

PROJECT MONITORING REPORT

Alpha Pride - Alphathum Phase III

● LOCATION

Plot No.1, Sector-90, Janpath Road, Noida, District Gautam Buddha Nagar, Uttarpradesh - 201305.

● DEVELOPER/PROMOTER

Parmesh Construction Company Limited

● BUILDING APPROVAL REF. NUMBER

NOIDA/CAP/2017/V-786/182 DT 18/09/2017

● DEVELOPMENT TYPE

Greenfield IT/ITES Project

● SUBJECT PROPERTY DETAILS

| Unit No.

A-10F

| Floor

-

| Tower

A

| Super Area

134 sq. ft.



PROJECT DETAILS

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LAND DETAILS			BUILDING DETAILS	
Land Area (Sq. Mtr)		9,171	Total RERA Carpet Area (Sq. Ft.)	2,99,146
Sector		Sector-90	Total Built up Area (Sq. Ft.)	4,30,837
Authority		Noida	No of Towers	1
Land Zoning		Industrial	No of Floors	2B+GF+27 (Incl. Service Floor)
Land Use		Institutional	No of Units	1542
Boundaries	North South East West	45.0 Mtr Wide Road 45.0 Mtr Wide Road High Tension Corridor Plot No.2 to 7	Configuration	Retail & Office Spaces
Freehold / Leasehold		Leasehold	Unit Size (RERA Carpet Area Sq. Ft.)	91 – 836
Lease Deed Period		90 yrs	Possession RERA Date (As per RERA)	31-07-2021
Reservations		NA	No of units sold (As per RERA)	-
UPRERA Registration No.		UPRERAPRJ10097	Registered records available with Zone{Matrix} by Props{AMC}	-

Project Location



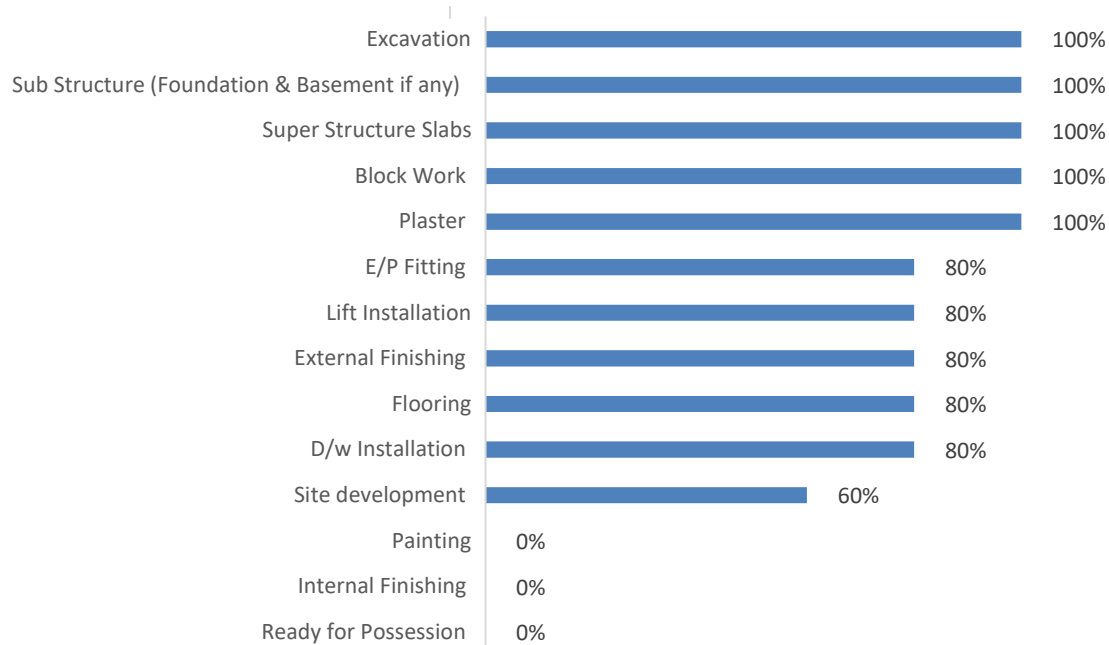
Comments: Red Highlighted Portion is Alphatum

PROJECT DETAILS

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CONSTRUCTION STATUS

Alphathum Phase III



APPROVAL STATUS (As per RERA)		LITIGATIONS & ENCUMBRANCES	
Parameters	Details	Parameters	Details
Land Title	✓	Present Encumbrances	0
Approved Layout Plan	✓	Developer Related Encumbrances	0
Height Approval from AAI	✓	Any loan taken on Land	No
Environmental Clearance	✓	Bank Name	NA
Commencement Certificate	✓	Pending Court Cases on Developer	6
Approved Building Plan	✓	Disposed Court Cases	6
Fire NOC	✓	Total Cases against Developer (As Per RERA)	4
Occupancy Certificate	Not received	Total Cases against Alpha Pried (As Per RERA)	2

Note: Project Construction Report based on site visit by Field Executive & available RERA information

VALUATION OF UNIT NO. A-10F

MARKET VALUE		RENTAL VALUE (PER MONTH)		APPROX. GOVT VALUE	
Value	INR 29.48L – 30.821L	Value	INR 12,060 – 12,730	Value	NA
INR / Sq. Ft.	22,000 – 23,000	INR / Sq. Ft.	90 – 95	INR / Sq. Ft.	NA

RECENT SALE TRANSACTIONS/ LISTING

SUBJECT PROPERTY						
Building Name	Quarter /Year	Source	Floor	Super Area	Agreement Value (INR)	INR /Sq.Ft.
Alphathum	Q4/2021	Listing	Gr	432	1,00,00,000	23,148
Alphathum	Q4/2021	Listing	-	164	33,00,000	20,122
Alphathum	Q4/2021	Listing	1	850	2,13,00,000	25,059
Alphathum	Q4/2021	Listing	LB	134	32,00,000	23,881
Alphathum	Q4/2021	Listing	Gr	390	1,00,00,000	25,641
Alphathum	Q3/2021	Listing	Gr	890	2,05,00,000	23,034

LISTING OF COMPARABLE PROJECTS

Building Name	Quarter /Year	Status	Floor	Super Area	Value (INR)	INR / Sq. Ft.
Cyberthum	Q4/2021	Underconstruction	1	100	18,00,000	18,000
Cyberthum	Q4/2021	Underconstruction	1	372	55,80,000	15,000
Urbtech Xavier	Q4/2021	Underconstruction	Gr	405	85,00,000	20,988
Sunworld Arista	Q4/2021	Ready to move	Gr	435	80,00,000	18,391
Assotech Business Cresterra	Q4/2021	Ready to move	Gr	275	65,00,000	23,636
ATS Bouquet	Q4/2021	Ready to move	Gr	610	1,24,00,000	20,328

Note 1: All Values Above mentioned are on bare shell basis, No fit out rent or value has been taken for calculations.

PROPERTY PHOTOGRAPHS

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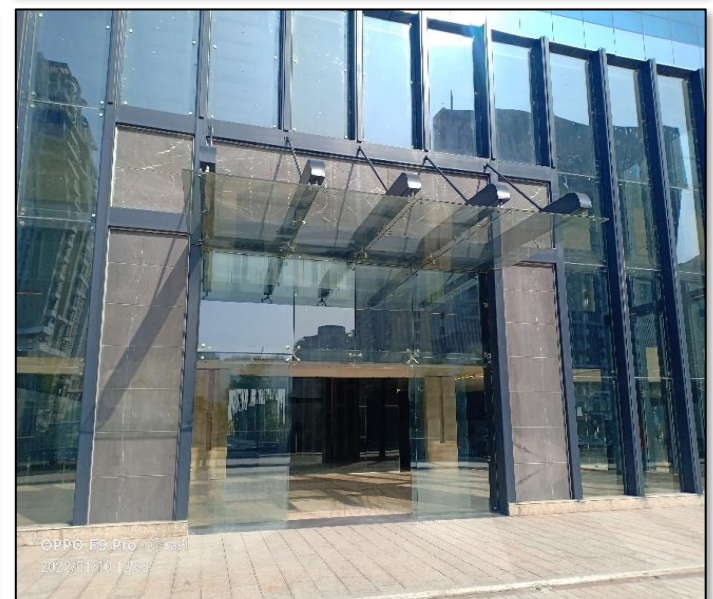
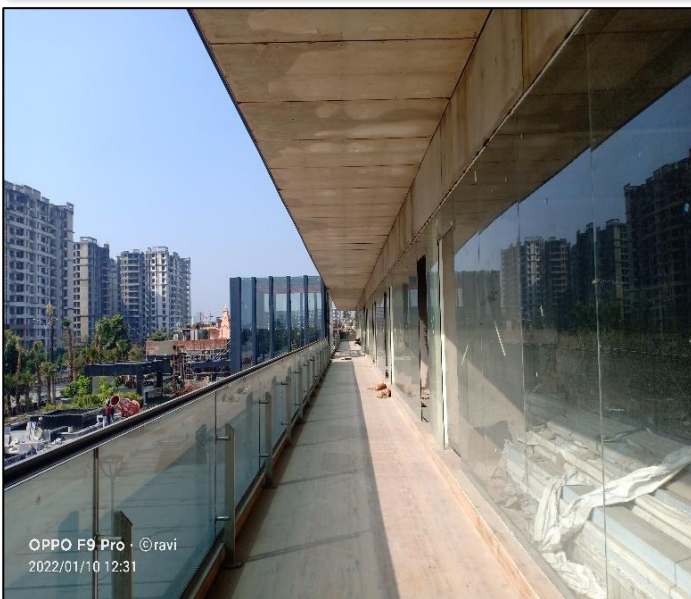
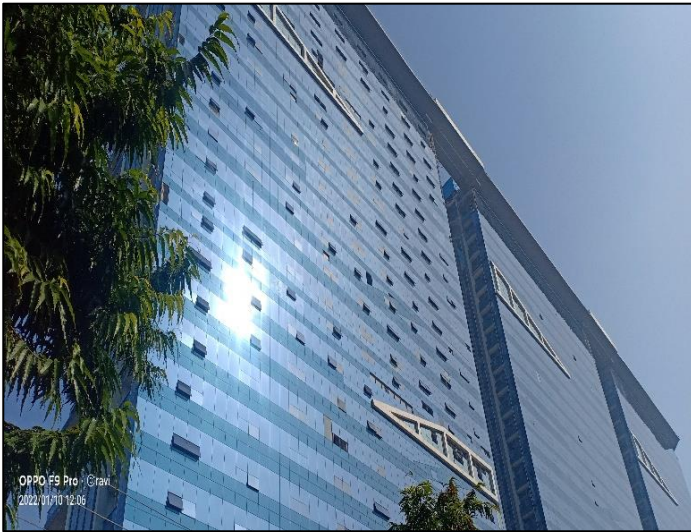


Photo Credit: Ravikumar Singh
Photographs taken on 10/01/2022

NEIGHBOURHOOD PHOTOGRAPHS

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Photo Credit: Ravikumar Singh
Photographs taken on 10/01/2022

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