

## **Nakora Properties Pvt. Ltd.**

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### **PROPERTY PROPOSALS - UTTAR PRADESH**

#### **PROPOSAL NO. UP- 17**

<b>MEERUT (UP)</b>		
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1	Size	40 Acre
2	Location	Mohiuddinpur-Meerut (UP)
3	Nearest Town	Meerut
4	Present Use	Agricultural
5	Water Depth	Appx-40 ft
6	Water Qulality	Sweet
7	Nearest Road	50 Km from Delhi, NH-58 - Delhi - Dehradun,Road
8	Size of Front	Appx-420 yards
9	Expected Price	Rs. 2.00 Cr.
10	Payment terms	Payment by Cheque
11	Agreement time	3 Months

#### **PROPOSAL NO. -UP-16**

<b>TAJ EXPRESS HIGHWAY, VIRNDAVAN</b>		
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1	Size	100-200 Acre
2	Location	Teh. - Maanth , on Taj Express High way.
3	Nearest Town	Vrindavan
4	Present Use	Agricultural Land
5	Water Depth	About 70 feet
6	Water Qulality	Sweet
7	Nearest Road Details	Taj Express Highway.(under construction)
8	Size of Front	5 Km. Approx
9	Expected Rate	Rs.10.00 Lakhs Per Acre.

#### **PROPOSAL NO. UP-15**

#### **MAIN NOIDA EXPRESS HIGHWAY, NOIDA**

1	Size	250 to 2500 Acre
2	Location	Main Noida Express Highway, 19 Km. from Noida On Express Highway
3	Front Size	4 Acre on the main Noida Express Highway
4	Expected Rate	Rs. 65.00 Lakhs Per Acre

**PROPOSAL NO. UP-14**

**MURADABAD, UP**

1	Size	1,005 Acre
2	Location	Near Dental College Muradabad, 10 Km from Railway Station, Muradabad, U.P.
3	Nearest Town	Rampur
4	Present Use	Agricultural
5	Water Depth	40 ft.
6	Adjoining Land	Dental College & Five Star Hotel, are near to this land
9	Water Qulality	Mineral Water
10	Soil Quality	Doumath
11	Nearest Road	NH - 24
12	Size of Front	1,200 sqft.on NH- 24, Four Lane
13	Expected Rate	Rs. 65.00 Lakh Per Acre
14	Other Information	Airport and SEZ is near the adjoining land

**PROPOSAL NO. UP-13**

**GHAZIABAD, UP**

1	Size	100 Acre
2	Location	On NH- 24, at Garhmukteshwar, Distt.- Ghaziabad (U.P) 70 Km from Delhi
3	Nearest Town	Ghaziabad
4	Expected Rate	Rs. 50.00 Lakh Per Acre

**PROPOSAL NO. UP-12**

**NOIDA EXPRESS HIGHWAY, NOIDA**

1	Size	250 Acre to 500 Acre
2	Location	On Noida Express Highway

3	Nearest Town	Noida, Omaxe NRI City
4	Present Use	Agricultural Land
5	Water Depth	25 ft.
6	Adjoining Land	Industrial + Residential Land
7	Soil Quality	Fertile
8	Water Qulality	Sweet Water
9	Nearest Road	Near Proposed Taj Expressway
10	Size of Front	2 to 5 Acre
11	Expected Rate	Rs. 65.00 Lakh Per Acre
12	Payment terms	10% Advance and 90% at the time of registration
13	Agreement time	1 Month
14	Other Information	Best for SEZ

**PROPOSAL NO. UP-11**

**FATEHABAD ROAD, AGRA ( UP)**

1	Size	4800 sqmt. approx
2	Location	On Fatehabad Road, Prime Tourist area of Agra It is situated on Welcome Group's Mugal Shereton & Trident Hilton, 2 Km. before Jaypee Palace
3	Present Use	Hotel
4	Nearest Airport	Delhi International Airport & Agra Civil Airport
5	Landmark	2 Km from Taj Mahal, 5 Km from Railway Station
6	Present Cover Area	25% with FAR 102.27
7	Constructed Area	61,000 sqft Approx (93,000.00 sqft. including basement Can be exteded to 1,20,000 sqft.). 90 Rooms Constructed
8	Other Information	3 new shopping malls are adjecent to subjected property, 2 of the malls have opened with Big Bazaar Pacific Malls & TDI Malls with Pantaloon Property can be converted to 5 Star, 4 Star, 3 Star Land purchase and planned senctioned from Agra Development Authority, No litigation, clear title.

**PROPOSAL NO. UP-10**

**GHAZIABAD, (U.P)**

1	Size	As per demand by the party
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2	Location	On Delhi - Garh Road, Nearest to Hapur, Distt- Gazhiabad, Uttar Pradesh
2	Nearest Town	Hapur or Simbhawali Sugar Mill
3	Present Use	Agricultural Land
4	Water Depth	50 Ft.
5	Soil Qulaity	Good
6	Water Quality	Sweet Water
7	Nearest Road Details	Delhi - Lukhnow Highway
8	Expected Price	Rs 80.00 Lakh
9	Payment Terms	In cash
10	Agreement Time	6 Month

**PROPOSAL NO. UP-9**

**LAND AT LAURIES HOTEL AGRA (UP)**

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1	Size	35000 to 40000 Sq. Yard
2	Location	At MG Road at joining Sai Ka Takiya Crossing
3	Locational Advantage	Taj Mahal 1.5 Km away, Red Fort 1 Km away Civil Airport 1.5 Km away, Main Agra Cantt Railway Station 1.5 away, Dayal Bagh (Swami Bagh) 6 Km away, Fatehpur Sikri 28 Km away, Main Shopping area Sadar Bazar 1 Km away, Raja Mandi Railway Staion 3 Km away, All Five Star Hotels i.e. Clark Shiraz 1 Km away, Taj View 1.5 Km away, Mugal Sheraton 2 Km away, Mansingh Place 1.5 Km away, Amar 1.25 Km, Jay Pee Place 3 Km, Proposed Shopping Mall of TDI, Bansal and others 3.5 Km
4	Papers and Document Required to submit before ADA to sanction the plan of Shopping Complex and Mall	<b><u>Supporting Document of Land Use</u></b> NOC from PWD Deptt, NOC from Fire Deptt, NOC from Pollution Deptt, Consent from Jal Sansthan, Proposed Construction Plan in Detail Ownership Proof Document Varification of Acquisition
5	F. A. R.	F. A. R. is allowable for construction 1.5
6	Purchasable	15% of F. A.R i.e. 0.23
7	Compundable	20% of F. A. R. i.e. 0.30
8	Land Cover Used	60%
9	Allowable Height	15 Meters

10 Floors 2 Basements, Lower Ground, Upper Ground, First Floor  
Second Floor  
(Note: - One basement shall not be taken into consideration while calculating the F.A.R.)

**Working Economics**

11 Land Area 35000 Sq. Ft.  
12 Allowable Construction Area 639450 Sq. Ft.  
13 Construction Cost Rs 2100 Per Sq. Ft.  
14 Total Construction Cost Rs 134.28 Cr.  
15 Purchasable Area Cost 4395 Sq. Mt.- Rs. 14000 Per Meter (Rs 6.15 Cr.)  
16 Compoundable Cost 5860 Sq. Meter, Rs 3000 Per Meter ( Rs 1.76 Cr.)  
17 Grand Total Cost of Construction Rs 134.28 + 6.15 + 1.76 = 142.19 Cr.

18 Land Cost Rs 40000 Per Sq. Yard = Rs 140 Cr.  
19 Cost of Project Rs 282.19 Cr.  
20 Other Overhead Cost Rs 17.81 Cr.  
21 Total Expenditure Rs 300 Cr.

22 **Sales Consideration** **Saleable Area 959175 Sq. Ft.**

Avg. Sales Realization Rs 7500 Per Sq Ft.  
Second Basement Rs 7000 Per Sq. Ft.  
Lower Ground Rs 11000 Per Sq. Ft.  
First Floor Rs 5000 Per Sq. Ft.  
Second Floor Rs 3500 Per Sq. Ft.  
Total Sales Realization Rs 719.38 Cr  
Realization from first basement and open area Rs 40.62 Cr.  
Total Sales Consideration Rs 760 Cr.

Other Information Name of the owner is M/s Northland Development Corp. a Partnership firm, Name of the partners is Rajeev Lal, Sanjeev Lal & Rajesh Lal, Map also enclosed with

**PROPOSAL NO. UP-8**

**GREATER NOIDA , NRI CITY (U.P)**

1 Title Semi Finished Hotel  
2 Area 7,200 sqmt.

3	Location	Greater Noida, Near NRI City, UP
4	Excepted Price	Rs 160.00 Cr. Approx
5	Other Information	25000 x 2 Halls, 160 Rooms, 6 Floor, 2 Bars, 1 Banquet Hall, 3 Restaurant, Owner of this

**PROPOSAL NO. UP-7**

**FATEHABAD ROAD**

1	Title	Hotel Omega (Semi Finished)
2	Area	4,800 sqmt.
3	Location	Fatehabad Road, Near Mugal Sheraton & Hilton Hotel
4	Excepted Price	Rs. 40.00 Cr. Approx
5	Other Information	Presentaly covered area, 25% with FAR 102.27, Total constructed area including basement 61000 Sqft. Achievable Covered Area 40%+ 4% Compoundable - 44% with FAR 180 Total constructed area including basement 93000 Sqft.

**PROPOSAL NO. UP-6**

**TAJ GANJ, AGRA**

1	Title	Land approved for Hotel Project
2	Area	25880 Sq. Mt.
3	Location	Mauja Basai Mustikil, Near Shilp Gram Road, Taj Ganj, Agra (U.P)
4	Excepted Price	Rs 30000 Per Sq.yard
5	Other Information	GD Coverage -33.12%, Permissable - 40%, FAR- 91.77% Permisable- 25%, This is a company owned land allotted by Agra Development Authority

**PROPOSAL NO. UP-5**

**NEAR TAJ MAHAL, AGRA**

1	Title	Hotel land for 5 Star Hotel
2	Area	13,500 sqy.
3	Location	Near Taj Mahal adjacent to Hotel Jay Pee Palace Agra,(U.P)
4	Excepted Price	Rs. 30,000 per sqy.

5	Other Information	On 150 Ft Road, Covered Area - 1 Lakh sqft. for 162 Rooms Restaurant, Coffee Shop, Banquet Hall, Conference Room, Bar and Shopping Acrade. 98 Rooms are ready. Project approved by Ministry Of Tourism, Govt. of India
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**PROPOSAL NO. UP-4**

**MG ROAD, AGRA**

1	Title	Lauries Hotel (Operational)
2	Area	40,000 sqy.approx
3	Location	MG Road, Adjoining Sai Ka Takiya Crossing Agra (UP)
4	Excepted Price	Rs. 160.00 Cr.
5	Other Information	Commercial plan for Shopping Complex has already passed from ADA, Swimming Pool facility is avialable,

**PROPOSAL NO. UP-3**

**FATEHABAD ROAD, AGRA**

1	Title	Proposed 5 Star Hotel
2	Area	23,024 sqy. (4.71 Acre)
3	Location	Fatehabad Road, Adjoining Taj Express Way Agra (UP)
4	Excepted Price	Rs.12,000.00 per sqy.
5	Other Information	Two side frontage - 150 Ft Wide Road on one side and 325 Ft.Wide Taj Express Way.

**PROPOSAL NO. UP-2-20.9.08**

**GHAZIABAD,UTTAR PRADESH**

1	Size	100 Acres
2	Location	National Highway to Lucknow under Hapur Pilkhua Development Authority, Garhmukteshwar, 85 K.M. from I.T.O. in N.C.R. Area, Near Ganga River Bed Village - Bhadrakh, Bhaktavarpur, Gahrawali
3	Use	Residential in Master Plan.
	Expected Rate	Rs. 400 Sq. Yards
	Presently Use	Agriculture

