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Dated: 24.06.2021

# PROJECT TIE-UP REPORT OF GROUP HOUSING SOCIETY

## PARAS IRENE

SITUATED AT  
REVENUE ESTATE OF VILLAGE PALRA, SECTOR-70A, GURUGRAM-MANESAR  
URBAN COMPLEX, GURUGRAM, HARYANA

DEVELOPED & PROMOTED BY  
M/S. PARAS BUILDTECH INDIA PVT.LTD.

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers

- Techno Economic Viability Consultants (TEV)

- Agency for Specialized Account Monitoring (ASAM)

- Project Techno-Financial Advisors

- Chartered Engineers

- Industry/ Trade Rehabilitation Consultants

- NPA Management

- Panel Valuer & Techno Economic Consultants for PSU Banks

REPORT PREPARED FOR  
STATE BANK OF INDIA, HLST BRANCH, GURUGRAM

*\*\*Important - In case of any query/ issue or escalation you may please contact Incident Manager  
at [valuers@rkassociates.org](mailto:valuers@rkassociates.org). We will appreciate your feedback in order to improve our services.*

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

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# VALUATION REPORT

PARAS IRENE, SECTOR-70A, GURUGRAM

## PART A

## SUMMARY OF THE VALUATION REPORT

S.NO.	CONTENTS	DESCRIPTION			
1.	GENERAL DETAILS				
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	23 June 2021			
k.	Date of Valuation Report	24 June 2021			
l.	Surveyed in presence of	Promoter's representative	---		
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	i. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. ii. Legal aspects of the property are out-of-scope of this report. iii. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. iv. Getting cizra map or coordination with revenue officers for site identification is not done at our end. v. Measurement is only limited upto sample random measurement. vi. Measurement of the property as a whole is not done at our end. vii. Drawing Map & design of the property is out of scope of the work.			
p.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.	
		Total 05 documents requested.	Total 08 documents provided.	---	
		Property Title document	Old Valuation Report	Dated: 31/03/2018	
		Approved Map	Occupation Certificate (Obtained from DTCP, Hr. website)	Dated: 23/06/2019	



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		Copy of TIR	None	----
		Project Approval Letter	None	----
		Project NOC's issued from the concern authority	None	----
		---	None	----
		---	None	----
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



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. As per the old valuation report this project is a part of integrated township being developed on 27.4713 Acres land.



We have been provided with only old valuation report by the bank so all the information like ownership, FAR details, Non-FAR details, covered area details, NOCs and other technical data regarding the subject project is taken as per old valuation report only. However, latest construction updates have been taken as per the site survey carried out by our engineer. Some details of the project is taken as per the occupation certificate available on the DTCP, Haryana website.

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.

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

As per the old valuation report 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.

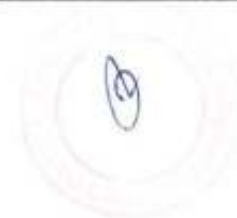
This project is very well located in fast developing sector of Gurugram, Haryana. There are other group housing projects present nearby and some are proposed in future. The subject project can be clearly approached from 60 mtr. wide sector-70-A road.

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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.25-26
e.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No.27-30
f.	Enclosure 3	Google Map – Page No.31
g.	Enclosure 4	Photographs – Pages 03
h.	Enclosure 5	Copy of Circle Rate – Page no.02
i.	Enclosure 6	Survey Summary Sheet – Pages xx
j.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages 02





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**PART B****SBI FORMAT OF VALUATION REPORT**

Name & Address of Branch:	State Bank of India, HLST Branch, 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	23 June 2021
d.	Date of Valuation Report	24 June 2021
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.	<b>Location attribute of the property</b>	
i.	Nearby Landmark	GPL Eden heights Apartments, Sector- 70A
ii.	Postal Address of the Property	Paras Irene, Revenue Estate of Village Palra, Sector-70A, Gurugram-Manesar Urban Complex, Gurugram, Haryana
iii.	Area of the Plot/ Land	8.50 acres (34398.28 m <sup>2</sup> ) <i>Also please refer to Part-B Area description of the property. All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.</i>
iv.	Type of Land	Solid/ On road level
v.	Independent access/ approach to the property	Clear independent access is available
vi.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°23'08.4"N 77°01'01.6"E
vii.	Details of the roads abutting the property	
	1. Main Road Name & Width	Southern Peripheral Road 60 mtr. wide
	2. Front Road Name & width	Sector Road 60 mtr. wide
	3. Type of Approach Road	Bituminous Road
	4. 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	Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the



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		<p>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 have just cross verified the identification of the property with reference to the documents which client could provide to us for perusal as per our standard checklist of the documents requested from them. Method by which identification of the property is carried out is also mentioned in the report clearly. In case the property mentioned in the Valuation report is not the same on which security mortgage has been or has to be created then please inform the Valuer office immediately.</p> <p>Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.</p> <p>Getting cizra map or coordination with revenue officers for site identification is out of scope of this assignment and has not been done and has not been done at our end.</p>		
	1. 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'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	
	1. Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
	2. Is the property merged or colluded with any other property	No, it is an independent single bounded property		
	2. City Categorization	Metro City		Urban developing
	3. Characteristics of the locality	Ordinary		Within developing Residential zone
	4. Property location classification	On Wide Road	None	NA
	5. Property Facing	North Facing		
b.	Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	<p>Please refer to the area description section of the report</p> <p><i>Also please refer to Part C - Area description of the property. All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.</i></p>		
c.	<b>Boundaries schedule of the Property</b>			
i.	Are Boundaries matched	Boundaries are not clearly identifiable		
ii.	<b>Directions</b>	<b>As per Title Deed/TIR</b>	<b>Actual found at Site</b>	
	East	-----	Open Land	
	West	-----	Open Land	
	North	-----	Sector Road	



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	South	-----	Other project
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3.	TOWN PLANNING/ ZONING PARAMETERS		
a.	Master Plan provisions related to property in terms of Land use	Residential	
	i. Any conversion of land use done	The license has been granted by DTCP for setting up a group housing project as per the old valuation report.	
	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	PERMITTED	CONSUMED
	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	Obtained
d.	Comment on unauthorized construction if any	No, since occupation certificate is also issued by the concerned authority	
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	Gurgaon Municipal Corporation	
g.	Developmental controls/ Authority	Haryana Urban Development Authority (HUDA) & DTCP, Haryana	
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	
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)	

4. DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	Only Old Valuation Report Provided	None NA



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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( <i>personal or corporate</i> ) as the case may be	No Information available to us. Bank to obtain details from the Company	NA
k.	<b>Building plan sanction:</b>		
	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 ( <i>property tax, water tax, electricity bill</i> )	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 by	Developer	
	iv. Title verification	To be done by the competent Advocate	
	v. Details of leases if any	No	



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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	Owner/Developer company to provide this information
d.	Property Insurance details	Owner/Developer company to provide this information
e.	Monthly maintenance charges payable	Owner/Developer company to provide this information
f.	Security charges, etc.	Owner/Developer company to provide this information
g.	Any other aspect	NA

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	



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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			
	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 (IGI Airport)
	02 km.	02 km.	01 km.	02 km	18 km	18 Km	30 Km
	Availability of recreation facilities (parks, open spaces etc.)			Yes ample recreational facilities are available in the vicinity.			

<b>9.</b>	<b>MARKETABILITY ASPECTS OF THE PROPERTY:</b>		
a.	Marketability of the property in terms of		
	i. Location attribute of the subject property	Good	
	ii. Scarcity	Similar kind of properties are easily available 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

<b>10.</b>	<b>ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:</b>	
a.	Type of construction & design	RCC framed pillar beam column structure on RCC slab



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b.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
c.	Specifications		
	i. Class of construction	Class B construction	
	ii. Appearance/ Condition of structures	Internal-Good External- Good	
	iii. Roof	<b>Floors/ Blocks</b>	<b>Type of Roof</b>
		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	
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	Individual AC as per buyer's requirement	
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



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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 and occupation certificate is also issued by the concerned authority
e.	Progress of the Project	Completed and occupation certificate is also issued by the concerned authority
f.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input checked="" type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input 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,





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<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.	<b>Summary of Valuation</b>	For detailed Valuation calculation please refer to <b>Point 2, 3 &amp; 4 of the Part D: Valuation Assessment Factors</b> of the report.
	<b>viii. Guideline Value</b>	
	1. Land	Rs.78,20,00,000/-
	2. Building	NA
	<b>ix. Prospective Fair Market Value</b>	Rs.296,00,00,000/-
	<b>x. Expected Realizable Value</b>	Rs.236,80,00,000/-
	<b>xi. Expected Forced/ Distress Sale Value</b>	Rs.207,20,00,000/-
	<b>xii. Valuation of structure for Insurance purpose</b>	Rs.175,00,00,000/-
e.	xiii. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation assessment factors.
	xiv. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in <b>Point 'o' of Part D: Valuation Assessment Factors</b> of the report and the screenshots of the references are annexed in the report for reference.

<b>15.</b>	<b>Declaration</b> (Also see Enclosure: 1 Valuer's Remarks)	<ul style="list-style-type: none"><li>i. The information provided is true and correct to the best of my knowledge and belief.</li><li>ii. The analysis and conclusions are limited by the reported assumptions, limiting conditions and the information came to knowledge during the course of the work. Please see the Assumptions Remarks &amp; Limiting conditions described in Part D: Valuation assessment section of the Report.</li><li>iii. I/ firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.</li><li>iv. No employee or member of R.K Associates has any direct/ indirect interest in the property.</li><li>v. Our authorized surveyor by name of AE Harshit Mayank has visited the subject property on 23 June 2021 in the presence of the developer's representative.</li><li>vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.</li></ul>
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- |       |   |
|-------|---|
| vii.  | I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank.   |
| viii. | We have submitted Valuation report directly to the Bank.  |
| ix.   | This valuation work is carried out by our Engineering team on the request from <b>STATE BANK OF INDIA, HLST BRANCH, GURUGRAM.</b> |

## 16. VALUATION COMPANY DETAILS:

1.	Name & Address of Valuer company	Wealth Tax Registration No.	Signature of the authorized person
2.	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. G-183, Preet Vihar, Delhi-110092	2303/ 1988	
a.	Total Number of Pages in the Report with enclosures	36	
b.	Engineering Team worked on the report	<i>SURVEYED BY: AE Harshit Mayank</i>	
		<i>PREPARED BY: SE Jitender Sharma</i>	
		<i>REVIEWED BY: HOD Valuations</i>	

## 17. ENCLOSED DOCUMENTS:

a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates
b.	Building Plan	Not provided by the owner/ client
c.	Floor Plan	Not provided by the owner/ client
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a 'Selfie' of the Valuer at the site	Enclosed with the report
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Not provided by the owner/ client
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<b>1. Part C: Area Description of the Property</b> <b>2. Part D: Valuation Assessment of the Property</b> 3. Assumption, Remarks & Limiting conditions 4. Valuer's Remark - Page No.25-26 5. Google Map – Page No.31 6. Photographs – Pages 04 7. Copy of Circle Rate – Pages 02 8. Survey Summary Sheet – Pages xx 9. Copy of relevant papers from the property documents referred in the Valuation – Pages 02



**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	<b>UNDER FAR</b>		<b>Proposed</b>	<b>Present Status</b>
		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
		<b>UNDER NON FAR</b>			
		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 (Balcony/ 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		

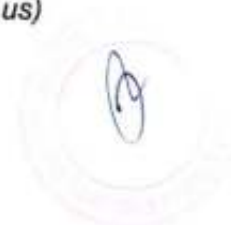


# VALUATION REPORT

PARAS IRENE, SECTOR-70A, GURUGRAM

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	

(All the above details are taken as per the old valuation report provided to us)





**PART D****PROJECT APPROVAL DETAILS**

S.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	LC-III - Letter of Intent for grant of license from DTCP (HR Govt.) approval	---	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 Conserver 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: 23.06.2017	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 as per the old valuation report





## PART E

## VALUATION ASSESSMENT OF THE PROPERTY

1.	ASSESSMENT FACTORS			
a.	Valuation Type	Group Housing Society Value		Group Housing Society Value
b.	Scope of the Valuation	To assess Project Establishment Replacement Value		
c.	Property Use factor	Group Housing Society Project		
d.	Legality Aspect Factor (Refer sub clause i & j of Point 7)	Positive as per documents produced to us		
e.	Land Physical factors	Shape	Size	Level
		Irregular	Large	On Road Level
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification
		Metro City	Good	Near to Proposed Metro Station
			Property within developing Residential zone	On wide approach road
		Property Facing	South Facing	
g.	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.	
h.	Any specific advantage/ drawback in the property	No		
i.	Property overall usability Factor	Good		
j.	Comment on Property Salability Outlook	Easily sellable		
k.	Comment on Demand & Supply in the Market	Good demand of such properties in the market		
l.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
m.	Best Sale procedure to realize maximum Value	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
n.	Methodology/ Basis of Valuation	Govt. Guideline Value: Collector rate of Gurugram-2019-20		
		Market Value: Land Value is calculated on the basis of 'Market Comparable Sales approach' and Building construction value is calculated on the basis of 'Depreciated Replacement Cost approach'		
		For knowing comparable market sales, significant local enquiries has been made from our side representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been judiciously taken seeing the market scenario. Kindly please refer below section to know the name & contact numbers from whom enquiries have been made.		



# VALUATION REPORT

PARAS IRENE, SECTOR-70A, GURUGRAM

o.	References on prevailing market Rate/Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	
	i.	Name: NA
		Contact No.: ----
		Nature of reference: ----
		Size of the Property: ----
		Location: ----
		Rates/ Price informed: ----
		Any other details/ Discussion held: ----
	ii.	Name: NA
		Contact No.: ----
		Nature of reference: ----
		Size of the Property: ----
		Location: ----
		Rates/ Price informed: ----
		Any other details/ Discussion held: ----
p.	Adopted Justification	<b>Rates</b> <i>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.</i> <i>As per information available in public domain the FSI rate is prevailing in this sector is between Rs.1,200/- to 1,600/- 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.1,400/- per sq.ft., which is reasonable in our view.</i>

2.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	4 x Rs.2,30,00,000/- per acre. (As per government norm- for the Residence Group Housing, the land is four times of the Agricultural land)	Rs.1,200/- to 1,600/- per ft <sup>2</sup>
b.	Rate adopted considering all characteristics of the property	Rs.9,20,00,000/- per acre	Rs.1,400/- per ft <sup>2</sup>
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> (647954.79 ft <sup>2</sup> )	60196.97 m <sup>2</sup> (647954.79 ft <sup>2</sup> )
e.	Total Value of land (A)	8.50 acres x Rs.9,20,00,000/- per acre	647954.79 ft. <sup>2</sup> x Rs.1,400/- per ft <sup>2</sup>
		<b>Rs.78,20,00,000/-</b>	<b>Rs.90,71,36,706/-</b>

3.	VALUATION OF BUILDING CONSTRUCTION
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# VALUATION REPORT

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	Particulars		Expected Building Construction Value	
			FAR	NON FAR
	Structure Construction Value	Rate range	Rs.1,200/- to 1,800/- per ft <sup>2</sup>	Rs.1,000/- to 1,400/- per ft <sup>2</sup>
		Rate adopted	Rs.1,550/- per ft <sup>2</sup>	Rs.1,200/- per ft <sup>2</sup>
		Covered Area	70510.179 m <sup>2</sup> (758965.25 ft. <sup>2</sup> )	44986.014 m <sup>2</sup> (484225.42 ft. <sup>2</sup> )
		Valuation Calculation	758965.25 ft. <sup>2</sup> X Rs.1,550/- per ft. <sup>2</sup>	484225.42 ft. <sup>2</sup> X Rs.1,200/- per ft. <sup>2</sup>
	<b>Total Value</b>		<b>Rs.117,63,96,137/-</b>	<b>Rs.58,10,70,504/-</b>
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)		<b>Rs.175,74,66,641/-</b>	

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. 7,50,00,000/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	---	Rs. 7,50,00,000/-
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.15,00,00,000/-
e.	<b>Expected Construction Value (C)</b>	<b>NA</b>	<b>Rs.30,00,00,000/-</b>

5.	MARKET/ SALABLE VALUE OF THE FLATS	
a.	Total No. of DU	456 DU
b.	Total No. of EWS	84 DU
c.	Total Proposed Salable Area for flats	NA
d.	Government Rate	Rs.3,300/- per ft. <sup>2</sup>
	Launch Price = (approx.) (excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.5,250/- per ft. <sup>2</sup>



## VALUATION REPORT

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	<b>Current Market Rate</b> (including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.5,800/- to 6,500/- per ft. <sup>2</sup> on super area
e.	Remark	<i>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 has constructed modern flats. As per information gathered from the public domain &amp; market participants of that area, it is found that present market rates for these flats may vary in between Rs.5,800/- to 6,500/- per ft.<sup>2</sup> on super area.</i>

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





**VALUATION REPORT**

PARAS IRENE, SECTOR-70A, GURUGRAM

6.	<b>CONSOLIDATED VALUE</b>		
	<b>Particulars</b>	<b>Govt. Circle/ Guideline Value</b>	<b>Prospective Fair Market Value</b>
a.	Land Value (A)	<b>Rs.78,20,00,000/-</b>	<b>Rs. 90,71,36,706/-</b>
b.	Building Construction Value (B)	NA	<b>Rs.175,74,66,641/-</b>
c.	Additional Building & Site Aesthetic Works Value (C)	NA	<b>Rs. 30,00,00,000/-</b>
d.	<b>Total Add (A+B+C)</b>	<b>Rs.78,20,00,000/-</b>	<b>Rs.296,46,03,347/-</b>
e.	Additional Premium if any	----	----
	Details/ Justification	----	----
f.	Deductions charged if any	----	----
	Details/ Justification	----	----
g.	<b>Total Prospective Fair Market Value<sup>#</sup></b>	<b>NA</b>	<b>Rs.296,46,03,347/-</b>
h.	<b>Rounded Off</b>	----	<b>Rs.296,00,00,000/-</b>
i.	Realizable/ Fetch Value	----	<b>Rs.236,80,00,000/-</b>
j.	Distress/ Forced Sale Value	----	<b>Rs.207,20,00,000/-</b>
k.	Value for Insurance purpose	NA	<b>Rs.175,00,00,000/-</b>

**(Rupees Two Hundred Ninety Six Crores Only)**

1.	<b>Concluding comments if any</b>	<p>a. Valuation of the asset is done as found on as-is-where basis.</p> <p>1. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.</p> <p>2. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.</p> <p>3. As per the scope of the assignment, Value assessment is subject to <b><u>Assumptions, Remarks &amp; Limiting Conditions mentioned in Point '7' below, R.K Associates Important Notes and Valuer's Remarks(Enclosure: 1)&amp; other enclosed documents</u></b> with the Report which will remain part &amp; parcel of the report. Without these enclosures/ documents report shall stand null &amp; void.</p>
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1.	<b>ASSUMPTIONS   REMARKS   LIMITING CONDITIONS</b>
1.	Information of the average market rates is taken based on the verbal market survey in the subject area from the local people, property agents, recent deals, demand-supply, internet postings which has been relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.
2.	Forced, compulsion, constraint, obligatory sales transactions data doesn't forms part of the Fair Market Valuation exercise.
3.	Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset.
4.	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.



# VALUATION REPORT

PARAS IRENE, SECTOR-70A, GURUGRAM

5.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risks and should loan conservatively to keep the advanced money safe in case of any such situation.
6.	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.
7.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
8.	All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents which has been relied upon.
9.	Legal aspects for eg. ownership rights, lien, charge, mortgage, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has first got the legal verification cleared by the competent Advocate before requesting for the Valuation report. In case Valuation is obtained before taking legal scrutiny or opinion then it is expected from the Bank to inform back the Valuer timely about such change of rights on the property as soon as it comes into the notice of the Bank/ Financier which may affect their charge on the mortgage asset so that accordingly Valuation modification can be done only for that portion for which the Bank has complete charge/ rights.
10.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.
11.	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.
12.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
13.	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.
14.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough to determine the exact lawful situation on ground for the Valuer. In case nothing specific is noted on the covered built-up area considered in the Valuation Report, the covered area present on the site as per site survey will be considered in the Valuation.
15.	In case of Valuation of Plant & Machinery or equipment, condition of machines is evaluated by visual observation only. No technical/ mechanical testing of any kind has been carried out at our end to ascertain the condition and efficiency of the machines. Valuation of Plant & Machinery is done on the basis of physical existence of the assets rather than their technical expediency.



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16.	Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest, etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.
17.	Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.
18.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
19.	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.

## **R.K ASSOCIATES IMPORTANT NOTES:**

- DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org). We ensure 100% accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of the report, please help us by bringing all such points into our notice in writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org) within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.
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## **IF REPORT IS USED FOR BANK/ FIs**

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

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





## ENCLOSURE: 1- VALUER'S REMARKS

1.	<b>Fair Market Value*</b> suggested by the competent Valuer is that prospective estimated amount of the subject asset/ property in his expert & prudent opinion without any prejudice after he has carefully & exhaustively evaluated all the facts & information related to the subject asset at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.
2.	<b>Realizable Value^</b> is the minimum prospective value of the property which it may be able to realize at the time of actual property transaction factoring in potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction. Realizable value may be 10-20% less of the Fair Market Value depending on the various salability prospects of the subject property.
3.	<b>Forced/ Distress Sale Value*</b> is the value when the property has to be sold due to any compulsion or constraint like financial encumbrances, dispute, as a part of a recovery process, any defect in the property, having unclear title or any such sort of condition or situation. In this type of sale minimum disposable value is assessed which varies from 20-35% less from the Fair Market Value based on the nature, size & salability prospects of the property. In this type of sale negotiation power of the buyer is always more than the seller and eagerness of selling the property is more than buying it. Therefore the Forced/ Distress Sale Value always fetches less value.
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 the property, size, 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 structural, physical tests have been carried out in respect of it.
6.	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.
7.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of any such situation.
8.	No employee or member of R.K Associates has any direct/ indirect interest in the property.
9.	Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
10.	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.
11.	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.
12.	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.
13.	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.
14.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.




# VALUATION REPORT

PARAS IRENE, SECTOR-70A, GURUGRAM

15.	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.
16.	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.
3.	This report is prepared on the RKA V-L6 (Medium) Valuation format as per the client requirement, charges paid and the time allotted. This report is having limited scope as per its fields to provide only the general estimated basic idea of the value of the property prevailing in the market based on the information provided by the client. The Valuation assessed in this Valuation Report should hold good only if transaction is happened as per free market transaction. No detailed analysis or verification of the information is carried upon pertaining to the value of the subject property. No claim for any extra information will be entertained whatsoever be the reason. For any extra work over and above the fields mentioned in the report will have an extra cost which has to be borne by the customer.
17.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors also before taking any business decision based on the content of this report.
18.	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.
19.	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.
20.	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at <b>valuers@rkassociates.org</b> 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.
21.	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.
22.	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.
23.	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.
24.	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- REFERENCE FROM PUBLIC DOMAIN



**3 BHK Residential Apartment in Sector-70A Gurgaon**

**Paras Irene**


**₹ 1.18 cr** ₹ 6,44,800/sq.ft. **1,830 sq.ft.** (172 sq.m.) Super built up Area **3 BHK** 3 Baths

It is a part of berlie street. The apartment is well ventilated with mo... [more](#)

[READY TO MOVE](#) [RESALE](#)

Posted on 28th Apr, 2021 by RERA Registered Dealer  
**Space League**

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



**3 BHK Residential Apartment in Sector-70A Gurgaon**

**Paras Irene**


**₹ 1.17 cr** ₹ 6,39,000/sq.ft. **1,830 sq.ft.** (170 sq.m.) Super built up Area **3 BHK** 3 Baths

Reference to our yesterday discussion, we take this opportunity to L... [more](#)

[READY TO MOVE](#) [RESALE](#)

Posted on 23rd Jun, 2021 by RERA Registered Dealer  
**Wise Man Consulting**

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



**3 BHK Residential Apartment in Sector-70A Gurgaon**

**Paras Irene**


**₹ 1.27 cr** ₹ 7,50,000/sq.ft. **2,150 sq.ft.** (200 sq.m.) Super built up Area **3 BHK** 4 Baths

Its a 3bhk plus servant flat in paras irene sec 70a, gurgaon. Its in a ... [more](#)

[READY TO MOVE](#) [RESALE](#)

Posted on 23rd Jun, 2021 by Dealer  
**lincoln Properties**

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



**3 BHK Residential Apartment in Sector-70A Gurgaon**

**Paras Irene**

**₹ 1.25 cr** ₹ 5,811/sq.ft. **2,150 sq.ft.** (200 sq.m.) Super built up Area **3 BHK** 4 Baths

3 bhk flat is available in the promising locality of sector-70a gurgao... [more](#)

[READY TO MOVE](#) [RESALE](#)

Posted on 15th Jun, 2021 by Dealer  
**HOMERITZ**

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

	<p><b>2 BHK Residential Apartment in Sector-70A Gurgaon</b></p> <p><b>Paras Irene</b></p> <p><b>₹ 95 Lak</b>    <b>1,420 sq.ft.</b>    <b>2 BHK</b>  <small>₹ 6,690/sq.ft.</small>    <small>(132 sq.ft.) Super Built up Area</small>    <small>2 BHK</small></p> <p>This is a meticulously designed 2 bhk resale apartment located in s... <a href="#">more</a></p> <p><a href="#">READY TO MOVE</a>    <a href="#">RESALE</a></p>
<p>Posted on 10th Jun, 2021 by Dealer <b>Sehgal Estates</b></p>	<p><a href="#">View Phone Number</a>    <a href="#">Contact Dealer</a></p>
	<p><b>3 BHK Residential Apartment in Sector-70A Gurgaon</b></p> <p><b>Paras Irene</b></p> <p><b>₹ 1.32 Cr</b>    <b>2,150 sq.ft.</b>    <b>3 BHK</b>  <small>₹ 6,136/sq.ft.</small>    <small>(200 sq.ft.) Super Built up Area</small>    <small>4 BHK</small></p> <p>An south west facing 3 bhk resale flat is available in the promising L... <a href="#">more</a></p> <p><a href="#">READY TO MOVE</a>    <a href="#">RESALE</a></p>
<p>Posted on 18th Jun, 2021 by RERA Registered Dealer <b>21st Century Realtech</b></p>	<p><a href="#">View Phone Number</a>    <a href="#">Contact Dealer</a></p>
	<p><b>3 BHK Residential Apartment in Sector-70A Gurgaon</b></p> <p><b>Paras Irene</b></p> <p><b>₹ 1.18 Cr</b>    <b>1,830 sq.ft.</b>    <b>3 BHK</b>  <small>₹ 6,448/sq.ft.</small>    <small>(170 sq.ft.) Super Built up Area</small>    <small>2 BHK</small></p> <p>A 3 bedroom flat, located in sector-70a gurgaon, is availab... <a href="#">more</a></p> <p><a href="#">READY TO MOVE</a>    <a href="#">RESALE</a></p>
<p>Posted on 10th Jun, 2021 by Dealer <b>HOMERITZ</b></p>	<p><a href="#">View Phone Number</a>    <a href="#">Contact Dealer</a></p>
	<p><b>3 BHK Residential Apartment in Sector-70A Gurgaon</b></p> <p><b>Paras Irene</b></p> <p><b>₹ 1.15 Cr</b>    <b>1,830 sq.ft.</b>    <b>3 BHK</b>  <small>₹ 6,283/sq.ft.</small>    <small>(170 sq.ft.) Super Built up Area</small>    <small>3 BHK</small></p> <p>A 3 bedroom resale flat, located in sector-70a, gurgaon, is available... <a href="#">more</a></p> <p><a href="#">READY TO MOVE</a>    <a href="#">RESALE</a></p>
<p>Posted on 07th Jun, 2021 by RERA Registered Dealer <b>Metro Devcon Pvt Ltd</b></p>	<p><a href="#">View Phone Number</a>    <a href="#">Contact Dealer</a></p>
	<p><b>3 BHK Residential Apartment in Sector-70A Gurgaon</b></p> <p><b>Paras Irene</b></p> <p><b>₹ 1.13 Cr</b>    <b>1,830 sq.ft.</b>    <b>3 BHK</b>  <small>₹ 6,174/sq.ft.</small>    <small>(170 sq.ft.) Super Built up Area</small>    <small>3 BHK</small></p> <p>Paras irene is a community for the best in class residential apartme... <a href="#">more</a></p> <p><a href="#">READY TO MOVE</a>    <a href="#">RESALE</a></p>
<p>Posted on 18th Jun, 2021 by Dealer <b>Invest Gurgaon Properties</b></p>	<p><a href="#">View Phone Number</a>    <a href="#">Contact Dealer</a></p>





**₹ 1.40 Cr**  
₹ 6512 per sqft  
[See other Charges](#)

**3 BHK Apartment for Sale in Paras Irene, Sector 70A**

SUPER AREA 2150 sqft	STATUS Ready to Move	FLOOR 12 out of 20 floors	TRANSACTION Resale
-------------------------	-------------------------	------------------------------	-----------------------

3 BHK, Multistorey Apartment is available for Sale in Sector 70A, ...

Agent  
**Syndicate Real...**  
Operating Since: 2005  
[View Agent Profile](#)

Posted: Jun 18 '21

[Contact Agent](#) [Get Phone No.](#) [Share Feedback](#)

**MAGICBRICKS EXCLUSIVE**



**₹ 1.44 Cr**  
₹ 6697 per sqft  
[See other Charges](#)

**3 BHK Apartment for Sale in Paras Irene, Sector 70A**

SUPER AREA 2150 sqft	STATUS Ready to Move	FLOOR 15 out of 18 floors	TRANSACTION Resale
-------------------------	-------------------------	------------------------------	-----------------------

Fully Furnished Flat, Modular Kitchen, Glass Cubicles in Bathrooms, Shower Panel, Good Interior, ...[read more](#)

Owner  
**Akhilesh Sahu**

Posted: Apr 08 '21

[Contact Owner](#) [Get Phone No.](#) [Share Feedback](#)



**₹ 1.40 Cr**  
₹ 6512 per sqft  
[See other Charges](#)

**3 BHK Apartment for Sale in Paras Irene, Sector 70A**

SUPER AREA 2150 sqft	STATUS Ready to Move	FLOOR 12 out of 20 floors	TRANSACTION Resale
-------------------------	-------------------------	------------------------------	-----------------------

3 BHK, Multistorey Apartment is available for Sale in Sector 70A, ...

Agent  
**Syndicate Real...**  
Operating Since: 2005  
[View Agent Profile](#)

Posted: Jun 18 '21

[Contact Agent](#) [Get Phone No.](#) [Share Feedback](#)



**₹ 1.55 Cr** ₹ 5905 / sqft [See other charges](#)

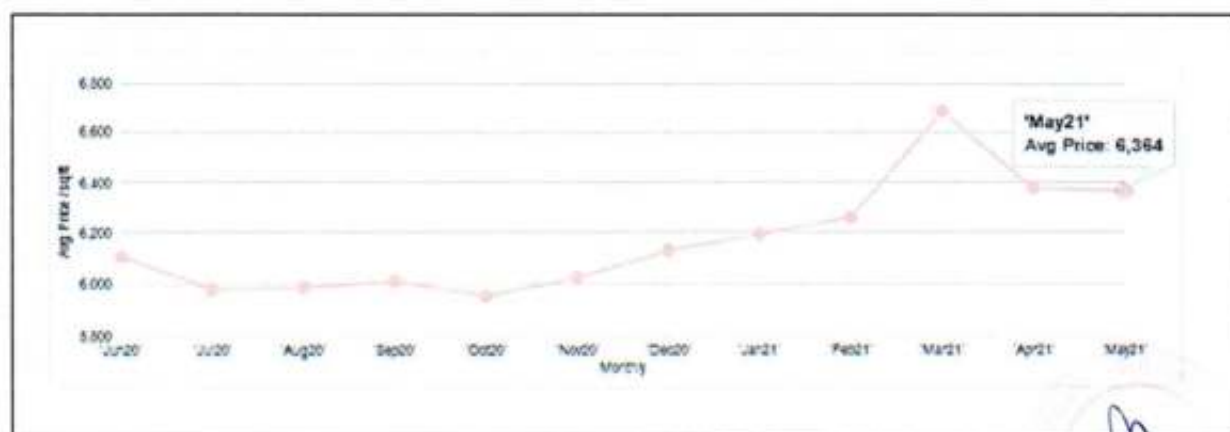
**4 BHK Apartment for Sale in Sector 70A**  
[Paras Irene](#)

CARPET AREA: 2625 sqft	BEDROOM: 4	BATHROOM: 5	Ready to Move
------------------------	------------	-------------	---------------


this is brand new very spacious 4 bnh with sq on first floor with extended balcony very nice location air conditioned.


Agent  
**My Gurgaon ...**  
Operating Since: 2000  
[View Agent Profile](#)  
2500+ Buyers Served


[Contact Agent](#) [Get Phone No.](#) [Save](#) [Share Feedback](#)






**3 BHK Flat For Sale In Paras Irene Society In Sector 70a** 

Sector 70A, Gurugram, Haryana 122101, India  [Explore Nearby](#)

 <b>2,150 sqft</b> Builtup	<b>₹77,374/Month</b> Estimated EMI	<b>₹1.35 Crores</b> ₹6,279 per sq.ft.
---	---------------------------------------	--




Don't Know Facing



1-3 years Property Age

4 Bathrooms


Bike and Car Parking

 Request For Photos

[Get Owner Details](#)


 

Nearby: Tulip Lemon

**2 BHK For Sale In Pyramid Urban Homes In Sector-70 A** 

Pyramid Urban Homes Sector-70 A, Gurgaon, Haryana, INDIA.  [Explore Nearby](#)

 <b>630 sqft</b> Builtup	<b>₹22,925/Month</b> Estimated EMI	<b>₹40 Lacs</b> ₹6,349 per sq.ft.
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East Facing


Newly Constructed Property Age


2 Bathrooms


Bike Parking


 Request For Photos


[Get Owner Details](#)

**2 BHK For Sale In Pyramid Urban Homes In Sector-70 A** 

Pyramid Urban Homes Sector-70 A, Gurgaon, Haryana, INDIA.  [Explore Nearby](#)

 <b>600 sqft</b> Builtup	<b>₹20,060/Month</b> Estimated EMI	<b>₹35 Lacs</b> ₹5,833 per sq.ft.
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East Facing



Newly Constructed Property Age

2 Bathrooms

None Parking

 Request For Photos

[Get Owner Details](#)





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# VALUATION REPORT

PARAS IRENE, SECTOR-70A, GURUGRAM

## ENCLOSURE: 4- CIRCLE RATES

11	Middle class B-2001, Commercial, Institutional & Industries Area	10/10-14-18-22-26-30-34-38-42-46-50-54-58-62-66-70-74-78-82-86-90-94-98-102-106-110-114-118-122-126-130-134-138-142-146-150-154-158-162-166-170-174-178-182-186-190-194-198-202-206-210-214-218-222-226-230-234-238-242-246-250-254-258-262-266-270-274-278-282-286-290-294-298-302-306-310-314-318-322-326-330-334-338-342-346-350-354-358-362-366-370-374-378-382-386-390-394-398-402-406-410-414-418-422-426-430-434-438-442-446-450-454-458-462-466-470-474-478-482-486-490-494-498-502-506-510-514-518-522-526-530-534-538-542-546-550-554-558-562-566-570-574-578-582-586-590-594-598-602-606-610-614-618-622-626-630-634-638-642-646-650-654-658-662-666-670-674-678-682-686-690-694-698-702-706-710-714-718-722-726-730-734-738-742-746-750-754-758-762-766-770-774-778-782-786-790-794-798-802-806-810-814-818-822-826-830-834-838-842-846-850-854-858-862-866-870-874-878-882-886-890-894-898-902-906-910-914-918-922-926-930-934-938-942-946-950-954-958-962-966-970-974-978-982-986-990-994-998-1002-1006-1010-1014-1018-1022-1026-1030-1034-1038-1042-1046-1050-1054-1058-1062-1066-1070-1074-1078-1082-1086-1090-1094-1098-1102-1106-1110-1114-1118-1122-1126-1130-1134-1138-1142-1146-1150-1154-1158-1162-1166-1170-1174-1178-1182-1186-1190-1194-1198-1202-1206-1210-1214-1218-1222-1226-1230-1234-1238-1242-1246-1250-1254-1258-1262-1266-1270-1274-1278-1282-1286-1290-1294-1298-1302-1306-1310-1314-1318-1322-1326-1330-1334-1338-1342-1346-1350-1354-1358-1362-1366-1370-1374-1378-1382-1386-1390-1394-1398-1402-1406-1410-1414-1418-1422-1426-1430-1434-1438-1442-1446-1450-1454-1458-1462-1466-1470-1474-1478-1482-1486-1490-1494-1498-1502-1506-1510-1514-1518-1522-1526-1530-1534-1538-1542-1546-1550-1554-1558-1562-1566-1570-1574-1578-1582-1586-1590-1594-1598-1602-1606-1610-1614-1618-1622-1626-1630-1634-1638-1642-1646-1650-1654-1658-1662-1666-1670-1674-1678-1682-1686-1690-1694-1698-1702-1706-1710-1714-1718-1722-1726-1730-1734-1738-1742-1746-1750-1754-1758-1762-1766-1770-1774-1778-1782-1786-1790-1794-1798-1802-1806-1810-1814-1818-1822-1826-1830-1834-1838-1842-1846-1850-1854-1858-1862-1866-1870-1874-1878-1882-1886-1890-1894-1898-1902-1906-1910-1914-1918-1922-1926-1930-1934-1938-1942-1946-1950-1954-1958-1962-1966-1970-1974-1978-1982-1986-1990-1994-1998-2002-2006-2010-2014-2018-2022-2026-2030-2034-2038-2042-2046-2050-2054-2058-2062-2066-2070-2074-2078-2082-2086-2090-2094-2098-2102-2106-2110-2114-2118-2122-2126-2130-2134-2138-2142-2146-2150-2154-2158-2162-2166-2170-2174-2178-2182-2186-2190-2194-2198-2202-2206-2210-2214-2218-2222-2226-2230-2234-2238-2242-2246-2250-2254-2258-2262-2266-2270-2274-2278-2282-2286-2290-2294-2298-2302-2306-2310-2314-2318-2322-2326-2330-2334-2338-2342-2346-2350-2354-2358-2362-2366-2370-2374-2378-2382-2386-2390-2394-2398-2402-2406-2410-2414-2418-2422-2426-2430-2434-2438-2442-2446-2450-2454-2458-2462-2466-2470-2474-2478-2482-2486-2490-2494-2498-2502-2506-2510-2514-2518-2522-2526-2530-2534-2538-2542-2546-2550-2554-2558-2562-2566-2570-2574-2578-2582-2586-2590-2594-2598-2602-2606-2610-2614-2618-2622-2626-2630-2634-2638-2642-2646-2650-2654-2658-2662-2666-2670-2674-2678-2682-2686-2690-2694-2698-2702-2706-2710-2714-2718-2722-2726-2730-2734-2738-2742-2746-2750-2754-2758-2762-2766-2770-2774-2778-2782-2786-2790-2794-2798-2802-2806-2810-2814-2818-2822-2826-2830-2834-2838-2842-2846-2850-2854-2858-2862-2866-2870-2874-2878-2882-2886-2890-2894-2898-2902-2906-2910-2914-2918-2922-2926-2930-2934-2938-2942-2946-2950-2954-2958-2962-2966-2970-2974-2978-2982-2986-2990-2994-2998-3002-3006-3010-3014-3018-3022-3026-3030-3034-3038-3042-3046-3050-3054-3058-3062-3066-3070-3074-3078-3082-3086-3090-3094-3098-3102-3106-3110-3114-3118-3122-3126-3130-3134-3138-3142-3146-3150-3154-3158-3162-3166-3170-3174-3178-3182-3186-3190-3194-3198-3202-3206-3210-3214-3218-3222-3226-3230-3234-3238-3242-3246-3250-3254-3258-3262-3266-3270-3274-3278-3282-3286-3290-3294-3298-3302-3306-3310-3314-3318-3322-3326-3330-3334-3338-3342-3346-3350-3354-3358-3362-3366-3370-3374-3378-3382-3386-3390-3394-3398-3402-3406-3410-3414-3418-3422-3426-3430-3434-3438-3442-3446-3450-3454-3458-3462-3466-3470-3474-3478-3482-3486-3490-3494-3498-3502-3506-3510-3514-3518-3522-3526-3530-3534-3538-3542-3546-3550-3554-3558-3562-3566-3570-3574-3578-3582-3586-3590-3594-3598-3602-3606-3610-3614-3618-3622-3626-3630-3634-3638-3642-3646-3650-3654-3658-3662-3666-3670-3674-3678-3682-3686-3690-3694-3698-3702-3706-3710-3714-3718-3722-3726-3730-3734-3738-3742-3746-3750-3754-3758-3762-3766-3770-3774-3778-3782-3786-3790-3794-3798-3802-3806-3810-3814-3818-3822-3826-3830-3834-3838-3842-3846-3850-3854-3858-3862-3866-3870-3874-3878-3882-3886-3890-3894-3898-3902-3906-3910-3914-3918-3922-3926-3930-3934-3938-3942-3946-3950-3954-3958-3962-3966-3970-3974-3978-3982-3986-3990-3994-3998-4002-4006-4010-4014-4018-4022-4026-4030-4034-4038-4042-4046-4050-4054-4058-4062-4066-4070-4074-4078-4082-4086-4090-4094-4098-4102-4106-4110-4114-4118-4122-4126-4130-4134-4138-4142-4146-4150-4154-4158-4162-4166-4170-4174-4178-4182-4186-4190-4194-4198-4202-4206-4210-4214-4218-4222-4226-4230-4234-4238-4242-4246-4250-4254-4258-4262-4266-4270-4274-4278-4282-4286-4290-4294-4298-4302-4306-4310-4314-4318-4322-4326-4330-4334-4338-4342-4346-4350-4354-4358-4362-4366-4370-4374-4378-4382-4386-4390-4394-4398-4402-4406-4410-4414-4418-4422-4426-4430-4434-4438-4442-4446-4450-4454-4458-4462-4466-4470-4474-4478-4482-4486-4490-4494-4498-4502-4506-4510-4514-4518-4522-4526-4530-4534-4538-4542-4546-4550-4554-4558-4562-4566-4570-4574-4578-4582-4586-4590-4594-4598-4602-4606-4610-4614-4618-4622-4626-4630-4634-4638-4642-4646-4650-4654-4658-4662-4666-4670-4674-4678-4682-4686-4690-4694-4698-4702-4706-4710-4714-4718-4722-4726-4730-4734-4738-4742-4746-4750-4754-4758-4762-4766-4770-4774-4778-4782-4786-4790-4794-4798-4802-4806-4810-4814-4818-4822-4826-4830-4834-4838-4842-4846-4850-4854-4858-4862-4866-4870-4874-4878-4882-4886-4890-4894-4898-4902-4906-4910-4914-4918-4922-4926-4930-4934-4938-4942-4946-4950-4954-4958-4962-4966-4970-4974-4978-4982-4986-4990-4994-4998-5002-5006-5010-5014-5018-5022-5026-5030-5034-5038-5042-5046-5050-5054-5058-5062-5066-5070-5074-5078-5082-5086-5090-5094-5098-5102-5106-5110-5114-5118-5122-5126-5130-5134-5138-5142-5146-5150-5154-5158-5162-5166-5170-5174-5178-5182-5186-5190-5194-5198-5202-5206-5210-5214-5218-5222-5226-5230-5234-5238-5242-5246-5250-5254-5258-5262-5266-5270-5274-5278-5282-5286-5290-5294-5298-5302-5306-5310-5314-5318-5322-5326-5330-5334-5338-5342-5346-5350-5354-5358-5362-5366-5370-5374-5378-5382-5386-5390-5394-5398-5402-5406-5410-5414-5418-5422-5426-5430-5434-5438-5442-5446-5450-5454-5458-5462-5466-5470-5474-5478-5482-5486-5490-5494-5498-5502-5506-5510-5514-5518-5522-5526-5530-5534-5538-5542-5546-5550-5554-5558-5562-5566-5570-5574-5578-5582-5586-5590-5594-5598-5602-5606-5610-5614-5618-5622-5626-5630-5634-5638-5642-5646-5650-5654-5658-5662-5666-5670-5674-5678-5682-5686-5690-5694-5698-5702-5706-5710-5714-5718-5722-5726-5730-5734-5738-5742-5746-5750-5754-5758-5762-5766-5770-5774-5778-5782-5786-5790-5794-5798-5802-5806-5810-5814-5818-5822-5826-5830-5834-5838-5842-5846-5850-5854-5858-5862-5866-5870-5874-5878-5882-5886-5890-5894-5898-5902-5906-5910-5914-5918-5922-5926-5930-5934-5938-5942-5946-5950-5954-5958-5962-5966-5970-5974-5978-5982-5986-5990-5994-5998-6002-6006-6010-6014-6018-6022-6026-6030-6034-6038-6042-6046-6050-6054-6058-6062-6066-6070-6074-6078-6082-6086-6090-6094-6098-6102-6106-6110-6114-6118-6122-6126-6130-6134-6138-6142-6146-6150-6154-6158-6162-6166-6170-6174-6178-6182-6186-6190-6194-6198-6202-6206-6210-6214-6218-6222-6226-6230-6234-6238-6242-6246-6250-6254-6258-6262-6266-6270-6274-6278-6282-6286-6290-6294-6298-6302-6306-6310-6314-6318-6322-6326-6330-6334-6338-6342-6346-6350-6354-6358-6362-6366-6370-6374-6378-6382-6386-6390-6394-6398-6402-6406-6410-6414-6418-6422-6426-6430-6434-6438-6442-6446-6450-6454-6458-6462-6466-6470-6474-6478-6482-6486-6490-6494-6498-6502-6506-6510-6514-6518-6522-6526-6530-6534-6538-6542-6546-6550-6554-6558-6562-6566-6570-6574-6578-6582-6586-6590-6594-6598-6602-6606-6610-6614-6618-6622-6626-6630-6634-6638-6642-6646-6650-6654-6658-6662-6666-6670-6674-6678-6682-6686-6690-6694-6698-6702-6706-6710-6714-6718-6722-6726-6730-6734-6738-6742-6746-6750-6754-6758-6762-6766-6770-6774-6778-6782-6786-6790-6794-6798-6802-6806-6810-6814-6818-6822-6826-6830-6834-6838-6842-6846-6850-6854-6858-6862-6866-6870-6874-6878-6882-6886-6890-6894-6898-6902-6906-6910-6914-6918-6922-6926-6930-6934-6938-6942-6946-6950-6954-6958-6962-6966-6970-6974-6978-6982-6986-6990-6994-6998-7002-7006-7010-7014-7018-7022-7026-7030-7034-7038-7042-7046-7050-7054-7058-7062-7066-7070-7074-7078-7082-7086-7090-7094-7098-7102-7106-7110-7114-7118-7122-7126-7130-7134-7138-7142-7146-7150-7154-7158-7162-7166-7170-7174-7178-7182-7186-7190-7194-7198-7202-7206-7210-7214-7218-7222-7226-7230-7234-7238-7242-7246-7250-7254-7258-7262-7266-7270-7274-7278-7282-7286-7290-7294-7298-7302-7306-7310-7314-7318-7322-7326-7330-7334-7338-7342-7346-7350-7354-7358-7362-7366-7370-7374-7378-7382-7386-7390-7394-7398-7402-7406-7410-7414-7418-7422-7426-7430-7434-7438-7442-7446-7450-7454-7458-7462-7466-7470-7474-7478-7482-7486-7490-7494-7498-7502-7506-7510-7514-7518-7522-7526-7530-7534-7538-7542-7546-7550-7554-7558-7562-7566-7570-7574-7578-7582-7586-7590-7594-7598-7602-7606-7610-7614-7618-7622-7626-7630-7634-7638-7642-7646-7650-7654-7658-7662-7666-7670-7674-7678-7682-7686-7690-7694-7698-7702-7706-7710-7714-7718-7722-7726-7730-7734-7738-7742-7746-7750-7754-7758-7762-7766-7770-7774-7778-7782-7786-7790-7794-7798-7802-7806-7810-7814-7818-7822-7826-7830-7834-7838-7842-7846-7850-7854-7858-7862-7866-7870-7874-7878-7882-7886-7890-7894-7898-7902-7906-7910-7914-7918-7922-7926-7930-7934-7938-7942-7946-7950-7954-7958-7962-7966-7970-7974-7978-7982-7986-7990-7994-7998-8002-8006-8010-8014-8018-8022-8026-8030-8034-8038-8042-8046-8050-8054-8058-8062-8066-8070-8074-8078-8082-8086-8090-8094-8098-8102-8106-8110-8114-8118-8122-8126-8130-8134-8138-8142-8146-8150-8154-8158-8162-8166-8170-8174-8178-8182-8186-8190-8194-8198-8202-8206-8210-8214-8218-8222-8226-8230-8234-8238-8242-8246-8250-8254-8258-8262-8266-8270-8274-8278-8282-8286-8290-8294-8298-8302-8306-8310-8314-8318-8322-8326-8330-8334-8338-8342-8346-8350-8354-8358-8362-8366-8370-8374-8378-8382-8386-8390-8394-8398-8402-8406-8410-8414-8418-8422-8426-8430-8434-8438-8442-8446-8450-8454-8458-8462-8466-8470-8474-8478-8482-8486-8490-8494-8498-8502-8506-8510-8514-8518-8522-8526-8530-8534-8538-8542-8546-8550-8554-8558-8562-8566-8570-8574-8578-8582-8586-8590-8594-8598-8602-8606-8610-8614-8618-8622-8626-8630-8634-8638-8642-8646-8650-8654-8658-8662-8666-8670-8674-8678-8682-8686-8690-8694-8698-8702-8706-8710-8714-8718-8722-8726-8730-8734-8738-8742-8746-8750-8754-8758-8762-8766-8770-8774-8778-8782-8786-8790-8794-8798-8802-8806-8810-8814-8818-8822-8826-8830-8834-8838-8842-8846-8850-8854-8858-8862-8866-8870-8874-8878-8882-8886-8890-8894-8898-8902-8906-8910-8914-8918-8922-8926-8930-8934-8938-8942-8946-8950-8954-8958-8962-8966-8970-8974-8978-8982-8986-8990-8994-8998-9002-9006-9010-9014-9018-9022-9026-9030-9034-9038-9042-9046-9050-9054-9058-9062-9066-9070-9074-9078-9082-9086-9090-9094-9098-9102-9106-9110-9114-9118-9122-9126-9130-9134-9138-9142-9146-9150-9154-9158-9162-9166-9170-9174-9178-9182-9186-9190-9194-9198-9202-9206-9210-9214-9218-9222-9226-9230-9234-9238-9242-9246-9250-9254-9258-9262-9266-9270-9274-9278-9282-9286-9290-9294-9298-9302-9306-9310-9314-9318-9322-9326-9330-9334-9338-9342-9346-9350-9354-9358-9362-9366-9370-9374-9378-9382-9386-9390-9394-9398-9402-9406-9410-9414-9418-9422-9426-9430-9434-9438-9442-9446-9450-9454-9458-9462-9466-9470-9474-9478-9482-9486-9490-9494-9498-9502-9506-9510-9514-9518-9522-9526-9530-9534-9538-9542-9546-9550-9554-9558-9562-9566-9570-9574-9578-9582-9586-9590-9594-9598-9602-9606-9610-9614-9618-9622-9626-9630-9634-9638-9642-9646-9650-9654-9658-9662-9666-9670-9674-9678-9682-9686-9690-9694-9698-9702-9706-9710-9714-9718-9722-9726-9730-9734-9738-9742-9746-9750-9754-9758-9762-9766-9770-9774-9778-9782-9786-9790-9794-9798-9802-9806-9810-9814-9818-9822-9826-9830-9834-9838-9842-9846-9850-9854-9858-9862-9866-9870-9874-9878-9882-9886-9890-9894-9898-9902-9906-9910-9914-99
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# VALUATION REPORT


PARAS IRENE, SECTOR-70A, GURUGRAM

2

Proposed Collector rate list of Sub Tehsil Badshahpur, District Gurugram for the year 2021 -2022

Sr. No.	Multi Story Group Housing (Licensed) by Ddevelopers/Independent Floors	Rates for the year of 2019 to 2020 (1st half)	Rates for the year of 2019 to 2020 (2nd half)	Rates for the year of 2021 to 2022
		(Rs. Per Sq. Feet)	(Rs. Per Sq. Feet)	(Rs. Per Sq. Feet)
1	Group Housing License Colony in Sector 33, 38, 47, 48, 49, 50	5000	5000	5000
2	Group Housing License Colony in Sector 62, 65, 66, 69, 70, 71, 72, 70A	3300	3300	3300
3	Group Housing License Colony in Sector 63, 63A, 64, 67, 67A, 68, 75, 76, 78	3100	3100	3100
4	Central Park Resorts, The Rooms, Tatvam Villas, Merlin, Golf Estate (M3M)	7000	7000	7000
5	In Case of floor Licensed colonies/Huda	5500	5500	5500

  
Naib Tehsildar,  
Badshahpur

  
SDO (c)  
Badshahpur  
Sub Divisional Officer (c)  
Badshahpur (Gurugram)

  
DDO  
Gurugram

  
Additional Deputy Commissioner,  
Gurugram

  
Deputy Commissioner-cum- Registrar,  
Gurugram.





ENCLOSURE: 5- PHOTOGRAPHS

