

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

CASE NO. VIS(2024-25)-PL782-706-970

DATED: 08/03/2025

PROJECT TIE-UP REPORT OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	SKA ESTATE

SITUATED AT

PLOT NO. GH-01A, SECTOR-ETA-2, GREATER NOIDA, UTTAR PRADESH

DEVELOPER/ PROMOTER

M/S. PRASU HOME LLP

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, NOIDA, UTTAR PRADESH

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisers

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

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

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

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

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PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT
PLOT NO. GH-01A, SECTOR-ETA-2, GREATER NOIDA, UTTAR PRADESH



PROJECT TIE-UP REPORT

SKA ESTATE

PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	State Bank of India, HLST Branch, Noida, Uttar Pradesh
Name of Project	SKA Estate
Work Order No. & Date	Via E-mail dated 24-02-2025

S. NO.	CONTENTS	DESCRIPTION		
1.	GENERAL DETAILS			
i.	Report prepared for	State Bank of India, HLST Branch, Noida, Uttar Pradesh		
ii.	Name of Developer/ Promoter	M/s. Prasu Home LLP		
iii.	Registered Address of the Developer as per MCA website	Regd. Office: - A-134, Corenthum Tower, Sector-62, Noida, District- Gautambudh Nagar, U.P.		
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	27 February 2025		
viii.	Date of Assessment	8 March 2025		
ix.	Date of Report	8 March 2025		
x.	Property Shown by	Name	Relationship with Owner	Contact Number
		No Company representative was available at site		
xi.	Purpose of the Report	For Project Tie-up for individual Flat Financing		
xii.	Scope of the Report	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.		
xiii.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. depts. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work. h) Valuation techniques and principles.		
xiv.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total 05 Documents requested.	Total 05 Documents provided.	Total 05 Documents provided.
		Property Title document	Lease Deed	Dated: 8/10/2024

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		Approved Map	Approved Map	Dated: -23/01/2025
		Possession Letter	Possession Letter	Dated: -18/10/2024
		NOC's & Approval	Refer Part-D	---
		RERA Certificate	RERA Certificate	Dated:-07-03-2025
xv.	Identification of the property	<input checked="" type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input type="checkbox"/>	Done from the name plate displayed on the property	
		<input type="checkbox"/>	Identified by the Owner's representative	
		<input checked="" type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	NA

2.	SUMMARY		
i.	Total Prospective Fair Market Value	Rs. 706,00,00,000/-	
ii.	Total Expected Realizable/ Fetch Value	Rs. 600,10,00,000/-	
iii.	Total Expected Distress/ Forced Sale Value	Rs. 529,50,00,000/-	
iv.	Total No. of Dwelling Units in the project	Residential= 1059 Units	
v.	Built up area of the project	1,87,377 m ²	
vi.	Saleable Area of the Project	19,08,141 sq.ft.	
vii.	Inventory Cost as on "Date of Assessment"	From Rs. 1,621.92 Cr. to Rs. 1,812.73 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	

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PROJECT TIE-UP REPORT

SKA ESTATE

PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. BRIEF DESCRIPTION OF THE PROJECT

This project Tie-up report is prepared for the Group Housing Project '**SKA Estate**' consists of total 05 nos. Tower named as IRIS, ORCHID, ZINNIA, ASTER and MAGNOLIA being developed on total land area of 7.06 Acres (28,551 sq.mtr.) as per Lease Deed dated 18th October 2024.

As per copy of lease deed dated 18th October 2024, M/s. Prasu Home LLP has leased out area measuring 28,551 sqm from Greater Noida Industrial Development Authority for a period of 90 years commencing from 18th October 2024 at a premium of Rs. 203,86,55,604/-.

We have been provided Inventory and Area details. As per Scope of Work & related details/data provided, this project Tie-up Report is prepared for **SKA Estate** (Tower-IRIS, ORCHID, ZINNIA, ASTER and MAGNOLIA). All the other relevant information/data like FAR, Non-FAR area, Land Area, Inventory, Ownership, NoC etc. is taken from documents provided. Latest construction status of the project and latest prevailing market rates of the floors is taken as per the site survey and market research done by us. UPRERA Registration Number of the project is UPRERAPRJ768147/03/2025.

At present this project is being promoted & developed by M/s. Prasu Home LLP (SPC of M/s Prasu Infrabuild Private Limited & M/s Kamroop Infrabuild Private Limited) (Lessee). The group is into business of Real estate activities with own or leased property NCR Region. The major consultant of this project is a famous Architect consultant by the name M/s. A. Plus Design Associates.

As per copy of Sanction Plan, the project having total plot area admeasuring 28,551 sqm. In the SKA Estate, developer has planned to develop 05 towers consisting of 2B+S+33.

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

S. No.	Tower	Unit Saleable Area (in Sq.ft.)	Nos. of Units	Total Saleable Area (In Sq. ft.)
1	Iris	2125	132	2,80,500
2	Orchid	323	1	323
		753	1	753
		1259	1	1249
		1450	66	95,700
		1630	66	1,07,580
		1856	132	2,44,992
3	Zinia	1450	66	95,700
		1630	66	1,07,580
		1856	132	2,44,992
4	Aster	1450	66	95,700
		1630	66	1,07,580
		1856	132	2,44,992
5	Magnolia	2125	132	2,80,500
Total			1059	19,08,141

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

The construction work of the project is as below: -

Tower-IRIS: Excavation work yet to start.

Tower-ORCHID: Excavation work yet to start.

Tower-ZINNIA: Excavation work yet to start.

Tower-ASTER: Excavation work yet to start.

Tower- MAGNOLIA: Excavation work yet to start.

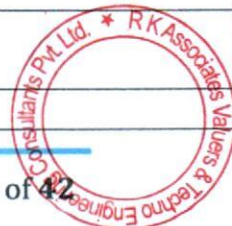
This project is very well located in fast developing sector of Greater Noida, Uttar Pradesh, which has many land marks in the vicinity like group housing projects and Noida-Greater Noida Link Road connects to Delhi-Meerut Expressway or National Expressway-3 in North Direction and Eastern Peripheral Expressway in South Direction. This project is located at Sector-ETA-2 in Greater Noida, a new and fast upcoming residential area of Greater Noida.

The Subject Project is in well developing area of Sector-ETA-2, Greater Noida. The nearby locality has a few other Group Housing Project. The nearest main road to the subject Locality is Greater Noida Link Road and can be proposed approached by Sector Road which is around 60ft wide.

In case of discrepancy in the address mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or client 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 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	SKA Metro Ville
ii.	Name of similar projects available nearby with distance from this property	SKA Metro Ville, Migsun Wynn, Ansal Sushant Serene Residency, Springfields Apartment, Migsun Vilaasa etc.
iii.	Postal Address of the Project	Plot No. GH-01A, Sector-ETA-2, Greater Noida, Uttar Pradesh
iv.	Independent access/ approach to the property	Clear independent access is available
v.		Enclosed with the Report



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	Google Map Location of the Property with a neighborhood layout map	Coordinates or URL: 28°29'46.2"N 77°32'26.3"E		
vi.	Description of adjoining property	Other residential projects		
vii.	Plot No. / Survey No./Sector	GH-01A, Sector-ETA-2		
viii.	Village/ Zone	Greater Noida		
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	On Wide Road	Near to Highway
xv.	Property Facing	South Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Greater Noida Link Road	Approx. 60 meters	
	b) Front Road Name & width	Internal Road	Approx. 20 meters	
	c) Type of Approach Road	Bituminous Road		
	d) Distance from the Main Road	420 mtr. from the main road		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes, with temporary boundary wall		
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	GH-01	Ansal Sushant Serene Residency	
	West	GH-1B (2)	Migsun Vilaasa	
	North	GH-1A/1	SKA Metro Ville	
	South	60 Mtr Wide Road	Road & Entry/Exit	
3.	TOWN PLANNING/ ZONING PARAMETERS			
i.	Planning Area/ Zone	Greater NOIDA Master Plan		
ii.	Master Plan currently in force	Greater NOIDA Master Plan-2041		
iii.	Municipal limits	Greater Noida (GNIDA)		
iv.	Developmental controls/ Authority	Greater Noida (GNIDA)		
v.	Zoning regulations	Residential 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	Group Housing Society		
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning.		

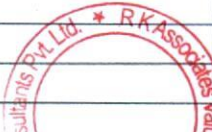


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x.	Any notification on change of zoning regulation	No
xi.	Street Notification	Residential
xii.	Status of Completion/ Occupational certificate	NA as project is under construction
xiii.	Comment on unauthorized construction if any	NA as project is under 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
xvii.	Comment on Compounding/ Regularization proceedings	NA, as property is under-construction
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	None	None
ii.	Names of the Developer/Promoter	M/s. Prasu Home LLP		
iii.	Constitution of the Property	M/s. Prasu Home LLP		
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	NA	
x.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No Information available to us. Bank to obtain details from the Developer	NA	
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 Since the license has been issued for the group Housing Society development.		
xiii.	Whether the property SARFAESI complaint	Yes		
xiv.	Information regarding municipal taxes (property tax, water tax, electricity bill)	Tax name	---	
		Receipt number	---	
		Receipt in the name of	--- ✓	





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		Tax amount	---
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us	
xvi.	Is property tax been paid for this property	Details not available	
xvii.	Property or Tax Id No.	Not provided	
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Yes	
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	Please refer to property description above.	

5. SOCIO - CULTURAL ASPECTS OF THE PROPERTY

i.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Middle Income Group
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

6. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES

i.	Drainage arrangements		Proposed		
ii.	Water Treatment Plant		Not Applicable		
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 (Temporary)

7. INFRASTRUCTURE AVAILABILITY

i.	Description of Water Infrastructure availability in terms of:	
	a) Water Supply	Proposed from municipal connection
	b) Sewerage/ sanitation system	Underground



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	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.	~10 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. However, the project is proposed to have its own recreational activity centres within the projects.			

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	Good demand of such properties in the market.
iv.	Any New Development in surrounding area	Yes Construction of many other group housing societies is in progress. However, many are already inhabited
v.	Any negativity/ defect/ disadvantages in the property/ location	No NA
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	Multistoried RCC framed structure with modern structural design. (Proposed)	
iii.	Specifications		
	a) Class of construction	Class A construction (Very Good) (Proposed)	
	b) Appearance/ Condition of structures	Internal - NA	
		External - NA	
	c) Roof	Floors/ Blocks	Type of Roof
		05-High rise towers (Proposed)	RCC Slab (Proposed)
		Maximum Floors up to 2B+S+33 floors (Proposed)	RCC Slab (Proposed)
	d) Floor height	~10.82 ft (Proposed)	
e) Type of flooring	Vitrified tiles, Ceramic Tiles (proposed)		
f) Doors/ Windows	Wooden frame & panel doors (Proposed)		



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	g) Interior Finishing	Neatly plastered and putty coated walls (proposed)	
	h) Exterior Finishing	Neatly plastered & putty coated walls (proposed)	
	i) Interior decoration/ Special architectural or decorative feature	Beautifully & aesthetically designed interiors (proposed)	
	j) Class of electrical fittings	Internal/ High quality fittings used (proposed)	
	k) Class of sanitary & water supply fittings	Internal/ High quality fittings used (proposed)	
iv.	Maintenance issues	NA	
v.	Age of building/ Year of construction	Under Construction	---
vi.	Total life of the structure/ Remaining life expected	Approx. 65-70 years	Approx. 65-70 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 yet to start.	
	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	NA as project is under-construction.	
ii.	Provision of rainwater harvesting	Yes (Proposed)	
iii.	Use of solar heating and lighting systems, etc.	No	
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere	

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



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12.	PROJECT DETAILS:	
a.	Name of the Developer	M/s. Prasu Home LLP
b.	Name of the Project	SKA Estate
c.	Total no. of Dwelling units	• Residential = 1059 Units
d.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.
e.	Name of the Architect	M/s. A Plus Design Associates
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	23-01-2030 (As per UPRERA)
h.	Progress of the Project	Tower-IRIS: Excavation work yet to start. Tower-ORCHID: Excavation work yet to start. Tower-ZINNIA: Excavation work yet to start. Tower-ASTER: Excavation work yet to start. Tower- MAGNOLIA: Excavation work yet to start.
i.	Other Salient Features of the Project	<input checked="" 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,



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PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed Area of the project		7.06 Acres (28,551 sq.mtr.)		
2.	Area of the Project as per RERA		28,551 Sq.mtr.		
3.	Ground Coverage Area	Permitted	9992.85 m ² (35%)		
		Proposed	7684.05 m ² / (26.92%)		
	Covered Built-up Area	UNDER FAR		PROPOSED AS PER APPROVED MAP (In m ²)	ACHIEVED STATUS As per Site Visit/Map
		TOTAL	Proposed FAR Residential	118049.77	Tower-IRIS, ORCHID, ZINNIA, ASTER, MANGOLIA: Excavation work yet to start.
			Proposed FAR Commercial	1141.83	
			Proposed FAR Ancillary	14975.26	
		UNDER NON-FAR		Proposed as per Approved Map (In m ²)	Proposed AS PER MAP
		Proposed Total NON-FAR area (Basement & Stilt)		53210.41	Tower- IRIS, ORCHID, ZINNIA, ASTER, MANGOLIA: Excavation work yet to start.
		Total Built-up Area		187377.27	
4.	Open/ Green Area	Minimum Required	10433.48		
		Proposed	11564.10		
5.	Density	Permitted	5995.71 persons		
		Proposed	4765.5 persons		

Total Blocks/ Floors/ Flats			
	Approved as per Building Plan for Project	As per RERA & Inventory	Current Status
1.	Tower-IRIS: 2B+S+33 Tower-ORCHID: 2B+S+33 Tower-ZINNIA: 2B+S+33 Tower-ASTER: 2B+S+33 Tower- MAGNOLIA: 2B+S+33	Tower-IRIS: 2B+S+33 Tower-ORCHID: 2B+S+33 Tower-ZINNIA: 2B+S+33 Tower-ASTER: 2B+S+33 Tower- MAGNOLIA: 2B+S+33	Tower- IRIS, ORCHID, ZINNIA, ASTER, MANGOLIA: Excavation work yet to start.
	Note: - As per proposed layout plan, 13 th floor is named as 14 th floor. As such the top floor is named as 34 th .		
2.	Total no. of Flats/ Units	SKA Estate	1059 Units (As per Inventory Details provided)
3.	Type of Flats	1, 3 & 4 BHK (Proposed)	
		Covered Car Parking	1542
		Open Car Parking	87



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4.	Land Area considered	Land Area as per Approved Map – 7.06 Acres/28,551 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	187377.27 Sqm (Proposed)
	Area adopted on the basis of	Site Survey.	
	Remarks & observations, if any	NA	

Note:

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



PROJECT TIE-UP REPORT

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PART D

PROJECT APPROVAL DETAILS

Sl. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Lease deed	Deed No.- 34330 dated 18-10-2024	Approved
2.	Possession Certificate	Letter No. 1455 Dated: 18-10-2024	Approved
3.	Approved Building Plans From GNIDA	Letter no. SM-26-Nov-2024:23199 dated 23-01-2025 valid for 5 years	Approved
4.	NOC for Height Clearance from Airport Authority of India	Letter no. AAI/RHQ/NR/ATS/NOC/2024/1133/3929-32 valid from 04-12-2024 to 03-12-2032	Approved
5.	Provisional NOC from Fire Authority	UPFS/2024/137821/GBN/GAUTAM BUDDH NAGAR/29547/JD dated 27-11-2024	Approved
6.	Structural Vetting Certificate	Ref No. IITBBS/SIF/CONS/2024/PRASU/A_01 dated 02-12-2024	Approved
7.	RERA Registration	Registration No. UPRERAPRJ768147/03/2025 Dated: - 07-03-2025	Approved

Note: The above details have been considered from the data provided only. The project meets the primary requirements for the NoC/Certificate necessary to develop the modern high-rise society.

(Signature)



PART E

PROCEDURE OF ASSESMENT



1.	GENERAL INFORMATION			
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		27 February 2025	8 March 2025	8 March 2025
ii.	Client	State bank of India, HLST Branch, Noida, Uttar Pradesh		
iii.	Intended User	State bank of India, HLST Branch, Noida, Uttar Pradesh		
iv.	Intended Use	To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Project Tie-up for individual Flat Financing		
vi.	Scope of the Assessment	Non binding opinion on the cost assessment of the project, ascertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the property is identified	<input type="checkbox"/> Done from the name plate displayed on the property <input type="checkbox"/> Identified by the owner <input 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. of Dwelling Units	Under Normal Marketable State			
		Reason: Asset under free market transaction state			
v.	Property Use factor	Current/ Existing Use	Highest & Best Use (in consonance to surrounding use, zoning and statutory norms)	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.			

PROJECT TIE-UP REPORT

SKA ESTATE

		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	
		Rectangle		Medium	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Good	On Wide Road	2B+S+33 Floors
		Urban developing	Within urban developed area	Near to Highway	
			Within good urban developed area	None	
		Property Facing			
		South Facing Colony 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, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Medium Income Group			
xi.	Neighbourhood amenities	Good			
xii.	Any New Development in surrounding area	Some group housing projects are under construction in the vicinity and some are already constructed.			
xiii.	Any specific advantage/ drawback in the property	No.			
xiv.	Property overall usability/ utility Factor	Restricted to a particular use i.e., Group housing (Residential) purpose only.			
xv.	Do property has any alternate use?	None. The property can only be used for residential purpose.			
xvi.	Is property clearly demarcated by permanent/ temporary boundary on	Demarcated with temporary boundary.			





PROJECT TIE-UP REPORT

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	site																																												
xvii.	Is the property merged or colluded with any other property	No. Comments: NA																																											
xviii.	Is independent access available to the property	Clear independent access is available																																											
xix.	Is property clearly possessable upon sale	Yes																																											
xx.	Best Sale procedure to realize maximum Value for inventory sale (in respect to Present market state or premise of the Asset as per point (iv) above)	Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.																																											
xxi.	Hypothetical Sale transaction method assumed for the inventory cost analysis	Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.																																											
xxii.	Approach & Method Used for inventory cost analysis	PROJECT INVENTORY <table><tr><th>Approach for assessment</th><th>Method of assessment</th></tr><tr><td>Market Approach</td><td>Market Comparable Sales Method</td></tr></table>		Approach for assessment	Method of assessment	Market Approach	Market Comparable Sales Method																																						
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xxiii.	Type of Source of Information	Level 3 Input (Tertiary)																																											
xxiv.	Market Comparable References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	<table><tr><td>a</td><td>Name:</td><td>M/s Shri Hari ji Associates</td></tr><tr><td></td><td>Contact No.:</td><td>+91 95100 00077</td></tr><tr><td></td><td>Nature of reference:</td><td>Property dealer</td></tr><tr><td></td><td>Size of the Property:</td><td>1285 sq. ft. Super Area</td></tr><tr><td></td><td>Location:</td><td>SKA Metro Ville</td></tr><tr><td></td><td>Rates/ Price informed:</td><td>Rs. 8,872/- per sq.ft.</td></tr><tr><td></td><td>Any other details/ Discussion held:</td><td>As per inquiry conducted with the local property dealer, the asking price for 3BHK flat in SKA Metro Ville which is a constructed group housing society in Sector-ETA-2, is Rs. 1,14,20,000/- i.e. Rs. 8,872/- per sq. ft.</td></tr><tr><td>b</td><td>Name:</td><td>Mr. Vimal Bhatt</td></tr><tr><td></td><td>Contact No.:</td><td>+91 98710 06679</td></tr><tr><td></td><td>Nature of reference:</td><td>Property dealer</td></tr><tr><td></td><td>Size of the Property:</td><td>1285 sq. ft. saleable area</td></tr><tr><td></td><td>Location:</td><td>Sector -ETA-2</td></tr><tr><td></td><td>Rates/ Price informed:</td><td>Rs. 9,494/- per sq.ft.</td></tr><tr><td></td><td>Any other details/ Discussion held:</td><td>As per inquiry conducted with the local property dealer, the asking price for 3BHK flat in SKA Metro Ville which is a constructed group housing society in Sector-ETA-2, is Rs. 1,22,00,000/- i.e. Rs. 9,494/- per sq. ft.</td></tr></table>		a	Name:	M/s Shri Hari ji Associates		Contact No.:	+91 95100 00077		Nature of reference:	Property dealer		Size of the Property:	1285 sq. ft. Super Area		Location:	SKA Metro Ville		Rates/ Price informed:	Rs. 8,872/- per sq.ft.		Any other details/ Discussion held:	As per inquiry conducted with the local property dealer, the asking price for 3BHK flat in SKA Metro Ville which is a constructed group housing society in Sector-ETA-2, is Rs. 1,14,20,000/- i.e. Rs. 8,872/- per sq. ft.	b	Name:	Mr. Vimal Bhatt		Contact No.:	+91 98710 06679		Nature of reference:	Property dealer		Size of the Property:	1285 sq. ft. saleable area		Location:	Sector -ETA-2		Rates/ Price informed:	Rs. 9,494/- per sq.ft.		Any other details/ Discussion held:	As per inquiry conducted with the local property dealer, the asking price for 3BHK flat in SKA Metro Ville which is a constructed group housing society in Sector-ETA-2, is Rs. 1,22,00,000/- i.e. Rs. 9,494/- per sq. ft.
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xxv.	Adopted Rates Justification	For the market rate of the Flats available of nearby project, we have enquired from property dealers in that area and were able to find a Sale																																											

PROJECT TIE-UP REPORT

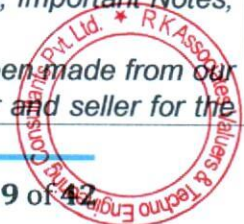
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rate range of Rs. 8,500/- to Rs. 9,500/- per sq. ft. on Super area for the project. Since this is a proposed luxury apartment society.

Thus, we have adopted rate of Rs. 8,500/- to Rs. 9,500/- per sq. ft. for inventory valuation purpose.

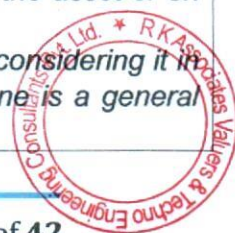
xxvi.	OTHER MARKET FACTORS	
	Current Market condition	Normal
		Remarks: NA
		Adjustments (-/+): 0%
	Comment on Property Salability Outlook	Easily sellable
		Adjustments (-/+): 0%
	Comment on Demand & Supply in the Market	Demand
		Good
		Supply
		Adequately available
		Remarks: Good demand of such properties 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 marketability of the property	NA
		Adjustments (-/+): 0%
xxix.	Final adjusted & weighted Rates considered for the subject property	As per information available in public domain the Unit Rate is prevailing in this sector is between Rs. 8,500/- to Rs. 9,500/- per sq. ft. for Apartments and taking into consideration all the factors like size of the land and demand of flat in this sector, we have taken FSI land rate Rs. 7,500/- per sq.ft., which is reasonable in our view
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 shall start selling the Flat 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</p>	



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.

- f. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
- g. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, price assessment metrics is prepared and necessary adjustments are made on the subject asset.
- h. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- i. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
- j. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- k. Area measurements considered Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- l. Area of the large land parcels of more than 2500 sq. mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- m. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- n. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- o. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- p. The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- q. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Report.
- r. Project tie-up report is prepared based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.



PROJECT TIE-UP REPORT

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s. *Project tie up is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.*

xxxii.

ASSUMPTIONS

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

xxxiii.

SPECIAL ASSUMPTIONS

None

xxxiv.

LIMITATIONS

None



PROJECT TIE-UP REPORT

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3.	COST ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Land Value as per Market
a.	Prevailing Rate range	Rs. 29,500/- per sq.mtr.	Rs 7,000/- to 8,000/- Per Sq. ft. or Rs. 75,348/- to Rs. 86,112/- per Sq.mtr.
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs. 29,500/- per sq.mtr.	Rs.7,500/- per sq. ft. or Rs. 80,730/- per Sq.mtr.
d.	Total Land Area/FAR Area considered <i>(documents vs site survey whichever is less)</i>	28,551 sq.mtr	28,551 Sqm or 3,07,323 sq. ft.
e.	Total Value of land (A)	28,551 sq.mtr X Rs. 29,500/- per sq.mtr.	3,07,323 sq. ft. X Rs. 7,500/- per sq. ft.
		Rs. 84,22,54,500/-	Rs. 230,49,22,230/-

4.	COST ASSESSMENT OF BUILDING CONSTRUCTION			
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR Area	NON-FAR Area
	Building Construction Value	Rate range	Rs. 2,300/- to 2,700/- per sq. ft.	Rs. 1,800/- to 2,200/- per sq. ft.
		Rate adopted	Rs. 2,500/- per sq. ft.	Rs. 2000/- per sq. ft.
		Covered Area	14,44,172 ft²	5,72,757 ft²
		Pricing Calculation	Rs.2,500/- per Sq. ft. X 14,44,172 sq. ft.	5,72,757 ft ² X Rs. 2,000/- per sq. ft..
		Total Value	Rs. 361,04,30,203/-	Rs. 114,55,13,706/-
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)/ Yet to be Constructed	
d.	Expected Building Construction Value (B)		Rs. 475,59,43,909/-	

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>	----	Already considered in the Cost above
b.	Add extra for fittings & fixtures <i>(Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)</i>	----	
c.	Add extra for services <i>(Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)</i>	----	
d.	Add extra for internal & external development and other facilities <i>(Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach Road, Play Area, etc.)</i>	----	
e.	Expected Construction Value (C)	NA	



PROJECT TIE-UP REPORT

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6. MARKET/ SALABLE AMOUNT OF THE FLATS		
a.	Total No. of DU	• Residential= 1059 Units
b.	Total Proposed Salable Area for flats	19,08,141 sq. ft.
c.	Project launch Price	Rs. 8,500/- to Rs. 9,500/- per Sq.ft. (on Super Area)
d.	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Approx. Rs. 8,500/- to Rs. 9,500/- sq.ft.
e.	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. Builder's rate as mentioned above is seems to be reasonable in our opinion in prevailing market condition.

INVENTORY VALUATION						
Tower	Type of Flat	Per Unit Saleable Area (Sq. ft.)	No. of DUs	Total Super Area (Sq. ft.)	Sale Price @8,500/- per Sq. ft. (in Rs. Cr.)	Sale Price @9,500/- per Sq. ft. (in Rs. Cr.)
IRIS	4BHK	2125	132	2,80,500	238.43	266.48
ORCHID	1BHK/ 3BHK	323, 753, 1249, 1450, 1630, 1856	267	4,50,597	383.01	428.07
ZINNIA	3BHK	1450, 1630, 1856	264	4,48,272	381.03	425.86
ASTER	3BHK	1450, 1630, 1856	264	4,48,272	381.03	425.86
Magnolia	4BHK	2125	132	2,80,500	238.43	266.48
Total			1059	19,08,141	1,621.92	1,812.73

Note: Normally, apart from the Basic Sale Price mentioned in the Agreement to Sale, a onetime 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 Voltaic 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.

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PROJECT TIE-UP REPORT

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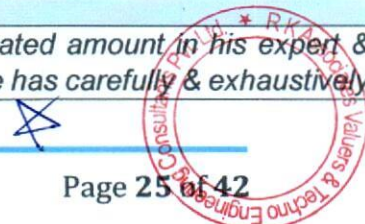
7. CONSOLIDATED COST ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs. 84,22,54,500/-	Rs. 230,49,22,230/-
b.	Structure Construction Value (B)	NA	Rs. 4,75,59,43,909/-
c.	Additional Aesthetic Works Value (C)	NA	
d.	Total Add (A+B+C)	Rs. 84,22,54,500/-	Rs. 706,08,66,139/-
e.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs. 706,08,66,139/-
h.	Rounded Off	---	Rs. 706,00,00,000 /-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Seven Hundred and Six Crores only
j.	Expected Realizable Value (@ ~15% less)	---	Rs. 600,10,00,000/-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 529,50,00,000/-
l.	Percentage difference between Circle Rate and Market Value	More than 20%	
m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	Concluding Comments/ Disclosures if any		
	a. The subject property is a Group Housing project.		
	b. We are independent of client/ company and do not have any direct/ indirect interest in the property.		
	c. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		
	d. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is		

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

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

o. IMPORTANT KEY DEFINITIONS

Fair Value suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively



evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Report.

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

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

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

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

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

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

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

Distress Sale Value* is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached

to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.

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.

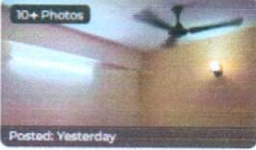
At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Shubham Joshi	Abhinav Chaturvedi	Rajani Gupta
		

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

S



10+ Photos

Posted: Yesterday

Agent: Sushil Singh
1500+ Buyers Served

2 BHK Flat for Sale in SKA Metro Ville, Eta 2, Greater Noida
SKA Metro Ville

₹87 Lac ₹8,657 per sqft

CARPET AREA
900 sqft

STATUS
Ready to Move

FLOOR
22 out of 34


This is prime location sector eta 2 ska metro ville 2bhk 1005sqft this flat is furnished an...

[Contact Agent](#)

[Get Phone No.](#)

3 BHK Flat In C For Sale In Ska Metro Ville

SKA Metro Ville, Eta II [Explore Nearby](#)



₹1.2 Crores
₹9,339 per sq.ft.

₹68,777/Month
Estimated EMI

1,285 sqft
Builtup

East
Facing

3
Bathrooms

3 BHK
Apartment Type

Bike and Car
Parking

[Get Owner Details](#)



1/2

SKA Metro Ville ★ 4.0 RESALE

3 BHK Apartments / Flat in Eta 2, Greater Noida · ✓ RERA

₹1.1 Cr **1,165 sqft** (108 sqm) **3 BHK** (2 Baths)
₹9,442 /sqft Super Built-up Area Ready To Move

Ska metro ville project is very good project and flat 1 st floor...

4w ago
Owner

[View Number](#) [Contact](#)



1/10

SKA Metro Ville ★ 4.0 RESALE

3 BHK Apartments / Flat in Eta 2, Greater Noida · ✓ RERA

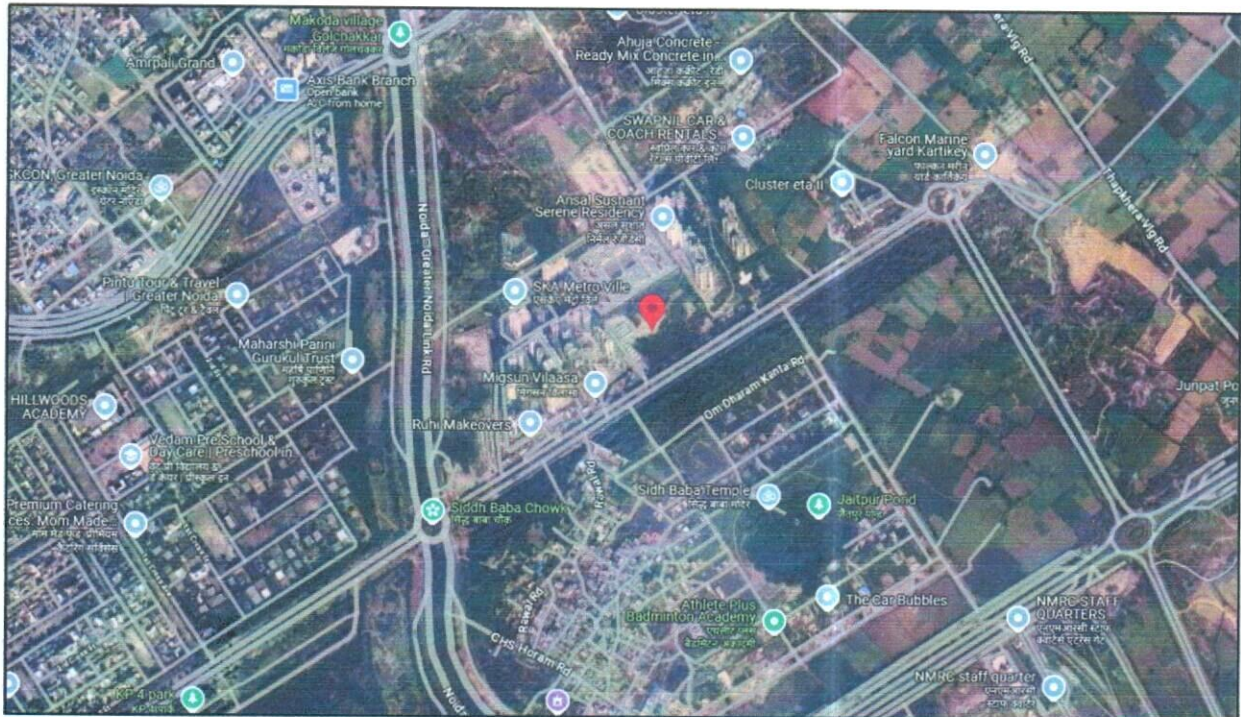
₹1.24 Cr **1,285 sqft** (119 sqm) **3 BHK** (3 Baths)
₹9,649 /sqft Super Built-up Area Ready To Move

Prime location Metro station Opp. Grads school Fully functional...

2mo ago
Owner

[View Number](#) [Contact](#)

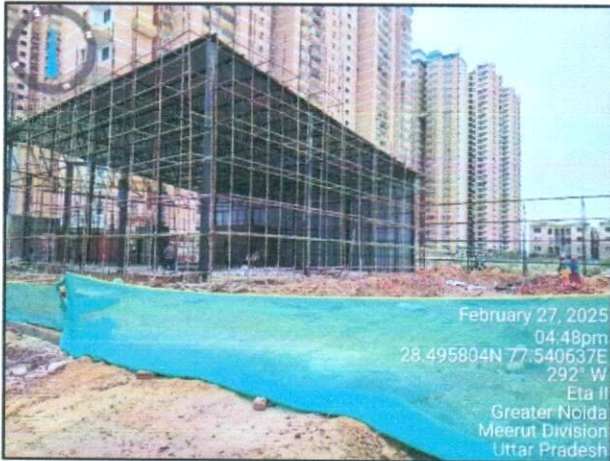
ENCLOSURE 2: GOOGLE MAP LOCATION



✕



ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY



✱



PROJECT TIE-UP REPORT

SKA ESTATE

ENCLOSURE: 4- COPY OF CIRCLE RATE

जोन-बी की प्राधिकरण दर- 31250 ₹0 प्रति वर्ग मीटर

जोन-बी सैक्टर का नाम	बेसिक / न्यूनतम दर		18 मीटर तक चौड़े रास्ते पर		18 मीटर से अधिक चौड़े रास्ते पर	
	वर्तमान दर (₹0 प्रति वर्ग मीटर)	प्रस्तावित दर (₹0 प्रति वर्ग मीटर)	वर्तमान दर (₹0 प्रति वर्ग मीटर)	प्रस्तावित दर (₹0 प्रति वर्ग मीटर)	वर्तमान दर (₹0 प्रति वर्ग मीटर)	प्रस्तावित दर (₹0 प्रति वर्ग मीटर)
ओमेगा-3, चाई-1, चाई-2, चाई-3, चाई-4, चाई-5, चाई- फाई एक्सेशन, पी-1, पी-2, पी-3, पी-4, पी-5, पी-6, पी-7, पी-8, पाई-1, पाई-2, फाई-1, फाई-2, फाई-3, फाई-4, फाई-चाई, एनओआरआई सिटी, ओमेगा-02	27000	32000	27000	32000	27,500	34000
गोल्फ लिंक-1	32000	38000	32000	38000	32500	40000
ओमेगा-1	30000	34000	30000	34000	30500	36000
ओमेगा-1	27000	34000	27000	34000	27,500	36000
सैक्टर-36 (RHO-01) व सैक्टर-37 (RHO-02)	26500	32000	26500	32000	27000	34000

जोन-सी की प्राधिकरण दर- 27080 ₹0 प्रति वर्ग मीटर

जोन-सी सैक्टर का नाम	बेसिक / न्यूनतम		18 मीटर तक चौड़े रास्ते पर		18 मीटर से अधिक चौड़े रास्ते पर	
	वर्तमान दर (₹0 प्रति वर्ग मीटर)	प्रस्तावित दर (₹0 प्रति वर्ग मीटर)	वर्तमान दर (₹0 प्रति वर्ग मीटर)	प्रस्तावित दर (₹0 प्रति वर्ग मीटर)	वर्तमान दर (₹0 प्रति वर्ग मीटर)	प्रस्तावित दर (₹0 प्रति वर्ग मीटर)
ईटा-1, ईटा-2, ओमीकान-1, ओमीकान-1ए, ओमीकान-2, ओमीकान-3, ज्यू-1, ज्यू-2, ज्यू-3, जीटा-1, जीटा-2, म्यू-म्यू-1, म्यू-2, सिग्मा-1, सिग्मा-2, सिग्मा-3, सिग्मा-4, सैक्टर-2,3 साई (PSI),	26500	28000	26500	28000	27000	29500


नोट :- जोन-ए, जोन-बी एवं जोन-सी को छोड़कर अन्ना जोन के शेष सभी सैक्टर में अवस्थित आवासीय भूखण्ड की वर्तमान सर्किल दर को यथावत प्रस्तावित किया जा रहा है।


✶




ENCLOSURE 5: OTHER RELEVANT DOCUMENTS

Lease Deed


SOMESH
Reg. No. P-766/2000


SOMESH
Advocate


SOMESH
Advocate

LEASE DEED

This Lease Deed made on 18th day of October, 2024 between the Greater Noida Industrial Development Authority a body corporate constituted under Section 3 read with 2 (d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976 hereinafter called the Lessor which expression shall unless the context does not so admit, include its successors, assigns) of the one part


And


M/s. PRASU HOME LLP (SPC OF M/s. Prasu Infrabuild Private Limited & M/s. Kamroop Infrabuild Private Limited) Registered Office: A-134, Conchum Tower Sector-02, Noida Distt. Gautambudh Nagar, U.P. through its Authorize signatory Sh. Lalit Narayan Iha S/o Sh. Sahdeo Iha R/o E-107, Gaur Green Avenue, Abhay khand-II, Indrapuram, Ghaziabad (U.P.) duly authorized by the board of Partners vide Resolution dated 03.10.2024 hereinafter called the Lessee which expression shall unless the context does not so admit, include its representatives, administrators and permitted assigns of the other part :

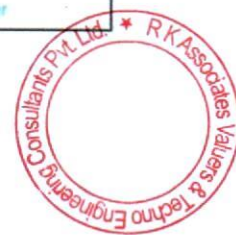
WHEREAS the plot hereinafter described forms part of the land acquired under the Land Acquisition Act 1894 and developed by the Lessor for the purpose of setting up an urban and industrial township

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the Plot No. GH-01A, SECTOR- ETA-2, GREATER NOIDA AREA 28551.00 SQM. on the terms and conditions hereinafter appearing for the purpose of constructing Residential Flats and support facilities according to the setbacks and building plan approved by the lessor

AND WHEREAS the Lessor has through an E-Bid tender System awarded to M/s. PRASU HOME LLP (SPC OF M/s. Prasu Infrabuild Private Limited & M/s. Kamroop Infrabuild Private Limited) (lessee) the Plot No. GH-01A, SECTOR- ETA-2,


प्रबन्धक (विलडर्स)
ग्रेटर नोएडा प्राधिकरण

For PRASU HOME LLP

Designated Partner



Allotment Letter



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
PLOT NO. 01, SECTOR-KNOWLEDGE PARK-IV,
GREATER NOIDA, DISTT. GAUTAM BUDDHI NAGAR
Website : www.greaternoidaauthority.in e-mail: authority@gnida.in

Allotment Cum Intimation Letter

REF : GNIDA/BRS-01/2023-2024/1258
DATED : 16th August, 2024

Name of Scheme : BRS-01/2023-24
Form Serial/Event ID. No. : 28204
Size of Plot : 28265 Sqm.
Payment Plan : CASH DOWN

To,

CONSORTIUM OF -

M/s PRASU INFRABUILD (P) LTD.
& M/S KAMROOP INFRABUILD (P) LTD.,
KA-43, KAUSHAMBHI,
GHAZIABAD - 201 010

Email: LNJHA@YAHOO.CO.IN

Dear Sir,

May kindly refer to your Application Form/Event ID No. 28204 of Builders Plot Scheme BRS-01/2023-24 for allotment of Builders Plot in Greater Noida.

The Authority is pleased to allot the Builders PLOT No. GH-01A Sector ETA-02 measuring 28265 Sqm. on lease for a period of 90 years.

- | | | |
|----------------------------------|---|----------------------------|
| 1. a) Your Allotment Number is - | : | BRS-01/2023-2400002 |
| b) Total Allotted area | : | 28265 Sqm. |
| c) Rate of Allotment | : | Rs. 71404/- Per Sqm. |
| d) Total Premium Amount | : | Rs. 201,82,34,060/- |



PROJECT TIE-UP REPORT

SKA ESTATE

Approved Map

AREA CHART			REQUIRED PARKING CALCULATION		GROUND COVERAGE	
S NO	PERMISSIBLE AREA DETAIL	AREA (IN SQ.M.)	NOS			
1	PLOT AREA	2851.80	1450		TOWER JISH & MAIN AREA (JISH ET)	1545.412
2	PERMISSIBLE F.A.R. @ 3.5	9981.30	1450		TOWER ORCHARD ZONAL & ATTER (1500+15)	8600.787
3	GREEN BUILDING F.A.R. @ 15% OF PERMISSIBLE F.A.R.	499.07			PROPOSED GROUND COVERAGE OF GUARD ROOM	9.000
4	NETTED F.A.R. @ 2.0 OF PLOT AREA	1425.90			PROPOSED GROUND COVERAGE OF METER ROOM	21.000
5	TOTAL PERMISSIBLE F.A.R. @ 3.542 1754.34 175	11920.43			PROPOSED GROUND COVERAGE OF COMMERCIAL	1141.811
6	PERMISSIBLE F.A.R. OF RESIDENTIAL OF TOTAL	11905.39			PROPOSED GROUND COVERAGE OF COMMUNITY FACILITY	1331.820
7	PERMISSIBLE F.A.R. OF COMMERCIAL @ 1% OF PERMISSIBLE F.A.R. + 58780 F.A.R. (3.542 544)	1142.04			PROPOSED GROUND COVERAGE OF MEDITATION AREA	10.000
8	PERMISSIBLE ANCILLARY AREA 15% OF PERMISSIBLE F.A.R.	1495.29			TOTAL GROUND COVERAGE AREA	7684.830
9	PERMISSIBLE GROUND COVERAGE @ 35%	992.85				
10	TOTAL REQUIRED GREEN AREA - 10% OF OPEN AREA	10433.48				
11	[OPEN AREA - PLOT AREA - PROPOSED GROUND COVERAGE]	1565				
12	NO. OF CAR PARKING REQUIRED	209				
13	NO. OF TREES REQUIRED (OPEN AREA/100)	209				
PROPOSED AREA DETAIL			SURFACE PARKING CALCULATION		UNITS AT STAY IN TOWER ORCHARD (FAR AREA)	
S NO	PROPOSED AREA DETAIL	TOTAL				
1	PROPOSED RESIDENTIAL F.A.R.	11809.77			UNIT 0	25.000
2	PROPOSED COMMERCIAL F.A.R.	1341.83			UNIT 1	40.000
3	TOTAL PROPOSED F.A.R.	13151.60			UNIT 2	40.000
4	PROPOSED ANCILLARY AREA 15% OF TOTAL PERMISSIBLE F.A.R.	1495.29			UNIT 3	40.000
5	PROPOSED GROUND COVERAGE	7684.83			UNIT 4	40.000
6	TOTAL PROPOSED NON-FAR AREA (LOWER + UPPER BASEMENT) STAY	13151.60			UNIT 5	40.000
7	TOTAL PROPOSED GREEN AREA	10433.48			UNIT 6	40.000
8	TOTAL BUILDUP AREA	187177.27			UNIT 7	40.000
9	TOTAL NO. OF UNITS	1059			UNIT 8	40.000
10	NO. OF PARKING PROPOSED	1629			UNIT 9	40.000
11	TOTAL NO. OF TREES	209			UNIT 10	40.000
COMMERCIAL AREA CALCULATION			COMMUNITY FACILITY AREA CALCULATION		MEDITATION ROOM (FAR AREA)	
S NO	COMMERCIAL AREA DETAIL	TOTAL				
1	PERMISSIBLE F.A.R. AREA OF COMMERCIAL @ 1% OF PERMISSIBLE F.A.R. + 58780 F.A.R. (3.542 544)	1142.04			M 1.000	1.000
2	PROPOSED COMMERCIAL F.A.R.	1341.83			M 2.000	2.000
3	TOTAL COMMERCIAL F.A.R.	2483.87			M 3.000	3.000
4	COMMUNITY FACILITY AREA CALCULATION	1059.62			M 4.000	4.000
5	COMMUNITY FACILITY PROPOSED 15% AREA	158.94			M 5.000	5.000
6	COMMUNITY FACILITY PROPOSED F.A.R. AREA	1333.82			M 6.000	6.000
TOTAL AREA OF COMMUNITY FACILITY			TOTAL PROPOSED PARKING		GUARD ROOM (FAR 15% ANCILLARY AREA)	
S NO	TOTAL AREA OF COMMUNITY FACILITY	TOTAL				
1	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 1.000	1.000
2	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 2.000	2.000
3	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 3.000	3.000
4	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 4.000	4.000
5	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 5.000	5.000
6	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 6.000	6.000
7	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 7.000	7.000
8	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 8.000	8.000
9	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 9.000	9.000
10	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 10.000	10.000
11	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 11.000	11.000
12	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 12.000	12.000
13	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 13.000	13.000
14	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 14.000	14.000
15	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 15.000	15.000
16	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 16.000	16.000
17	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 17.000	17.000
18	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 18.000	18.000
19	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 19.000	19.000
20	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 20.000	20.000
21	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 21.000	21.000
22	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 22.000	22.000
23	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 23.000	23.000
24	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 24.000	24.000
25	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 25.000	25.000
26	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 26.000	26.000
27	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 27.000	27.000
28	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 28.000	28.000
29	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 29.000	29.000
30	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 30.000	30.000
31	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 31.000	31.000
32	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 32.000	32.000
33	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 33.000	33.000
34	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 34.000	34.000
35	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 35.000	35.000
36	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 36.000	36.000
37	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 37.000	37.000
38	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 38.000	38.000
39	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 39.000	39.000
40	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 40.000	40.000
41	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 41.000	41.000
42	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 42.000	42.000
43	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 43.000	43.000
44	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 44.000	44.000
45	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 45.000	45.000
46	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 46.000	46.000
47	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 47.000	47.000
48	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 48.000	48.000
49	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 49.000	49.000
50	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 50.000	50.000
51	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 51.000	51.000
52	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 52.000	52.000
53	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 53.000	53.000
54	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 54.000	54.000
55	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 55.000	55.000
56	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 56.000	56.000
57	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 57.000	57.000
58	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 58.000	58.000
59	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 59.000	59.000
60	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 60.000	60.000
61	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 61.000	61.000
62	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 62.000	62.000
63	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 63.000	63.000
64	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 64.000	64.000
65	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 65.000	65.000
66	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 66.000	66.000
67	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 67.000	67.000
68	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 68.000	68.000
69	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 69.000	69.000
70	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 70.000	70.000
71	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 71.000	71.000
72	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 72.000	72.000
73	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 73.000	73.000
74	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 74.000	74.000
75	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 75.000	75.000
76	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 76.000	76.000
77	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 77.000	77.000
78	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 78.000	78.000
79	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 79.000	79.000
80	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 80.000	80.000
81	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 81.000	81.000
82	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 82.000	82.000
83	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 83.000	83.000
84	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 84.000	84.000
85	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 85.000	85.000
86	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 86.000	86.000
87	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 87.000	87.000
88	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 88.000	88.000
89	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 89.000	89.000
90	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 90.000	90.000
91	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 91.000	91.000
92	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 92.000	92.000
93	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 93.000	93.000
94	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 94.000	94.000
95	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 95.000	95.000
96	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 96.000	96.000
97	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 97.000	97.000
98	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 98.000	98.000
99	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 99.000	99.000
100	TOTAL AREA OF COMMUNITY FACILITY	1333.82			G 100.000	100.000

Provisional Fire NoC

12/20/24, 9:10 AM

FIRE SERVICE | UTTAR PRADESH

**प्रारूप-घ (संलग्नक-3)
औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र**

यूआईडी संख्या: UPFS/2024/137821/GBN/GAUTAM BUDDH NAGAR/29547/JD
दिनांक: 27-11-2024

प्रमाणित किया जाता है कि मेसर्स PRASU HOME LLP (भवन/प्रतिष्ठान का नाम) प्लॉट PLOT NO-GH-01A, SECTOR-ETA-II, GREATER NOIDA तहसील - SADAR प्लॉट एरिया 28551.00 sq.mt (वर्गमीटर), कुल कवर्ड एरिया 187377.27 (वर्गमीटर), ब्लॉकों की संख्या 4 जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	वेसमेंट की संख्या	ऊँचाई
02 TOWER IRIS AND MAGNOLIA	34	2	114.35 mt.
03 TOWER ORCHID ZINNIA AND ASTER	34	2	109.40 mt.
COMMUNITY	1	0	5.45 mt.
COMMERCIAL	1	0	6.10 mt.

है। भवन का अधिभोग मेसर्स PRASU HOME LLP द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी Residential के अन्तर्गत इस शर्त के साथ निर्मित किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्मित प्रोविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मेसर्स PRASU HOME LLP अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

Note : यह प्रोविजनल अनापत्ति प्रमाण पत्र एन0बी0सी0 के समस्त प्राविधानों का अनुपालन करने के साथ ही निम्न निर्देशों का पालन अनिवार्य होगा:- 1-समस्त निकास मार्गों का इन्कलोजर 4 घंटे तापरोधी होगा व समस्त स्टेयरकेस के प्रवेश द्वारा में 2 घंटे तापरोधी यू0प्ल0मान्य फायरवैकडोर लगाये जायेगे। 2-समस्त तलों के स्प्रिंकलर को रेविटी टैंक, व भूमिगत टैंक के माध्यम से लूप कन्फीगरेशन के माध्यम से स्थापित किया जायेगे। 3- S.F.P.E यू0एस0ए की सुपरटाल भवनों सम्बन्धी दिशा निर्देशों का पालन किया जायेगा।

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अधिलेखों, मानकों के आधार पर निर्मित किया जा रहा है। इनके अभाव यात्र करने पर निर्मित प्रमाण-पत्र मान्य नहीं होगा। यह प्रमाण-पत्र भवि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।"

हस्ताक्षर (निर्माण अधिकारी)



Digitally Signed By
(Aman Sharma)

[A0269865B74078BD0DE1F7D7C6707A357F263D40]

20-12-2024


निर्मित किये जाने का दिनांक : 20-12-2024
स्थान : LUCKNOW




PROJECT TIE-UP REPORT

SKA ESTATE

Height NoC



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA



25
25th Anniversary

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

OFFSKD/NORTH/B/102224/1299217

शुद्धाई / आर. शुद्ध कद / एन आर/सीएन/एनओसी/2024/1133/3199-32

मालिक का नाम एवं पता
OWNERS Name & Address

M/s Prasu Home LLP
The Corenthum Tower, A-134 3rd floor Sector-
62, Noida Gautam Buddha Nagar Uttar Pradesh
201301

दिनांक/DATE:
04-12-2024

वैधता Valid Up to:
03-12-2032

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

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी एस आर 751 (ई) दिनांक 30 सितम्बर, 2015, जी एस आर 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।
1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep 2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

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

अनापत्ति प्रमाणपत्र आईडी / NOC ID	OFFSKD-NORTH B/102224-1299217
आवेदक का नाम / Applicant Name*	Lalit Narayan Jha
स्थल का पता / Site Address*	GH-01A, Sector-ETA 2, Greater Noida, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh
स्थल के निर्देशांक / Site Coordinates*	28 29 47 91N 77 32 21 81E, 28 29 43 91N 77 32 24 77E, 28 29 51 37N 77 32 28 02E, 28 29 47 30N 77 32 30 70E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	207.85 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	387.85 M

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



UPRERA Registration

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

FORM C
REGISTRATION CERTIFICATE OF PROJECT

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

This registration is granted under Section 5 of the Act to the following project under Project Registration Number- UPRERAPRJ768147/03/2025

Project Name : SKA ESTATE
Project Address : GH-01A, Sec-ETA-2, Greater Noida
Village/Locality/Sector : ETA-2
Tehsil : Dadri
District/State : Gautam Buddha Nagar/Uttar Pradesh
Proposed Completion Date : 23-01-2030

Promoter Name & Address:

1. PRASU HOME LLP firm / society / company / competent authority having its registered office / principal place of business at A-134, Corenthum Tower, Sector-62, Noida, Gautam Buddha Nagar, Uttar Pradesh 201309

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


- The promoter shall enter into an agreement for sale with the allottees in the model form as prescribed by the Government; in Annexure 'A'
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per Section 17;
- The promoter shall deposit seventy percent, of the amounts realised by the promoter from the allottees and all the money raised by way of project finance, in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of Section 4;
- The registration shall be valid for a period of 4 Year 10 Month 14 Days commencing from 07-03-2025 and ending with 23-01-2030 unless extended by the Authority in accordance with Section 6 read with rule 7 of the rules;
- The promoter shall comply with the provisions of the Act and the rules and the regulations made thereunder.
- The promoter shall not contravene the provisions of any other law for the time being in force in the area where project is being developed.

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

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

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

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

<p>Dated: 07-03-2025</p> <p>Place: Lucknow</p>		<p style="text-align: right;">PRAMOD KUMAR <small>(Digitally signed by PRAMOD KUMAR, DN: cn=PRAMOD KUMAR, o=UPRERA, email=pramod.kumar@uprera.in, c=IN)</small></p> <p style="text-align: right;">UPADHYAY</p> <p style="text-align: right;">Signature and seal of the Secretary/Authorized Officer</p> <p style="text-align: right;">Real Estate Regulatory Authority</p>
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Structural Vetting



भारतीय प्रौद्योगिकी संस्थान भुवनेश्वर
INDIAN INSTITUTE OF TECHNOLOGY BHUBANESWAR

डॉ. ज्योति सरवन्न थियागराजन
सहायक प्राध्यापक
आधारिक संरचना विद्यापीठ

Dr. Jothi Saravanan Thiagarajan
Assistant Professor
School of Infrastructure

Ref No: IITBBS SIF CONS 2024 PRASU A_01

Date: 02-12-2024

M S PRASU HOME LLP
A-134 3RD Floor, The Corenthum Tower Sector 62, Noida,
Gautam Budha Nagar, Uttar Pradesh 201309.

Sub: Structural Vetting of Design and Drawings of Proposed Group Housing for "SKA ESTATE" AT PLOT NO- GH-01A, SECTOR- ETA-2, GREATER NOIDA, DISTT- GAUTAM BUDHA NAGAR for M S PRASU HOME LLP.

Dear Sir,

It is certified that the structural design and drawings of proposed Group Housing "SKA ESTATE" AT PLOT NO- GH-01A, SECTOR- ETA-2, GREATER NOIDA, DISTT- GAUTAM BUDHA NAGAR for M S PRASU HOME LLP submitted to us by you through your structural consultant, have been vetted for their compliance as per the area details given in **Annexure-I**. Your structural consultant for the project mentioned above M s RD CONSULTANTS, B 1102, Vasudha Dosti Vihar Vartak Nagar, Pokhran Road no 1, Thane West, Mumbai: 400 606, has submitted the design and drawings.

The structural design and drawings have been checked and corrected for compliance with the provisions of relevant Indian Standards. Discussions were also held with the structural design consultant. Clarifications were given by the structural design consultant of all the queries.

The revised structural design and drawings submitted to IIT Bhubaneswar are adequate in accordance with the provisions of relevant Indian Standard Codes of practices. The structural drawings are duly stamped and approved for submission in the Authority.

It is clarified that the scope of vetting of the above-mentioned Group Housing for "SKA ESTATE" AT PLOT NO GH-01A, SECTOR- ETA-2, GREATER NOIDA, DISTT- GAUTAM BUDHA NAGAR for M S PRASU HOME LLP project is limited to the desk-top study of structural design and drawings based on the data provided by you through your consultant, and is the professional opinion of the under signed in the capacity of faculty of Dept of Civil Engineering, School of Infrastructure, IIT Bhubaneswar. Further, it does not include implementing structural drawings at the site and ensuring quality during construction in the above-mentioned project.

Mob: +91 7008588061 (M); +91-674-7136646 (O); Email: ts@iitbbs.ac.in
Room: 314, School of Infrastructure, IIT Bhubaneswar, Argui, Jatni, Khurda - 752050, Odisha, India



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.

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

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	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.

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