

REPORT FORMAT: V-L7 (Project Tie-Up) | Version: 5.0\_2017

File No.: RKA/FY17-18/959

Dated: 31.03.2018

# PROJECT TIE-UP REPORT

OF

## GROUP HOUSING SOCIETY

**PARAS  
IRENE**



REINFORCING YOUR BUSINESS

**ASSOCIATES**  
SITUATED AT

**PARAS IRENE, SECTOR-70A, GURUGRAM, HARYANA**

**DEVELOPED & PROMOTED BY**

**M/S. PARAS BUILDTECH INDIA PVT.LTD.**

**AND M/S. PARAS BUILDTECH INDIA PVT.LTD.**

**REPORT PREPARED FOR**

**BY THE BANK OF INDIA, HLST BRANCH, GURUGRAM**

*If you have any query/issue or escalation you may please contact Incident Manager*

*at [incidentmanager@rkassociates.org](mailto:incidentmanager@rkassociates.org) will appreciate your feedback in order to improve our services.*

*PARAS IRENE will consider your feedback on the report within 15 days of its submission after which*

*PARAS IRENE will be considered to be correct.*

REGISTERED OFFICE:

G-183, Basement, Preet Vihar, Delhi-110092

PH: (011) 40027912, (011) 42641242, 91-9990597507, Fax: (011) 42641242

E-mail - [valuers@rkassociates.org](mailto:valuers@rkassociates.org) Website - [www.rkassociates.org](http://www.rkassociates.org)

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Panel Valuer Consultant for 20 Nationalized Banks/PSUs

**PART A**

**SUMMARY OF THE VALUATION REPORT**

S.NO.	CONTENTS	DESCRIPTION															
<b>1.</b>	<b>GENERAL DETAILS</b>																
a.	Report prepared for	Bank															
b.	Name & Address of Organization	State Bank of India, HLST Branch, Gurugram															
c.	Name of Promoter	M/s. Paras Buildtech India Pvt. Ltd.															
d.	Name of Property Owner	M/s. Hamid Real Estate Pvt. Ltd. & other's															
e.	Address & Phone Number of the owner	Corp. Office: Paras Twin Towers (Tower B), 11 <sup>th</sup> Floor, Sector-54, Golf Course Road, Gurugram-122002															
f.	Type of the Property	Group Housing Society															
g.	Type of Loan	Project Tie-up Report															
h.	Type of Valuation	Project Tie-up Report															
i.	Report Type	Project Tie-up Report															
j.	Date of Inspection of the Property	30 March 2018															
k.	Date of Valuation Report	31 March 2018															
l.	Surveyed in presence of	Promoter's representative Mr. Vikas(+91-9560498356)															
m.	Purpose of the Valuation	Project Tie-up Report															
n.	Scope of the Report	General assessment of the Project for Project Tie-up including its general valuation.															
o.	Out-of-Scope of Report	<ol style="list-style-type: none"> <li>1. Verification of authenticity of documents from originals or cross checking from any Govt. deptt.</li> <li>2. Legal aspects of the property.</li> <li>3. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.</li> <li>4. Getting cizra map or coordination with revenue officers for site identification.</li> <li>5. Measurement of the property as a whole.</li> <li>6. Measurement is only limited upto sample random measurement.</li> <li>7. Drawing Map &amp; design of the property.</li> </ol>															
p.	Documents provided for perusal	<table> <tr> <th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr> <tr> <td>Total 03 documents requested.</td><td>Total 08 documents provided.</td><td></td></tr> <tr> <td>Project Land Title Deeds</td><td>Old Valuation Report</td><td></td></tr> <tr> <td>Project Approvals and building plans</td><td>Latest Site Photographs</td><td></td></tr> <tr> <td>Required NOC's for Project</td><td>Revised Approved building plans from HUDA</td><td></td></tr> </table>	Documents Requested	Documents Provided	Documents Reference No.	Total 03 documents requested.	Total 08 documents provided.		Project Land Title Deeds	Old Valuation Report		Project Approvals and building plans	Latest Site Photographs		Required NOC's for Project	Revised Approved building plans from HUDA	
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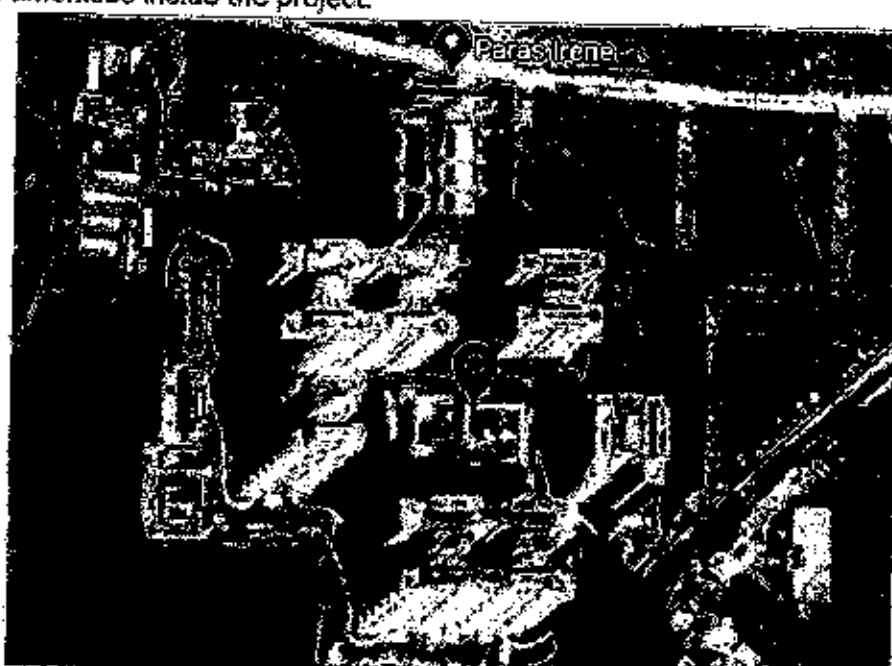
			Flat Inventory List	
			NOC from Pollution control Board	
			NOC from Fire Authority, Municipal Corporation, Gurgaon	
			Height Clearance NOC from Airport Authority of India	
q.	Identification of the property	<input type="checkbox"/> Cross checked from boundaries of the property mentioned in the deed <input checked="" type="checkbox"/> Done from the name plate displayed on the property <input checked="" type="checkbox"/> Identified by the Owner/ Promoter's representative <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
				NA

## 2. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

a. This project Tie-up report is prepared for the Group Housing Project "Paras Irene" being developed on a total land area of 8.50 acres (43973.14 m<sup>2</sup>) which is same as per zoning for the development of the project. This project is located at Sector-70A in Village Palra, a new and fast upcoming residential area of Gurugram.

This project is a part of integrated township being developed on 27.4713 Acres land.

The developer has strategically designed this project on two side open wide road and proposed all the basic & modern amenities inside the project.



M/s. Paras Buildtech India Pvt. Ltd. has planned to develop a residential group housing society on this free hold land. As per old Valuation report this whole project is approved by the DTCP and other concerned authorities to develop a modern group housing society as per the documents provided to us by the Bank.

All the approvals and NOC's are in the name of M/s. Hamid Real Estate Pvt. Ltd. and we understand that M/s. Hamid Real Estate Pvt. Ltd. has executed a development agreement with M/s. Paras Buildtech India Pvt. Ltd. However no documentary evidence has been given to us in this respect.

As per the Old Valuation Report, developer has developed 456 dwelling units in 07 high rise towers consisting of 10 Penthouses namely N-01 to N-07 and 84 EWS units in 01 EWS tower having different flats areas. Due to superstitious reasons developer has renamed the 13<sup>th</sup> floor as 12A Floor. The break-up of Type of Unit & Size in this project is as per below:-

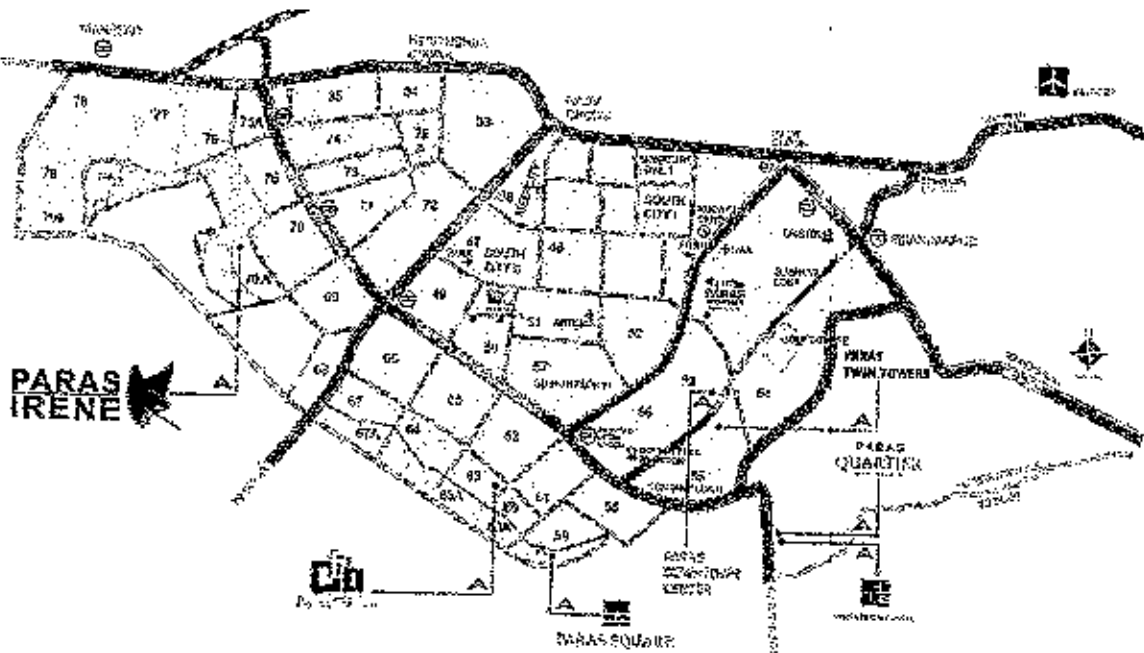
Sr. No.	Super Area	Type of Unit
1	1420	02 BHK + 02 Toilet
2	1830	03 BHK + 02 Toilet + Servant Room
3	2150	03 BHK + 03 Toilet + Servant Room
4	2525	04 BHK + Servant Room
5	4000, 4150, 4500	Penthouse

Developer has obtained most of the preliminary necessary statutory approvals from different government agencies to develop this modern group housing society. This is as a modern housing society developed with all basic & urban facilities and amenities.

At present all the towers are completed and ready to move and developer has also obtained occupation certificate for 07 towers, EWS block, Convenient Shopping & Community Building.



This project is very well located in fast developing sector of Gurugram, Haryana, which has many proposed land marks in the vicinity like group housing projects and metro with Delhi is also proposed for future.



### 3. ENCLOSURES

a.	Part B	Valuation Report as per SBI Format Annexure-II
b.	Part C	Area description of the Property
c.	Part D	Valuation Assessment of the Property
d.	Enclosure 1	Valuer's Remark - Page No.22
e.	Enclosure 3	Google Map -- Page No.24
f.	Enclosure 4	Photographs -- Pages 04
g.	Enclosure 5	Copy of Circle Rate -- Pages 02
h.	Enclosure 6	Survey Summary Sheet -- Pages 00
i.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation -- Pages 00

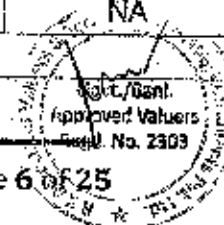


**PART B**

**SBI FORMAT OF VALUATION REPORT - ANNEXURE - II**

Name & Address of Branch:	State Bank of India, HLST Branch, Gurugram
Name of Customer (s)/ Borrower Unit	M/s. Paras Buildtech India Pvt. Ltd.

S.NO.	CONTENTS	DESCRIPTION
<b>1.</b>	<b>INTRODUCTION</b>	
a.	Name of Property Owner	M/s. Paras Buildtech India Pvt. Ltd.
	Address & Phone Number of the Owner	Corp. Office: Paras Twin Towers (Tower B), 11 <sup>th</sup> Floor, Sector-54, Golf Course Road, Gurugram-122002
b.	Purpose of the Valuation	Project Tie-up Report
c.	Date of Inspection of the Property	30 March 2018
d.	Date of Valuation Report	31 March 2018
e.	Name of the Developer of the Property	M/s. Paras Buildtech India Pvt. Ltd.
	Type of Developer	Private builder built property
<b>2.</b>	<b>PHYSICAL CHARACTERISTICS OF THE PROPERTY</b>	
a.	Location attribute of the property	
i.	Nearby Landmark	GPL Eden heights Apartments, Sector- 70A
ii.	Postal Address of the Property	Paras Irene, Sector-70A, Gurugram, Haryana
iii.	Area of the Plot/ Land	8.50 acres (34398.28 m <sup>2</sup> ) Also please refer to Part-B Area description of the property.
iv.	Type of Land	Solid/ 1 - 1.5 ft. below road level
v.	Independent access/ approach to the property	Clear independent access is available
vi.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°23'11.5"N 77°01'01.6"E
vii.	Details of the roads abutting the property	
	• Main Road Name & Width	Southern Peripheral Road 60mtr. wide
	• Front Road Name & width	Sector Road 24mtr. wide
	• Type of Approach Road	Bituminous Road
	• Distance from the Main Road	Approx. 3 Km away from Expressway
viii.	Description of adjoining property	Other Residential Project nearby
ix.	Plot No./ Survey No.	Please refer to Copy of Title Deed
x.	Village/ Zone	Palra Dhani East Zone
xi.	Sub registrar	Badshapur
xii.	District	Gurugram, Haryana
xiii.	Any other aspect	
	• City Categorization	Metro City
	• Characteristics of the locality	Urban developing Within developing Residential zone
	• Property location classification	On Wide Road 2 Side Open NA
	• Property Facing	West Facing



# VALUATION REPORT

PARAS IRIGNE, SECTOR-70A

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b.	Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	Please Refer to Area Chart Also please refer to Part C - Area description of the property.	
c.	Boundaries schedule of the Property		
i.	Are Boundaries matched		Boundaries are not clearly identifiable
ii.	Directions	As per Title Deed/TIR	Actual found at Site
	East		Open Land
	West		Road
	North		Open Land
	South		Open Land

3.	<b>TOWN PLANNING/ ZONING PARAMETERS</b>		
a.	Master Plan provisions related to property in terms of Land use	Residential	
	i. Any conversion of land use done	NA	
	ii. Current activity done in the property	Residential Apartment in multistoried building	
	iii. Is property usage as per applicable zoning	Yes/ used as residential as per zoning	
	iv. Any notification on change of zoning regulation	NA	
	v. Street Notification	Residential	
b.	Provision of Building by-laws as applicable	<b>PERMITTED</b>	<b>CONSUMED</b>
	i. FAR/ FSI	Please refer to area chart description	Please refer to area chart description
	ii. Ground coverage	-----do-----	-----do-----
	iii. Number of floors	-----do-----	-----do-----
	iv. Height restrictions	-----do-----	-----do-----
	v. Front/ Back/ Side Setback	-----do-----	-----do-----
c.	Status of Completion/ Occupational certificate	Obtained	NA
d.	Comment on unauthorized construction if any	No, as per visual observation	
e.	Comment on Transferability of developmental rights	As per regulation of DTCP	
f.	i. Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP	
	ii. Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP - 2031	
	iii. Municipal limits	Dharuhera Municipal Corporation/ Dharuhera Tehsil- Rewari	
g.	Developmental controls/ Authority	Haryana Urban Development Authority (HUDA)	
h.	Zoning regulations	Residential	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	All adjacent properties are used for residential purpose	
j.	Comment on Demolition proceedings if any	No	
k.	Comment on Compounding/ Regularization proceedings	No	
l.	Any other aspect		
	i. Any information on encroachment	No	



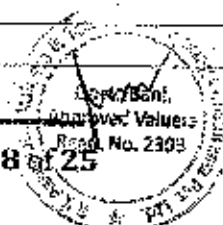
# VALUATION REPORT

PARASIRENE, SECTOR-70A

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ii. Is the area part of unauthorized area/ colony	No (As per general information available)
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4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	None	None	NA
b.	Names of the Legal Owner/s	M/s. Hamid Real Estate Pvt. Ltd. & other's		
c.	Constitution of the Property	Free hold, complete transferable rights		
d.	Agreement of easement if any	NA		
e.	Notice of acquisition if any and area under acquisition	No		
f.	Notification of road widening if any and area under acquisition	No		
g.	Heritage restrictions, if any	No		
h.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Company	NA	
j.	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 Company	NA	
k.	Building plan sanction:			
	i. Authority approving the plan	DTCP, Chandigarh		
	ii. Name of the office of the Authority	DTCP, Chandigarh		
	iii. Any violation from the approved Building Plan	None, as per visual observation		
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No, not an agricultural property		
m.	Whether the property SARFAESI complaint	Yes		
n.	i. Information regarding municipal taxes (property tax, water tax, electricity bill)	Tax name	NA	
		Receipt number	NA	
		Receipt in the name of	NA	
		Tax amount	NA	
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us		
	iii. Is property tax been paid for this property	Not available. Please confirm from the owner.		
	iv. Property or Tax Id No.	Not provided		
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information provided to us		
p.	Qualification in TIR/Mitigation suggested if any	TIR copy not available to us, hence cannot comment		
q.	Any other aspect			
	i. Since how long owners owing the Property	Please refer to copy of title deed		
	ii. Year of Acquisition/ Purchase	Please refer copy of title deed		
	iii. Property presently occupied/ possessed	Developer		





# VALUATION REPORT

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	by	
	iv. Title verification	
	v. Details of leases if any	To be done by the competent Advocate
		No

## 5. ECONOMIC ASPECTS OF THE PROPERTY

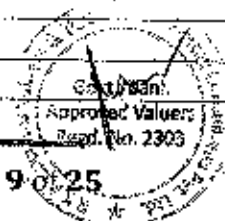
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	NA
d.	Property insurance details	Not Known
e.	Monthly maintenance charges payable	NA
f.	Security charges, etc.	NA
g.	Any other aspect	NA

## 6. SOCIO - CULTURAL ASPECTS OF THE PROPERTY

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

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

a.	Description of the functionality & utility of the property in terms of :		
	i. Space allocation		Yes
	ii. Storage spaces		Yes
	iii. Utility of spaces provided within the building		Yes
	iv. Car parking facilities		Yes
	v. Balconies		Yes
b.	Any other aspect		
	i. Drainage arrangements		Yes
	ii. Water Treatment Plant		Yes
	iii. Power Supply arrangements	Permanent Auxiliary	Will be obtained as per required capacity Through DG Sets
	iv. HVAC system		NA
	v. Security provisions		Yes/ Private security guards
	vi. Lift/ Elevators		Yes



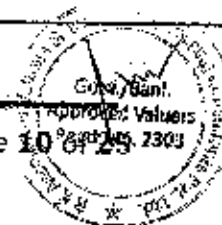
	vii. Compound wall/ Main Gate		Yes			
	viii. Whether gated society		Yes			
	ix. Internal development					
	Garden/ Park/ Land scaping	Water bodies	Internal roads	Pavements	Boundary Wall	
	Yes	Yes	Yes	Yes	Yes	

**8. INFRASTRUCTURE AVAILABILITY**

a.	Description of Aqua Infrastructure availability in terms of:						
	i. Water Supply			Yes, by the municipal corporation & by the ground water			
	ii. Sewerage/ sanitation system			Underground			
	iii. Storm water drainage			Yes			
b.	Description of other Physical Infrastructure facilities in terms of:						
	i. Solid waste management			Yes, by the municipal corporation			
	ii. Electricity			Yes, for the construction and official purpose			
	iii. Road and Public Transport connectivity			Yes			
	iv. Availability of other public utilities nearby			Transport, Market, Hospital etc. are available in the close vicinity.			
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport (IC/ Airport)
	02km.	02 km.	01 km.	02 km	18km	18 Km	30Km
	Availability of recreation facilities (parks, open spaces etc.)			Yes ample recreational facilities are available in the vicinity.			

**9. MARKETABILITY ASPECTS OF THE PROPERTY:**

a.	Marketability of the property in terms of		
	i. Location attribute of the subject property	Good	
	ii. Scarcity	It is tough to find similar kind of properties having same features on demand.	
	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. Comparable Sale Prices in the locality	Please refer to Part C: Valuation Assessment of the Property.	
b.	Any other aspect which has relevance on the value or marketability of the property		Good developing area
	i. Any New Development in surrounding area	Other development	Many other Group Housing Societies are coming up fast in this area and many are already inhabited.
	ii. Any negativity/ defect/ disadvantages in the property/ location	No	NA



10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
a.	Type of construction & design	RCC framed pillar beam column structure on RCC slab	
b.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
c.	Specifications		
	i. Class of construction	Super A Class construction	
	ii. Appearance/ Condition of structures	Internal-Good	
		External- Good	
	iii. Roof	Floors/ Blocks	Type of Roof
		High Rise Towers	RCC
	iv. Floor height	10 ft. for each floor	
	v. Type of flooring	Vitrified tiles, Ceramic Tiles, Granite	
	vi. Doors/ Windows	Aluminum flushed doors & windows, Wooden frame & panel doors	
	vii. Interior Finishing	Neatly plastered and putty coated walls	
	viii. Exterior Finishing	Simple plastered walls	
	ix. Interior decoration/ Special architectural or decorative feature	Beautifully & aesthetically designed interiors	
	x. Class of electrical fittings	Internal/ Normal quality fittings	
	xi. Class of sanitary & water supply fittings	Internal/ Normal quality fittings	
d.	Maintenance issues	Newly built structure so currently no maintenance issues	
e.	Age of building/ Year of construction	New Construction	New Construction
f.	Total life of the structure/ Remaining life expected	Approx. 65-70 years	Approx. 65-70 years
g.	Extent of deterioration in the structure	No deterioration came into notice through visual observation	
h.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable. However no structural stability certificate is available	
i.	Protection against natural disasters viz. earthquakes etc.	All the structures are designed for seismic consideration for Zone IV	
j.	Visible damage in the building if any	No	
k.	System of air conditioning	No Aircondition installed	
l.	Provision of firefighting	Fire Hydrant System	
m.	Status of Building Plans/ Maps	Building plans are approved by the development authority	
	i. Is Building as per approved Map	Yes appears to be as per visual observation	
	ii. 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
	iii. Is this being regularized	NA	



<b>11.</b>	<b>ENVIRONMENTAL FACTORS:</b>	
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Yes
b.	Provision of rainwater harvesting	Yes
c.	Use of solar heating and lighting systems, etc.	Yes
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere

<b>12.</b>	<b>ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:</b>	
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern structure


<b>13.</b>	<b>PROJECT DETAILS:</b>	
a.	Name of the Developer	M/s.Paras Buildtech India Pvt. Ltd.
b.	Name of the Architect	M/s.RSMS Architects Pvt. Ltd.
c.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.
d.	Proposed completion date of the Project	Completed
e.	Progress of the Project	Completed
f.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input checked="" type="checkbox"/> Ordinary Apartments, <input checked="" type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input type="checkbox"/> Play Area, <input type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input checked="" type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,

<b>14.</b>	<b>VALUATION:</b>	
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to <b>Point 1 (K, L &amp; M) of the Part D: Valuation Assessment Factors</b> of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the Point <b>'L' of the Part D: Valuation Assessment Factors</b> of the report and the screenshot annexure in the report.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to the Point <b>'K' of the Part D: Valuation Assessment Factors</b> of the report and the screenshot annexure in the report.
d.	Summary of Valuation	For detailed Valuation calculation please refer to



		<b>Point 2, 3 &amp; 4 of the Part D: Valuation Assessment Factors of the report.</b>
	<b>i. Guideline Value</b>	
	• Land	Rs. 45,77,76,000/-
	• Building	NA
	<b>ii. Prospective Fair Market Value</b>	Rs. 253,00,00,000/-
	<b>iii. Expected Realizable Value</b>	Rs. 202,40,00,000/-
	<b>iv. Expected Forced/ Distress Sale Value</b>	Rs. 177,10,00,000/-
	<b>v. Valuation of structure for Insurance purpose</b>	Rs. 162,00,00,000/-
e.	<b>vi. Justification for more than 20% difference in Market &amp; Circle Rate</b>	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation assessment factors.
	<b>vii. Details of last two transactions in the locality/ area to be provided, if available</b>	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey mentioned in Point Lo of the Part C: Valuation Assessment Factors of the report and the screenshot annexure in the report can be referred.

<b>15.</b>	<b>Declaration</b> (Also see Enclosure: 1 Valuer's Remarks)	<p>i. The information provided is true and correct to the best of my knowledge and belief.</p> <p>ii. The analysis and conclusions are limited by the reported assumptions, conditions and the information came to knowledge during the course of the work.</p> <p>iii. I/ firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and MFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.</p> <p>iv. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>v. Our authorized surveyor by name of JE Sachin Pandey has surveyed the subject property on 30 March 2018 in the presence of the owner's representative.</p> <p>vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.</p> <p>vii. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank.</p> <p>viii. We have submitted Valuation report directly to the Bank.</p> <p>ix. This valuation work is carried out by our Engineering team on the request from <b>STATE BANK OF INDIA, HLST BRANCH, GURUGRAM</b></p>
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x.	<b>Name &amp; Address of Valuer company</b>	<b>Wealth Tax Registration No.</b>	<b>Signature of the authorized person</b>
xi.	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. G-183, Preet Vihar, Delhi-110082	2303/ 1988	
xii.	<b>Total Number of Pages in the Report with enclosures</b>	30	
xiii.	<b>Engineering Team worked on the</b>	<b>SURVEYED BY: JE Sachin Pandey</b>	



**VALUATION REPORT**  
PARASIRENE, SECTOR-70A

**rk ASSOCIATES**  
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report

**PREPARED BY: AE Sachin Agrahari**

**REVIEWED BY: HOD Valuations**

**16. Enclosed Documents**  
*(All enclosures & annexures to remain integral part & parcel of the main report)*

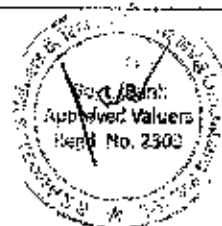
- a. **Part C: Area Description of the Property**
- b. **Part D: Valuation Assessment of the Property**
- c. Assumption & Remarks 20
- d. Valuer's Remark - Page No.22
- e. Google Map - Page No. 24
- f. Photographs - Pages 04
- g. Copy of Circle Rate - Pages 02
- h. Survey Summary Sheet - Pages 02
- i. Copy of relevant papers from the property documents referred in the Valuation - Pages 00



**PART C**

**AREA DESCRIPTION OF THE PROPERTY**

1.	Licensed Area of Site	27.4713 acres (111172.40 m <sup>2</sup> )				
2.	Development Land Area as per Zoning	27.2263 acres (110180.752 m <sup>2</sup> )				
3.	Area of this Project Land	8.50 acres (34398.27 m <sup>2</sup> )				
4.	Ground Coverage Area	Proposed	5292.645 m <sup>2</sup> (15.38%)			
		Permissible	12039.39 m <sup>2</sup> (35%)			
5.	Covered Area	UNDER FAR		Proposed	Present Status	
		Residential		66883.559 sq.mtr.	66883.559 sq.mtr.	
		EWS		2180.81sq.mtr.	2180.81sq.mtr.	
		Commercial		157.301 sq. mtr.	157.301 sq. mtr.	
		Community Centre		1288.509 sq.mtr.	1288.509 sq.mtr.	
		TOTAL	Proposed	70510.179 sq.mtr. (758965.25ft. <sup>2</sup> )	70510.179 sq.mtr. (758965.25ft. <sup>2</sup> )	
			Permissible	NA	NA	
		UNDER NON FAR				
		Basement Area		43461.43 sq.mtr.	43461.43 sq.mtr.	
		Stilt		1505.834 sq.mtr.	1505.834 sq.mtr.	
		Gaurd Rooms		18.75 sq.mtr.	18.75 sq.mtr.	
		Others (Baicony/ Surface Staircase/ Meter Room/ Guard Room)		NA	NA	
		Nursery School		NA	NA	
		TOTAL	Proposed	44986.014 sq.mtr. (484225.42 ft. <sup>2</sup> )	44986.014 sq.mtr. (484225.42 ft. <sup>2</sup> )	
			Permissible	NA	NA	
		6.	Open/ Green Area	Proposed	9803.52 sq.mtr.	
				Minimum Required	5159.74sq.mtr.	
7.	Density	Proposed	292.94 PPA			
		Permissible	100-300 PPA			
8.	Plinth/ Built-up Area (As per IS 3861-1966)	115496.193sq.m.(FAR + NON FAR)				
9.	Carpet Area	NA				
10.	Net Floor Area	NA				
11.	Super Area	(1420, 1830, 2150, 2525, 4000, 4500) sq.ft.				
12.	Shed Area	NA				
13.	Salable Area	NA				



Total Blocks/ Floors/ Flats				
1.	Approved as per Sanctioned Plan		Actually provided (as per inventory list/ brochure)	Current Status
	Tower-N1: B+G+13 floors Tower-N2: B+G+13 floors Tower-N3: B+G+17 floors Tower-N4: B+G+17 floors Tower-N5: B+G+22 floors Tower-N6: B+G+16 floors Tower-N7: B+G+16 floors EWS : S+7 floors		Tower-N1: B+G+13= 54 DU Tower-N2: B+G+13= 54 DU Tower-N3: B+G+17= 68 DU Tower-N4: B+G+17= 68 DU Tower-N5: B+G+22= 84 DU Tower-N6: B+G+16= 64 DU Tower-N7: B+G+16= 64 DU EWS : S+7= 84 DU	This project is completed and ready to move.
2.	Total no. of Flats/ Units	Main Units	446DU	
		Penthouse	10 DU	
		Total Units	456 DU	
		EWS	84 DU	
3.	Type of Flats	Type of Flat	Tower	Super Area (Sq. ft.)
		02 BHK + 02 Toilet	N5	1420
		03 BHK + 02 Toilet + Service Room	N1 & N2	1830
		03 BHK + 03 Toilet + Servant Room	N3, N4, N6 & N7	2150
		04 BHK + Servant Room	N3 & N4	2525
		Penthouse	N3, N4, N5, N6 & N7	4000, 4150, 4500
4.	Number of Car Parking available	Required	821 ECS	
		Open	121 ECS	
		Shed Covered	NA	
		Basement	783 ECS	
		Total	904 ECS	





**PART C**

**PROJECT APPROVAL DETAILS**

S.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied Fail/ Pending)
1.	LC-III - Letter of Intent for grant of license from DTCP (HR Govt.)	---	Approved
2.	Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	License No. 16 of 2009 Dated: 25.05.2009	Approved
3.	Approved Building Plans from HUDA	Memo No. 7459 Dated: 01.05.2012	Approved
4.	NOC for Height Clearance from Airport Authority of India	Memo No. AAI/NOC/2009/451/887-889 Dated: 23.04.2010	Approved
5.	Environmental clearance NOC from SEIAA	Memo No. SEIAA/HR/2013/627 Dated:- 04.09.2013	Approved
6.	NOC from Pollution Control Board	Memo No. HSPCB/Consent/2821214GUSOCTE816976 Dated: 10.06.2014	Approved
7.	Provisional NOC from Fire Authority	Memo No. FS/MCG/2013/2226 Dated: 13.07.2013	Approved
8.	NOC from Deputy Conservator of Forests	Memo No. 2342-G Dated: 03.10.2013	Approved
9.	Occupation Certificate issued from DTCP	Memo No. ZP-545/SD(BS)/2017/14357-363 Dated: 23.05.2017	Approved
10.	Structural Stability Certificate	---	Not Provided

**OBSERVATIONS:**

1. This Project is a part of integrated township developed on 27.4713 Acres
2. This Project meets preliminary necessary compliance of statutory approvals.



**PART D**

**VALUATION OF THE PROPERTY**

4. ASSESSMENT FACTORS																									
a. Valuation Type	Land & Building Value																								
b. Scope of the Valuation	Group Housing Society Value																								
c. Property Use factor	To assess Project Establishment Replacement Value																								
d. Legality Aspect Factor (Refer clauses 2 & 4 of Part-E)	Group Housing Society Project																								
e. Land Physical factors	Positive as per documents produced to us																								
f. Property location category factor	<table border="1"> <thead> <tr> <th>Shape</th> <th>Size</th> <th>Level</th> <th>Frontage to depth ratio</th> </tr> </thead> <tbody> <tr> <td>Irregular</td> <td>Large</td> <td>On Road Level</td> <td>Normal frontage</td> </tr> <tr> <td>City Categorization</td> <td>Locality Categorization</td> <td>Property location classification</td> <td>Floor Level</td> </tr> <tr> <td>Metro City</td> <td>Good</td> <td>Near to Proposed Metro Station</td> <td>NA</td> </tr> <tr> <td></td> <td>Property within developing Residential zone</td> <td>On wide approach road</td> <td></td> </tr> <tr> <td></td> <td></td> <td>NA</td> <td></td> </tr> </tbody> </table>	Shape	Size	Level	Frontage to depth ratio	Irregular	Large	On Road Level	Normal frontage	City Categorization	Locality Categorization	Property location classification	Floor Level	Metro City	Good	Near to Proposed Metro Station	NA		Property within developing Residential zone	On wide approach road				NA	
Shape	Size	Level	Frontage to depth ratio																						
Irregular	Large	On Road Level	Normal frontage																						
City Categorization	Locality Categorization	Property location classification	Floor Level																						
Metro City	Good	Near to Proposed Metro Station	NA																						
	Property within developing Residential zone	On wide approach road																							
		NA																							
g. Any New Development in surrounding area	Other development																								
h. Property overall usability Factor	Many other Group Housing Societies are coming up fast in this area and many are already inhabited.																								
i. Comment on Property Salability Outlook	Good																								
j. Comment on Demand & Supply in the Market	Easily sellable																								
k. Methodology/ Basis of Valuation	<p>Good demand of such properties in the market</p> <p>Land Value is assessed based on comparable sales approach for an approved Project Land and Building Value is assessed based on expected construction cost as per proposed Built-up area.</p> <p><i>For knowing comparable market sales, significant local enquiries has been made representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been judiciously taken seeing the market scenario. Kindly please refer below section to know the name &amp; contact numbers from whom enquiries have been made.</i></p>																								
l. Details of the sources from where the information is gathered on prevailing market Rate/Price trend of the property (from property search sites & local information)																									
1. NA																									
2. NA																									
m. Adopted Rates Justification	<p>This land is used for the specific purpose to develop group housing society. As per the present market survey &amp; verbal communication with local dealer we got the mixed information for the group housing land in this developing sector and no other sale/ purchase has taken place in current market due to the low demand &amp; current economical &amp; real estate market condition for similar kind of property.</p>																								



# VALUATION REPORT

PARAS IRENE, SECTOR-70A

**rk ASSOCIATES**  
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As per information available in public domain the FSI rate is prevailing in this sector is between Rs. 1,000/- to 1,500/- per sq. ft. And taking into consideration all the factors like size of the land and demand of flat in this sector we have taken Rs. 1,200/- per sq. ft., which is reasonable in our view.

2.

## VALUATION OF LAND

Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a. Prevailing Market Rate range	4 x Rs. 1,34,64,000/- per acre. (As per government norm- for the Residence Group Housing, the land is four times of the Agricultural land)	Rs. 1,000/- to 1,500/- per sq.ft.
b. Rate adopted considering all characteristics of the property	Rs. 5,38,56,000/-per acre	Rs. 1,200/- per sq.ft.
c. Total Development Land Area considered (documents vs site survey whichever is less)	8.50 acres (34398.27 m <sup>2</sup> )	8.50 acres (34398.27 m <sup>2</sup> )
d. Total permissible FAR	60196.97 m <sup>2</sup> (647954.79ft <sup>2</sup> )	60196.97 m <sup>2</sup> (647954.79ft <sup>2</sup> )
e. Total Value of land (A)	8.50 x Rs. 5,38,56,000/-per acre Rs. 45,77,76,000/-	647954.79x Rs. 1,200/- per sq.ft. Rs. 77,75,45,748/-

3.

## VALUATION OF BUILDING CONSTRUCTION

Particulars		Expected Building Construction Value	
		FAR	NON FAR
Structure Construction Value	Rate range	Rs. 1,200/- to 1,800/- per sq. ft.	Rs. 800/- to 1,200/-per sq. ft.
	Rate adopted	Rs. 1,500/- per sq. ft.	Rs. 1,000/- per sq. ft.
	Covered Area	70510.179 sq.mtr. (758965.25 ft. <sup>2</sup> )	44986.014 sq.mtr. (484225.42 ft. <sup>2</sup> )
	Valuation Calculation	758965.25ft. <sup>2</sup> X Rs. 1,500/-per sq. ft.	484225.42 X Rs. 1,000/-per sq. ft.
	Total Value	Rs. 113,84,47,875/-	Rs.48,42,25,420/-
a. Depreciation percentage (assuming salvage value % per year)	NA (Above replacement rate is calculated after deducting the prescribed depreciation)		
b. Age Factor	New Construction		
c. Structure Type/ Condition	RCC framed structure/ Good		
d. Construction Depreciated Replacement Value (B)	Rs. 162,26,73,295/-		

4.

## VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS

Particulars	Specifications	Expected Construction Value
a. Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	---	NA
b. Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	---	Rs. 05,00,00,000/-
c. Add extra for services	---	Rs. 05,00,00,000/-



# VALUATION REPORT

PARASIRENE, SECTOR-70A

	(Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)		
d.	Add extra for internal & external development and other facilities (Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach road, Play Area, etc.)	---	Rs. 03,00,00,000/-
e.	<b>Expected Construction Value (C)</b>	<b>NA</b>	<b>Rs. 13,00,00,000/-</b>
5.	<b>MARKET/ SALABLE VALUE OF THE FLATS</b>		
a.	Total No. of DU	456 DU	
b.	Total No. of EWS	84 DU	
c.	Total Proposed Salable Area for flats	NA	
	Government Rate	Rs. 3,300/- per sq.ft.	
d.	Launch Price = (approx.) (excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Rs. 5,250/- per sq.ft.	
	Current Market Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs. 6,750/- to 7,000/- per sq.ft.	
e.	Remark	The market value of the Flats varies from floor to floor, size of the flat and Vastu Compliance status and will depend upon the direction of the flat and also on which floor flat is situated. It also greatly depends upon the quality of construction, amenities and internal finishing and furnishing done by the builder. This is a modern society and the builder proposes to construct modern flats. As per information gathered from the public domain & dealers of that area, and it is found that present market resale rates for these flats may vary in between Rs. 6,750/- to 7,000/- per sq. ft.	

6.	<b>CONSOLIDATED VALUE</b>		
	<b>Particulars</b>	<b>Govt. Circle/ Guideline Value</b>	<b>Prospective Fair Market Value</b>
a.	Land Value (A)	Rs. 45,77,76,000/-	Rs. 77,75,45,748/-
b.	Building Construction Value (B)	NA	Rs. 162,26,73,295/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs. 13,00,00,000/-
d.	<b>Total Add (A+B+C)</b>	<b>Rs. 45,77,76,000/-</b>	<b>Rs. 253,02,19,043/-</b>
e.	<b>Rounded Off</b>	---	<b>Rs. 253,00,00,000/-</b>
f.	Realizable/ Fetch Value (@ ~20% less)	---	Rs. 202,40,00,000/-
g.	Distress/ Forced Sale Value (@	---	Rs. 177,10,00,000/-



# VALUATION REPORT

PARAS TRENE, SECTOR-70A

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	~30% less)		
h.	Market/ Salable Value of Flats*	NA	NA
i.	Value for insurance purpose	NA	Rs. 162,00,00,000/-

(Rupees Two Hundred Fifty Three Crores Only)

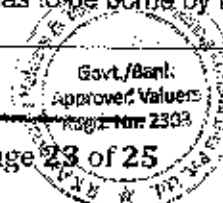
7.	<b>ASSUMPTIONS/ REMARKS</b>
a.	Information of the average market rates is taken based on the verbal market survey in the subject area from the local people, property agents, recent deals, demand-supply, internet postings which has been relied upon. No written record is generally available for such market information.
b.	Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset.
c.	All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape is taken as per property documents which have been relied upon.
d.	Legal aspects are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has first got the legal verification cleared by the competent Advocate before requesting for the Valuation report.
e.	This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
f.	Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. At our end we can just cross verify the identification of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest.
g.	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 areas of towns, small cities & districts where property number is not assigned clearly and not displayed on the properties, also due to the presence of multiple/ parallel departments (errors for in property registration) it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and chances of error & misrepresentation by the borrower and margin & 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.
h.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then it is assumed that the Banker or the concerned organization has satisfied themselves with the approval of the Group Housing Society/ particular floor & building before allotting the Valuation case to the Valuer company.
i.	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 out of approved/ applicable limits or the properties are decades old for which no formal Building Bye-Laws were applicable. Due to such discrete/ unplanned development in many regions sometimes it becomes tough to determine the exact lawful situation on ground for the Valuer. In case nothing specific is noted on the covered built-up area considered in the Valuation Report, the covered area present on the site as per site survey will be considered in the Valuation.
j.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various factors/ basis considered during the course of

- k. assessment before reaching to any conclusion.
- At the outset, it is to be noted that Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formulae to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However our Valuation analysis can definitely help the stakeholders to make them informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.



**ENCLOSURE: 1- VALUER'S REMARKS**

1. **Fair Market Value** suggested by the competent Valuer in his opinion is an prospective estimated amount without any prejudice after evaluating all the facts related to the subject property at which the subject Asset should be exchanged on the date of Valuation between a willing buyer and willing seller at an arm's length transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion.
2. **Realizable Value** is the minimum prospective value of the property which it may be able to realize at the time of actual property transaction factoring in potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction. Realizable value may be 10-20% less of the Fair Market Value depending on the salability prospects of the subject property.
3. **Forced/ Distress Sale Value** is the value when the property has to be sold due to financial encumbrances or any other constraint or have become a disputed property or as a part of a recovery process. In this type of sale minimum disposable value is assessed which varies from 20-35% less from the Fair Market Value based on the salability prospects of the property.
4. Best rates are rationally adopted based on the facts of the case came to our knowledge during the course of the assignment considering many factors like nature of property, location, approach, market situation and trends.
5. Construction rates are adopted based on present replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition, specifications based on the visual observation of the structure. No physical tests have been carried out in respect of it.
6. No employee or member of R.K Associates has any direct/ indirect interest in the property.
7. Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
8. Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
9. This report is having limited scope as per its fields to provide only the general basic idea of the value of the property prevailing in the market based on the documents/ data/ information provided by the client. The suggested value should be considered only if transaction is happened as free market transaction.
10. The condition assessment and the estimation of residual economic life of the structure is based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study, nor carried out any physical tests to assess structural integrity & strength.
11. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.
12. This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the original has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
13. Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, the concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.
14. Value varies with the Purpose/ Date/ Condition of the market. This report should not to be referred if any of these points are different from the one mentioned aforesaid in the Report. The Value indicated in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
15. 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.
16. This report is prepared on the RKA V-L3 (Medium) Valuation format as per the client requirement, charges paid and the time allotted. This report is having limited scope as per its fields to provide only the general estimated basic idea of the value of the property prevailing in the market based on the information provided by the client. The Valuation assessed in this Valuation Report should hold good only if transaction is happened as per free market transaction. No detailed analysis or verification of the information is carried upon pertaining to the value of the subject property. No claim for any extra information will be entertained whatsoever be the reason. For any extra work over and above the fields mentioned in the report will have an extra cost which has to be borne by the customer.





# VALUATION REPORT

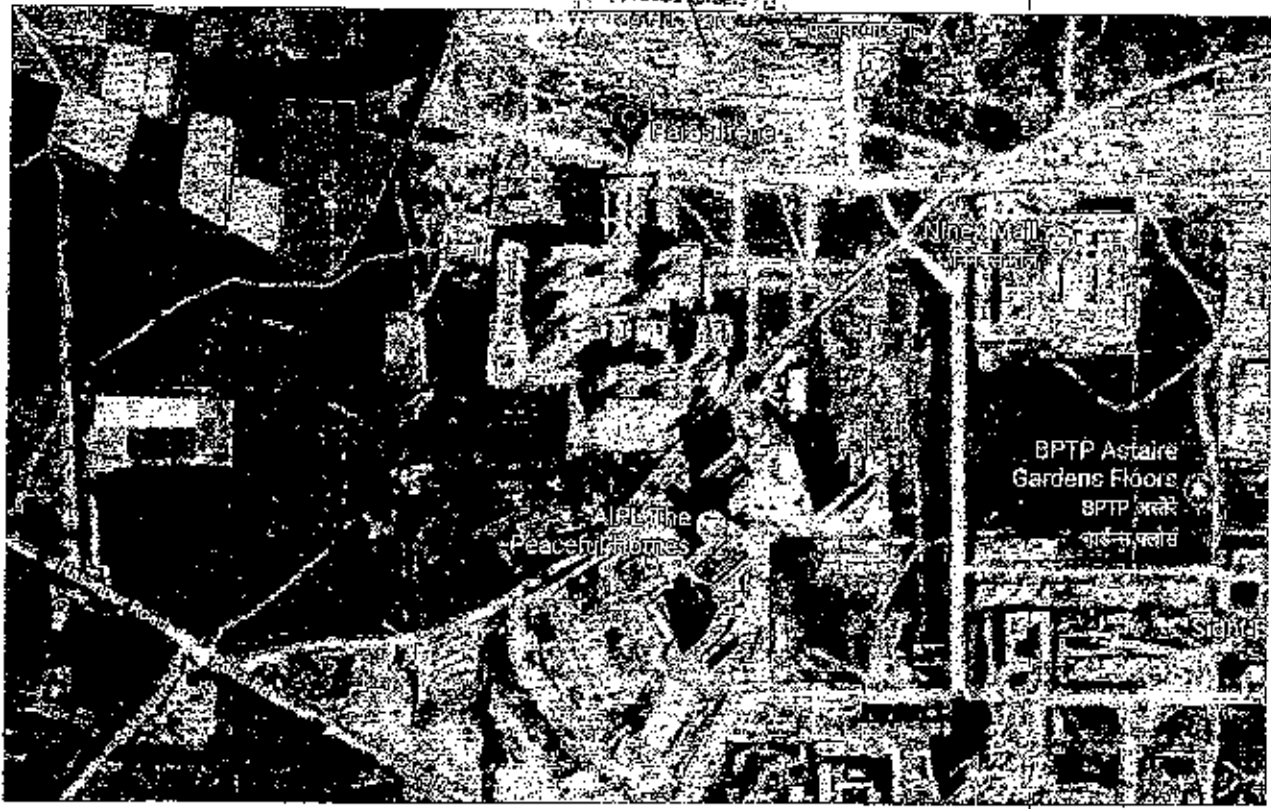
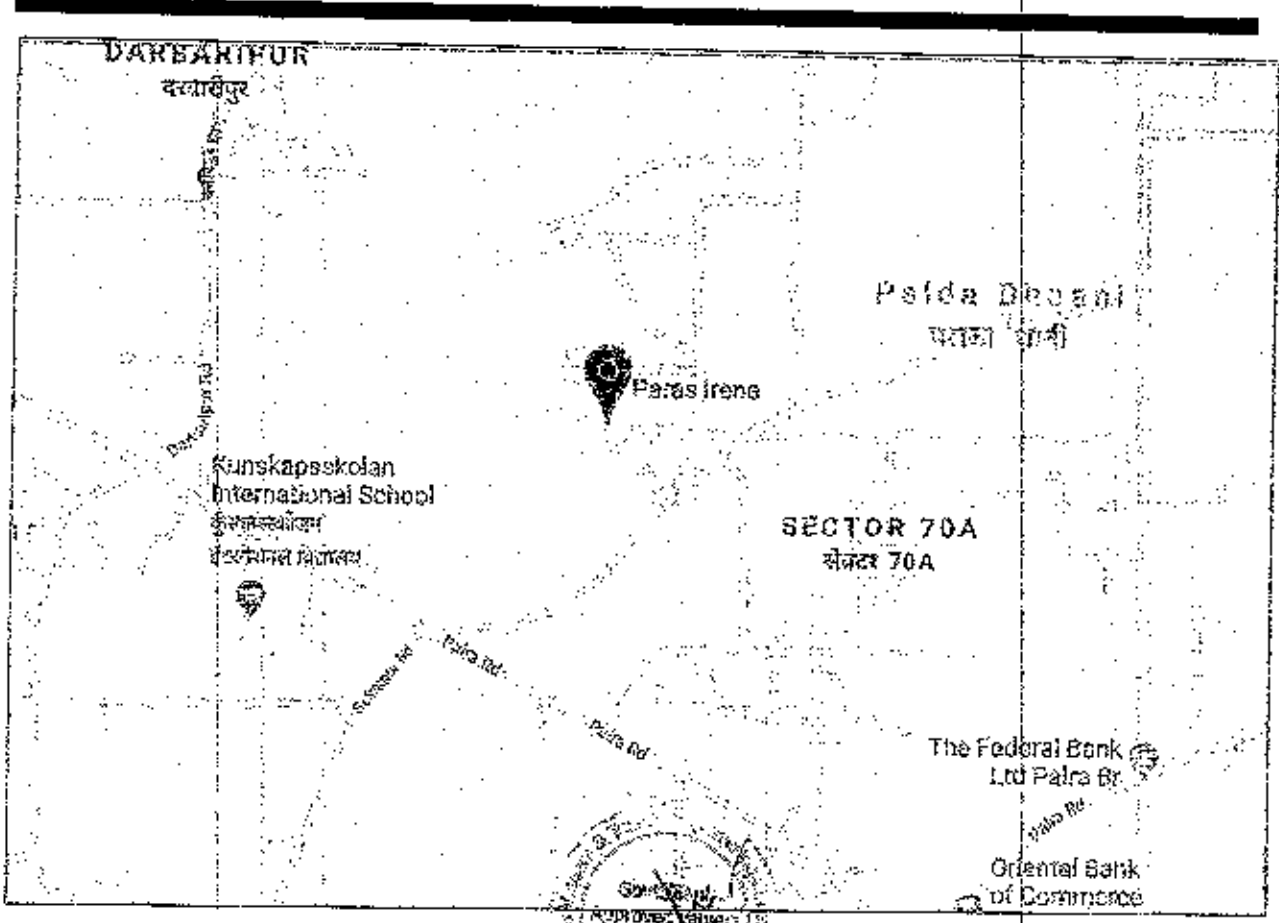
PARAS IRENE, SECTOR-70A

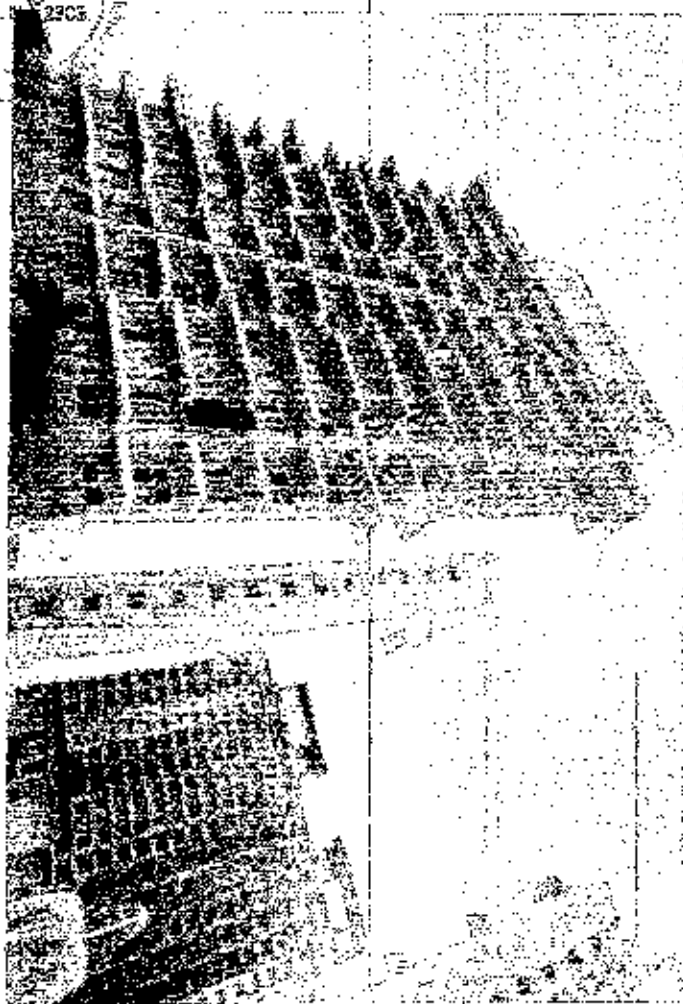
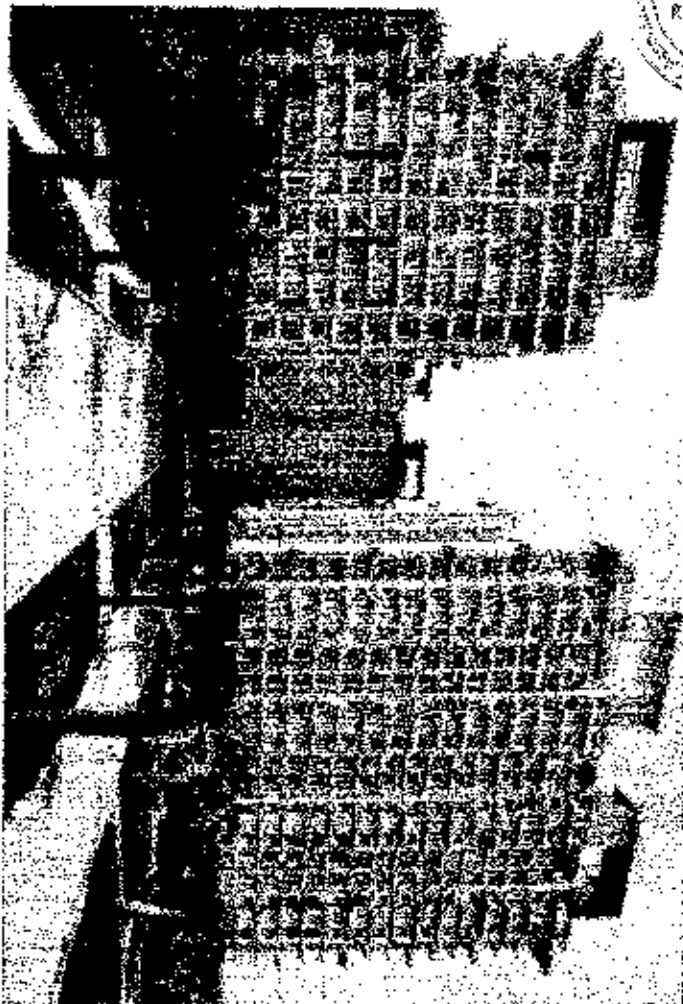
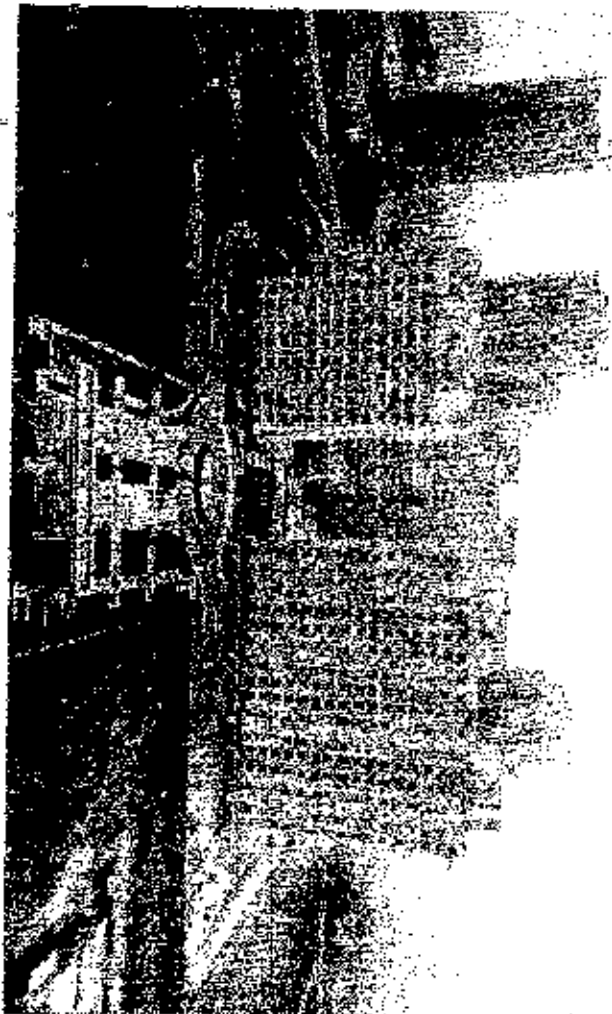
17.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors also before taking any business decision based on the content of this report.
18.	This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
19.	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.
20.	Defect Liability Period is <b>30 DAYS</b> . We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above.
21.	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Valuation Services can be entertained due to possible change in situation and condition of the property.
22.	Our Data retention policy is of <b>ONE YEAR</b> . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
23.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
24.	R.K Associates never releases any report doing alterations or modifications from pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
25.	If this report is prepared for the matter under litigation in any Indian court, no official or employee of R.K Associates will be under any obligation to give in person appearance in the court as a testimony. For any explanation or clarification, only written reply can be submitted on payment of charges by the plaintiff or respondent which will be 10% of the original fees charged where minimum charges will be Rs 2500/-.

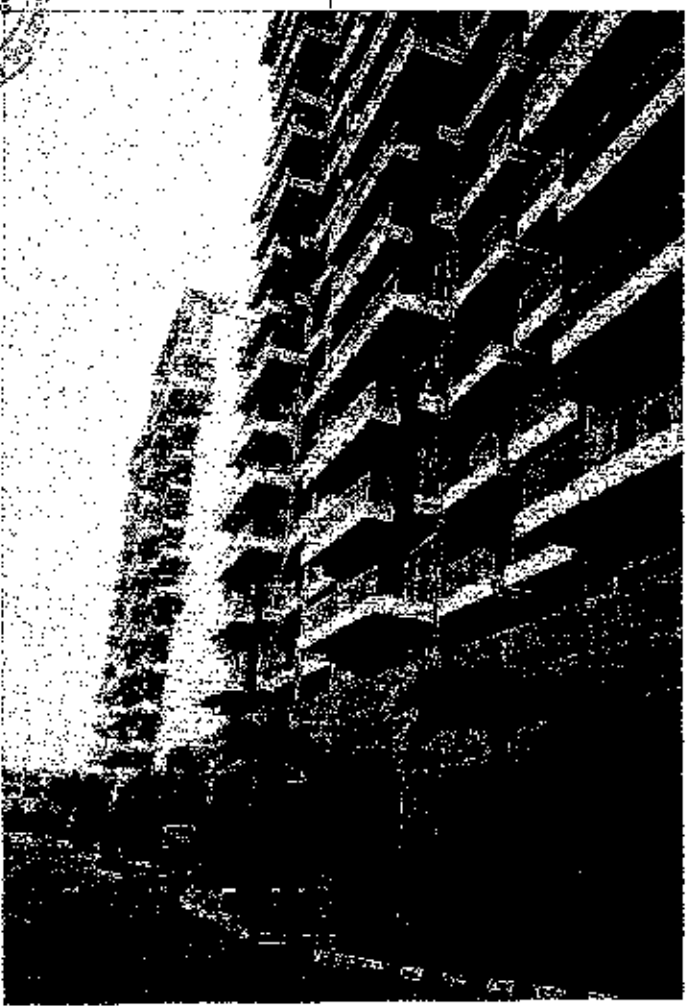
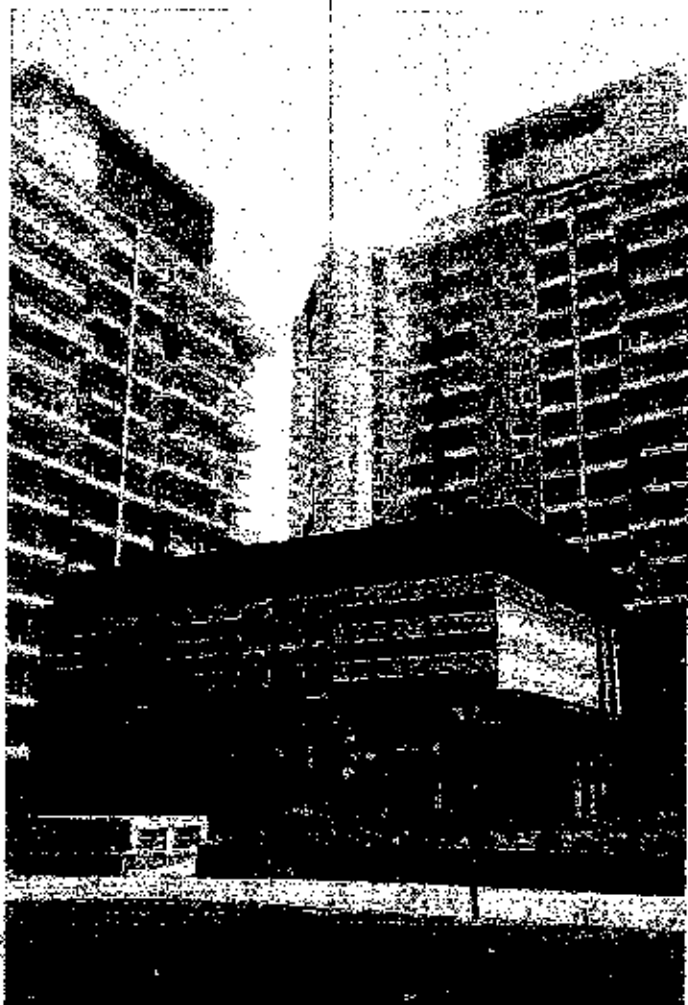
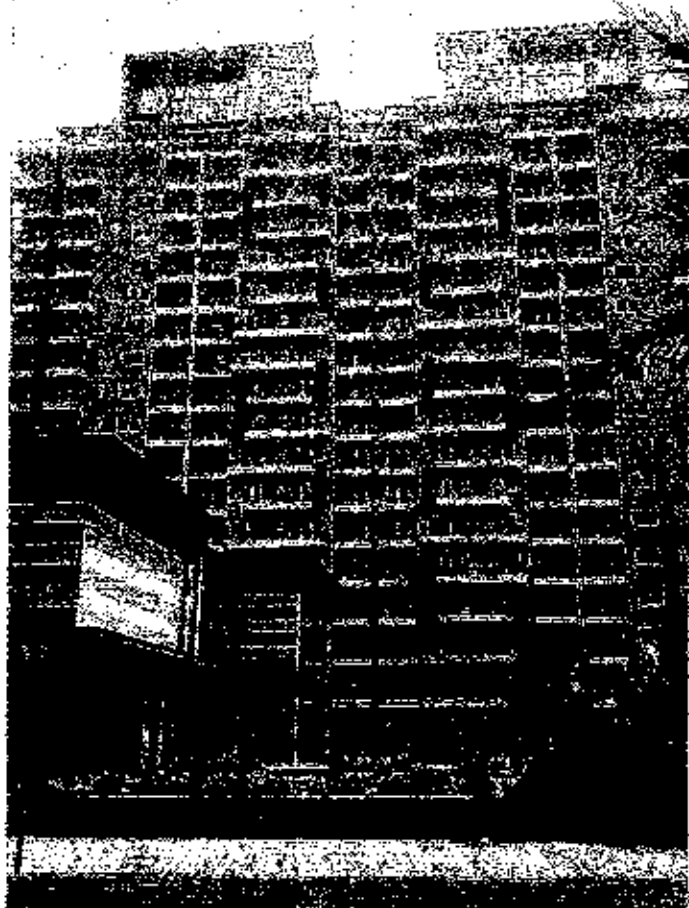


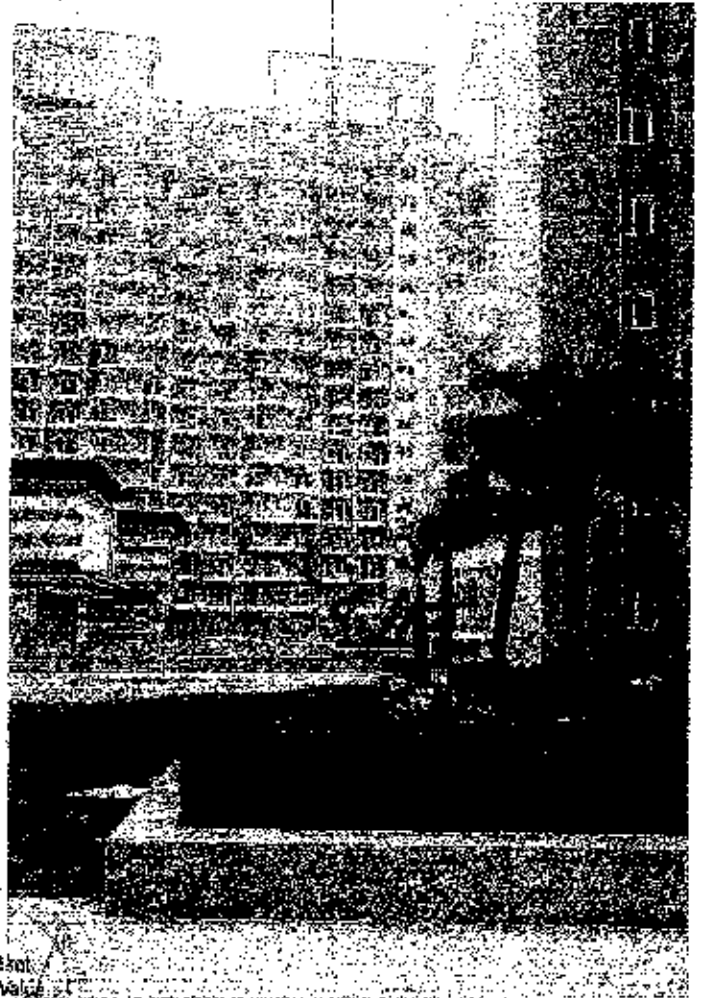
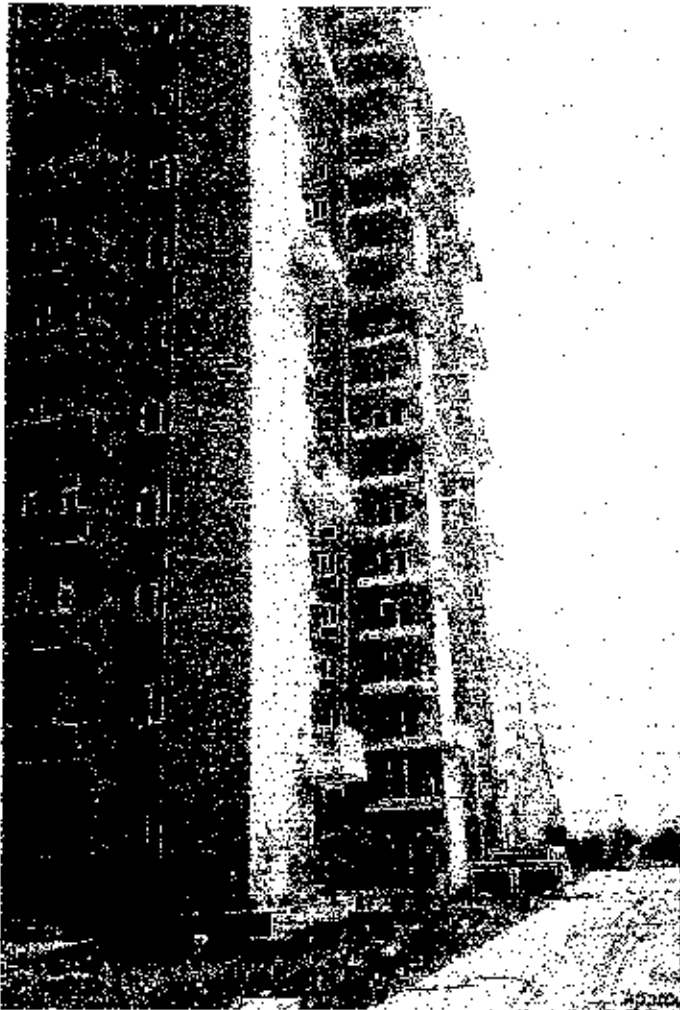


ENCLOSURE: 2- GOOGLE MAP LOCATION

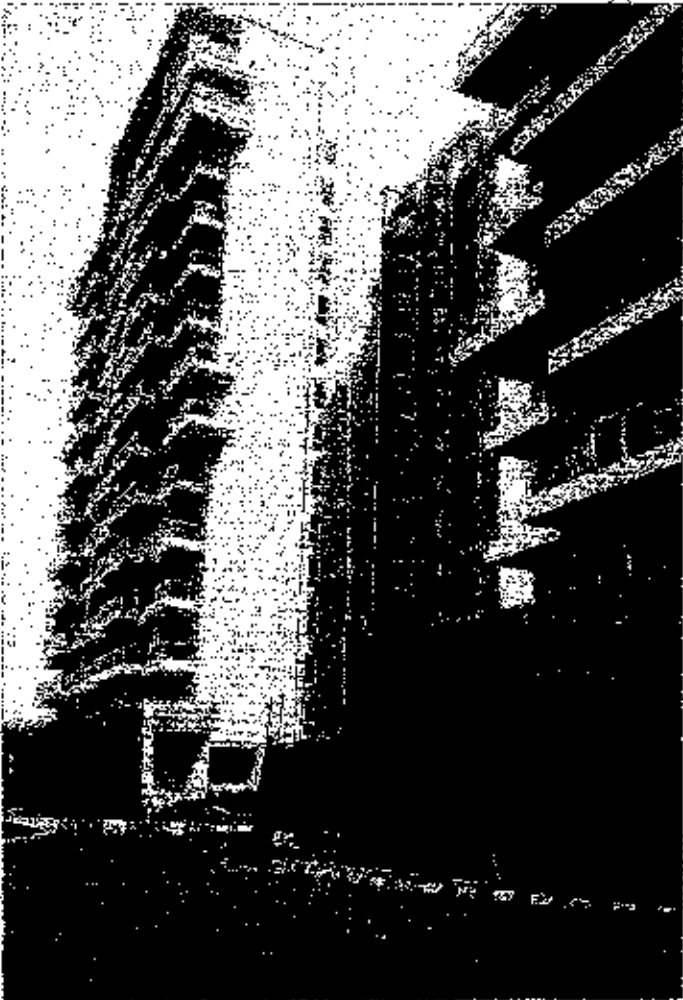








East Bank  
Approved Value  
Regl No 2303



## Paras Irene Inventory's

S.No	Tower	FlatNo.	Unit Type	Area
1	N01	N-01/00-03	3BR+2T+SERV.	1,830
2	N01	N-01/00-04	3BR+2T+SERV.	1,830
3	N01	N-01/01-01	3BR+2T+SERV.	1,890
4	N01	N-01/01-02	3BR+2T+SERV.	1,910
5	N01	N-01/01-03	3BR+2T+SERV.	1,830
6	N01	N-01/01-04	3BR+2T+SERV.	1,830
7	N01	N-01/02-01	3BR+2T+SERV.	1,830
8	N01	N-01/02-02	3BR+2T+SERV.	1,830
9	N01	N-01/02-03	3BR+2T+SERV.	1,830
10	N01	N-01/02-04	3BR+2T+SERV.	1,830
11	N01	N-01/03-01	3BR+2T+SERV.	1,830
12	N01	N-01/03-02	3BR+2T+SERV.	1,830
13	N01	N-01/03-03	3BR+2T+SERV.	1,830
14	N01	N-01/03-04	3BR+2T+SERV.	1,830
15	N01	N-01/04-01	3BR+2T+SERV.	1,830
16	N01	N-01/04-02	3BR+2T+SERV.	1,830
17	N01	N-01/04-03	3BR+2T+SERV.	1,830
18	N01	N-01/04-04	3BR+2T+SERV.	1,830
19	N01	N-01/05-01	3BR+2T+SERV.	1,830
20	N01	N-01/05-02	3BR+2T+SERV.	1,830
21	N01	N-01/05-03	3BR+2T+SERV.	1,830
22	N01	N-01/05-04	3BR+2T+SERV.	1,830
23	N01	N-01/06-01	3BR+2T+SERV.	1,830
24	N01	N-01/06-02	3BR+2T+SERV.	1,830
25	N01	N-01/06-03	3BR+2T+SERV.	1,830
26	N01	N-01/06-04	3BR+2T+SERV.	1,830
27	N01	N-01/07-01	3BR+2T+SERV.	1,830
28	N01	N-01/07-02	3BR+2T+SERV.	1,830
29	N01	N-01/07-03	3BR+2T+SERV.	1,830
30	N01	N-01/07-04	3BR+2T+SERV.	1,830
31	N01	N-01/08-01	3BR+2T+SERV.	1,830
32	N01	N-01/08-02	3BR+2T+SERV.	1,830
33	N01	N-01/08-03	3BR+2T+SERV.	1,830
34	N01	N-01/08-04	3BR+2T+SERV.	1,830
35	N01	N-01/09-01	3BR+2T+SERV.	1,830
36	N01	N-01/09-02	3BR+2T+SERV.	1,830
37	N01	N-01/09-03	3BR+2T+SERV.	1,830
38	N01	N-01/09-04	3BR+2T+SERV.	1,830
39	N01	N-01/10-01	3BR+2T+SERV.	1,830
40	N01	N-01/10-02	3BR+2T+SERV.	1,830
41	N01	N-01/10-03	3BR+2T+SERV.	1,830
42	N01	N-01/10-04	3BR+2T+SERV.	1,830
43	N01	N-01/11-01	3BR+2T+SERV.	1,830
44	N01	N-01/11-02	3BR+2T+SERV.	1,830
45	N01	N-01/11-03	3BR+2T+SERV.	1,830
46	N01	N-01/11-04	3BR+2T+SERV.	1,830
47	N01	N-01/12-01	3BR+2T+SERV.	1,830
48	N01	N-01/12-02	3BR+2T+SERV.	1,830

Classic Infra Solutions Pvt. Ltd. | Paras Irene, Sector - 70A, Gurgaon, Haryana - 122001 | Phone: 01244001234 | Email: info@parasinfra.com

**PARAS**  
BUILDTECH

Corp. Office: 10th floor Paras Tower Towers Cluster 3A, Sector - 70A, Gurgaon, Haryana - 122001 | Phone: 01244001234 | Email: info@parasinfra.com | www.parasinfra.com

Regd. Office: 10th floor Paras Tower Towers Cluster 3A, Sector - 70A, Gurgaon, Haryana - 122001 | Phone: 01244001234 | Email: info@parasinfra.com



49	N01	N-01/12-03	3BR+2T+SERV.	1,830
50	N01	N-01/12-04	3BR+2T+SERV.	1,830
51	N01	N-01/12A-01	3BR+2T+SERV.	1,830
52	N01	N-01/12A-02	3BR+2T+SERV.	1,830
53	N01	N-01/12A-03	3BR+2T+SERV.	1,830
54	N01	N-01/12A-04	3BR+2T+SERV.	1,830
55	N02	N-02/00-01	3BR+2T+SERV.	1,830
56	N02	N-02/00-04	3BR+2T+SERV.	1,830
57	N02	N-02/01-01	3BR+2T+SERV.	1,830
58	N02	N-02/01-02	3BR+2T+SERV.	1,890
59	N02	N-02/01-03	3BR+2T+SERV.	1,910
60	N02	N-02/01-04	3BR+2T+SERV.	1,830
61	N02	N-02/02-01	3BR+2T+SERV.	1,830
62	N02	N-02/02-02	3BR+2T+SERV.	1,830
63	N02	N-02/02-03	3BR+2T+SERV.	1,830
64	N02	N-02/02-04	3BR+2T+SERV.	1,830
65	N02	N-02/03-01	3BR+2T+SERV.	1,830
66	N02	N-02/03-02	3BR+2T+SERV.	1,830
67	N02	N-02/03-03	3BR+2T+SERV.	1,830
68	N02	N-02/03-04	3BR+2T+SERV.	1,830
69	N02	N-02/04-01	3BR+2T+SERV.	1,830
70	N02	N-02/04-02	3BR+2T+SERV.	1,830
71	N02	N-02/04-03	3BR+2T+SERV.	1,830
72	N02	N-02/04-04	3BR+2T+SERV.	1,830
73	N02	N-02/05-01	3BR+2T+SERV.	1,830
74	N02	N-02/05-02	3BR+2T+SERV.	1,830
75	N02	N-02/05-03	3BR+2T+SERV.	1,830
76	N02	N-02/05-04	3BR+2T+SERV.	1,830
77	N02	N-02/06-01	3BR+2T+SERV.	1,830
78	N02	N-02/06-02	3BR+2T+SERV.	1,830
79	N02	N-02/06-03	3BR+2T+SERV.	1,830
80	N02	N-02/06-04	3BR+2T+SERV.	1,830
81	N02	N-02/07-01	3BR+2T+SERV.	1,830
82	N02	N-02/07-02	3BR+2T+SERV.	1,830
83	N02	N-02/07-03	3BR+2T+SERV.	1,830
84	N02	N-02/07-04	3BR+2T+SERV.	1,830
85	N02	N-02/08-01	3BR+2T+SERV.	1,830
86	N02	N-02/08-02	3BR+2T+SERV.	1,830
87	N02	N-02/08-03	3BR+2T+SERV.	1,830
88	N02	N-02/08-04	3BR+2T+SERV.	1,830
89	N02	N-02/09-01	3BR+2T+SERV.	1,830
90	N02	N-02/09-02	3BR+2T+SERV.	1,830
91	N02	N-02/09-03	3BR+2T+SERV.	1,830
92	N02	N-02/09-04	3BR+2T+SERV.	1,830
93	N02	N-02/10-01	3BR+2T+SERV.	1,830
94	N02	N-02/10-02	3BR+2T+SERV.	1,830
95	N02	N-02/10-03	3BR+2T+SERV.	1,830
96	N02	N-02/10-04	3BR+2T+SERV.	1,830
97	N02	N-02/11-01	3BR+2T+SERV.	1,830
98	N02	N-02/11-02	3BR+2T+SERV.	1,830
99	N02	N-02/11-03	3BR+2T+SERV.	1,830
100	N02	N-02/11-04	3BR+2T+SERV.	1,830
101	N02	N-02/12-01	3BR+2T+SERV.	1,830



102	N02	N-02/12-01	3BR+2T+SERV.	1,830
103	N02	N-02/12-03	3BR+2T+SERV.	1,830
104	N02	N-02/12-04	3BR+2T+SERV.	1,830
105	N02	N-02/12A-01	3BR+2T+SERV.	1,830
106	N02	N-02/12A-02	3BR+2T+SERV.	1,830
107	N02	N-02/12A-03	3BR+2T+SERV.	1,830
108	N02	N-02/12A-04	3BR+2T+SERV.	1,830
109	N03	N-03/00-01	3BR+3T+SERV	2,150
110	N03	N-03/00-02	4BR+4T+SERV	2,525
111	N03	N-03/01-01	3BR+3T+SERV	2,150
112	N03	N-03/01-02	4BR+4T+SERV	2,525
113	N03	N-03/01-03	3BR+3T+SERV	2,230
114	N03	N-03/01-04	3BR+3T+SERV	2,240
115	N03	N-03/02-01	3BR+3T+SERV	2,150
116	N03	N-03/02-02	4BR+4T+SERV	2,525
117	N03	N-03/02-03	3BR+3T+SERV	2,150
118	N03	N-03/02-04	3BR+3T+SERV	2,150
119	N03	N-03/03-01	3BR+3T+SERV	2,150
120	N03	N-03/03-02	4BR+4T+SERV	2,525
121	N03	N-03/03-03	3BR+3T+SERV	2,150
122	N03	N-03/03-04	3BR+3T+SERV	2,150
123	N03	N-03/04-01	3BR+3T+SERV	2,150
124	N03	N-03/04-02	4BR+4T+SERV	2,525
125	N03	N-03/04-03	3BR+3T+SERV	2,150
126	N03	N-03/04-04	3BR+3T+SERV	2,150
127	N03	N-03/05-01	3BR+3T+SERV	2,150
128	N03	N-03/05-02	4BR+4T+SERV	2,525
129	N03	N-03/05-03	3BR+3T+SERV	2,150
130	N03	N-03/05-04	3BR+3T+SERV	2,150
131	N03	N-03/06-01	3BR+3T+SERV	2,150
132	N03	N-03/06-02	4BR+4T+SERV	2,525
133	N03	N-03/06-03	3BR+3T+SERV	2,150
134	N03	N-03/06-04	3BR+3T+SERV	2,150
135	N03	N-03/07-01	3BR+3T+SERV	2,150
136	N03	N-03/07-02	4BR+4T+SERV	2,525
137	N03	N-03/07-03	3BR+3T+SERV	2,150
138	N03	N-03/07-04	3BR+3T+SERV	2,150
139	N03	N-03/08-01	3BR+3T+SERV	2,150
140	N03	N-03/08-02	4BR+4T+SERV	2,525
141	N03	N-03/08-03	3BR+3T+SERV	2,150
142	N03	N-03/08-04	3BR+3T+SERV	2,150
143	N03	N-03/09-01	3BR+3T+SERV	2,150
144	N03	N-03/09-02	4BR+4T+SERV	2,525
145	N03	N-03/09-03	3BR+3T+SERV	2,150
146	N03	N-03/09-04	3BR+3T+SERV	2,150
147	N03	N-03/10-01	3BR+3T+SERV	2,150
148	N03	N-03/10-02	4BR+4T+SERV	2,525
149	N03	N-03/10-03	3BR+3T+SERV	2,150
150	N03	N-03/10-04	3BR+3T+SERV	2,150
151	N03	N-03/11-01	3BR+3T+SERV	2,150
152	N03	N-03/11-02	4BR+4T+SERV	2,525
153	N03	N-03/11-03	3BR+3T+SERV	2,150
154	N03	N-03/11-04	3BR+3T+SERV	2,150

Classic Infra Solutions Pvt. Ltd. | Paras Irene, Sector 70A, Gurgaon, Haryana - 122101 | CIN - U70100DL2010PTC207054

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155	N03	N-03/12-01	3BR+3T+SERV	2,150
156	N03	N-03/12-02	4BR+4T+SERV	2,525
157	N03	N-03/12-03	3BR+3T+SERV	2,150
158	N03	N-03/12-04	3BR+3T+SERV	2,150
159	N03	N-03/12A-01	3BR+3T+SERV	2,150
160	N03	N-03/12A-02	4BR+4T+SERV	2,525
161	N03	N-03/12A-03	3BR+3T+SERV	2,150
162	N03	N-03/12A-04	3BR+3T+SERV	2,150
163	N03	N-03/14-01	3BR+3T+SERV	2,150
164	N03	N-03/14-02	4BR+4T+SERV	2,525
165	N03	N-03/14-03	3BR+3T+SERV	2,150
166	N03	N-03/14-04	3BR+3T+SERV	2,150
167	N03	N-03/15-01	3BR+3T+SERV	2,150
168	N03	N-03/15-02	4BR+4T+SERV	2,525
169	N03	N-03/15-03	3BR+3T+SERV	2,150
170	N03	N-03/15-04	3BR+3T+SERV	2,150
171	N03	N-03/16-01	3BR+3T+SERV	2,150
172	N03	N-03/16-02	4BR+4T+SERV	2,525
173	N03	N-03/16-03	3BR+3T+SERV	2,150
174	N03	N-03/16-04	3BR+3T+SERV	2,150
175	N03	N-03/17-01	PENTHOUSE	4,150
176	N03	N-03/17-02	PENTHOUSE	4,000
177	N04	N-04/00-01	4BR+4T+SERV	2,525
178	N04	N-04/00-02	3BR+3T+SERV	2,150
179	N04	N-04/01-01	4BR+4T+SERV	2,525
180	N04	N-04/01-02	3BR+3T+SERV	2,150
181	N04	N-04/01-03	3BR+3T+SERV	2,240
182	N04	N-04/01-04	3BR+3T+SERV	2,275
183	N04	N-04/02-01	4BR+4T+SERV	2,525
184	N04	N-04/02-02	3BR+3T+SERV	2,150
185	N04	N-04/02-03	3BR+3T+SERV	2,150
186	N04	N-04/02-04	3BR+3T+SERV	2,150
187	N04	N-04/03-01	4BR+4T+SERV	2,525
188	N04	N-04/03-02	3BR+3T+SERV	2,150
189	N04	N-04/03-03	3BR+3T+SERV	2,150
190	N04	N-04/03-04	3BR+3T+SERV	2,150
191	N04	N-04/04-01	4BR+4T+SERV	2,525
192	N04	N-04/04-02	3BR+3T+SERV	2,150
193	N04	N-04/04-03	3BR+3T+SERV	2,150
194	N04	N-04/04-04	3BR+3T+SERV	2,150
195	N04	N-04/05-01	4BR+4T+SERV	2,525
196	N04	N-04/05-02	3BR+3T+SERV	2,150
197	N04	N-04/05-03	3BR+3T+SERV	2,150
198	N04	N-04/05-04	3BR+3T+SERV	2,150
199	N04	N-04/06-01	4BR+4T+SERV	2,525
200	N04	N-04/06-02	3BR+3T+SERV	2,150
201	N04	N-04/06-03	3BR+3T+SERV	2,150
202	N04	N-04/06-04	3BR+3T+SERV	2,150
203	N04	N-04/07-01	4BR+4T+SERV	2,525
204	N04	N-04/07-02	3BR+3T+SERV	2,150
205	N04	N-04/07-03	3BR+3T+SERV	2,150
206	N04	N-04/07-04	3BR+3T+SERV	2,150
207	N04	N-04/08-01	4BR+4T+SERV	2,525

Classic Infrasolutions Pvt. Ltd. | Paras Irene, Sector - 70A, Gurgaon, Haryana - 122101 | CIN - U78109DL2010PTC207054

**PARAS**  
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# PARAS IRENE



208	N04	N-04/08-03	3BR+3T+SERV	2,150
209	N04	N-04/08-03	3BR+3T+SERV	2,150
210	N04	N-04/08-04	3BR+3T+SERV	2,150
211	N04	N-04/09-01	4BR+4T+SERV	2,525
212	N04	N-04/09-02	3BR+3T+SERV	2,150
213	N04	N-04/09-03	3BR+3T+SERV	2,150
214	N04	N-04/09-04	3BR+3T+SERV	2,150
215	N04	N-04/10-01	4BR+4T+SERV	2,525
216	N04	N-04/10-02	3BR+3T+SERV	2,150
217	N04	N-04/10-03	3BR+3T+SERV	2,150
218	N04	N-04/10-04	3BR+3T+SERV	2,150
219	N04	N-04/11-01	4BR+4T+SERV	2,525
220	N04	N-04/11-02	3BR+3T+SERV	2,150
221	N04	N-04/11-03	3BR+3T+SERV	2,150
222	N04	N-04/11-04	3BR+3T+SERV	2,150
223	N04	N-04/12-01	4BR+4T+SERV	2,525
224	N04	N-04/12-02	3BR+3T+SERV	2,150
225	N04	N-04/12-03	3BR+3T+SERV	2,150
226	N04	N-04/12-04	3BR+3T+SERV	2,150
227	N04	N-04/12A-01	4BR+4T+SERV	2,525
228	N04	N-04/12A-02	3BR+3T+SERV	2,150
229	N04	N-04/12A-03	3BR+3T+SERV	2,150
230	N04	N-04/12A-04	3BR+3T+SERV	2,150
231	N04	N-04/14-01	4BR+4T+SERV	2,525
232	N04	N-04/14-02	3BR+3T+SERV	2,150
233	N04	N-04/14-03	3BR+3T+SERV	2,150
234	N04	N-04/14-04	3BR+3T+SERV	2,150
235	N04	N-04/15-01	4BR+4T+SERV	2,525
236	N04	N-04/15-02	3BR+3T+SERV	2,150
237	N04	N-04/15-03	3BR+3T+SERV	2,150
238	N04	N-04/15-04	3BR+3T+SERV	2,150
239	N04	N-04/16-01	4BR+4T+SERV	2,525
240	N04	N-04/16-02	3BR+3T+SERV	2,150
241	N04	N-04/16-03	3BR+3T+SERV	2,150
242	N04	N-04/16-04	3BR+3T+SERV	2,150
243	N04	N-04/17-01	PENTHOUSE	4,150
244	N04	N-04/17-02	PENTHOUSE	4,000
245	N05	N-05/00-01	2BR+2T	1,420
246	N05	N-05/00-02	2BR+2T	1,420
247	N05	N-05/01-01	2BR+2T	1,420
248	N05	N-05/01-02	2BR+2T	1,420
249	N05	N-05/01-03	2BR+2T	1,480
250	N05	N-05/01-04	2BR+2T	1,480
251	N05	N-05/02-01	2BR+2T	1,420
252	N05	N-05/02-02	2BR+2T	1,420
253	N05	N-05/02-03	2BR+2T	1,420
254	N05	N-05/02-04	2BR+2T	1,420
255	N05	N-05/03-01	2BR+2T	1,420
256	N05	N-05/03-02	2BR+2T	1,420
257	N05	N-05/03-03	2BR+2T	1,420
258	N05	N-05/03-04	2BR+2T	1,420
259	N05	N-05/04-01	2BR+2T	1,420
260	N05	N-05/04-02	2BR+2T	1,420

# PARAS IRENE



314	N05	N-05/18-01	2BR+2T	1,420
315	N05	N-05/18-01	2BR+2T	1,420
316	N05	N-05/18-02	2BR+2T	1,420
317	N05	N-05/18-03	2BR+2T	1,420
318	N05	N-05/18-04	2BR+2T	1,420
319	N05	N-05/19-01	2BR+2T	1,420
320	N05	N-05/19-02	2BR+2T	1,420
321	N05	N-05/19-03	2BR+2T	1,420
322	N05	N-05/19-04	2BR+2T	1,420
323	N05	N-05/20-01	2BR+2T	1,420
324	N05	N-05/20-02	2BR+2T	1,420
325	N05	N-05/20-03	2BR+2T	1,420
326	N05	N-05/20-04	2BR+2T	1,420
327	N05	N-05/21-01	PENTHOUSE	4,500
328	N05	N-05/21-02	PENTHOUSE	4,500
329	N06	N-06/00-03	3BR+3T+SERV	2,150
330	N06	N-06/00-04	3BR+3T+SERV	2,150
331	N06	N-06/01-01	3BR+3T+SERV	2,240
332	N06	N-06/01-02	3BR+3T+SERV	2,275
333	N06	N-06/01-03	3BR+3T+SERV	2,150
334	N06	N-06/01-04	3BR+3T+SERV	2,150
335	N06	N-06/02-01	3BR+3T+SERV	2,150
336	N06	N-06/02-02	3BR+3T+SERV	2,150
337	N06	N-06/02-03	3BR+3T+SERV	2,150
338	N06	N-06/02-04	3BR+3T+SERV	2,150
339	N06	N-06/03-01	3BR+3T+SERV	2,150
340	N06	N-06/03-02	3BR+3T+SERV	2,150
341	N06	N-06/03-03	3BR+3T+SERV	2,150
342	N06	N-06/03-04	3BR+3T+SERV	2,150
343	N06	N-06/04-01	3BR+3T+SERV	2,150
344	N06	N-06/04-02	3BR+3T+SERV	2,150
345	N06	N-06/04-03	3BR+3T+SERV	2,150
346	N06	N-06/04-04	3BR+3T+SERV	2,150
347	N06	N-06/05-01	3BR+3T+SERV	2,150
348	N06	N-06/05-02	3BR+3T+SERV	2,150
349	N06	N-06/05-03	3BR+3T+SERV	2,150
350	N06	N-06/05-04	3BR+3T+SERV	2,150
351	N06	N-06/06-01	3BR+3T+SERV	2,150
352	N06	N-06/06-02	3BR+3T+SERV	2,150
353	N06	N-06/06-03	3BR+3T+SERV	2,150
354	N06	N-06/06-04	3BR+3T+SERV	2,150
355	N06	N-06/07-01	3BR+3T+SERV	2,150
356	N06	N-06/07-02	3BR+3T+SERV	2,150
357	N06	N-06/07-03	3BR+3T+SERV	2,150
358	N06	N-06/07-04	3BR+3T+SERV	2,150
359	N06	N-06/08-01	3BR+3T+SERV	2,150
360	N06	N-06/08-02	3BR+3T+SERV	2,150
361	N06	N-06/08-03	3BR+3T+SERV	2,150
362	N06	N-06/08-04	3BR+3T+SERV	2,150
363	N06	N-06/09-01	3BR+3T+SERV	2,150
364	N06	N-06/09-02	3BR+3T+SERV	2,150
365	N06	N-06/09-03	3BR+3T+SERV	2,150
366	N06	N-06/09-04	3BR+3T+SERV	2,150

Classic Infra Solutions Pvt. Ltd. | Paras Irene, Sector - 70/A, Gurgaon, Haryana - 122001 | CIN - U70909DL2011PTC-257054

**PARAS**  
BUILDTECH

Corp. Office: 11th Floor, Paras Twin Towers (Tower B), Sector - 54, Golf Course Road, Gurgaon - 122004, Haryana. | Phone: 0124-257054 | Email: [info@parasbuildtech.com](mailto:info@parasbuildtech.com) | [www.parasbuildtech.com](http://www.parasbuildtech.com)

# PARAS IRENE



261	N05	N-05/04-01	2BR+2T	1,420
262	N05	N-05/04-04	2BR+2T	1,420
263	N05	N-05/05-01	2BR+2T	1,420
264	N05	N-05/05-02	2BR+2T	1,420
265	N05	N-05/05-03	2BR+2T	1,420
266	N05	N-05/05-04	2BR+2T	1,420
267	N05	N-05/06-01	2BR+2T	1,420
268	N05	N-05/06-02	2BR+2T	1,420
269	N05	N-05/06-03	2BR+2T	1,420
270	N05	N-05/06-04	2BR+2T	1,420
271	N05	N-05/07-01	2BR+2T	1,420
272	N05	N-05/07-02	2BR+2T	1,420
273	N05	N-05/07-03	2BR+2T	1,420
274	N05	N-05/07-04	2BR+2T	1,420
275	N05	N-05/08-01	2BR+2T	1,420
276	N05	N-05/08-02	2BR+2T	1,420
277	N05	N-05/08-03	2BR+2T	1,420
278	N05	N-05/08-04	2BR+2T	1,420
279	N05	N-05/09-01	2BR+2T	1,420
280	N05	N-05/09-02	2BR+2T	1,420
281	N05	N-05/09-03	2BR+2T	1,420
282	N05	N-05/09-04	2BR+2T	1,420
283	N05	N-05/10-01	2BR+2T	1,420
284	N05	N-05/10-02	2BR+2T	1,420
285	N05	N-05/10-03	2BR+2T	1,420
286	N05	N-05/10-04	2BR+2T	1,420
287	N05	N-05/11-01	2BR+2T	1,420
288	N05	N-05/11-02	2BR+2T	1,420
289	N05	N-05/11-03	2BR+2T	1,420
290	N05	N-05/11-04	2BR+2T	1,420
291	N05	N-05/12-01	2BR+2T	1,420
292	N05	N-05/12-02	2BR+2T	1,420
293	N05	N-05/12-03	2BR+2T	1,420
294	N05	N-05/12-04	2BR+2T	1,420
295	N05	N-05/12A-01	2BR+2T	1,420
296	N05	N-05/12A-02	2BR+2T	1,420
297	N05	N-05/12A-03	2BR+2T	1,420
298	N05	N-05/12A-04	2BR+2T	1,420
299	N05	N-05/14-01	2BR+2T	1,420
300	N05	N-05/14-02	2BR+2T	1,420
301	N05	N-05/14-03	2BR+2T	1,420
302	N05	N-05/14-04	2BR+2T	1,420
303	N05	N-05/15-01	2BR+2T	1,420
304	N05	N-05/15-02	2BR+2T	1,420
305	N05	N-05/15-03	2BR+2T	1,420
306	N05	N-05/15-04	2BR+2T	1,420
307	N05	N-05/16-01	2BR+2T	1,420
308	N05	N-05/16-02	2BR+2T	1,420
309	N05	N-05/16-03	2BR+2T	1,420
310	N05	N-05/16-04	2BR+2T	1,420
311	N05	N-05/17-01	2BR+2T	1,420
312	N05	N-05/17-02	2BR+2T	1,420
313	N05	N-05/17-03	2BR+2T	1,420

Classic Infra Solutions Pvt. Ltd. | Paras Irene, Sector - 70A, Gurgaon, Haryana - 122101 | CIN - U70109DL2016PTC207054

**PARAS**  
BUILDTECH

Corp. Office: 10th Floor, Emaar Twin Towers (Tower 2), Sector - 64, Golf Course Road, Gurgaon - Haryana | Contact: 0124-4010000 | www.parasbuildtech.com

# PARAS IRENE



367	N06	N-06/10-01	3BR+3T+SERV	2,150
368	N06	N-06/10-02	3BR+3T+SERV	2,150
369	N06	N-06/10-03	3BR+3T+SERV	2,150
370	N06	N-06/10-04	3BR+3T+SERV	2,150
371	N06	N-06/11-01	3BR+3T+SERV	2,150
372	N06	N-06/11-02	3BR+3T+SERV	2,150
373	N06	N-06/11-03	3BR+3T+SERV	2,150
374	N06	N-06/11-04	3BR+3T+SERV	2,150
375	N06	N-06/12-01	3BR+3T+SERV	2,150
376	N06	N-06/12-02	3BR+3T+SERV	2,150
377	N06	N-06/12-03	3BR+3T+SERV	2,150
378	N06	N-06/12-04	3BR+3T+SERV	2,150
379	N06	N-06/12A-01	3BR+3T+SERV	2,150
380	N06	N-06/12A-02	3BR+3T+SERV	2,150
381	N06	N-06/12A-03	3BR+3T+SERV	2,150
382	N06	N-06/12A-04	3BR+3T+SERV	2,150
383	N06	N-06/14-01	3BR+3T+SERV	2,150
384	N06	N-06/14-02	3BR+3T+SERV	2,150
385	N06	N-06/14-03	3BR+3T+SERV	2,150
386	N06	N-06/14-04	3BR+3T+SERV	2,150
387	N06	N-06/15-01	3BR+3T+SERV	2,150
388	N06	N-06/15-02	3BR+3T+SERV	2,150
389	N06	N-06/15-03	3BR+3T+SERV	2,150
390	N06	N-06/15-04	3BR+3T+SERV	2,150
391	N06	N-06/16-01	PENTHOUSE	4,000
392	N06	N-06/16-02	PENTHOUSE	4,000
393	N07	N-07/00-03	3BR+3T+SERV	2,150
394	N07	N-07/00-04	3BR+3T+SERV	2,150
395	N07	N-07/01-01	3BR+3T+SERV	2,275
396	N07	N-07/01-02	3BR+3T+SERV	2,240
397	N07	N-07/01-03	3BR+3T+SERV	2,150
398	N07	N-07/01-04	3BR+3T+SERV	2,150
399	N07	N-07/02-01	3BR+3T+SERV	2,150
400	N07	N-07/02-02	3BR+3T+SERV	2,150
401	N07	N-07/02-03	3BR+3T+SERV	2,150
402	N07	N-07/02-04	3BR+3T+SERV	2,150
403	N07	N-07/03-01	3BR+3T+SERV	2,150
404	N07	N-07/03-02	3BR+3T+SERV	2,150
405	N07	N-07/03-03	3BR+3T+SERV	2,150
406	N07	N-07/03-04	3BR+3T+SERV	2,150
407	N07	N-07/04-01	3BR+3T+SERV	2,150
408	N07	N-07/04-02	3BR+3T+SERV	2,150
409	N07	N-07/04-03	3BR+3T+SERV	2,150
410	N07	N-07/04-04	3BR+3T+SERV	2,150
411	N07	N-07/05-01	3BR+3T+SERV	2,150
412	N07	N-07/05-02	3BR+3T+SERV	2,150
413	N07	N-07/05-03	3BR+3T+SERV	2,150
414	N07	N-07/05-04	3BR+3T+SERV	2,150
415	N07	N-07/06-01	3BR+3T+SERV	2,150
416	N07	N-07/06-02	3BR+3T+SERV	2,150
417	N07	N-07/06-03	3BR+3T+SERV	2,150
418	N07	N-07/06-04	3BR+3T+SERV	2,150
419	N07	N-07/07-01	3BR+3T+SERV	2,150

Rate list of Sub Tehsil Baisakhpur for the year 2018-2019 w.e.f from. 27.04.2018				
Sr. No.	Multi Storey Group Housing (Licensed) by developers/independent floors	Rates for the Year of 2016-2017		Rates for the Year of 2018-2019
		(Rs. Per Sq. Feet)	(Rs. Per Sq. Feet)	
1	Group Housing License Colony in Sector 33, 38, 47, 48, 49, 50	4250	3800	5000
2	Group Housing License Colony in Sector 62, 65, 66, 69, 70, 71, 72	2800	2900	3300
3	Group Housing License Colony in Sector 63, 64, 65, 67, 67A, 68, 75, 78	2800	2900	3300
4	In Case of floor licensed Colonies / Huda Interior	4575	4700	5500
5	Central Park Road, The Towers, Lavang Village	NA	NA	7000

Joint Sub Registrar  
Sub-Tehsil Baisakhpur

500 to North  
Gurgaon

Deputy Commissioner  
Registrar, Gurgaon



Rate list of Sub Tehsil Badshapur, District Gurgaon for the year 2016-2018 w.e.f from. 15.08.2016										
Rates for the year 2017-2018										
Rates for the year 2018-2019										
Sl. No.	Name of Village	Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial	Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial	Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial
1	Badshapur	12112000	4000	3250	12112000	4000	3250	12112000	4000	3250
2	Badshapur	18700000	34400	374000	18700000	34500	374000	18700000	34500	374000
3	Badshapur	14400000	3250	17000	14400000	3100	15000	14400000	3100	15000
4	Badshapur	14400000	3250	17000	14400000	3100	15000	14400000	3100	15000
5	Badshapur	14400000	3250	17000	14400000	3100	15000	14400000	3100	15000
6	Badshapur	14400000	3250	17000	14400000	3100	15000	14400000	3100	15000
7	Badshapur	14400000	3250	17000	14400000	3100	15000	14400000	3100	15000
8	Badshapur	14400000	3250	17000	14400000	3100	15000	14400000	3100	15000
9	Badshapur	14400000	3250	17000	14400000	3100	15000	14400000	3100	15000
10	Badshapur	14400000	3250	17000	14400000	3100	15000	14400000	3100	15000
11	Badshapur	14400000	3250	17000	14400000	3100	15000	14400000	3100	15000
12	Badshapur	14400000	3250	17000	14400000	3100	15000	14400000	3100	15000
13	Badshapur	14400000	3250	17000	14400000	3100	15000	14400000	3100	15000
14	Badshapur	14400000	3250	17000	14400000	3100	15000	14400000	3100	15000
15	Badshapur	14400000	3250	17000	14400000	3100	15000	14400000	3100	15000
16	Badshapur	14400000	3250	17000	14400000	3100	15000	14400000	3100	15000
17	Badshapur	14400000	3250	17000	14400000	3100	15000	14400000	3100	15000
18	Badshapur	14400000	3250	17000	14400000	3100	15000	14400000	3100	15000
19	Badshapur	14400000	3250	17000	14400000	3100	15000	14400000	3100	15000
20	Badshapur	14400000	3250	17000	14400000	3100	15000	14400000	3100	15000
21	Badshapur	14400000	3250	17000	14400000	3100	15000	14400000	3100	15000
22	Badshapur	14400000	3250	17000	14400000	3100	15000	14400000	3100	15000
23	Badshapur	14400000	3250	17000	14400000	3100	15000	14400000	3100	15000
24	Badshapur	14400000	3250	17000	14400000	3100	15000	14400000	3100	15000
25	Badshapur	14400000	3250	17000	14400000	3100	15000	14400000	3100	15000
26	Badshapur	14400000	3250	17000	14400000	3100	15000	14400000	3100	15000
27	Badshapur	14400000	3250	17000	14400000	3100	15000	14400000	3100	15000



**Notes:**

1. Any land for which change of land use shall be done within the following rate will be applied at the time of change of land use.
- A. Residential Purpose Colony - Three times of Agriculture Collector rate
- B. Residential Colony (existing) - Four times of Agriculture Collector rate
- C. Commercial - Five times of Agriculture Collector rate
- D. Ware House - Two times of Agriculture Collector rate
2. Land falling on SFT the value of land will be 10% more upto 2 Acres depth.
3. Land falling on Gurgaon Sub Division and HUDA the value of land will be 25% more upto 2 Acres depth.
4. Land less than 1000 Sq. Yd. will be treated as residential for stamp duty collection.

*[Signature]*  
 Joint Sub Divisional  
 Sub- Tehsil Controller

*[Signature]*  
 Sub- Tehsil Controller  
 Gurgaon

*[Signature]*  
 Sub- Tehsil Controller  
 Gurgaon

*[Signature]*  
 Deputy Commissioner  
 Gurgaon, Haryana

