

REPORT FORMAT: V-L3 (Medium) | Version: 6.0\_2018

File No.: VIS(2021-22)-PL357-320-389

Dated: 21.08.2021

# PROJECT TIE -UP REPORT

## OF

### GROUP HOUSING SOCIETY

### EXPRESS ASTRA

SITUATED AT

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

DEVELOPED & PROMOTED BY

M/S. EXPRESS PROJECTS PVT. LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, SANSAD MARG, NEW DELHI

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineer (LIE) In case of any query/ issue or escalation you may please contact Incident Manager at [valuers@rkassociates.org](mailto:valuers@rkassociates.org). We will appreciate your feedback in order to improve our services.

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM) NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which report will be considered to be correct.

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU Banks

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**VALUATION REPORT**

EXPRESS ASTRA, SECTOR-01, GREATER NOIDA

**PART A****SUMMARY OF THE PROJECT TIE-UP REPORT**

S.NO.	CONTENTS	DESCRIPTION		
1.	GENERAL DETAILS			
a.	Report prepared for	Bank		
b.	Name & Address of Organization	State Bank of India, HLST Branch, Sansad Marg, New Delhi		
c.	Name of Promoter	M/s. Express Projects Pvt. Ltd.		
d.	Name of Property Owner	M/s. Express Projects Pvt. Ltd.		
e.	Address & Phone Number of the owner	Registered Office: 810, Surya Kiran Building, 19, K.G. Marg Connaught Place, New Delhi-110001		
f.	Type of the Property	Group Housing society		
g.	Type of Loan	NA		
h.	Type of Valuation	Project Tie-up Report		
i.	Report Type	Project Tie-Up Report		
j.	Date of Inspection of the Property	20 August 2021		
k.	Date of Valuation Report	21 August 2021		
l.	Surveyed in presence of	Developer's Representative	Mr. Mr. Satender Singh (7669904111)	
m.	Purpose of the Valuation	Project Tie- up Report		
n.	Scope of the Report	Project Tie- Up Report		
o.	Out-of-Scope of Report	i. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. ii. Legal aspects of the property are out-of-scope of this report. iii. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. iv. Getting cizra map or coordination with revenue officers for site identification is not done at our end. v. Measurement is only limited upto sample random measurement. vi. Measurement of the property as a whole is not done at our end. vii. Drawing Map & design of the property is out of scope of the work.		
p.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total 05 documents requested.	Total 12 documents provided.	05
		Property Title document	Lease Deed	Dated 27/05/2011
		Approved Map	Supplementary Lease Deed	Dated 11/07/2013
		Copy of TIR	Revised Sanction Letter from GNIDA	Dated 23/03/2020
		Project Approval Letter	Revised Possession Letter	Dated: 



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				July/2013
		Project NOC's issued from the concern authority	Allotment Letter	Dated: 27/04/2010
		None	Approve Map	---
		None	Environmental clearance NOC from SEIAA	Dated: 24/08/2020
		None	NOC from Pollution control Board	Dated: 28/10/2020
		None	Height Clearance NOC from Airport Authority of India	Dated: 14/01/2016
		None	Provisional NOC from Fire Service Department, U.P	Dated: 29/06/2019
		None	RERA Registration Certificate of Project	Dated: 07/12/2020
		None	Structure Stability Certificate	Dated: 27/06/2019
q.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Promoter's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	

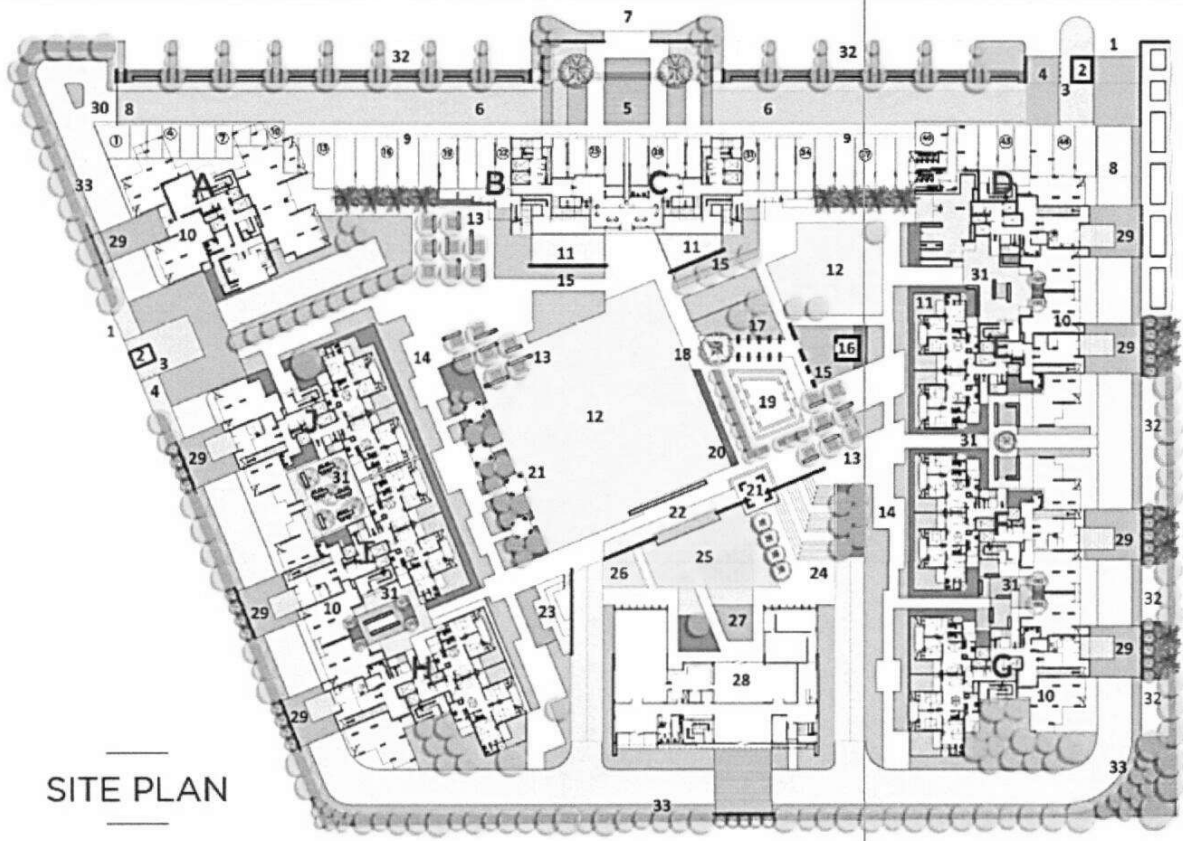


## VALUATION REPORT

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2.

### BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION



SITE PLAN

This project tie-up report is prepared for group housing project “**EXPRESS ASTRA**” being developed at the aforesaid address having total land area admeasuring 23912.500 sq.mtr. as per the copy of Lease deed & supplementary sub-lease deed 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 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 subject project comprised of 10 high rise towers namely Tower-A to Tower-J and the developer has proposed to launch this project in two phases. At present the developer has launched phase-I of the project which consist of 5 towers i.e. Tower-C to Tower-G. Rest of the tower will be launched in phase-II of the project in future.

The developer has proposed to develop 10 high rise towers comprised of S+23 to G/S+26 floors having a total of 928 DUs with all the basic and modern amenities. The building plans are approved for



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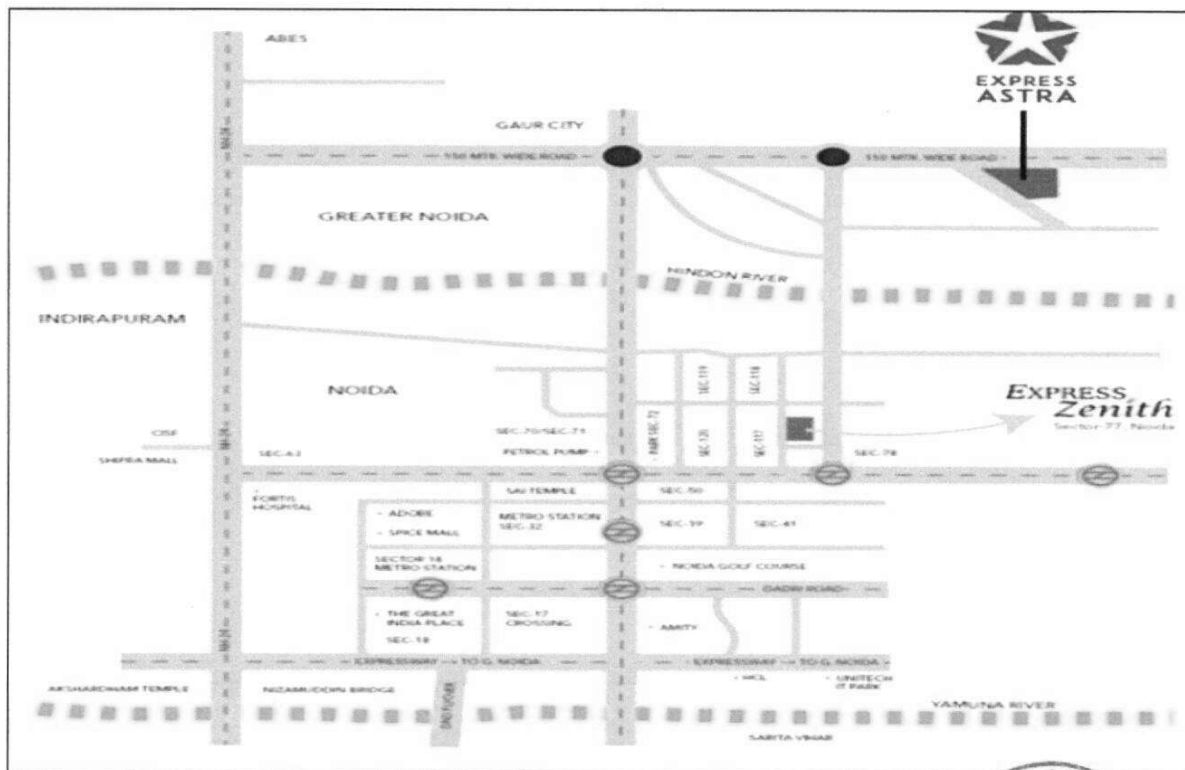
developing 928 DUs. The subject project will be comprises of mainly 2BHK+2T, 3BHK+2T, 3BHK+3T & 2BHK+2T+Study types of flats and the details of the flats is tabulated on page no. 18 of the report.

The Developer has obtained most of the preliminary necessary statutory approvals from different government agencies to develop this modern group housing society.

As per the observation during site survey and information provided by the company, the construction stage of the subject project is as below: -

- Tower-C – Excavation work completed
- Tower-D – Rafting work completed
- Tower-E – Lower basement work in progress
- Tower-F – Upper basement work completed & ground floor work in progress
- Tower-G – Upper basement work completed & ground floor work in progress

The location of the subject project is in a good developing Sector-01, Greater Noida. Subject land is clearly approached 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.



## VALUATION REPORT

EXPRESS ASTRA, SECTOR-01, GREATER NOIDA

3.	ENCLOSURES	
a.	Part B	Valuation Report as per SBI Format Annexure-II
b.	Part C	Area description of the Property
c.	Part D	Valuation Assessment of the Property
d.	Enclosure 1	Valuer's Remark - Page No. 28-29
e.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 30
f.	Enclosure 3	Google Map – Page No.31
g.	Enclosure 4	Photographs – Page No. 33-34
h.	Enclosure 5	Copy of Circle Rate – Page no. 32
i.	Enclosure 6	Survey Summary Sheet – Pages xx
j.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages 02



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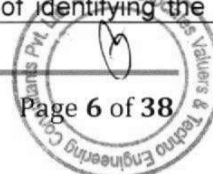
## PART B

## SBI FORMAT OF VALUATION REPORT

Name & Address of Branch	State Bank of India, HLST Branch, Sansad Marg, New Delhi
Name of Promoter	M/s. Express Projects Pvt. Ltd.

S.NO.	CONTENTS	DESCRIPTION
i.	<b>INTRODUCTION</b>	
a.	Name of Property Owner	M/s. Express Projects Pvt. Ltd.
	Address & Phone Number of the Owner	Registered Office: 810, Surya Kiran Building, 19, K.G. Marg, Connaught Place, New Delhi-110001
b.	Purpose of the Valuation	Project Tie-up Report
c.	Date of Inspection of the Property	20 August 2021
d.	Date of Valuation Report	21 August 2021
e.	Name of the Developer of the Property	M/s. Express Projects Pvt. Ltd.
	Type of Developer	Private developer promoted

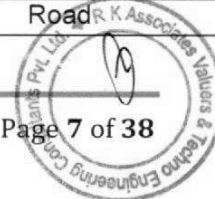
ii.	<b>PHYSICAL CHARACTERISTICS OF THE PROPERTY</b>		
1.	<b>Location attribute of the property</b>		
i.	Nearby Landmark	Near Yatharth Hospital	
ii.	Postal Address of the Property	Express Astra, Plot No. GH- 6A, Sector- 1, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh	
iii.	Area of the Plot/ Land	Total Site area: 5.90 Acres/ 23912.500 sq.mtr. <i>Also please refer to Part-B Area description of the property. All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.</i>	
iv.	Type of Land	Solid/ On road level	
v.	Independent access/ approach to the property	Clear independent access is available	
vi.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°34'23.4"N 77°26'43.6"E	
vii.	Details of the roads abutting the property		
	a. Main Road Name & Width	Noida-Greater Noida Link Road	150 mtr. wide road
	1. Front Road Name & width	Approach Road	24 mtr. wide road
	b. Type of Approach Road	Bituminous Road	
	c. Distance from the Main Road	Approx. 3 km from Noida-Greater Noida Link Road	
viii.	Description of adjoining property	Other Residential Project nearby	
ix.	Plot No./ Survey No.	Please refer to the copy of deeds	
x.	Zone/ Sector	Residential	Sector-1
xi.	Sub registrar	Greater Noida	
xii.	District	Gautam Buddha Nagar, U.P	
xiii.	Any other aspect	Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct	



# VALUATION REPORT

EXPRESS ASTRA, SECTOR-01, GREATER NOIDA

		<p>property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. At our end we have just cross verified the identification of the property with reference to the documents which client could provide to us for perusal as per our standard checklist of the documents requested from them. Method by which identification of the property is carried out is also mentioned in the report clearly. In case the property mentioned in the Valuation report is not the same on which security mortgage has been or has to be created then please inform the Valuer office immediately.</p> <p>Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.</p> <p>Getting cizra map or coordination with revenue officers for site identification is out of scope of this assignment and has not been done and has not been done at our end.</p>		
	a. Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the promoter's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	
	b. Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
	c. Is the property merged or colluded with any other property	No, it is an independent single bounded property		
		NA		
	d. City Categorization	Scale-B City		Urban developing
	e. Characteristics of the locality	Good		Within developing Residential zone
	f. Property location classification	On Wide Road	2 Side Open	None
	g. Property Facing	North-East Facing		
h.	Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	<p>Please refer to the area description section of the report</p> <p>Also please refer to Part C - Area description of the property. All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.</p>		
2.	<b>Boundaries schedule of the Property</b>			
i.	Are Boundaries matched	Not with the lease plan		
ii.	<b>Directions</b>	<b>As per Lease Plan</b>	<b>Actual found at Site</b>	
	North	24 mtr. Wide Road	Road	
	South	Plot No. GH-6B	Devika Gold Homes	
	East	Plot No. GH-6C	Road	



**VALUATION REPORT**

EXPRESS ASTRA, SECTOR-01, GREATER NOIDA

	West	24 mtr. Wide Road	Rajhansh Residency
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iii. TOWN PLANNING/ ZONING PARAMETERS			
a.	Master Plan provisions related to property in terms of Land use	Residential	
	i. Any conversion of land use done	No, the subject is leased for developing group housing project from GNIDA	
	ii. Current activity done in the property	Construction of Residential Apartment in multistoried building	
	iii. Is property usage as per applicable zoning	Yes proposed to be used as Group Housing as per zoning after completion	
	iv. Any notification on change of zoning regulation	No	
	v. Street Notification	Residential	
b.	Provision of Building by-laws as applicable	<b>PERMITTED</b>	<b>CONSUMED</b>
	i. FAR/ FSI	Please refer to area chart description	Please refer to area chart description
	ii. Ground coverage	-----do-----	-----do-----
	iii. Number of floors	-----do-----	-----do-----
	iv. Height restrictions	-----do-----	-----do-----
	v. Front/ Back/ Side Setback	-----do-----	-----do-----
c.	Status of Completion/ Occupational certificate	Not Applicable since construction of the project is going on	Not Applicable since construction of the project is going on
d.	Comment on unauthorized construction if any	Cannot comment since the construction of the subject project is under very initial phase	
e.	Comment on Transferability of developmental rights	As per regulation of Greater Noida Industrial Development Authority (GNIDA)	
f.	a. Planning Area/ Zone	Greater NOIDA Master Plan	
	b. Master Plan currently in force	Greater Noida Master Plan - 2021	
	c. Municipal limits	Greater Noida (GNIDA)	
g.	Developmental controls/ Authority	Greater Noida Industrial Development Authority (GNIDA)	
h.	Zoning regulations	Residential	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	Adjoining properties are used for Residential purpose & Other Group Housing Societies are present in close vicinity	
j.	Comment of Demolition proceedings if any	Not applicable since the construction of structure is yet to begin	
k.	Comment on Compounding/ Regularization proceedings	Not applicable since the construction of structure is yet to begin	
l.	Any other aspect		
	• Any information on encroachment	No	
	• Is the area part of unauthorized area/ colony	No (As per general information available)	





# VALUATION REPORT

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iv. DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY				
a.	Ownership documents provided	Lease Deed	Supplementary Lease Deed	None
b.	Names of the Legal Owner/s	M/s. Express Projects Pvt. Ltd.		
c.	Constitution of the Property	Lease hold, have to take NOC in order to transfer		
d.	Agreement of easement if any	Not required		
e.	Notice of acquisition if any and area under acquisition	No, as per general information available in the public domain		
f.	Notification of road widening if any and area under acquisition	No, as per general information available in the public domain		
g.	Heritage restrictions, if any	No		
h.	Comment on Transferability of the property ownership	Lease hold, have to take NOC in order to transfer		
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Developer	NA	
j.	Comment on whether the owners of the property have issued any guarantee( <i>personal or corporate</i> ) as the case may be	No Information available to us. Bank to obtain details from the Developer.	NA	
k.	<b>Building plan sanction:</b>			
	i. Authority approving the plan	Greater Noida Industrial Development Authority (GNIDA)		
	ii. Name of the office of the Authority	Greater Noida Industrial Development Authority (GNIDA)		
	iii. Any violation from the approved Building Plan	Cannot comment since the construction work is under very initial phase		
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No, not an agricultural property		
m.	Whether the property SARFAESI complaint	Yes		
n.	i. Information regarding municipal taxes ( <i>property tax, water tax, electricity bill</i> )	Tax name	---	
		Receipt number	---	
		Receipt in the name of	---	
		Tax amount	---	
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us		
	1. Is property tax been paid for this property	Not available. Please confirm from the owner.		
	iii. Property or Tax Id No.	Not provided		
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information provided to us		
p.	Qualification in TIR/Mitigation suggested if any	Copy of TIR not given to us, hence cannot comment		
q.	Any other aspect			
	a. Since how long owners owing the Property	10 Years as per lease deed		



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b. Year of Acquisition/ Purchase	Year 2011 & 2013
c. Property presently occupied/ possessed by	Developer
d. Title verification	To be done by the competent Advocate
e. Details of leases if any	The subject land is leased from GNIDA for developing a group housing project for 90 years

## v. ECONOMIC ASPECTS OF THE PROPERTY

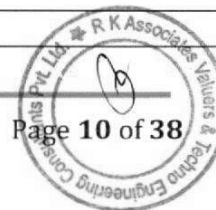
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	Owner/Developer company to provide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

## vi. SOCIO - CULTURAL ASPECTS OF THE PROPERTY

a.	Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Urban Developing Area
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

## vii. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES

a.	Description of the functionality & utility of the property in terms of :	
	i. Space allocation	Yes, proposed
	ii. Storage spaces	Yes, proposed
	iii. Utility of spaces provided within the building	Yes, proposed
	iv. Car parking facilities	Yes, proposed
	v. Balconies	Yes, proposed
b.	Any other aspect	
	i. Drainage arrangements	Yes, proposed
	ii. Water Treatment Plant	Yes, proposed
	iii. Power Supply arrangements	Permanent Yes, for construction & office purpose at present Auxiliary DG set will be installed
	iv. HVAC system	No



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	v. Security provisions		Yes/ Private security guards		
	vi. Lift/ Elevators		Yes, proposed		
	vii. Compound wall/ Main Gate		Yes		
	viii. Whether gated society		Yes, proposed		
	ix. Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes, proposed	Yes, proposed	Yes, proposed	Yes, proposed	Yes/ 7 Ft. height brick wall

viii INFRASTRUCTURE AVAILABILITY							
a. Description of Aqua Infrastructure availability in terms of:							
i. Water Supply		Yes, will be done by the Authority					
ii. Sewerage/ sanitation system		Underground proposed					
iii. Storm water drainage		Yes, proposed					
b. Description of other Physical Infrastructure facilities in terms of:							
k. Solid waste management		Yes, will be done by the authority					
l. Electricity		Yes, for construction purpose at present					
m. Road and Public Transport connectivity		Yes					
n. Availability of other public utilities nearby		Transport, Market, Hospital etc. are available in close vicinity					
c. Proximity & availability of civic amenities & social infrastructure							
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	550 mtr.	150 mtr.	1.2 km	700 mtr.	10 km	8.6 km	46.7 km
	Availability of recreation facilities (parks, open spaces etc.)			Yes ample recreational facilities are available in the vicinity.			

<b>ix. MARKETABILITY ASPECTS OF THE PROPERTY:</b>			
a.	Marketability of the property in terms of		
	a. Location attribute of the subject property	Good	
	b. Scarcity	Similar kind of properties are not easily available in this area.	
	c. Market condition related to demand and supply of the kind of the subject property in the area	Good demand of such properties in the market.	
	d. Comparable Sale Prices in the locality	Please refer to Part C: Valuation Assessment of the Property.	
c.	Any other aspect which has relevance on the value or marketability of the property		No
	1. Any New Development in surrounding area	Yes	Many residential projects are proposed and some projects are in progress
	2. Any negativity/ defect/ disadvantages in the property/ location	No	NA

**VALUATION REPORT**

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x. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
d.	Type of construction & design	RCC framed structure (proposed)	
e.	Method of construction	Construction done using professional contractor workmanship based on architect plan (proposed)	
f.	Specifications		
	1. Class of construction	Under construction	
	2. Appearance/ Condition of structures	Internal -Under construction	
		External -Under construction	
	3. Roof	Floors/ Towers	Type of Roof
		10 Towers proposed to be S+23, S+24 & G/S+26 Floors	RCC (Proposed)
	4. Floor height	10 feet (Proposed)	
	5. Type of flooring	Vitrified tiles, Laminated Wooden Flooring, Anti-Skid Tiles (Proposed)	
	6. Doors/ Windows	UPVC/ Aluminum windows, door frame in wood, Flush door laminated on both sides (Proposed)	
	7. Interior Finishing	Neatly plastered and putty coated walls (Proposed)	
	8. Exterior Finishing	Simple plastered walls (Proposed)	
	9. Interior decoration/ Special architectural or decorative feature	Good looking interiors. Medium use of interior decoration. (Proposed)	
10. Class of electrical fittings	Internal/ Normal quality fittings (Proposed)		
11. Class of sanitary & water supply fittings	Internal/ Normal quality fittings (Proposed)		
g.	Maintenance issues	Not Applicable since construction work is in progress	
h.	Age of building/ Year of construction	Under Construction	Under Construction
i.	Total life of the structure/ Remaining life expected	Approx. 60-65 years (After Completion)	Approx. 60-65 years (After Completion)
j.	Extent of deterioration in the structure	Not Applicable as construction work is in progress	
k.	Structural safety	Proposed RCC structure so assumed to be structurally stable	
l.	Protection against natural disasters viz. earthquakes etc.	Proposed to be designed for seismic consideration for Zone IV	
m.	Visible damage in the building if any	Not Applicable since construction work of the project is in progress	
n.	System of air conditioning	Individual AC will be installed as per buyer's requirement	
o.	Provision of firefighting	Yes (Proposed)	
p.	Status of Building Plans/ Maps	Building plans are approved by the development authority	
	1. Is Building as per approved Map	Not Applicable since construction work of the project is in progress	
		<input type="checkbox"/> Permissible Alterations	Not Applicable



**VALUATION REPORT**

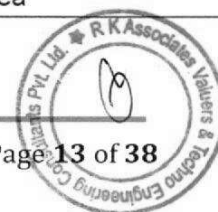
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	2. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Not permitted alteration	Not Applicable
	3. Is this being regularized	No	

<b>xi. ENVIRONMENTAL FACTORS:</b>			
b.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Yes (proposed)	
c.	Provision of rainwater harvesting	Yes (proposed)	
d.	Use of solar heating and lighting systems, etc.	Yes (proposed)	
e.	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	

<b>xii. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:</b>			
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern Structure (after completion)	

<b>4. PROJECT DETAILS:</b>		
a.	Name of the Developer	M/s. Express Projects Pvt. Ltd.
b.	Name of the Architect	M/s. Fourth Dimension Architect (CA/97/22034)
c.	Developer market reputation	Mid scale builder with successful track record of Project deliveries.
d.	Proposed completion date of the Project	12/03/2026 as per RERA certificate
e.	Progress of the Project	<ul style="list-style-type: none"> <li>• Tower-C – Excavation work completed</li> <li>• Tower-D – Rafting work completed</li> <li>• Tower-E – Lower basement work in progress</li> <li>• Tower-F – Upper basement work completed &amp; ground floor work in progress</li> <li>• Tower-G – Upper basement work completed &amp; ground floor work in progress</li> </ul>
f.	Other Salient Features of the Project (Proposed)	<input type="checkbox"/> High end modern apartment, <input checked="" type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area`



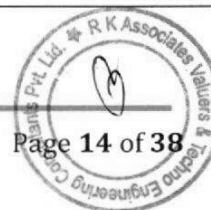


# VALUATION REPORT

EXPRESS ASTRA, SECTOR-01, GREATER NOIDA

xiii.	<b>VALUATION:</b>	
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to <b>Sub-Point 'n' of Point 1 of Part D: Valuation Assessment Factors</b> of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the <b>Sub-Point 'o' of Point 1 of Part D: Valuation Assessment Factors</b> of the report and the screenshot annexure in the report.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to <b>Part D: Valuation Assessment Factors</b> of the report and the screenshot annexure in the report.
d.	<b>Summary of Valuation</b>	For detailed Valuation calculation please refer to <b>Point 1, 2, 3 &amp; 4 of the Part D: Valuation Assessment Factors</b> of the report.
	<b>i. Guideline Value</b>	<b>Rs.78,91,15,500/- (Land Value Only)</b>
	<b>i. Land</b>	<b>Rs.78,91,15,500/-</b>
	<b>ii. Building</b>	<b>NA</b>
	<b>ii. Prospective Fair Market Value</b>	<b>Rs.310,00,00,000/-</b> <b>(For the completed and ready to move project)</b>
	<b>iii. EXPECTED REALIZABLE VALUE^</b>	<b>Rs.248,00,00,000/-</b> <b>(For the completed and ready to move project)</b>
	<b>iv. Distress VALUE*</b>	<b>Rs.217,00,00,000/-</b> <b>(For the completed and ready to move project)</b>
	<b>v. Valuation of structure for Insurance purpose</b>	<b>Rs.222,00,00,000/-</b> <b>(For the completed and ready to move project)</b>
e.	a. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation assessment factors.
	b. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in <b>Point 'o' of Part D: Valuation Assessment Factors</b> of the report and the screenshots of the references are annexed in the report for reference.

5.	<b>Declaration</b> (Also see Enclosure: 1 Valuer's Remarks)	<p>a. The information provided is true and correct to the best of my knowledge and belief.</p> <p>b. The analysis and conclusions are limited by the reported assumptions, limiting conditions and the information came to knowledge during the course of the work. Please see the Assumptions Remarks &amp; Limiting conditions described in Part D: Valuation assessment section of the Report.</p> <p>c. I/ firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.</p>
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# VALUATION REPORT

EXPRESS ASTRA, SECTOR-01, GREATER NOIDA

		<p>d. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>i. Our authorized surveyor by name of AE Sachin Pandey has visited the subject property on 20 August 2021 in the presence of the developer's representative.</p> <p>e. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.</p> <p>f. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank.</p> <p>g. We have submitted Valuation report directly to the Bank.</p> <p>h. This valuation work is carried out by our Engineering team on the request from <b>STATE BANK OF INDIA, HLST BRANCH, SANSAD MARG, NEW DELHI.</b></p>
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xiv	VALUATION COMPANY DETAILS:		
1.	Name & Address of Valuer company	Wealth Tax Registration No.	Signature of the authorized person
d.	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D-39, 2 <sup>nd</sup> Floor, Sector-02, Noida 201301	2303/ 1988	
e.	Total Number of Pages in the Report with enclosures	36	
f.	Engineering Team worked on the report	<i>SURVEYED BY: AE Sachin Pandey</i>	
		<i>PREPARED BY: SE Jitender Sharma</i>	
		<i>REVIEWED BY: HOD Valuations</i>	

xv.	ENCLOSED DOCUMENTS:	
i.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates
j.	Building Plan	Enclosed with the report
k.	Floor Plan	Enclosed with the report
l.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report
m.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Enclosed with the report
n.	Google Map location of the property	Enclosed with the Report
o.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makaan.com etc	Enclosed with the Report
p.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<p>i. <b>Part C: Area Description of the Property</b></p> <p>ii. <b>Part D: Valuation Assessment of the Property</b></p> <p>iii. Assumption, Remarks &amp; Limiting conditions</p> <p>iv. Valuer's Remark - Page No.28-29</p> <p>v. Google Map – Page No.31</p> <p>x. Photographs – Page No. 33-34</p>





## VALUATION REPORT

EXPRESS ASTRA, SECTOR-01, GREATER NOIDA

		<ul style="list-style-type: none"><li><b>xi.</b> Copy of Circle Rate – Page No. 32</li><li><b>vi.</b> Survey Summary Sheet – Pages xx</li><li><b>vii.</b> Copy of relevant papers from the property documents referred in the Valuation – Pages 02</li></ul>
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# VALUATION REPORT

EXPRESS ASTRA, SECTOR-01, GREATER NOIDA

## PART C

## AREA DESCRIPTION OF THE PROPERTY

1.	Total Site Area			23912.500 m <sup>2</sup>	
2.	Ground Coverage Area	Proposed		5839.585 m <sup>2</sup>	
		Permissible		8369.375 m <sup>2</sup>	
3.	Covered Area	<b>UNDER FAR</b>		<b>Proposed</b>	<b>Present Status</b>
		Residential		84221.566 m <sup>2</sup>	Tower-C – Excavation work completed Tower-D – Rafting work completed Tower-E – Lower basement work in progress Tower-F – Upper basement work completed & ground floor work in progress Tower-G – Upper basement work completed & ground floor work in progress
		Community Building		1552.498 m <sup>2</sup>	
		Commercial Shopping		868.972 m <sup>2</sup>	
		Misc. Area (Guard & Meter Room)		26.370 m <sup>2</sup>	
		Store Area		311.170 m <sup>2</sup>	
		15% Facility FAR (Fire Staircase + Lift Lobby Area + Lift Shafts + Services Shafts + Panel Room + Guard Room + S.T.P + U.G Water Tank + Community Centre)		12548.736 m <sup>2</sup>	
		TOTAL	<b>Total Proposed</b>	<b>99529.312 m<sup>2</sup> (1071323.56 ft.<sup>2</sup>)</b>	
		Permissible FAR for Group Housing		83693.75 m <sup>2</sup> (3.5)	
		5% Additional FAR for Green Building Certification		3287.969 m <sup>2</sup> (0.1375)	
		Permissible 15% Area for Service FAR		12554.063 m <sup>2</sup>	
		<b>Total Permissible</b>		99535.782 m <sup>2</sup>	
		<b>UNDER NON FAR</b>			
		Basement -01 Parking		20517.884 m <sup>2</sup>	
		Basement -02 Parking		20457.134 m <sup>2</sup>	
		Silt Parking		5839.585 m <sup>2</sup>	
		TOTAL	<b>Proposed</b>	<b>46814.603 m<sup>2</sup> (503907.705 ft.<sup>2</sup>)</b>	
<b>Permissible</b>	NA				
4.	Open/ Green Area	Proposed		18072.915 m <sup>2</sup>	
		Required		15443.15 m <sup>2</sup>	
5.	Density	Proposed		1746 PPH	
		Permissible		2100 PPH	
6.	Plinth/ Built-up Area (As per IS 3861-1966)			146343.915 m <sup>2</sup> (FAR + NON-FAR)	
7.	Carpet Area			NA	
8.	Net Floor Area			NA	
9.	Super Area			1288651 ft. <sup>2</sup>	
10.	Shed Area			NA	





# VALUATION REPORT

EXPRESS ASTRA, SECTOR-01, GREATER NOIDA

11.	Salable Area	1288651 ft. <sup>2</sup>
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Total Blocks/ Floors/ Flats				
1.	As per Approved Sanctioned Plan		Actually provided (as per the inventory sheet)	Current Status
	<b>Tower- A (TYPE- 2C):</b> S+23 Floors = 92 DU <b>Tower- B (TYPE- 3):</b> S+ 24 Floors = 48 DU <b>Tower- C (TYPE- 3):</b> S+ 24 Floors = 48 DU <b>Tower- D (TYPE- 2B):</b> S+26 Floors = 104 DU <b>Tower- E (TYPE- 1A):</b> S+26 Floors = 106 DU <b>Tower- F (TYPE- 1):</b> S+ 26 Floors = 106 DU <b>Tower- G (TYPE- 2):</b> S+ 26 Floors = 106 DU <b>Tower- H (TYPE- 2A):</b> S+ 26 Floors = 106 DU <b>Tower- I (TYPE- 1A):</b> S+ 26 Floors = 106 DU <b>Tower- J (TYPE- 1):</b> S+ 26 Floors = 106 DU		<b>Phase-I</b> <b>Tower- C:</b> S+ 24 Floors = 48 DU <b>Tower- D:</b> S+26 Floors = 104 DU <b>Tower- E:</b> S+26 Floors = 106 DU <b>Tower- F:</b> S+ 26 Floors = 106 DU <b>Tower- G:</b> S+ 26 Floors = 106 DU <b>Tower- H:</b> S+ 26 Floors = 106 DU <b>Tower- I:</b> S+ 26 Floors = 106 DU <b>Tower- J:</b> S+ 26 Floors = 106 DU  <b>Phase-II</b> <b>Tower- A:</b> (S+23 Floors = 92 DU <b>Tower- B:</b> S+ 24 Floors = 48 DU <b>Tower- H:</b> S+ 26 Floors = 106 DU <b>Tower- I:</b> S+ 26 Floors = 106 DU <b>Tower- J:</b> S+ 26 Floors = 106 DU	The subject project comprised of 10 towers namely Tower-A to Tower-J and the developer has proposed to launch this project in two phases. At present the developer has launched phase-I of the project which consist of 5 towers i.e. Tower-C to Tower-G. Rest of the tower will be launched in phase-II of the project in future.  The construction stage of phase-I of the project is as below: - <ul style="list-style-type: none"> <li>• Tower-C – Excavation work completed</li> <li>• Tower-D – Rafting work completed</li> <li>• Tower-E – Lower basement work in progress</li> <li>• Tower-F – Upper basement work completed &amp; ground floor work in progress</li> <li>• Tower-G – Upper basement work completed &amp; ground floor work in progress</li> </ul>
2.	Total no. of Flats/ Units	Main Units: 928 DU	Main Units: 928 DU	
		EWS: NA	EWS: NA	
	Type of Flats		Refer to the sheet attached below	
	Number of Car Parking available		Required	1087.271 ECS
			Basement 01	621
			Basement 02	630
			Stilt Parking	58
			Surface parking	53
			<b>Total</b>	1362 ECS



# VALUATION REPORT

EXPRESS ASTRA, SECTOR-01, GREATER NOIDA

S.No.	Tower	Type of Unit	No. of Units	Carpet Area (sq.ft.)	Area in Balcony (sq.ft.)	Area in Varandah (sq.ft.)	Super Area (sq.ft.)	Total Super Area (sq.ft.)
1	Tower- A	2BHK+ 2T	44	NA	NA	NA	1150	50600
			1	NA	NA	NA	1400	1400
			1	NA	NA	NA	1363	1363
		3BHK+ 2T	1	NA	NA	NA	2310	2310
			1	NA	NA	NA	2431	2431
			44	NA	NA	NA	1585	69740
2	Tower-B	3BHK+3T	1	NA	NA	NA	2607	2607
			1	NA	NA	NA	2330	2330
			46	NA	NA	NA	2005	92230
3	Tower-C	3BHK+3T	1	1155.41	324.15	637.89	2330	2330
			1	1155.41	324.15	937.7	2496	2496
			46	1155.41	324.15	0	2005	92230
4	Tower- D	2BHK+ 2T	1	691.16	130.12	152.19	1232	1232
			51	691.16	130.12	0	1150	58650
		3BHK+ 2T	1	947.42	175.32	1685.21	2450	2450
			1	947.42	175.32	1451.97	2333	2333
			50	947.42	175.32	0	1570	78500
			1	691.16	130.12	227.25	1269	1269
5	Tower-E	2BHK+2T	1	691.16	130.12	111.19	1212	1212
			51	691.16	130.12	0	1150	58650
			1	790.68	166.05	423.83	1568	1568
		2BHK+2T+ Study	1	790.68	166.05	124.4	1418	1418
			51	790.68	166.05	0	1350	68850
			1	691.16	130.12	227.29	1269	1269
6	Tower-F	2BHK+2T	1	691.16	130.12	111.87	1212	1212
			51	691.16	130.12	0	1150	58650
			1	793.74	166.05	166.05	1568	1568
		2BHK+2T+ Study	1	793.74	166.05	124.4	1418	1418
			51	793.74	166.05	0	1350	68850
			1	691.16	130.12	227.29	1269	1269
7	Tower-G	2 BHK+ 2T	1	691.16	130.12	152.89	1232	1232
			51	691.16	130.12	0	1150	58650
			1	974.02	175.32	391.72	1787	1787
		3BHK+ 2T	1	974.02	175.32	160.32	1671	1671
			51	974.02	175.32	391.23	1585	80835
			1	NA	NA	NA	1269	1269
8	Tower-H	2 BHK+ 2T	1	NA	NA	NA	1237	1237
			51	NA	NA	NA	1150	58650
			1	NA	NA	NA	1729	1729
		3BHK+ 2T	1	NA	NA	NA	1669	1669
			51	NA	NA	NA	1585	80835
			1	NA	NA	NA	1280	1280
9	Tower-I	2BHK+2T	1	NA	NA	NA	1211	1211
			51	NA	NA	NA	1150	58650
			1	NA	NA	NA	1568	1568
		2BHK+2T+ Study	1	NA	NA	NA	1418	1418
			51	NA	NA	NA	1350	68850
			1	NA	NA	NA	1212	1212
10	Tower- J	2BHK+2T	1	NA	NA	NA	1280	1280
			51	NA	NA	NA	1150	58650
			1	NA	NA	NA	1515	1515
		2BHK+2T+ Study	1	NA	NA	NA	1418	1418
			51	NA	NA	NA	1350	68850
			1	NA	NA	NA	1212	1212
Total			928					1287901

**Note:** The carpet area details provided to us by the company is only for tower C to G, which are under the phase-I of the project. Also RERA registration certificate provided to us is approved for phase-I as on date, no carpet area details regarding tower A, B, H, I, J is provided to us. Therefore same is not mentioned in this report.



**VALUATION REPORT**

EXPRESS ASTRA, SECTOR-01, GREATER NOIDA

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

**OBSERVATIONS:** - Project meets preliminary necessary compliance statutory approvals.

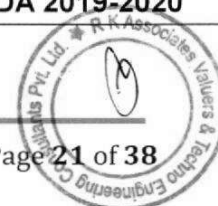


**VALUATION REPORT**

EXPRESS ASTRA, SECTOR-01, GREATER NOIDA

**PART E****VALUATION ASSESSMENT OF THE PROPERTY**

11.	ASSESSMENT FACTORS				
a.	Valuation Type	Group Housing Society Value		Group Housing Society Value	
b.	Scope of the Valuation	To assess Project Establishment Replacement Value			
c.	Property Use factor	Current Use		Highest &Best Use	
		Construction of Group Housing Society		Group Housing Society	
d.	Legality Aspect Factor (Refer sub clause i & j of Point 7)	Positive as per documents produced to us			
e.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio
		Irregular	Large	On Road Level	Normal frontage
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Scale-B City	Good	On wide approach road	Not Applicable
			Property within developing Residential zone	Corner Plot	
				NA	
		Property Facing	North-East Facing		
g.	Any New Development in surrounding area	Other development		Development of other group housing project is going on.	
h.	Any specific advantage/ drawback in the property	No			
i.	Overall property usability Factor	Good			
j.	Comment on Property Salability Outlook	Easily sellable			
k.	Comment on Demand & Supply in the Market	Good demand of such properties in the market			
l.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
m.	Best Sale procedure to realize maximum Value	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
n.		Govt. Guideline Value: Collector Rate of GNIDA 2019-2020			



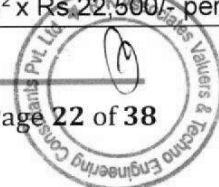


# VALUATION REPORT

EXPRESS ASTRA, SECTOR-01, GREATER NOIDA

	Methodology/ Basis of Valuation	<p><b>Market Value:</b> Assessment of Premium charges to be paid on transfer of Lease hold rights &amp; Building construction value is calculated on the basis of 'Depreciated Replacement Cost approach</p> <p><i>For knowing comparable market sales, significant local enquiries has been made from our side representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been judiciously taken seeing the market scenario. Kindly please refer below section to know the name &amp; contact numbers from whom enquiries have been made.</i></p>
o.	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)	
	i.	Name: NA
		Contact No.: ----
		Nature of reference: ----
		Size of the Property: ----
		Location: ----
		Rates/ Price informed: ----
		Any other details/ Discussion held: ----
	ii.	Name: NA
		Contact No.: ----
		Nature of reference: ----
		Size of the Property: ----
		Location: ----
		Rates/ Price informed: ----
		Any other details/ Discussion held: ----
	Adopted Rates Justification	<p><i>This land is for the specific purpose to develop group housing society. And Group Housing project land is mostly directly auctioned by the authority. No other sale purchase information could be known from the market survey because of very few transactions taking place in the market at present for such type of land. As per information available in public domain and discussion with market participants the prevailing land rate for group housing project is between Rs.20,000/- to Rs.25,000/- per sq.mtr. For valuation purpose we have adopted land rate of Rs.22,500/- per sq.mtr. which is reasonable in our opinion.</i></p>

2.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	Rs.33,000/- per m <sup>2</sup>	Rs.20,000/- to Rs.25,000/- per m <sup>2</sup>
b.	Rate adopted considering all characteristics of the property	Rs.33,000/- per m <sup>2</sup>	Rs.22,500/- per m <sup>2</sup>
c.	Total Development Land Area considered (documents vs site survey whichever is less)	23912.500 m <sup>2</sup>	23912.500 m <sup>2</sup>
d.	Total Permissible FAR	99535.782 m <sup>2</sup>	99535.782 m <sup>2</sup>
	<b>Total Value of land (A)</b>	23912.500 m <sup>2</sup> x Rs.33,000/- per m <sup>2</sup>	23912.500 m <sup>2</sup> x Rs.22,500/- per m <sup>2</sup>



**VALUATION REPORT**

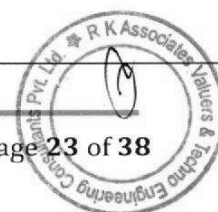
EXPRESS ASTRA, SECTOR-01, GREATER NOIDA

e.		Rs.78,91,15,500/-	Rs.53,80,31,250/-
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3. <b>VALUATION OF BUILDING CONSTRUCTION</b>				
	Particulars		Expected Building Construction Value	
			FAR	NON FAR
Structure Construction Value	Rate range		Rs.1,200/- to 1,700/-per sq.ft.	Rs.1,000/- to 1,500/-per sq.ft.
	Rate adopted		Rs.1,550/-per sq.ft.	Rs.1,300/-per sq.ft.
	Covered Area		99529.312 m <sup>2</sup> / (1071323.56 ft. <sup>2</sup> )	46814.603 m <sup>2</sup> (503907.705 ft. <sup>2</sup> )
	Valuation Calculation		Rs.1,550/- per sq.ft. X 1071323.56 ft. <sup>2</sup>	Rs.1,300/- per sq.ft. X 503907.705 ft. <sup>2</sup>
	<b>Total Value</b>		<b>Rs.166,05,51,518/-</b>	<b>Rs.65,50,80,016/-</b>
a.	Depreciation percentage (assuming salvage value % per year)	NA (Above replacement rate is calculated after deducting the prescribed depreciation)		
b.	Age Factor	Under construction		
c.	Structure Type/ Condition	RCC framed structure (Proposed)		
d.	Construction Depreciated Replacement Value (B)	<b>Rs.231,56,31,534/-</b>		

4. <b>VALUATION OF ADDITIONAL BUILDING &amp; SITE AESTHETIC WORKS</b>			
	Particulars	Specifications	Depreciated Replacement Value
f.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	----
g.	Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	Rs.10,00,00,000/-
h.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Rs. 5,00,00,000/-
i.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	Rs.10,00,00,000/-
j.	<b>Depreciated Replacement Value (C)</b>	<b>NA</b>	<b>Rs.25,00,00,000/-</b>

5. <b>MARKET/ SALABLE VALUE OF THE FLATS</b>		
c.	Total No. of DU	928 DU
d.	Total No. Villas	NA
e.	Total No. of Studio apartments	NA
f.	Total Proposed Salable Area for flats	NA
g.	Launch Price = (approx.) (including PLC + Car Parking + EDC + IDC + Club & other charges)	NA



# VALUATION REPORT

EXPRESS ASTRA, SECTOR-01, GREATER NOIDA

	Government Circle rate	NA
	Present Market Rate (New Booking Price) (including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.3,400/- to Rs.4,400/- per sq.ft. on super area
h.	Remark	<p><i>This project is recently launched in the market and as per the information gathered on public domain there is no secondary market developed yet for this project and only the booking rate quote by the developer is available in the market. The booking value of the proposed Flats varies from floor to floor, size of the flat and location of the flat i.e. park facing, corner etc. This will be a modern society and the builder proposes to construct modern flats as per the information available on public domains. As per information gathered from the public domain &amp; market participants of that area, and it is found that basic booking rate for these flats is between Rs.3,400/- to Rs.4,400/- per sq.ft. on super area.</i></p> <p><i>The booking rates of the subject flats seems to be reasonable in our opinion considering the ongoing market rates of similar projects in the subject locality.</i></p>

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



# VALUATION REPORT

EXPRESS ASTRA, SECTOR-01, GREATER NOIDA

S. No.	Tower	Type of Unit	No. of Units	Carpet Area (sq.ft.)	Area in Balcony (sq.ft.)	Area in Varandah (sq.ft.)	Super Area (sq.ft.)	Total Super Area (sq.ft.)	Total Value @Rs. 3,400/- per sq.ft.	Total Value @Rs. 4,400/- per sq.ft.
1	Tower- A	2BHK+ 2T	44	NA	NA	NA	1150	50600	₹ 17,20,40,000.00	₹ 22,26,40,000.00
			1	NA	NA	NA	1400	1400	₹ 47,60,000.00	₹ 61,60,000.00
			1	NA	NA	NA	1363	1363	₹ 46,34,200.00	₹ 59,97,200.00
		3BHK+ 2T	1	NA	NA	NA	2310	2310	₹ 78,54,000.00	₹ 1,01,64,000.00
			1	NA	NA	NA	2431	2431	₹ 82,65,400.00	₹ 1,06,96,400.00
			44	NA	NA	NA	1585	69740	₹ 23,71,16,000.00	₹ 30,68,56,000.00
2	Tower-B	3BHK+3T	1	NA	NA	NA	2607	2607	₹ 88,63,800.00	₹ 1,14,70,800.00
			1	NA	NA	NA	2330	2330	₹ 79,22,000.00	₹ 1,02,52,000.00
			46	NA	NA	NA	2005	92230	₹ 31,35,82,000.00	₹ 40,58,12,000.00
3	Tower-C	3BHK+3T	1	1155.41	324.15	637.89	2330	2330	₹ 79,22,000.00	₹ 1,02,52,000.00
			1	1155.41	324.15	937.7	2496	2496	₹ 84,86,400.00	₹ 1,09,82,400.00
			46	1155.41	324.15	0	2005	92230	₹ 31,35,82,000.00	₹ 40,58,12,000.00
4	Tower- D	2BHK+ 2T	1	691.16	130.12	152.19	1232	1232	₹ 41,88,800.00	₹ 54,20,800.00
			51	691.16	130.12	0	1150	58650	₹ 19,94,10,000.00	₹ 25,80,60,000.00
		3BHK+ 2T	1	947.42	175.32	1685.21	2450	2450	₹ 83,30,000.00	₹ 1,07,80,000.00
			1	947.42	175.32	1451.97	2333	2333	₹ 79,32,200.00	₹ 1,02,65,200.00
			50	947.42	175.32	0	1570	78500	₹ 26,69,00,000.00	₹ 34,54,00,000.00
			1	691.16	130.12	227.25	1269	1269	₹ 43,14,600.00	₹ 55,83,600.00
5	Tower-E	2BHK+2T	1	691.16	130.12	111.19	1212	1212	₹ 41,20,800.00	₹ 53,32,800.00
			1	691.16	130.12	0	1150	58650	₹ 19,94,10,000.00	₹ 25,80,60,000.00
			51	691.16	130.12	0	1150	58650	₹ 19,94,10,000.00	₹ 25,80,60,000.00
		2BHK+2T+ Study	1	790.68	166.05	423.83	1568	1568	₹ 53,31,200.00	₹ 68,99,200.00
			1	790.68	166.05	124.4	1418	1418	₹ 48,21,200.00	₹ 62,39,200.00
			51	790.68	166.05	0	1350	68850	₹ 23,40,90,000.00	₹ 30,29,40,000.00
6	Tower-F	2BHK+2T	1	691.16	130.12	227.29	1269	1269	₹ 43,14,600.00	₹ 55,83,600.00
			1	691.16	130.12	111.87	1212	1212	₹ 41,20,800.00	₹ 53,32,800.00
			51	691.16	130.12	0	1150	58650	₹ 19,94,10,000.00	₹ 25,80,60,000.00
		2BHK+2T+ Study	1	793.74	166.05	166.05	1568	1568	₹ 53,31,200.00	₹ 68,99,200.00
			1	793.74	166.05	124.4	1418	1418	₹ 48,21,200.00	₹ 62,39,200.00
			51	793.74	166.05	0	1350	68850	₹ 23,40,90,000.00	₹ 30,29,40,000.00
7	Tower-G	2 BHK+ 2T	1	691.16	130.12	227.29	1269	1269	₹ 43,14,600.00	₹ 55,83,600.00
			1	691.16	130.12	152.89	1232	1232	₹ 41,88,800.00	₹ 54,20,800.00
			51	691.16	130.12	0	1150	58650	₹ 19,94,10,000.00	₹ 25,80,60,000.00
		3BHK+ 2T	1	974.02	175.32	391.72	1787	1787	₹ 60,75,800.00	₹ 78,62,800.00
			1	974.02	175.32	160.32	1671	1671	₹ 56,81,400.00	₹ 73,52,400.00
			51	974.02	175.32	391.23	1585	80835	₹ 27,48,39,000.00	₹ 35,56,74,000.00
8	Tower-H	2 BHK+ 2T	1	NA	NA	NA	1269	1269	₹ 43,14,600.00	₹ 55,83,600.00
			1	NA	NA	NA	1237	1237	₹ 42,05,800.00	₹ 54,42,800.00
			51	NA	NA	NA	1150	58650	₹ 19,94,10,000.00	₹ 25,80,60,000.00
		3BHK+ 2T	1	NA	NA	NA	1729	1729	₹ 58,78,600.00	₹ 76,07,600.00
			1	NA	NA	NA	1669	1669	₹ 56,74,600.00	₹ 73,43,600.00
			51	NA	NA	NA	1585	80835	₹ 27,48,39,000.00	₹ 35,56,74,000.00
9	Tower-I	2BHK+2T	1	NA	NA	NA	1280	1280	₹ 43,52,000.00	₹ 56,32,000.00
			1	NA	NA	NA	1211	1211	₹ 41,17,400.00	₹ 53,28,400.00
			51	NA	NA	NA	1150	58650	₹ 19,94,10,000.00	₹ 25,80,60,000.00
		2BHK+2T+ Study	1	NA	NA	NA	1568	1568	₹ 53,31,200.00	₹ 68,99,200.00
			1	NA	NA	NA	1418	1418	₹ 48,21,200.00	₹ 62,39,200.00
			51	NA	NA	NA	1350	68850	₹ 23,40,90,000.00	₹ 30,29,40,000.00
10	Tower- J	2BHK+2T	1	NA	NA	NA	1212	1212	₹ 41,20,800.00	₹ 53,32,800.00
			1	NA	NA	NA	1280	1280	₹ 43,52,000.00	₹ 56,32,000.00
			51	NA	NA	NA	1150	58650	₹ 19,94,10,000.00	₹ 25,80,60,000.00
		2BHK+2T+ Study	1	NA	NA	NA	1515	1515	₹ 51,51,000.00	₹ 66,66,000.00
			1	NA	NA	NA	1418	1418	₹ 48,21,200.00	₹ 62,39,200.00
			51	NA	NA	NA	1350	68850	₹ 23,40,90,000.00	₹ 30,29,40,000.00
Total			928				1287901	₹ 4,37,88,63,400.00	₹ 5,66,67,64,400.00	

**Note:** The carpet area details provided to us by the company is only for tower C to G, which are under the phase-I of the project. Also RERA registration certificate provided to us is approved for phase-I as on date, no carpet area details regarding tower A, B, H, I, J is provided to us. Therefore same is not mentioned in this report.





# VALUATION REPORT

EXPRESS ASTRA, SECTOR-01, GREATER NOIDA

12.	<b>CONSOLIDATED VALUE</b>		
	<b>Particulars</b>	<b>Govt. Circle/ Guideline Value</b>	<b>Prospective Fair Market Value</b>
a.	Land (A)	Rs.78,91,15,500/-	Rs. 53,80,31,250/-
b.	Structure Construction Value(B)	NA	Rs.231,56,31,534/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs. 25,00,00,000/-
d.	<b>Total Add (A+B+C)</b>	<b>Rs.78,91,15,500/- (Land Value Only)</b>	<b>Rs.310,36,62,784/-</b>
e.	Additional Premium if any	----	----
	Details/ Justification	----	----
f.	Deductions charged if any	----	----
	Details/ Justification	----	----
g.	<b>Total Prospective Fair Market Value<sup>#</sup></b>	<b>NA</b>	<b>Rs.310,36,62,784/-</b>
h.	<b>Rounded Off</b>	<b>----</b>	<b>Rs.310,00,00,000/- (For the completed and ready to move project)</b>
i.	<b>EXPECTED REALIZABLE VALUE<sup>^</sup></b>	<b>----</b>	<b>Rs.248,00,00,000/- (For the completed and ready to move project)</b>
j.	<b>Distress VALUE<sup>*</sup></b>	<b>----</b>	<b>Rs.217,00,00,000/- (For the completed and ready to move project)</b>
i.	Valuation of structure for Insurance purpose	NA	<b>Rs.222,00,00,000/- (For the completed and ready to move project)</b>

(Rupees Three Hundred Ten Crores Only)

6.	Concluding comments if any	<p>d. GST will be added as part of project cost for assessing the loan amount in lieu of vat, service tax etc. However, stamp duty, registration charges and other documentation charges, which are not realizable in nature will not be included in the value of the property/agreement to sale for arriving at the loan eligibility.</p> <p>e. Valuation of the asset is done as found on as-is-where basis.</p> <p>h. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.</p> <p>i. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.</p> <p>j. As per the scope of the assignment, Value assessment is subject to <b><u>Assumptions, Remarks &amp; Limiting Conditions mentioned in Point '7' below. R.K Associates Important Notes and Valuer's Remarks(Enclosure: 1)&amp; other enclosed documents</u></b> with the</p>
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## VALUATION REPORT

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Report which will remain part & parcel of the report. Without these enclosures/ documents report shall stand null & void.



# VALUATION REPORT

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13.	ASSUMPTIONS   REMARKS   LIMITING CONDITIONS
i.	Information of the average market rates is taken based on the verbal market survey in the subject area from the local people, property agents, recent deals, demand-supply, internet postings which has been relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.
ii.	Forced, compulsion, constraint, obligatory sales transactions data doesn't forms part of the Fair Market Valuation exercise.
iii.	Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset.
iv.	This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
v.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risks and should loan conservatively to keep the advanced money safe in case of any such situation.
vi.	This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
vii.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
viii.	All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents which has been relied upon.
ix.	Legal aspects for eg. ownership rights, lien, charge, mortgage, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has first got the legal verification cleared by the competent Advocate before requesting for the Valuation report. In case Valuation is obtained before taking legal scrutiny or opinion then it is expected from the Bank to inform back the Valuer timely about such change of rights on the property as soon as it comes into the notice of the Bank/ Financer which may affect their charge on the mortgage asset so that accordingly Valuation modification can be done only for that portion for which the Bank has complete charge/ rights.
x.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.
xi.	Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. At our end we can just cross verify the identification of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest.



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xii.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
xiii.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then it is assumed that the Banker or the concerned organization has satisfied themselves with the approval of the Group Housing Society/ particular floor & building before allotting the Valuation case to the Valuer company.
xiv.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough to determine the exact lawful situation on ground for the Valuer. In case nothing specific is noted on the covered built-up area considered in the Valuation Report, the covered area present on the site as per site survey will be considered in the Valuation.
xv.	In case of Valuation of Plant & Machinery or equipment, condition of machines is evaluated by visual observation only. No technical/ mechanical testing of any kind has been carried out at our end to ascertain the condition and efficiency of the machines. Valuation of Plant & Machinery is done on the basis of physical existence of the assets rather than their technical expediency.
xvi.	Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest, etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.
xvii.	Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.
xviii.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
xix.	At the outset, it is to be noted that Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formulae to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However our Valuation analysis can definitely help the stakeholders to make them informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.



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## R.K ASSOCIATES IMPORTANT NOTES:

- g. **DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org). We ensure 100% accuracy in the Calculations done, Rates adopted and various other data

points & information mentioned in the report but still can't rule out typing, human errors or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of the report, please help us by bringing all such points into our notice in writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org) within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

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

## IF REPORT IS USED FOR BANK/ FIs

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

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



# VALUATION REPORT

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## ENCLOSURE: 1- VALUER'S REMARKS

c.	<b>Fair Market Value</b> <sup>#</sup> suggested by the competent Valuer is that prospective estimated amount of the subject asset/ property in his expert & prudent opinion without any prejudice after he has carefully & exhaustively evaluated all the facts & information related to the subject asset at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.
d.	<b>Realizable Value</b> <sup>^</sup> is the minimum prospective value of the property which it may be able to realize at the time of actual property transaction factoring in potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction. Realizable value may be 10-20% less of the Fair Market Value depending on the various salability prospects of the subject property.
e.	<b>Forced/ Distress Sale Value</b> <sup>*</sup> is the value when the property has to be sold due to any compulsion or constraint like financial encumbrances, dispute, as a part of a recovery process, any defect in the property, having unclear title or any such sort of condition or situation. In this type of sale minimum disposable value is assessed which varies from 20-35% less from the Fair Market Value based on the nature, size & salability prospects of the property. In this type of sale negotiation power of the buyer is always more than the seller and eagerness of selling the property is more than buying it. Therefore the Forced/ Distress Sale Value always fetches less value.
f.	Best rates are rationally adopted based on the facts of the case came to our knowledge during the course of the assignment considering many factors like nature of the property, size, location, approach, market situation and trends.
g.	Construction rates are adopted based on present replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition, specifications based on the visual observation of the structure. No structural, physical tests have been carried out in respect of it.
h.	This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
i.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of any such situation.
j.	No employee or member of R.K Associates has any direct/ indirect interest in the property.
k.	Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
l.	Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
m.	This report is having limited scope as per its fields to provide only the general basic idea of the value of the property prevailing in the market based on the documents/ data/ information provided by the client. The suggested value should be considered only if transaction is happened as free market transaction.
n.	The condition assessment and the estimation of residual economic life of the structure is based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
o.	This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on





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	our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the original has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
p.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.
q.	Value varies with the Purpose/ Date/ Condition of the market. This report should not to be referred if any of these points are different from the one mentioned aforesaid in the Report. The Value indicated in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
r.	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.
12.	This report is prepared on the RKA V-L6 (Medium) Valuation format as per the client requirement, charges paid and the time allotted. This report is having limited scope as per its fields to provide only the general estimated basic idea of the value of the property prevailing in the market based on the information provided by the client. The Valuation assessed in this Valuation Report should hold good only if transaction is happened as per free market transaction. No detailed analysis or verification of the information is carried upon pertaining to the value of the subject property. No claim for any extra information will be entertained whatsoever be the reason. For any extra work over and above the fields mentioned in the report will have an extra cost which has to be borne by the customer.
s.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors also before taking any business decision based on the content of this report.
t.	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.
u.	Defect Liability Period is <b>30 DAYS</b> . We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above.
v.	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Valuation Services can be entertained due to possible change in situation and condition of the property.
w.	Our Data retention policy is of <b>ONE YEAR</b> . 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.
x.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
y.	R.K Associates never releases any report doing alterations or modifications from pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
z.	If this report is prepared for the matter under litigation in any Indian court, no official or employee of R.K Associates will be under any obligation to give in person appearance in the court as a testimony. For any explanation or clarification, only written reply can be submitted on payment of charges by the plaintiff or respondent which will be 10% of the original fees charged where minimum charges will be Rs.2500/-.



# VALUATION REPORT


EXPRESS ASTRA, SECTOR-01, GREATER NOIDA

## ENCLOSURE: 2- REFERENCE FROM PUBLIC DOMAIN



**EXPRESS  
ASTRA**

REBA REG. NO.: UPRER403479455



**EXPRESS BUILDERS**

As on: 01-July-2022

Site Address: Plot CH-06A, Sector 01,  
Gr. Noida West

**PRICE LIST**

Floors	Price (Per Sq.ft.)
24th	5875
23th	4050
24th	4060
23rd	4070
22nd	4080
21st	4090
20th	4100
19th	4110
18th	4120
17th	4130
16th	4140
15th	4150
14th	4160
13th	4170
12th	4180
11th	4190
10th	4200
9th	4210
8th	4220
7th	4230
6th	4240
5th	4250
4th	4260
3rd	4270

AREA STATEMENT - SQ.FT.			
Apartment Type	Super Area	Tower No.	Plot No.
2 BHK + 2 TOILET	1150	D	1.4
		E	1.5
		F	2.4
		G	2.6
3 BHK + 2 TOILET (Small)	1350	H	2.4
		I	1.3
3 BHK + 2 TOILET (Large)	1570	J	2.3
		K	1.4
3 BHK + 3 TOILET (Large)	2075	L	1.2

ADDITIONAL CHARGES			
Main Door Facing PLC	Rs. 200/- per Sq.ft.	Fire Fighting Charges	Rs. 25/- per Sq.ft.
Park Facing PLC	Rs. 100/- per Sq.ft.	ELE	Rs. 50/- per Sq.ft.
Corner PLC	Rs. 50/- per Sq.ft.	One Covered Car Park	Rs. 1,50,000/-
IFMS	Rs. 25/- per Sq.ft.	Club Membership	Rs. 1,00,000/-
Lease Post	Rs. 65/- per Sq.ft.	Power Back Up per KVA	Rs. 25,000

PAYMENT PLAN			
Sr. No.	Stages	CLP	30/20 (Fixed) 20 x 5
1	At the time of Booking	10%	5%
2	Within 30 days of Booking	5%	10%
3	On start of Upper Basement	5%	
4	On start of 1st Floor	5%	
5	On start of 4th Floor	5%	20%
6	On start of 8th Floor	5%	
7	On start of 12th Floor	5%	
8	On start of 16th Floor	5%	20%
9	On start of 20th Floor	5%	
10	On start of 24th Floor	5%	
11	On start of top Floor	5%	20%
12	On Offer of Possession	10%	20%

**Note:**

- Cheque/Draft to be issued in favour of "EXPRESS PROJECTS (P) LTD." Payable at New Delhi.
- Government charges like Registration & Stamp Duty, Sales Tax/VAT/WCT/G.S.T. or any other Govt. levy extra as applicable.
- Individual Electric Meter Connection Charges, IGL Connection Charges, Legal Charges etc. are extra.
- Additional Power Back Up Charges @ Rs. 25,000 per KVA extra.
- IFMS and advance maintenance charges extra to be payable on Offer of Possession.
- Price are subject to change without any prior notice at sole discretion of the company.
- No escalation shall be charged for apartments sold.
- The above areas are Super Built up Areas which includes covered area plus proportionate share of common areas such as staircase, passage, community spaces, lift facilities etc.
- Plan, layout, specification are subject to change/modification as may be decided by the Company/Architect or any other competent authority.
- 1 Sq. Meter = 10.764 Sq Feet



EXPRESS ASTRA, SECTOR-01, GREATER NOIDA

**ENCLOSURE: 3- GOOGLE MAP LOCATION**



# VALUATION REPORT

EXPRESS ASTRA, SECTOR-01, GREATER NOIDA

## ENCLOSURE: 4- CIRCLE RATES

नोट :-

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

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

सहायक महानिरीक्षक निबन्धन (द्वितीय)  
गौतमबुद्धनगर

अपर जिलाधिकारी (वि०/रा०)  
गौतमबुद्धनगर

जिलाधिकारी  
गौतमबुद्धनगर

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# VALUATION REPORT

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## ENCLOSURE: 5- PHOTOGRAPHS





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