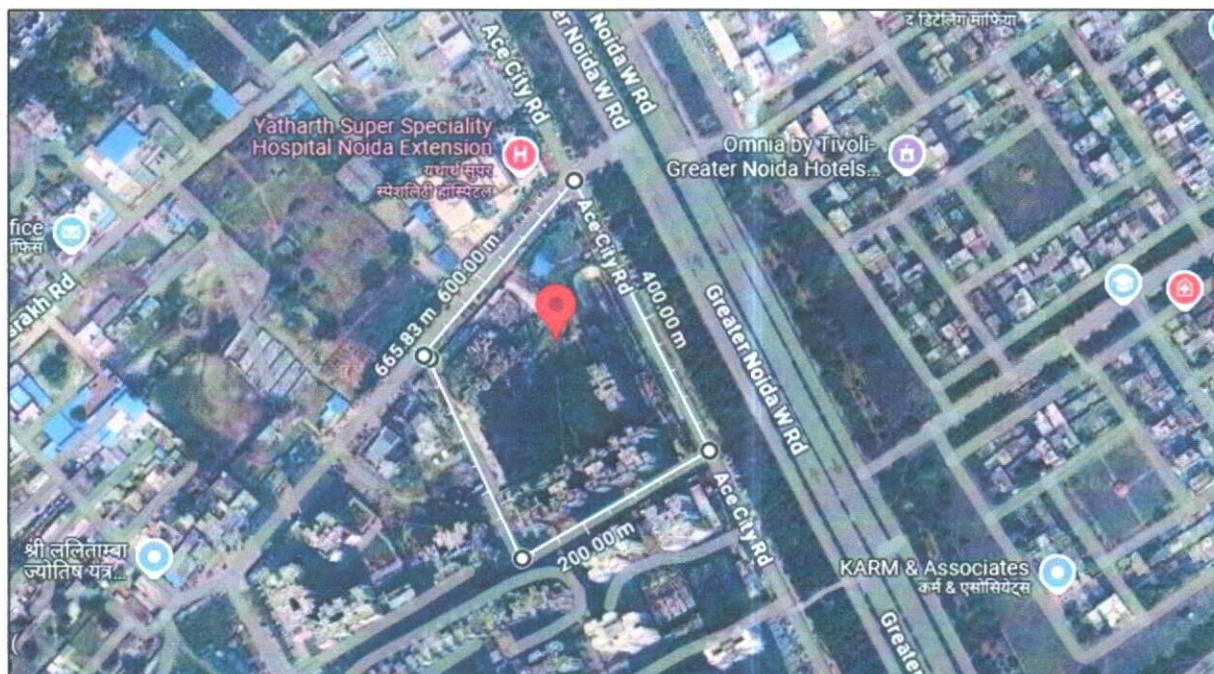
Tower-C: Structure work is completed, finishing work is due.

Tower-D: Structure work is completed, finishing work is due.

Tower-E: Structure work is completed, finishing work is due

Tower-F: Structure work is completed, finishing work is due

Tower-G: Structure work is completed, finishing work is due



The project is located in a good developing Sector-01, Greater Noida. Subject land can be reached from 24 mtr. wide approach road and the subject project is located approx. 3 km from Noida-Greater Noida Link Road. There are other residential projects under development nearby and some projects are already occupied.

In case of discrepancy in the address mentioned in the property documents and the property shown to



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

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

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

2. LOCATION CHARACTERISTICS OF THE PROPERTY				
i.	Nearby Landmark	Yatharth Hospital		
ii.	Name of similar projects available nearby with distance from this property	Rajhansh Residency		
iii.	Postal Address of the Project	Express Astra, Plot No. Gh-6A, Sector-01, Greater Noida, Gautam Budh Nagar, Uttar Pradesh		
iv.	Independent access/ approach to the property	Clear independent access is available		
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°34'24.9"N 77°26'43.5"E		
vi.	Description of adjoining property	Other residential projects		
vii.	Plot No. / Survey No./Sector	GH-6A, Sector-01		
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 (Ordinary)		Urban developing
	Type of Area	Within urban developing zone		
xiii.	Characteristics of the locality	Good		Within urban developing zone
xiv.	Property location classification	Normal location within locality	2 Side Open	Near to Highway



xv.	Property Facing	North-East Facing (Entrance of colony)	
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY		
	a) Main Road Name & Width	Greater Noida Link Road	Approx. 150 meters wide
	b) Front Road Name & width	Internal Road	Approx. 24 meters wide
	c)Type of Approach Road	Bituminous Road	
	d)Distance from the Main Road	3 Km from the Greater Noida Link Road	
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes	
xviii.	Is the property merged or colluded with any other property	No, it is an independent single bounded property.	
xix.	BOUNDARIES SCHEDULE OF THE PROPERTY		
a)	Are Boundaries matched	Yes from the available documents	
b)	Directions	As per Title Deed/TIR	Actual found at Site
	East	Plot no. GH-6C	Road
	West	24 mtr. Wide road	Rajhansh Residency
	North	24 mtr. Wide road	Road
	South	Plot no. GH-6B	Devika Gold Homes

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
x.	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	No information available.
xvii.	Comment on Compounding/ Regularization proceedings	No information available.
xviii.	Any information on encroachment	No.
xix.	Is the area part of unauthorized area/ colony	No.

4. LEGAL ASPECTS OF THE PROPERTY				
i.	Ownership documents provided	Lease Deed	---	---
ii.	Names of the Developer/Promoter	M/s. Express Projects Private Limited		
iii.	Constitution of the Property	Lease Hold		
iv.	Agreement of easement if any	Not required		
v.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain		
vi.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain		
vii.	Heritage restrictions, if any	No		
viii.	Comment on Transferability of the property ownership	Lease hold, Transferable subject to NOC		
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Developer		
x.	Comment on whether the owners of the property have issued any guarantee (<i>personal or corporate</i>) as the case may be	No Information available to us. Bank to obtain details from the Developer		
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 License has been issued for the group Housing Society development.		
xiii.	Whether the property SARFAESI complaint	Yes		
xiv.	Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Tax name	---	
		Receipt number	---	
		Receipt in the name of	---	
		Tax amount	---	
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	No information provided.		
xvi.	Is property tax been paid for this property	Details not provided.		
xvii.	Property or Tax Id No.	No information provided.		
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Details not provided.		
xix.	Property presently occupied/ possessed by	Developer		
xx.	Title verification	Title verification to be done by competent advocate as the same is out of our scope of work.		
xxi.	Details of leases if any	NA.		

5. SOCIO - CULTURAL ASPECTS OF THE PROPERTY



i.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.		Medium Income Group		
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.		No		
6.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES				
i.	Drainage arrangements		Proposed		
ii.	Water Treatment Plant		Details not available		
iii.	Power Supply arrangements	Permanent	Proposed		
		Auxiliary	No		
iv.	HVAC system		No		
v.	Security provisions		Yes		
vi.	Lift/ Elevators		Proposed		
vii.	Compound wall/ Main Gate		Yes		
viii.	Whether gated society		Proposed		
ix.	Car parking facilities		Proposed		
x.	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Proposed	Proposed	Proposed	Proposed	Yes

7.	INFRASTRUCTURE AVAILABILITY						
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply			Proposed from municipal connection			
	b) Sewerage/ sanitation system			Yes			
	c) Storm water drainage			Proposed			
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management			Proposed, to be arranged by the authority			
	b) Electricity			Proposed			
	c) Road and Public Transport connectivity			Yes			
	d) Availability of other public utilities nearby			Transport, Market, Hospital etc. available in close vicinity			
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	2 Km.	2 km.	2 km.	2 km.	20 Km.	10 Km	45 km. (IGI)



iv.	Availability of recreation facilities (parks, open spaces etc.)	It is a developing area and recreational facilities are planned to be developed nearby
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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 future development (residential/commercial) prospect.
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 pillar beam column structure on RCC slab. (Proposed)	
ii.	Method of construction	RCC framed pillar beam column structure on RCC slab. (Proposed)	
iii.	Specifications		
	a) Class of construction	Class B construction (Good)	
	b) Appearance/ Condition of structures	Internal - Under construction.	
		External - Under construction	
	c) Roof	Floors/ Blocks	Type of Roof
		Refer to the assessment attached below	RCC Proposed
			RCC 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 architectural or decorative feature	Under construction	
j) Class of electrical fittings	Under construction		
k) Class of sanitary & water supply fittings	Under construction		
iv.	Maintenance issues	NA	
v.	Age of building/ Year of construction	Under Construction	



vi.	Total life of the structure/ Remaining life expected	Approx. 70 years	Approx. 70 years (after completion)
vii.	Extent of deterioration in the structure	Not Applicable as construction work is in progress.	
viii.	Protection against natural disasters viz. earthquakes etc.	All the structures are asumed to be designed for seismic consideration for Zone IV	
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/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	c) Is this being regularized	NA	

10.	ENVIRONMENTAL FACTORS:		
i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	Normal building material is being used.	
ii.	Provision of rainwater harvesting	Yes	
iii.	Use of solar heating and lighting systems, etc.	No information available to us	
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere	

11.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:		
i.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Cannot comment, Construction work is in progress.	

12.	PROJECT DETAILS:		
a.	Name of the Developer	M/s. Express Project Private Limited	
b.	Name of the Project	Express Astra Phase-I	
c.	Total no. of Dwelling units	• Residential = 470 Units	



PROJECT TIE-UP REPORT

EXPRESS ASTRA PHASE-I

d.	Developer market reputation	Mid scale builder with successful track record of Project deliveries.
e.	Name of the Architect	M/s. Fourth Dimension Architect
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	12/03/2026 (as per the RERA certificate)
h.	Progress of the Project	As mentioned above
i.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input checked="" type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,

PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed Area of the project		Total Area For Phase I & II - 5.91 Acres / 23,913 sq. mtr. Area for Express Astra Phase I - 2.94 Acres / 11,900 Sq. mtr.		
2.	Area of the Project as per RERA		Total Area For Phase I & II - 5.91 Acres / 23,913 sq. mtr. Area for Express Astra Phase I - 2.94 Acres / 11,900 Sq. mtr.		
3.	Ground Coverage Area	Permitted	8369.375 m ²		
		Proposed	5839.585 m ²		
	Covered Built-up Area	UNDER FAR		PROPOSED AS PER APPROVED MAP (In m ²)	ACHIEVED STATUS As per Site Visit/Map
		TOTAL	Proposed	99,529.312 Sq.mtr.	Tower-C: Structure work is completed, finishing work is due Tower-D: Structure work is completed, finishing work is due. Tower-E: Structure work is completed, finishing work is due Tower-F: Structure work is completed, finishing work is due Tower-G: Structure work is completed, finishing work is due
			Permitted	99,535.782 Sq.mtr.	
		UNDER NON-FAR		Proposed as per Approved Map (In m ²)	ACHIEVED STATUS FOR PHASE-I
		Proposed Total NON-FAR area		46,814.60 Sq.mtr.	Tower-C: Structure work is completed, finishing work is due Tower-D: Structure work is completed, finishing work is due. Tower-E: Structure work is completed, finishing work is due Tower-F: Structure work is completed, finishing work is due Tower-G: Structure work is completed, finishing work is due

PROJECT TIE-UP REPORT

EXPRESS ASTRA PHASE-I

				is completed, finishing work is due
		Total Gross Built Up Area	1,46,344 Sq.mtr.	
4.	Open/ Green Area	Minimum Required	18,072.91 sq.mtr.	
		Proposed	15,443.15 sq.mtr.	
5.	Density	Permitted	2100 PPH	
		Proposed	2100 PPH	
6.	Carpet Area		---	
7.	Saleable Area		6,51,599 sq. ft.	

Total Blocks/ Floors/ Flats																																														
1.	Approved as per Building Plan for Project		Actually provided (as per the inventory sheet)		Current Status for Phase-I																																									
	Tower- C (TYPE- 3): S+ 24 Floors = 48 DU Tower- D (TYPE- 2B): S+26 Floors = 104 DU Tower- E (TYPE- 1A): S+26 Floors = 106 DU Tower- F (TYPE- 1): S+ 26 Floors = 106 DU Tower- G (TYPE- 2): S+ 26 Floors = 106 DU		Phase-I Tower- C: S+ 24 Floors = 48 DU Tower- D: S+26 Floors = 104 DU Tower- E: S+26 Floors = 106 DU Tower- F: S+ 26 Floors = 106 DU Tower- G: S+ 26 Floors = 106 DU		Tower-C: Structure work is completed, finishing work is due Tower-D: Structure work is completed, finishing work is due. Tower-E: Structure work is completed, finishing work is due Tower-F: Structure work is completed, finishing work is due Tower-G: Structure work is completed, finishing work is due																																									
2.	Total no. of Flats/ Units	Express Astra Phase-I	470 Units																																											
3.	Type of Flats																																													
			<table><tr><th>S.No.</th><th>Tower</th><th>Type of Unit</th><th>No. of Units</th><th>Carpet Area (sq.ft.)</th><th>Super Area (sq.ft.)</th><th>Total Super Area (sq.ft.)</th></tr><tr><td rowspan="3">1</td><td rowspan="3">Tower-C</td><td rowspan="3">3BHK+3T</td><td>1</td><td>1155.41</td><td>2330</td><td>2,330</td></tr><tr><td>1</td><td>1155.41</td><td>2496</td><td>2,496</td></tr><tr><td>46</td><td>1155.41</td><td>2005</td><td>92,230</td></tr><tr><td rowspan="4">2</td><td rowspan="4">Tower- D</td><td rowspan="2">2BHK+ 2T</td><td>1</td><td>691.16</td><td>1232</td><td>1,232</td></tr><tr><td>51</td><td>691.16</td><td>1150</td><td>58,650</td></tr><tr><td rowspan="2">3BHK+ 2T</td><td>1</td><td>947.42</td><td>2450</td><td>2,450</td></tr><tr><td>1</td><td>947.42</td><td>2333</td><td>2,333</td></tr></table>					S.No.	Tower	Type of Unit	No. of Units	Carpet Area (sq.ft.)	Super Area (sq.ft.)	Total Super Area (sq.ft.)	1	Tower-C	3BHK+3T	1	1155.41	2330	2,330	1	1155.41	2496	2,496	46	1155.41	2005	92,230	2	Tower- D	2BHK+ 2T	1	691.16	1232	1,232	51	691.16	1150	58,650	3BHK+ 2T	1	947.42	2450	2,450	1
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PROJECT TIE-UP REPORT

EXPRESS ASTRA PHASE-I

					50	947.42	1570	78,500	
		3	Tower-E	2BHK+2T	1	691.16	1269	1,269	
					1	691.16	1212	1,212	
					51	691.16	1150	58,650	
				2BHK+2T+ Study	1	790.68	1568	1,568	
					1	790.68	1418	1,418	
					51	790.68	1350	68,850	
		4	Tower-F	2BHK+2T	1	691.16	1269	1,269	
					1	691.16	1212	1,212	
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					51	793.74	1350	68,850	
		5	Tower-G	2 BHK+ 2T	1	691.16	1269	1,269	
					1	691.16	1232	1,232	
					51	691.16	1150	58,650	
				3BHK+ 2T	1	974.02	1787	1,787	
					1	974.02	1671	1,671	
					51	974.02	1585	80,835	
		Total				470			6,51,599
		Basement Car Parking				Basement 01- 621 Basement 02- 630			
		Stilt Car Parking				58			
		Open Car Parking				53			
4.	Land Area considered	Total Area For Phase I & II - 5.91 Acres / 23,913 sq. mtr. Area for Express Astra Phase I - 2.94 Acres / 11,900 Sq. mtr.							
5.	Area adopted on the basis of	Property documents & site survey both							
6.	Remarks & observations, if any	NA							
7.	Constructed Area considered	Built-up Area	1,46,344 Sq.mtr.(For whole project)						
	Area adopted on the basis of	Proposed built-up area as per sanction plan considered							
	Remarks & observations, if any	NA							

Note:

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



PART D

PROJECT APPROVAL DETAILS

S.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Lease Deed from Greater Noida Industrial Development Authority	Dated: 27/05/2011	Obtained
2.	Supplementary Lease Deed from Greater Noida Industrial Development Authority	Dated: 11/07/2013	Obtained
3.	Revised Building Plan Approval Letter from Greater Noida Industrial Development Authority	PLG (BP)-3280/ 1689 Dated: 13/03/2020	Obtained
4.	Approved Building Plan from Greater Noida Industrial Development Authority	----	Obtained
5.	NOC for Height Clearance from Airport Authority of India	NOC ID- SAFD/NORTH/B/011416/55825 Dated: 14/01/2016	Obtained
6.	NOC from Pollution control Board, U.P.	Ref. No. 100418/UPPCB/ GREATER NOIDA (UPPCBRO)/CTE/GREATR NOIDA/2020 Dated:-28/10/2020	Obtained
7.	Environmental clearance NOC from SEIAA	Ref. No.251/Parya/SEIAA/4908/2019 Dated: 24/08/2020	Obtained
8.	Provisional NOC from Fire Service Department, U.P.	UID No.- UPFS/2019/8407/GBN/GAUTAM BUDDHNAGAR/3192/DD Dated: 29/06/2019	Obtained
9.	RERA Registration Certificate (Phase-I)	Registration No. UPRERAPRJ479698 Dated: 07/12/2020	Obtained
10.	Structural Stability Certificate	Ref. No. CED/JMI/2019/3061 Dated: 27/06/2019	Obtained

Note: The above details have been considered from the data available on UPRERA Website only.



PART E

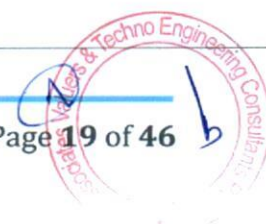
PROCEDURE OF ASSESMENT

1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		14 December 2024	22 December 2024	22 December 2024
ii.	Client	State Bank of India, HLST Branch (AO-1), Sansad Marg, New Delhi-110001		
iii.	Intended User	State Bank of India, HLST Branch (AO-1), Sansad Marg, New Delhi-110001		
iv.	Intended Use	To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Project Tie-up for individual Flat Financing		
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, asertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the property is identified	<input checked="" type="checkbox"/>	Done from the Sign Board displayed at site	
		<input type="checkbox"/>	Identified by the owner	
		<input checked="" type="checkbox"/>	Identified by the owner's representative	
		<input checked="" type="checkbox"/>	Enquired from local residents/ public	
		<input checked="" type="checkbox"/>	Cross checked from the boundaries/ address of the property mentioned in the documents provided to us	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	
ix.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		

2.	ASSESSMENT FACTORS			
i.	Nature of the Report	Project Tie-up		
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		Real estate	Residential	Group Housing
		Classification	Residential Asset	
iii.	Basis of Inventory assessment (for Project Tie up Purpose)	Primary Basis	Market Price Assessment & Govt. Guideline Value	
		Secondary Basis	Not Applicable	
iv.	Present market state of the Asset assumed Total No.	Under Normal Marketable State		
		Reason: Asset under free market transaction state		



	of Dwelling Units				
v.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(in consonance to surrounding use, zoning and statutory norms)</i>	Considered for Assessment	
		Residential	Residential	Residential	
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. dept. have to be taken care by Legal expert/ Advocate.			
vii.	Land Physical Factors	Shape		Size	
		Irregular		Medium	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Good	On Wide Road	Refer to the building sheet attached
		Urban developing	Within urban developed area	On Highway	
		Property Facing			
		North-East Facing (Project Entrance)			
ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes (Proposed)	Underground (Proposed)	Its an under construction property. Connection will be taken in due course	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
x.	Social structure of the area (in terms of population, social stratification,	Medium Income Group			



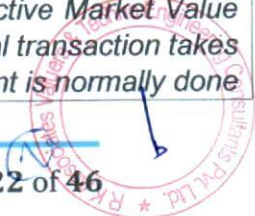
CASE NO.: VIS (2024-25)-PL601-539-767



xxiv.	Market Comparable			
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	a	Name:	M/s Prem Property
			Contact No.:	+91-9891365900
			Nature of reference:	Property dealer
			Size of the Property:	1150 sq. ft. Super Area
			Location:	---
			Rates/ Price informed:	Rs.11,000/- per sq.ft. to 12,000 sq.ft.
			Any other details/ Discussion held:	The Price of the flat in the subject society ranges from Rs.11,000/- per sq. to Rs.12,000/- per sq. ft on super area.
		b	Name:	Mr. Ankit
			Contact No.:	+91-9759706388
			Nature of reference:	Property dealer
			Size of the Property:	1150 sq. ft. Super Area
			Location:	---
			Rates/ Price informed:	Rs.10,000/- per sq.ft. to 12,000 sq.ft.
			Any other details/ Discussion held:	The Price of the flat in the subject society ranges from Rs.10,000/- per sq. to Rs.12,000/- per sq. ft on super area.
xxv.	Adopted Rates Justification	For the market rate of the Flats available in this project and as well as nearby project we have enquired from property dealers in that area and were able to find a Sale rate range of Rs.9,000/- per sq. to Rs.10,000/- per sq. ft on super area. for the project inclusive all charges. The land rate in subject locality is around Rs.50,000/- per sq.mtr. to 60,000/- per sq.mtr., considering the location and size of the property we are in view to adopt the rate of Rs.54,000/- per sq.mtr.		
xxvi.	OTHER MARKET FACTORS			
	Current Market condition	Normal		
		Remarks: NA		
		Adjustments (-/+): 0%		
	Comment on Property Salability Outlook	Easily sellable		
		Adjustments (-/+): 0%		
	Comment on Demand & Supply in the Market	Demand		
		Good		
		Supply		
		Adequately available		
		Remarks: Good demand of such properties in the market		
		Adjustments (-/+): 0%		
xxvii.	Any other special consideration	Reason: NA		
		Adjustments (-/+): 0%		
xxviii.	Any other aspect which has relevance on the value or mssarketability of the property	NA		
		Adjustments (-/+): 0%		
xxix.	Final adjusted & weighted Rates	For Land - Rs.54,000/- per sq. mtr. Rs. 11,000/- to Rs. 13,000/- per sq. ft. on Saleable Area		



	considered for the subject property	
xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.
xxxi.	Basis of computation & working	<p>a. In this Project Tie-up report, we have adopted Market rate of Land. However, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.</p> <p>b. Also, since this is a land allotted for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.</p> <p>c. Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.</p> <p>d. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.</p> <p>e. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.</p> <p>f. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ 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.</p> <p>g. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, price assessment metrics is prepared and necessary adjustments are made on the subject asset.</p> <p>h. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.</p> <p>i. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.</p> <p>j. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done</p>



informally.

- k. Area measurements considered Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- l. Area of the large land parcels of more than 2500 sq. mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- m. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- n. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- o. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- p. The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- q. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Report.
- r. Project tie-up report is prepared based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- s. Project tie up is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xxxii.

ASSUMPTIONS

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



PROJECT TIE-UP REPORT

EXPRESS ASTRA PHASE-I

unit is also approved within the Group Housing Society/ Township.

xxxiii. **SPECIAL ASSUMPTIONS**

None

xxxiv. **LIMITATIONS**

None

3.	COST ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Land Value as per Market
a.	Prevailing Rate range	Rs. 35,000/- per sq.mtr.	Rs. 54,000/- per sq.mtr.
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs. 35,000/- per sq.mtr.	Rs. 54,000/- per sq.mtr.
d.	Total Land Area/FAR Area considered <i>(documents vs site survey whichever is less)</i>	Area of Phase I – 11,900 sq.mtr	Area of Phase I – 11,900 sq.mtr
e.	Total Value of land (A)	11,900 sq.mtr X Rs.35,000/- per sq.mtr.	11,900 sq.mtr X Rs.54,000/- per sq.mtr.
		Rs.41,65,00,000/-	Rs.64,26,00,000/-

4.	COST ASSESSMENT OF BUILDING CONSTRUCTION			
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR Area	NON-FAR Area
	Building Construction Value	Rate range	Rs. 1,600/- to 2,100/- per sq. ft.	Rs. 1,200/- to 1,800/- per sq. ft.
		Rate adopted	Rs. 1800/- per sq. ft.	Rs. 1400/- per sq. ft.
		Covered Area	99,529 m² / 10,71,324 ft²	46,815 m² / 5,03,908 ft²
		Pricing Calculation	Rs.1800/- per Sq. ft. X 10,71,324 ft ²	5,03,908 ft ² X Rs. 1400/- per sq. ft..
		Total Value	Rs.17,91,52,762/-	Rs.6,55,40,444/-
a.	Depreciation percentage <i>(Assuming salvage value % per year)</i>		NA <i>(Above replacement rate is calculated after deducting the prescribed depreciation)</i>	
b.	Age Factor		NA	
c.	Structure Type/ Condition		RCC framed structure (Proposed)	
d.	Expected Building Construction Value (B)		Rs.24,46,93,206/-	

5.	COST ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements <i>(Add lump sum cost)</i>	----	---
b.	Add extra for fittings & fixtures <i>(Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)</i>	Approx. 7% of building construction cost	Rs.1,71,28,524/-
c.	Add extra for services <i>(Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)</i>	Approx. 9% of building construction cost	Rs.2,20,22,389/-

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.1,22,34,660/-
e.	Expected Construction Value (C)	NA	Rs.5,13,85,573/-

6. MARKET/ SALABLE AMOUNT OF THE FLATS		
a.	Total No. of DU	• Residential= 470 Units
b.	Total Proposed Salable Area for flats	6,51,599 sq. ft.
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Approx. Rs. 11,000/- to Rs. 13,000/- sq.ft.
c.	Remarks	<ul style="list-style-type: none"> 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. Value of shops are not considered in this report. We extracted the details of carpet area from UPRERA website. However, saleable area details for shops are not shared with us.
d.	Conclusion	As per the information shared by the company and the market research conducted by us, the above-mentioned sale rate of inventory is excluded from other charges.

INVENTORY ANALYSIS

S.No.	Tower	Type of Unit	No. of Units	Carpet Area (sq.ft.)	Super Area (sq.ft.)	Total Super Area (sq.ft.)	Total Minimum Market Rate@Rs.11,000 /- per sq. ft. on super built up area (In CR.)	Total Minimum Market Rate@Rs.13,000/- per sq. ft. on super built up area (In CR.)
3	Tower-C	3BHK+3T	1	1155.41	2330	2,330	2.56	3.03
			1	1155.41	2496	2,496	2.75	3.24
			46	1155.41	2005	92,230	101.45	119.90
4	Tower- D	2BHK+ 2T	1	691.16	1232	1,232	1.36	1.60
			51	691.16	1150	58,650	64.52	76.25
		3BHK+ 2T	1	947.42	2450	2,450	2.70	3.19
			1	947.42	2333	2,333	2.57	3.03
			50	947.42	1570	78,500	86.35	102.05
5	Tower-E	2BHK+2T	1	691.16	1269	1,269	1.40	1.65
			1	691.16	1212	1,212	1.33	1.58
			51	691.16	1150	58,650	64.52	76.25
		2BHK+2T + Study	1	790.68	1568	1,568	1.72	2.04
			1	790.68	1418	1,418	1.56	1.84
			51	790.68	1350	68,850	75.74	89.51
6	Tower-F	2BHK+2T	1	691.16	1269	1,269	1.40	1.65
			1	691.16	1212	1,212	1.33	1.58
			51	691.16	1150	58,650	64.52	76.25
		2BHK+2T + Study	1	793.74	1568	1,568	1.72	2.04
			1	793.74	1418	1,418	1.56	1.84
			51	793.74	1350	68,850	75.74	89.51
7	Tower-G	2 BHK+ 2T	1	691.16	1269	1,269	1.40	1.65
			1	691.16	1232	1,232	1.36	1.60
			51	691.16	1150	58,650	64.52	76.25
		3BHK+ 2T	1	974.02	1787	1,787	1.97	2.32
			1	974.02	1671	1,671	1.84	2.17
			51	974.02	1585	80,835	88.92	105.09
Total			470			651,599	716.76	847.08

7. CONSOLIDATED COST ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs.41,65,00,000/-	Rs.64,26,00,000/-
b.	Structure Construction Value (B)	---	Rs.24,46,93,206/-
c.	Additional Aesthetic Works Value (C)	---	Rs.5,13,85,573/-
d.	Total Add (A+B+C)	Rs.41,65,00,000/-	Rs.93,86,78,779/-
e.	Additional Premium if any	---	---
	Details/ Justification	---	---
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs.93,86,78,779/-
h.	Rounded Off	---	Rs.94,00,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Ninety Four Crores only
j.	Expected Realizable Value (@ ~15% less)	---	Rs.79,90,00,000/-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs.70,50,00,000/-
l.	Percentage difference between Circle Rate and Market Value	---	
m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	Concluding Comments/ Disclosures if any		
	a. The subject property is a Group Housing project.		
	b. We are independent of client/ company and do not have any direct/ indirect interest in the property.		
	c. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		
	d. Since this is a Licensed land for group housing Project on which the developer has started selling		

the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.

- e. In this Project Tie-up report, we have adopted Market Valuation of Land in this report since this is only a tie up report. Therefore, the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.
- f. This is a Project Tie-up report. Scope of the work is opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up Wherever the term of valuation or anything related to it is mentioned in the report is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.
- g. This Project Tie-up is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.
- h. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.
- i. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- j. The pricing assessment of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- k. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- l. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- m. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

o. s **IMPORTANT KEY DEFINITIONS**

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

equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Report.

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

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

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

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

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

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

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

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

circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.

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

IMPORTANT NOTES

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

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



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

IF REPORT IS USED FOR BANK/ FIs

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

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

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Shubham Joshi	Nischay Gautam	Anil Kumar
		

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

51 results | Flats for Sale in Express Astra Greater Noida

Property Image	Property Description	Price	Area	Status	Floor	Contact
	3 BHK Flat for Sale in Express Astra, Noida Extension, Greater Noida. Carpet Area: 1350 sqft. Ready to Move. 7 out of 11 floors.	₹95 Lac	1350 sqft	Ready to Move	7 out of 11	Contact Owner / Get Phone No.
	3 BHK Flat for Sale in Express Astra, Sector 1, Greater Noida. Carpet Area: 750 sqft. Under Construction. Poss. by Sep 26. 22 out of 26 floors.	₹1.34 Cr	750 sqft	Under Construction	22 out of 26	Contact Agent / Get Phone No.
	3 BHK Flat for Sale in Express Astra, Sector 1, Greater Noida. Carpet Area: 1350 sqft. Under Construction. Poss. by Mar 25. 5 out of 26 floors.	₹2.39 Cr	1350 sqft	Under Construction	5 out of 26	Contact Agent

Here's why Magicbricks:

- Get Access to 4 Lakh + Buyers
- Sell Faster with Premium Service
- Find only Genuine Leads
- Get Expert advice on Market Trends & insights

Express Astra

4 BHK Flat in Sector 1 Greater Noida West, Greater Noida. Carpet Area: 2,635 sqft (245 sqm). Super Built-up Area. 4 BHK (4 Baths). Ready To Move.

₹3.35 Cr

₹12,713 /sqft

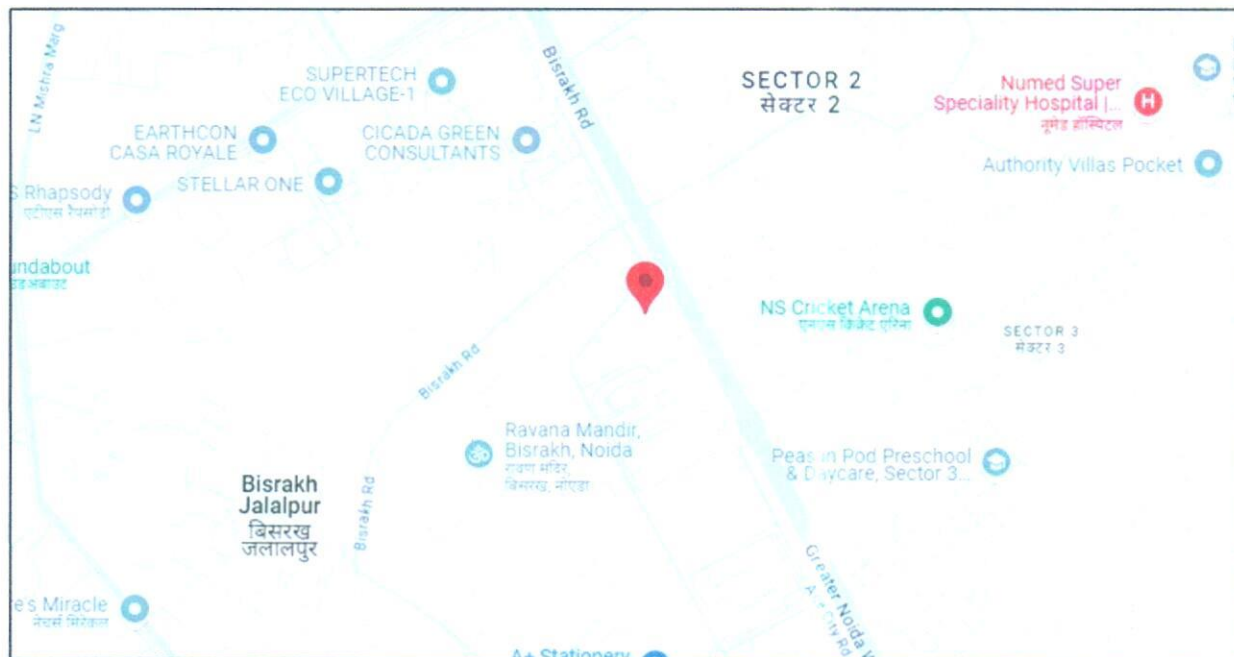
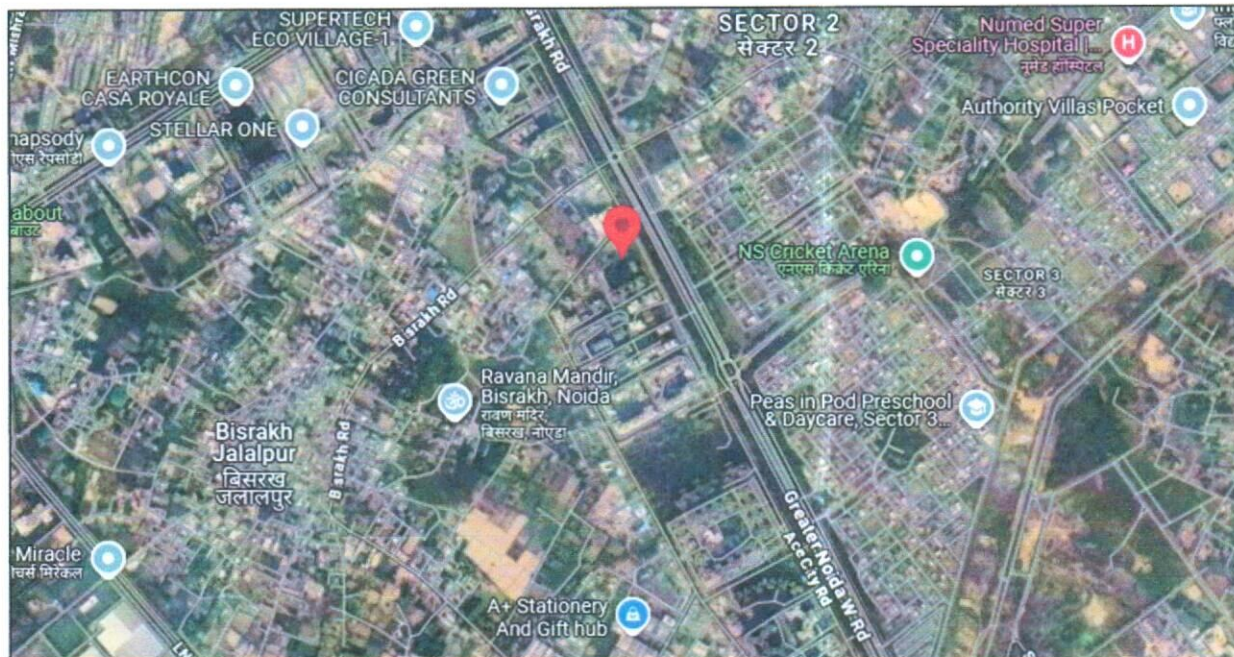
Highlights: North-East Facing, Noida set 50 and 76, +2

located in the popular residential address of sector 1 greater

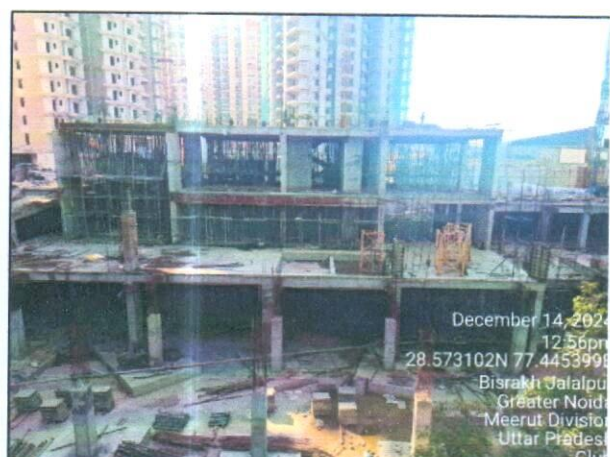
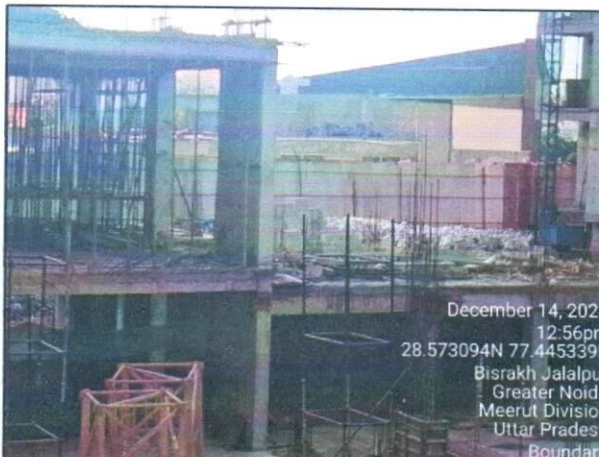
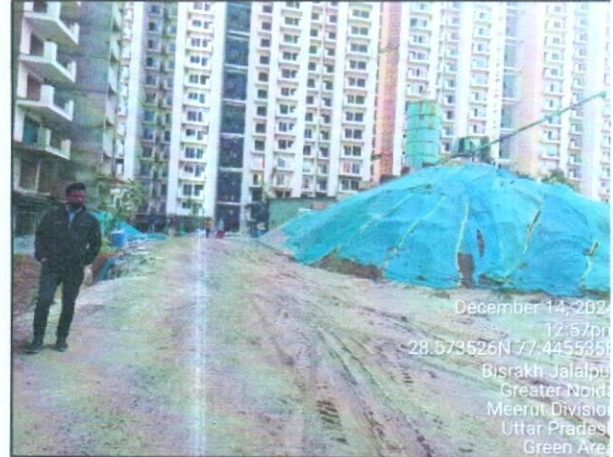
Dealer - 2k+ smart Properties Sol...

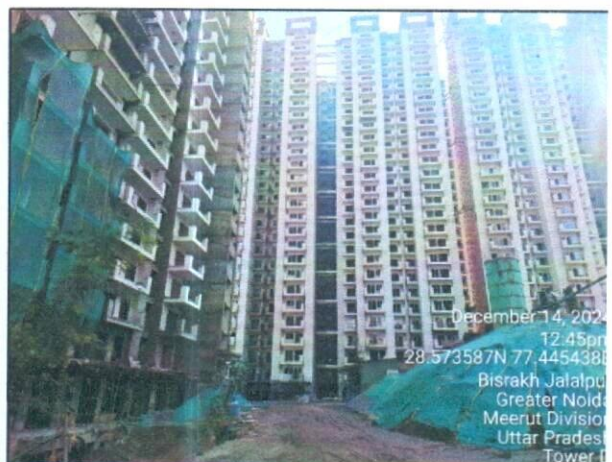
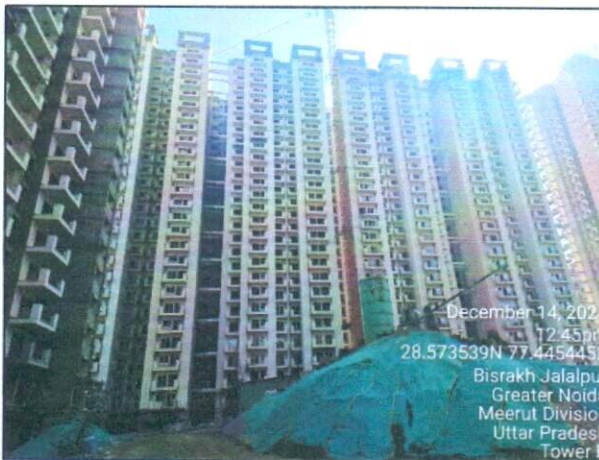
View Number / Contact

ENCLOSURE 2: GOOGLE MAP LOCATION



ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY





ENCLOSURE: 4- COPY OF CIRCLE RATE

क्रम सं०	मौहल्ले या राजस्व वर्ग का नाम	दायित्विक भूमि का दरे प्रति वर्ग मीटर रु० में					निर्दिष्ट दायित्विक दर प्रति वर्ग मीटर रु० में बहुमंजिल
		50 वर्ग मीटर तक	50 वर्ग मीटर से अधिक 100 वर्ग मीटर तक	100 वर्ग मीटर से अधिक 200 वर्ग मीटर तक	200 वर्ग मीटर से अधिक 500 वर्ग मीटर तक	500 वर्ग मीटर से अधिक	
93	साई (PSI)	66,500	61,500	51,500	37,000	35,000	1,30,000
94	साईट-ए (औद्योगिक)	66,500	61,500	51,500	37,000	35,000	1,30,000
95	साईट-सी (आवासीय)	52,500	39,500	33,000	26,200	15,700	1,30,000
96	साईट-डी (औद्योगिक)	52,500	39,500	33,000	26,200	15,700	1,30,000
97	साईट-सी (औद्योगिक)	52,500	39,500	33,000	26,200	15,700	1,30,000
98	साईट-ए (औद्योगिक)	52,500	39,500	33,000	26,200	15,700	1,30,000
99	साईट-डी (औद्योगिक)	52,500	39,500	33,000	26,200	15,700	1,30,000
100	सेक्टर-1 (घंटेर नोएडा)	66,500	61,500	51,500	37,000	35,000	1,30,000
101	सेक्टर-2 (घंटेर नोएडा)	66,500	61,500	51,500	37,000	35,000	1,30,000
102	सेक्टर-3 (घंटेर नोएडा)	66,500	61,500	51,500	37,000	35,000	1,30,000
103	सेक्टर-4 (घंटेर नोएडा)	66,500	61,500	51,500	37,000	35,000	1,30,000
104	सेक्टर-5 (घंटेर नोएडा)	66,500	61,500	51,500	37,000	35,000	1,30,000
105	सेक्टर-6 (घंटेर नोएडा)	66,500	61,500	51,500	37,000	35,000	1,30,000
106	सेक्टर-10 (घंटेर नोएडा)	66,500	61,500	51,500	37,000	35,000	1,30,000
107	सेक्टर-11 (घंटेर नोएडा)	66,500	61,500	51,500	37,000	35,000	1,30,000
108	सेक्टर-12 (घंटेर नोएडा)	66,500	61,500	51,500	37,000	35,000	1,30,000
109	सेक्टर-16 (घंटेर नोएडा)	66,500	61,500	51,500	37,000	35,000	1,30,000
110	सेक्टर-16बी (घंटेर नोएडा)	66,500	61,500	51,500	37,000	35,000	1,30,000
111	सेक्टर-16सी (घंटेर नोएडा)	66,500	61,500	51,500	37,000	35,000	1,30,000
112	सेक्टर-16 औद्योगिक घंटेर नोएडा	66,500	61,500	51,500	37,000	35,000	1,30,000

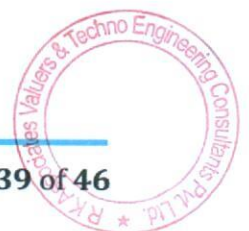
Page 89

सहायक महानिरीक्षक निबन्धन (द्वितीय)
गौतमबुद्धनगर

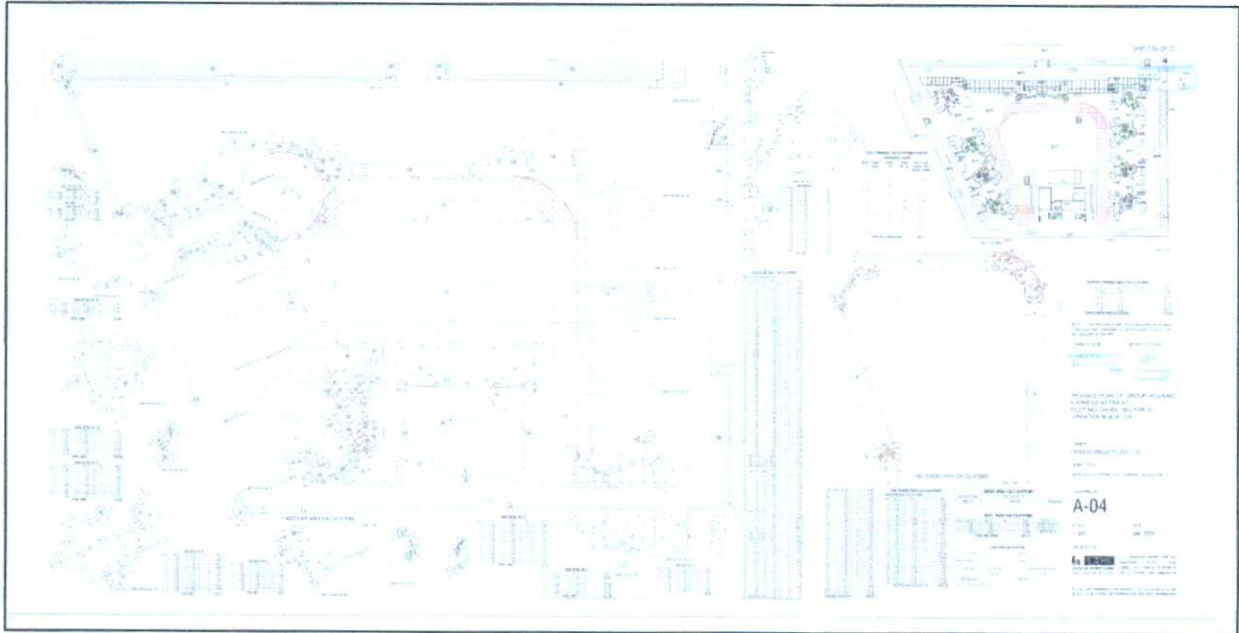
अधर जिलाधिकारी (वि०/स०)
गौतमबुद्धनगर

जिलाधिकारी
गौतमबुद्धनगर





Approved Map Available On UPRERA



Height NOC

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA
SAFD-NORTH B-020226/2314

आयिका का नाम एवं पता	Expende Projects (P) Ltd. K10, Surya Kinn Building, 19 Kanhera Gandhi Marg, Connaught Place, New Delhi - 110001	दिनांक DATE: दिनांक Valid Up to:
OWNER'S Name & Address		15-02-2022 14-02-2026

इसकी की अनुमति हेतु आवेदन प्रस्तुत एक परामर्श है।
No Objection Certificate for Height Clearance

(1) यह आवेदनी प्राप्त कर भारतीय विमानपत्तन प्राधिकरण (आयिका) द्वारा मंडल दायित्वों के अनुसार तथा दुनियाँ एवं विश्वीय विमान व्यवस्था हेतु मान्य स्थापक नियमों के अनुसार की जायेगी।
(2) This NOC is issued by Airports Authority of India (AAI) as per the provisions of Government of India (Ministry of Civil Aviation) under GSR 151 (E) dated 30th Sep 2013 amended by GSR 750(E) dated 17th Dec. 2020 for safe and regular Aircraft Operations.

(2) इस आवेदन को विचारविमोचन किया जायेगा और आयिका के निर्णय पर कोई अपील नहीं होगी।
(3) This office has no objection to the construction of the proposed structure as per the following details:-

अनुमति प्राप्त करने वाली: NOC ID	SAFDNORTH B/020226/2314
आवेदक का नाम: Applicant's Name*	Parkay Group
पता का पता: Site Address*	Plot No. C-11/1A, Sector 11, Greater Noida, Uttar Pradesh-201307/Greater Noida Cantonment Building, Nagar, Uttar Pradesh
स्थान के निर्देश: Site Coordinates*	28 34 24 IN 77 26 40 E; 28 34 20 54N 77 26 43 07E; 28 34 27 56N 77 26 43 TE; 28 34 24 67N 77 26 43 SE; 28 34 21 95N 77 26 47 1SE
स्थान की ऊँचाई परमाणुमान नीचे से (औसत समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया): Site Elevation in meter AMSL as submitted by Applicant*	213.36 M
अनुमानित अधिकतम ऊँचाई परमाणुमान नीचे से (औसत समुद्र तल से ऊपर): Permissible Top Elevation in meter Above Mean Sea Level(AMSL)	213.36 M

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

(3) यह आवेदनी प्राप्त कर विचारविमोचन किया जायेगा और आयिका के निर्णय पर कोई अपील नहीं होगी।
(3) This NOC is subject to the terms and conditions as given below:-

a) आवेदक द्वारा उपलब्ध कराया गया स्थान की ऊँचाई तथा निर्देशकों को ध्यानपूर्वक लेखा जाता है, अनुमानित अधिकतम ऊँचाई जारी करने के लिए प्रदान किया गया है। आवेदक को अपने पत्र में स्पष्ट करना होगा कि वह आवेदक के निर्देशकों को ध्यानपूर्वक लेखा करके ही आवेदक द्वारा उपलब्ध कराया गया स्थान को निर्धारित की गयी है। जो यह आवेदनी प्राप्त कर उपलब्ध कराया गया था। आवेदक को अपने पत्र में स्पष्ट करना होगा कि वह आवेदक के निर्देशकों को ध्यानपूर्वक लेखा करके ही आवेदक द्वारा उपलब्ध कराया गया स्थान को निर्धारित की गयी है।
a. Permissible Top elevation has been based on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns nor authorizes the construction of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual case is different, this NOC will stand null and void and action will be taken as per law. The officer in charge of the concerned aerodrome may initiate action under the Aeroact / Extension of Obstruction caused by Buildings and Towers (Rules, 1964)*

b) आवेदक द्वारा उपलब्ध कराया गया स्थान के निर्देशकों को सही रूप में दर्ज किया जायेगा और उपर्युक्त जानकारी दी जायेगी। आवेदक को अपने पत्र में स्पष्ट करना होगा कि वह आवेदक के निर्देशकों को ध्यानपूर्वक लेखा करके ही आवेदक द्वारा उपलब्ध कराया गया स्थान को निर्धारित की गयी है।
b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the ground view map and aerial view maps shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to higher way in case of any discrepancy. Designated Officer shall be requested for cancellation of the NOC

c) आवेदक द्वारा उपलब्ध कराया गया स्थान के निर्देशकों को सही रूप में दर्ज किया जायेगा और उपर्युक्त जानकारी दी जायेगी। आवेदक को अपने पत्र में स्पष्ट करना होगा कि वह आवेदक के निर्देशकों को ध्यानपूर्वक लेखा करके ही आवेदक द्वारा उपलब्ध कराया गया स्थान को निर्धारित की गयी है।
c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

d) आवेदक द्वारा उपलब्ध कराया गया स्थान के निर्देशकों को सही रूप में दर्ज किया जायेगा और उपर्युक्त जानकारी दी जायेगी। आवेदक को अपने पत्र में स्पष्ट करना होगा कि वह आवेदक के निर्देशकों को ध्यानपूर्वक लेखा करके ही आवेदक द्वारा उपलब्ध कराया गया स्थान को निर्धारित की गयी है।
d. The Site height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL, i.e. Minimum Structure Height = Permissible Top Elevation minus (-) Site Elevation

Environmental Clearance

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

Vinay Khari, 1, Gomti Nagar, Lucknow - 226 010
 Phone: 91-522-2300 541, Fax: 91-522-2300 543
 E-mail: dceup@up.gov.in
 Website: www.esaup.com

To,

Shri Vinay Goel,
 M/s 810, Surya Kiran, 19,
 Kasturba Gandhi Marg,
 Connaught Place, New Delhi- 110001

Ref No. 25 /Parya/SEIAA/4908/2019

Date 24/8 / July 2020

Sub: Environmental Clearance for Group Housing Project "Express Astra" at Plot No. - GH-6A, Sector-01, Greater Noida, U.P. M/s Express Projects Pvt. Ltd.

Dear Sir,

Please refer to your application/letters 01-07-2019, 22-07-2019, 12-12-2019 addressed to the Chairman/Secretary, State Level Environment Impact Assessment Authority (SEIAA) and Director, Directorate of Environment Govt. of UP on the subject as above. The State Level Expert Appraisal Committee considered the matter in its meetings held on dated 29-01-2020 & 17-06-2020 and SEIAA in its meeting dated 07-07-2020.

- The environmental clearance is sought for Group Housing Project "Express Astra" at Plot No. - GH-6A, Sector-01, Greater Noida, U.P. M/s Express Projects Pvt. Ltd.
- Environmental clearance for the earlier proposed was issued by SEIAA, U.P. vide No. 1217/Parya/SEAC/2552/2014/SPO(VI) dated 28/10/2015.
- Total plot area and built-up area of the project is 23,912.5 m² and 1,46,347.01 m² respectively. Comprises total of 12 numbers of blocks (10 Residential + 1 Community Hall + 1 Shopping) along with adequate parking facility, community hall.
- Salient features of the project

Sl. No.	Description	Quantity	Unit
GENERAL			
1	Gross Plot Area	23912.5	m ²
2	Proposed Built Up Area	146347.017	m ²
3	Number of Building Blocks	12(10+2)	No
4	Total no of Saleable DUs	950	No
5	Max Height of Building (Upto Terrace)	87.3	M
6	Max No of Floors	28+1 (ST+26)	No
7	Expected Population (4185 Residential+806 Floating)	4991	No
8	Cost of Project	204.89	CR
AREAS			
9	Permissible Ground Coverage Area (35%)	8369.38	m ²
10	Proposed Ground Coverage Area (24.7%)	5909.549	m ²
11	Permissible FAR Area 363.75 (350+13.75 for Green Rating)	86981.72	m ²
12	Proposed FAR Area (363.74)	86980.75	m ²
13	Non FAR areas - Total Basement Area	40915.02	m ²
14	Non FAR areas - Stilt Area	5909.55	m ²
15	Other Non FAR areas - Ancillary areas, Mumty Machine Pm etc	12481.70	m ²
16	Proposed Total Built Up Area	146347.02	m ²
WATER			
17	Total Water Requirement	402.18	kld
18	Fresh water requirement	284.07	kld
19	Treated Water Requirement	118.61	kld
20	Waste water Generation	317.08	kld



Fire NOC

प्रारूप-घ (संलग्नक-3)

Provisional Certificate

प्लॉट नं० संख्या : UPFS/2019/B407/GBN/GAUTAM BUDDH NAGAR/3192/DD

दिनांक: 29-06-2019

प्रमाणित किया जाता है कि माली **EXPRESS PROJECT PVT LTD.** (भवन/प्रतिष्ठान का नाम) प्लॉट **GH-06A, SECTOR-01, GREATER NOIDA** तहसील - **DADRI** विधानी तहसील की संख्या **27** एवं देवायत की संख्या **2** हे विषयकी जैवाई **87.30 mt.** तथा प्लॉट एरिया **23912.50 sq.mt** है। भवन का अधिभाग **EXPRESS PROJECT PVT LTD.** (भवन स्वामी/ अधिकारी अधिका कम्पनी का नाम) द्वारा किया जायेगा। इनके द्वारा अधि निर्माण एवं अधि सुरक्षा के समस्त प्रविधान का समाधान एन/बी/सी/ए एवं तत्सम्बन्धी भारतीय मानक ब्यूरो के आईएसओ मानकों की संस्तुतियों के अनुरूप किया गया है। इस भवन को प्रकटित/अवधारित प्रमाण पत्र (एन/बी/सी/ए की अधिभाग श्रेणी) **Residential** के अन्तर्गत इस शर्त के साथ दिए जा रहा है कि प्रकटित भवन में सभी मानकों का अनुपालन किया जायेगा तथा भवन के निर्माण होने के उपरान्त तथा भवन के अधिभाग से हुई गैर एवं जीवन सुरक्षा प्रमाण पत्र (Fire & Life Safety Certificate) प्राप्त किया जायेगा।
"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, नुबतनाओं के आधार पर निर्मित किया जा रहा है। इनके अलावा पाए जाने पर निर्मित प्रमाण-पत्र मान्य नहीं होगा।"

Note : Proposed fire fighting AS per NBC-2016 1- UNDER GROUND TANK CAP-285 K.L 2 no PUMP-2850 L PM ELECTRIC 2 NO AND SAME CAP DIESEL PUMP 2 no AND 2 no 180 LPM JOCKY PUMP and curtain pump and this noc is FOR -A,B,C,D,E ,F,G,H,I,J कर्मचारी और कम्युनिटी .

निर्मित किये जाने का दिनांक: **10-07-2019**

स्थान: **GAUTAM BUDDH NAGAR**

हस्ताक्षर-



AMAN SHARMA

5B1E2B5C6CEA69D9C4C6C69182A5333F95081957

10-07-2019

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

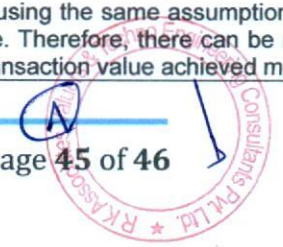


ENCLOSURE 6: CONSULTANT'S REMARKS

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



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



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

