

REAL VALUE CONSULTANTS

VALUERS , ENGINEERS & ARCHITECTS

GOVT. APPROVED VALUER (WEALTH TAX)

BE.(CIVIL), M.Sc.(Real Estate Valuation)

CAT-1/624/174/2014-15

FIV - 21696

MIE-1570263

IBBI ENRL No. - 2018002600

139-140, Pocket-1, Sector-25, Rohini,
Delhi-110085

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Email Add. realvalue14@gmail.com
ravibhardwaj14@gmail.com**VALUATION REPORT
OF
AFFORDABLE GROUP HOUSING PROJECT****"RMG RESIDENCY"****SITUATED AT****RMG RESIDENCY, SECTOR-37-C, GURUGRAM MANESAR
URBAN COMPLEX, GURUGRAM , HARYANA****PROMOTERS / DEVELOPERS****M/S RMG DEVELOPERS PVT. LTD.****RMG RESIDENCY**
Sector 37-C, Gurgaon**ON BEHALF OF****STATE BANK OF INDIA, HLST BRANCH, GURUGRAM,
HARYANA****Our Ref: SBI/HLST/PR/2018-19/035****DATED: 09.10.2018**

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

PART-A

CHARACTERISTICS & DESCRIPTION OF THE PROPERTY

Our Ref: SBI/HLST/PR/2018-19/035

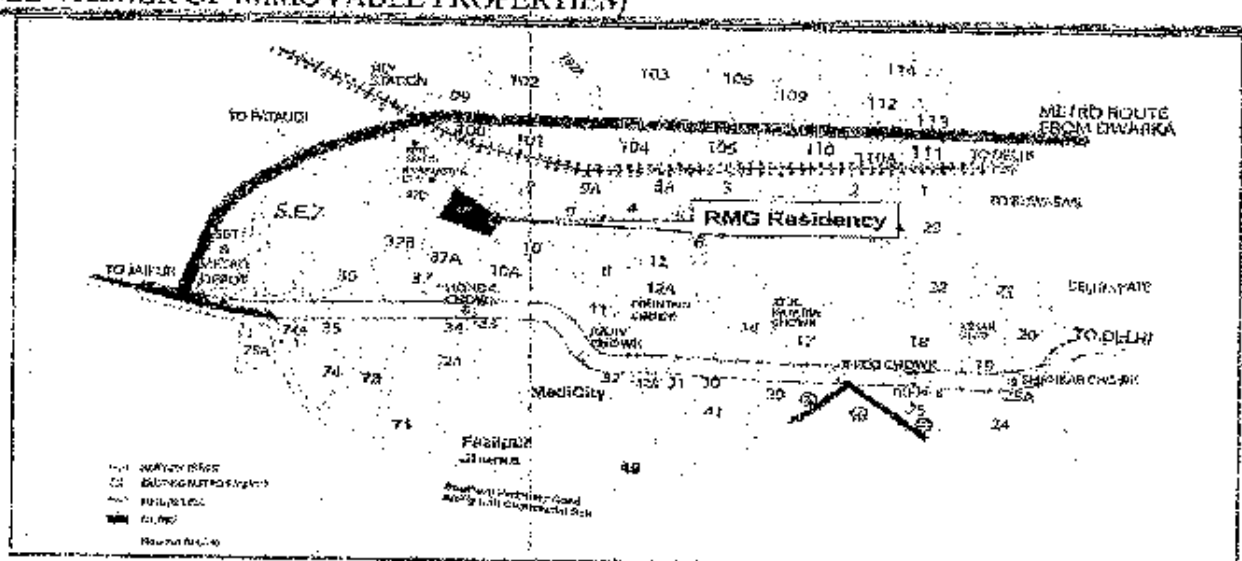
DATED: 09.10.2018

I. INTRODUCTION:	
a. Name of the Owner/s	M/s RMG Developers Pvt. Ltd.
b. Name of the Promoter/ Developer	M/s RMG Developers Pvt. Ltd.
c. Property Address	RMG Residency Affordable Group Housing situated at Sector-37-C, Gurugram Manesar Urban Complex, Gurugram, Haryana
d. Address & Phone Number of the Promoter/ Developer	M/s RMG Developers Pvt. Ltd. Registered Office: 300, Gopi Ram Building, Sultanpur Village, New Delhi, South Delhi - 110030
e. Date of Survey	8 October 2018
f. Date of Valuation Report	9 October 2018
g. Purpose of the Valuation	Periodic Revaluation
h. Report Type	Periodic Revaluation
i. Type of the Property	Affordable Group Housing Society
j. Type of Developer	Private developer promoted M/s RMG Developers Pvt. Ltd.
k. Documents Available	Old Valuation report dated 3 rd February 2016 prepared by Aggarwal & Associates
II. PHYSICAL CHARACTERISTICS & LOCATION ATTRIBUTES OF THE PROPERTY:	
a.	Description of the Project: This Project revaluation report is prepared for the Affordable Group Housing Project named as – “RMG Residency” is developing on a total licensed area of 5 Acres / 20234.25 sq. mtr. All the information regarding this group housing project is taken from old valuation report provided to us by the bank. However latest construction update has been taken as per the site survey carried out by our surveyor, the valuation has been done by us independently as per the latest information gathered by us. As per the old valuation report the project land is owned by M/s RMG Developers Pvt. Ltd. and approved by concerned authorities & licensed to M/s RMG Developers Pvt. Ltd. to develop this affordable group housing society with all amenities & basic facilities. As per the old valuation report & approved building plan the builder has planned to develop this whole project comprising of 06 high rise towers named as Tower-1 to Tower-6 having total 724 dwelling units. The developer has planned to develop “RMG Residency” with 1 BHK (two different area) & 2 BHK with Carpet area + Balcony area measuring (441.320 + 68.192), (481.609 + 66.621) & (618.798 + 80.623) sq. ft. respectively. The break-up of type of unit sizes in this project is attached as per Annexure-II on page no. 10 of this valuation report. As per current site survey super structure work of Tower-1&3 has been completed, super structure work of Tower-2,4,5&6 has been completed upto 5th floor, plinth level, 5th floor & 6th floor respectively, block work, plastering & finishing work is in progress. This project is located in fast developing sector-90 of Gurugram.



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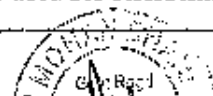
a. Location attribute of the property			
i. Landmark	Near Basai Chowk		
ii. Postal Address of the Property	RMG Residency Affordable Group Housing situated at Sector-37-C, Gurugram Manesar Urban Complex, Gurugram, Haryana		
iii. Area of the Land	Net Plot Area: 5 Acres / 20234.25 sq. mtr.		
iv. Type of Land	Solid/ leveled		
v. Independent access/ approach to the property	Independent access available		
vi. Google Map Location of the Property with a neighborhood layout map	Attached		
vii. Details of the Roads abutting the Property(Name/ width)	Main Road: Dwarka Expressway Approach Road: Sector Road		
viii. Description of adjoining property	Affordable Group Housing Society		
ix. Plot No. / Survey No.	Please refer to title deeds		
x. Village	Village Basai		
xi. Sub registrar	Gurugram, Haryana		
xii. District	Gurugram, Haryana		
xiii. Boundaries of the Property			
North	South	East	West
Vacant Land & Sector Road	Basai Colony	"Dhoot" Commercial Project	Basai Colony
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	From Agriculture to Residential	
	ii. Current activity done in the property	Affordable Group Housing Society (Under Construction)	
	iii. Is property usage as per applicable zoning	Yes, to be used as residential as per Zoning	
	iv. Any notification on change of zoning regulation	NA	
	v. Street Notification	Residential	



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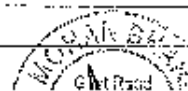
Provision of Building by-laws as applicable					(ACTUAL STATUS)	
b.	i. FAR/ FSI	Proposed	Residential	43688.075 sq. mtr./ 470254.526 sq. ft. (224.9%)	Under construction/Finishing	
			Commercial	1415.338 sq. mtr./ 15234.57 sq. ft. (174.87%)		
		Permissible	Residential	43705.98 sq. mtr. (225% Taken after deducting 4% commercial area out of total area)		
			Commercial	1416.397 sq. mtr. (175% of total 4% commercial area)		
	ii. NON FAR	Proposed	Stilt Area	5093.337 sq. mtr.	Under construction/Finishing	
			Mumty & Machine Room	323.658 sq. mtr.		
			Croche Area	194.565 sq. mtr.		
			Community Building	195.111 sq. mtr.		
			Total	5806.671 sq. mtr. / 62502.49 sq. ft.		
		Permissible		NA		
	iii. Ground coverage	Permissible		10117.125 sq. mtr. (50%)	Under construction/Finishing	
		Proposed		8921.895 sq. mtr. (44.09%)		
	vi. Number of floors				As per Approved Plan from DTCP, (Haryana Govt.)	Refer to Attached Annexure-I & II
	v. Height restrictions				As per Height Clearance from AAI	As per Height Clearance from AAI
	vi. Front/ Back/ Side Setback				As Per DTCP Norms	As per Sanctioned Bldg. Plan
c.	Status of Completion/ Occupational certificate			Will be obtained after Completion of Project		
d.	Comment on unauthorized construction if any			No		
e.	Comment on Transferability of developmental rights			As per regulation of DTCP, Haryana		
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			Municipal Corporation Gurgaon		
g.	Developmental controls/ Authority			Director of Town & Country Planning, Haryana		
h.	Zoning regulations			Residential/ Group Housing		
i.	Comment on the surrounding land uses & adjoining properties in terms of uses			Adjacent properties are used for Residential Purpose		



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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)	
m.	Any other aspect		
4.	DOCUMENT DETAILS AND LEGAL OWNERSHIP ASPECTS OF THE PROPERTY		
b.	Ownership documents provided	No Ownership Documents Provided (All the details are taken from Old Valuation Report)	
c.	Constitution of the Property	Free Hold	
d.	Transferability rights of the property	Free hold, complete transferable rights	
e.	Type of Land	Residential	
f.	Any conversion of land use done	From Agricultural to Group Housing Project	
g.	Since how long owners owning the Property	Please refer to Title Deeds	
h.	Year of Acquisition/ Purchase	Please refer to Title Deeds	
i.	Property presently occupied/ possessed by	M/s RMG Developers Pvt. Ltd.	
j.	Title verification	To be done by the Advocate	
k.	Details of leases if any	NA	
l.	Agreements of easements if any	NA	
m.	All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report	Tax name	NA
		Receipt number	NA
		Receipt in the name of	NA
		Tax amount	NA
n.	Any known existing mortgages/ charges/ encumbrances on the property	No information available. Bank to obtain details from the owner.	NA
o.	Whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Not known to us.	NA
p.	Any other aspect	NA	
5.	ECONOMIC ASPECTS OF THE PROPERTY		
a.	Property presently occupied/ possessed by	M/s RMG Developers Pvt. Ltd.	
b.	Number of tenants	NA	
c.	Reasonable letting value	NA	
d.	Details of ground rent payable	NA	
e.	Amount of monthly rent received	NA	
f.	Expected market monthly rental	NA	
g.	Taxes and other outgoings	No information available to us	
h.	Property insurance	No information available to us	
i.	Monthly maintenance charges	No information available to us	
j.	Security charges, etc.	No information available to us	
k.	Any other aspect	NA	



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6. SOCIO-CULTURAL ASPECTS OF THE PROPERTY							
a.	Population social group of the area (population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.)				Urban Developing Area		
7. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES							
a.	Utility of spaces provided within the building				Yes, proposed		
b.	Car parking facilities				No, only two wheeler parking		
c.	Balconies				Yes		
d.	Sewerage / sanitation				Yes, proposed		
e.	Drainage arrangements				Yes, proposed		
f.	Water Treatment Plant				No		
g.	Power Supply arrangements	Permanent	Yes, available as per current usage				
		Auxiliary	DG Sets, Proposed				
h.	Class of electrical fittings				NA, Under Construction		
i.	Class of sanitary & water supply fittings				NA, Under Construction		
j.	System of air conditioning				No		
k.	HVAC system				No		
l.	Fire safety provisions				Yes, proposed		
m.	Security provisions				Yes, private security guards		
n.	Lift/ Elevators				Yes, Proposed		
o.	Compound wall/ Main Gate				Yes		
q.	Internal development						
	Garden/ Park/ Landscaping	Water bodies	Internal Roads	Pavements	Boundary Wall		
	Yes, proposed	Yes, proposed	Yes, proposed	Yes, proposed	Yes		
8. INFRASTRUCTURE AVAILABILITY							
a.	Aqua Infrastructure availability						
i.	Water Supply				Yes, by the municipal corporation & by the ground water, Proposed		
ii.	Sewerage Treatment Plant (STP)				Yes, proposed		
iii.	Storm water drainage				Yes, Proposed		
b.	Other Physical Infrastructure						
i.	Solid waste management				Yes, by the municipal corporation, Proposed		
ii.	Electricity				Yes, available as per current usage		
iii.	Road and Public Transport connectivity				Yes		
iv.	Availability of other public utilities nearby				Transport, Market, Hospital etc. are available in the vicinity.		
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	200 mtr.	1 km	1 km	1 km	8 km (Gurhi Harsaru Railway Station)	12 km	30 km



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MARKETABILITY ASPECTS OF THE PROPERTY			
a.	Development of surrounding area	Good , many residential projects are coming in the vicinity of the project	
b.	Location attributes	Good, situated in developing sector of Gurugram	
c.	Scarcity	Similar kind of properties are easily available on demand	
d.	Other recreation facilities (Parks, open spaces etc.)	Yes, Proposed	
e.	Market condition related to demand and supply of the kind of the subject property in the area	Fast developing sector of Gurugram, near Dwarka Expressway & Basai Village with many residential group housing projects coming up in the vicinity.	
f.	Any negativity/ defect/ disadvantages in the property/ location	No	
g.	Any other factors affecting marketability	No	
ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY			
a.	Type of construction & design	RCC Framed structure & Modern Structure Design	
b.	Quality of construction/ Materials and technology used	Construction being done using professional contractor based on architect plan.	
c.	Appearance/ Condition of structures	Internal - Under Construction/finishing	
		External - Under Construction/finishing	
d.	Roof	RCC (All Floors)	
e.	Type of flooring	Proposed (Vitrified Tiles & Granite stone)	
f.	Doors/ Windows	Proposed (Hardwood frame doors & Aluminium frame windows)	
g.	Floor height	10 ft. each floor, Proposed	
h.	Maintenance issues	NA, Under Construction	
i.	Visible damage in the building if any	NA	
j.	Year of construction/ Age of building/ Remaining life expected	Under Construction/ finishing	Under Construction/ finishing Approx. 65-70 years after completion of Project
k.	Structural safety	Since this is a RCC Framed Structure designed by M/s Vintech Consultants, so it should be structurally safe	
l.	Protection against natural disasters viz. earthquakes etc.	It must be Earthquake Resistant since we have no technical data so we can't comment	
m.	Is construction as per approved plan	Yes, as per visual observation.	
n.	Status of Building Plans/ Maps	Building Plans are approved by the development authority	
o.	Is Building as per approved Map	Building Plans are approved by the development authority	
p.	Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	Permissible Alterations	NA
		Not permitted alteration	NA
q.	Is this being regularized	Not known	



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11. ENVIRONMENTAL FACTORS		
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No information available
b.	Provision of rainwater harvesting	No
c.	Use of solar heating and lighting systems, etc.	No
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc, if any	Normal vehicular pollution is present in the vicinity.
12. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY		
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, Proposed
13. PROJECT DETAILS		
f.	Name of the Architect	Mr. Vikas Ahlawat
g.	Developer market reputation	Well established Promoter/ developer & have successfully delivered multiple projects. On the basis of previous experience of the developer, it is assumed that the developer will hand over the project successfully to the customers/owners.
h.	Proposed completion date of the Project	As per current stage of construction / finishing the project is likely to be completed by Dec 2019
i.	Progress of the Project	As per current site survey super structure work of Tower-1&3 has been completed, super structure work of Tower-2,4,5&6 has been completed upto 5 th floor, plinth level, 5 th floor & 6 th floor respectively, block work, plastering & finishing work is in progress.
j.	Other Salient Features of the Project	• Crèche • Jogging Track • Badminton Court • Shopping Centre • Community Hall



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PARTB- VALUATION OF THE PROPERTY

A.	VALUATION OF LAND			
	Specifications	Govt. Circle Rate (GLR)	Market Rate (PMR)	
(a)	Prevailing Market Rate	Rs. 14,000/- per sq. yd.	Rs. 1400/- to Rs. 1800/- per sq. ft. of FSI	
(b)	Details of the sources from where the information is gathered on the prevailing market Rate/Price trend of the property (from property search sites & local information) X	Rate List of Tehsil Gurgaon for the year 2018-2019 (w.e.f. from 09.04.2018)	After local market research & confirming the rates locally Rs. 1400/- to Rs. 1800/- per sq. ft. of FSI	
(c)	Rate adopted considering all characteristics of the land*	Rs. 14,000/- per sq. yd.	Rs. 1600/- per sq. ft. of FSI	
(d)	Category of the Locality	Good	Good	
(e)	Land Use Factor	Group Housing Project	Group Housing Project	
(f)	Total Development Land Area	20234.25 sq. mtr./ 24200 sq. yds.	20234.25 sq. mtr./ 24200 sq. yds.	
(g)	Total Permissible FAR	45122.377 sq. mtr./ 485693.224 sq. ft.	45122.377 sq. mtr./ 485693.224 sq. ft.	
(h)	Valuation methodology	Stamp Registry minimum Circle Rate	Market rates approach	
(i)	Total Value of land (A)	24200 sq. yds. x Rs. 14,000/- per sq. yd.	485693.224 sq. ft. x Rs. 1600/- per sq. ft.	
		Rs. 33,88,00,000/-	Rs. 77,71,09,158/-	
B.	VALUATION OF BUILDING CONSTRUCTION			
	(As per existing condition, specifications and after calculating depreciation & improvements done on the property)			
(a)	Minimum replacement rate of construction/resalable value	NA	NON FAR: Rs.800/- to Rs.1,000/- per sq. ft. Adopted: Rs. 800/- per sq. ft. FAR: Rs. 1,200/- to Rs. 1,600/- per sq. ft. Adopted: Rs. 1,300/- per sq. ft.	
(b)	Age Factor	2000 onwards (1.0)	Under Construction	
(c)	Structure Type/ Condition	Pucca (1.0)	RCC Frame Structure/ Under Construction	
(d)	Total Construction replacement value* (For present built-up area)	(485489.096 sq. ft. + 62502.49 sq. ft.) = 547991.586 sq. ft.	ACTUAL	FAR
				NON FAR
			TOTAL (B)	

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C. MARKET/ SALABLE VALUE OF THE FLATS			
(a)		Main Units	724 DU
		EWS	NA
(b)	Total Proposed Saleable Area for flats	Please refer to Annexure-II on page no. 10	
(c)	Current Price: (Approx.) (Including PLC + Two wheeler Parking + EDC + IDC + others)	Rs. 4,000/- per sq. ft. on Carpet Area	
		Rs. 500/- per sq. ft. for Balcony Area	
(d)	Remark	(Fixed by Govt. of Haryana)	
		The market value of the flats will vary according to their location, floor level, direction of the flat & Vastu compliance status. It also depends upon the quality of construction, furnishing & finishing done by the builder.	

D. CONSOLIDATED VALUE			
	Description	Value by adopting	
	Valuation of the Property	GLR (Rs.)	PMR (Rs.)
(a)	Land (A)	Rs. 33,88,00,000/-	Rs. 77,71,09,158/-
(b)	Building (B)	----	Rs. 68,11,37,817/-
(c)	Other improvements/ Services/ Internal & external development (adding 10 % of building value)	----	Rs. 6,81,13,781/-
(d)	Total (Add (A+B+C))	Rs. 33,88,00,000/-	Rs. 152,63,60,756/-
(e)	Fair Market Value (FMV) Rounded Off	NA	Rs. 153,00,00,000/-
(f)	Realizable/ Fetch Value (80% of FMV)	----	Rs. 122,40,00,000/-
(g)	Distress Sale Value (70% of FMV)	----	Rs. 107,10,00,000/-
(h)	Market/ Salable Value of Flats*	NA	NA
(i)	Expected minimum Revenue generation from the Project	NA	NA
(j)	Value for Insurance purpose	NA	Rs. 68,00,00,000/-

Date: 09.10.2013
Place: New Delhi

For Real Value Consultants
(Ravi Mohan Bhardwaj)
CAT-1/624/134/2014-15



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ANNEXURE-I

As per Approved Sanctioned Plan			Actually provided (As per Current Site Survey/Marketing Purpose)	Current Status
Tower-1 : S+7 Floors = 112 DU			Tower-1 : S+7 Floors = 112 DU	RCC structure work has been completed, Block work, Plaster & other finishing work is in progress
Tower-2 : S+7 Floors = 112 DU			Tower-2 : S+7 Floors = 112 DU	RCC structure work has been completed upto 5 th floor, Block work, Plaster & other finishing work is in progress
Tower-3 : S+7 Floors = 112 DU			Tower-3 : S+7 Floors = 112 DU	RCC structure work has been completed, Block work, Plaster & other finishing work is in progress
Tower-4 : G+7 Floors = 128 DU			Tower-4 : G+7 Floors = 128 DU	RCC structure work is in initial stage
Tower-5 : G+7 Floors = 128 DU			Tower-5 : G+7 Floors = 128 DU	RCC structure work has been completed upto 5 th floor, Block work, Plaster & other finishing work is in progress
Tower-6 : G+10 Floors = 132 DU			Tower-6 : G+10 Floors = 132 DU	RCC structure work has been completed upto 6 th floor, Block work, Plaster & other finishing work is in progress
Creche Community Building Commercial			Creche Community Building Commercial	
Total No. of Flats	Main Units	DU- 724	DU-724	

Annexure-II - Break up of dwelling units

Type of Flat	Carpet Area (sq. ft.)	Balcony Area (sq. ft.)	No. of Flats in Towers
1 BHK	441.320	88.192	194 (Tower-4, 5 & 6)
	481.609	66.621	194 (Tower-4, 5 & 6)
2 BHK	618.798	80.623	336 (Tower-1, 2 & 3)
Total			724



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S.No	REQUIRED APPROVALS	REFERENCE NO. DATE	STATUS (Approved/ Applied For/ Pending)
1	Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	License No. 12 of 2015 Endst. No. LC-3021-PA(SN)-2015/19873 Dated: 12.10.2015	Approved
2	LC-III -Letter of Intent for grant of license from: DTCP (HR Govt.)	---	No information
3	BR-III - Approval of Building Plans from DTCP (HR Govt.)	Memo No. ZP-1102/AD(RA)/2015/25264 Dated : 21.12.2015	Approved
4	Approved Building Plan from HUDA	---	Approved
5	Environmental clearance NOC from SEIAA	---	Not provided to us
6	NOC for Height Clearance from Airport Authority of India	---	Approved
7	Rera Registration	---	Approved

NOTE: The developer/promoter has taken all the statutory approvals & licenses from the concerned authorities for developing the group housing residential society, as mentioned in valuation report dated 3rd February 2016 prepared by Aggarwal & Associates



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APPROVAL DETAILS



Department of Town & Country Planning
 Government of Nagaland

Home About Us J31 Finance & Policies Contact Us Syllabus on R&V Search Lic

License Cases

License Cases License Details

Search Licences as per Status, Circle, District and Purpose

Select Status
 VALID

Select Circle
 STD Circle - Guwahati

Select District
 Guwahati

Select Purpose
 AFFORDABLE HOUSING

Filter Licence Year
 2015

Search Licences
 02 of 2015

Filter Licences

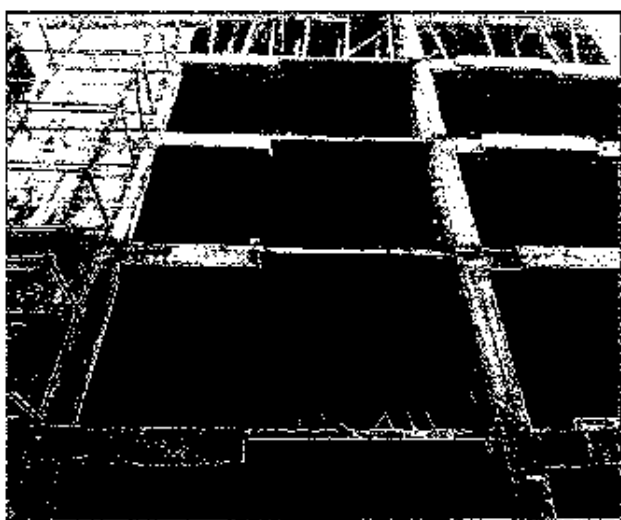
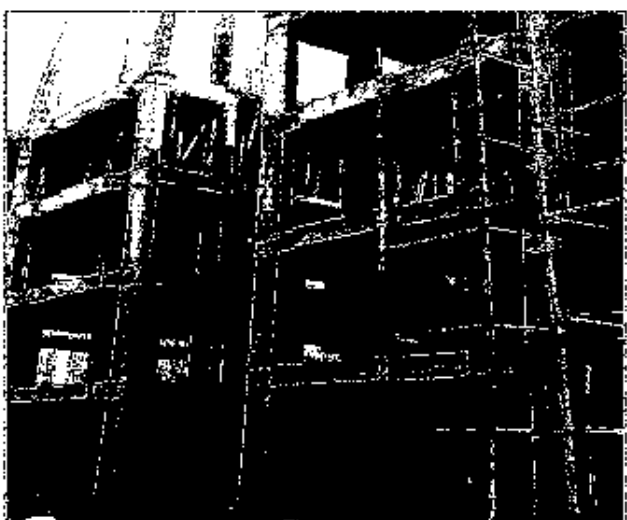
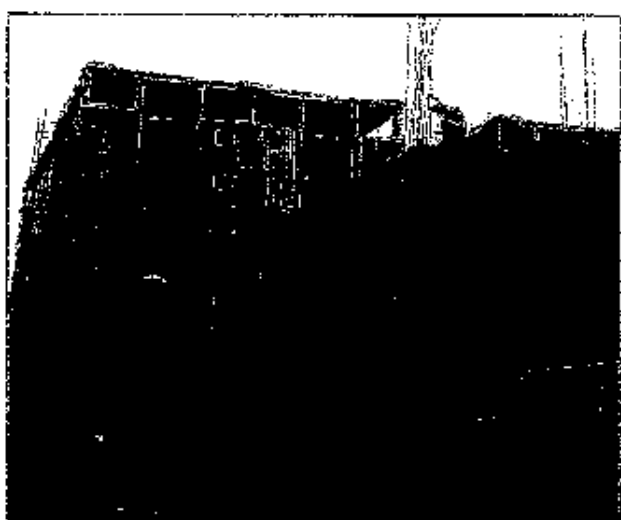
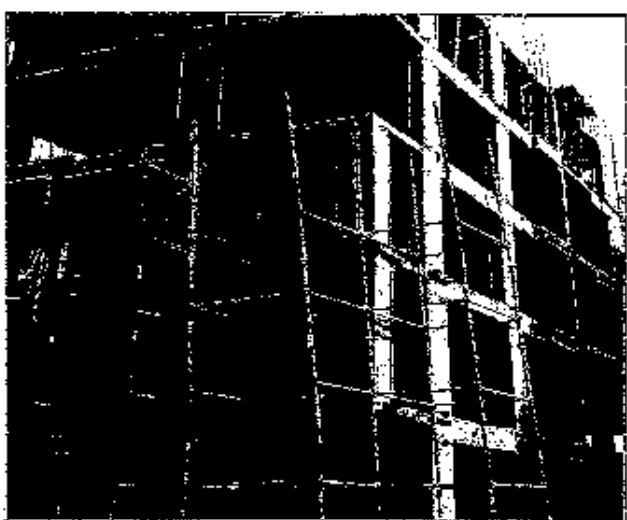
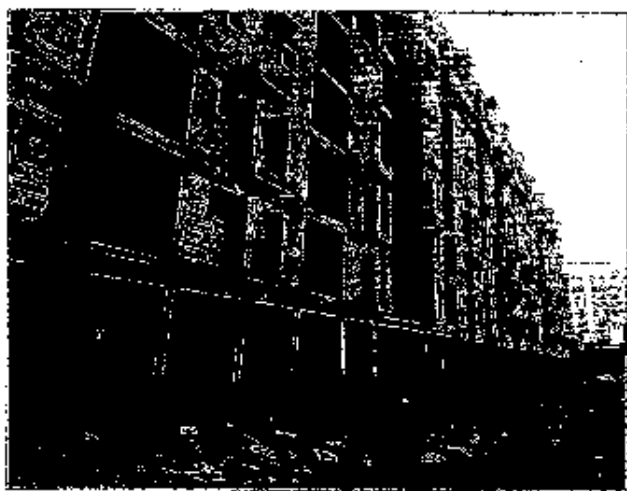
S. No.	Name of Village	Rate for the year 2015-2016			Rate for the year 2017-2018			Rate for the year 2019-2020			Rate for the year 2021-2022			Rate for the year 2023-2024		
		Ag. (Rs. per Sq. Ft.)	Res. (Rs. per Sq. Ft.)	Comm. (Rs. per Sq. Ft.)	Ag. (Rs. per Sq. Ft.)	Res. (Rs. per Sq. Ft.)	Comm. (Rs. per Sq. Ft.)	Ag. (Rs. per Sq. Ft.)	Res. (Rs. per Sq. Ft.)	Comm. (Rs. per Sq. Ft.)	Ag. (Rs. per Sq. Ft.)	Res. (Rs. per Sq. Ft.)	Comm. (Rs. per Sq. Ft.)	Ag. (Rs. per Sq. Ft.)	Res. (Rs. per Sq. Ft.)	Comm. (Rs. per Sq. Ft.)
1	Barak	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000
2	Barak	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000
3	Barak	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000
4	Barak	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000
5	Barak	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000
6	Barak	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000
7	Barak	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000
8	Barak	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000
9	Barak	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000
10	Barak	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000
11	Barak	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000
12	Barak	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000
13	Barak	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000
14	Barak	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000
15	Barak	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000	1500000	1000	25000

GUIDELINE CIRCLE RATE



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

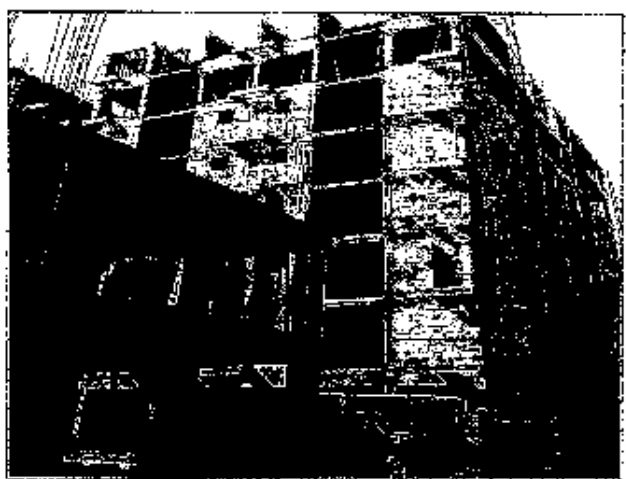
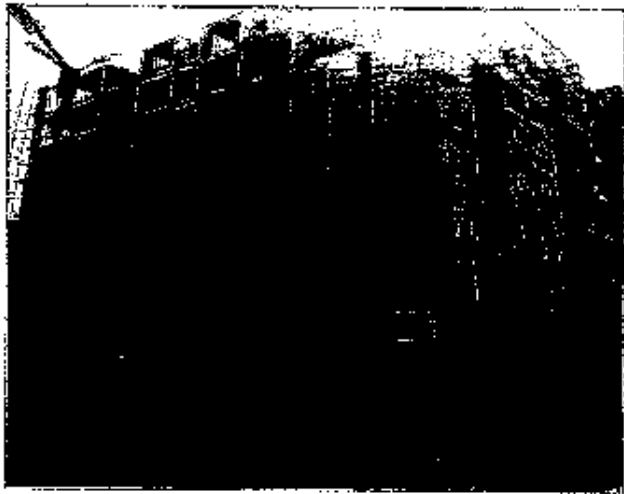


PHOTOGRAPHS OF AFFORDABLE GROUP HOUSING PROJECT- "RMG RESIDENCY"
SECTOR-37 C, GURUGRAM MANESAR URBAN COMPLEX, GURUGRAM, HARYANA



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

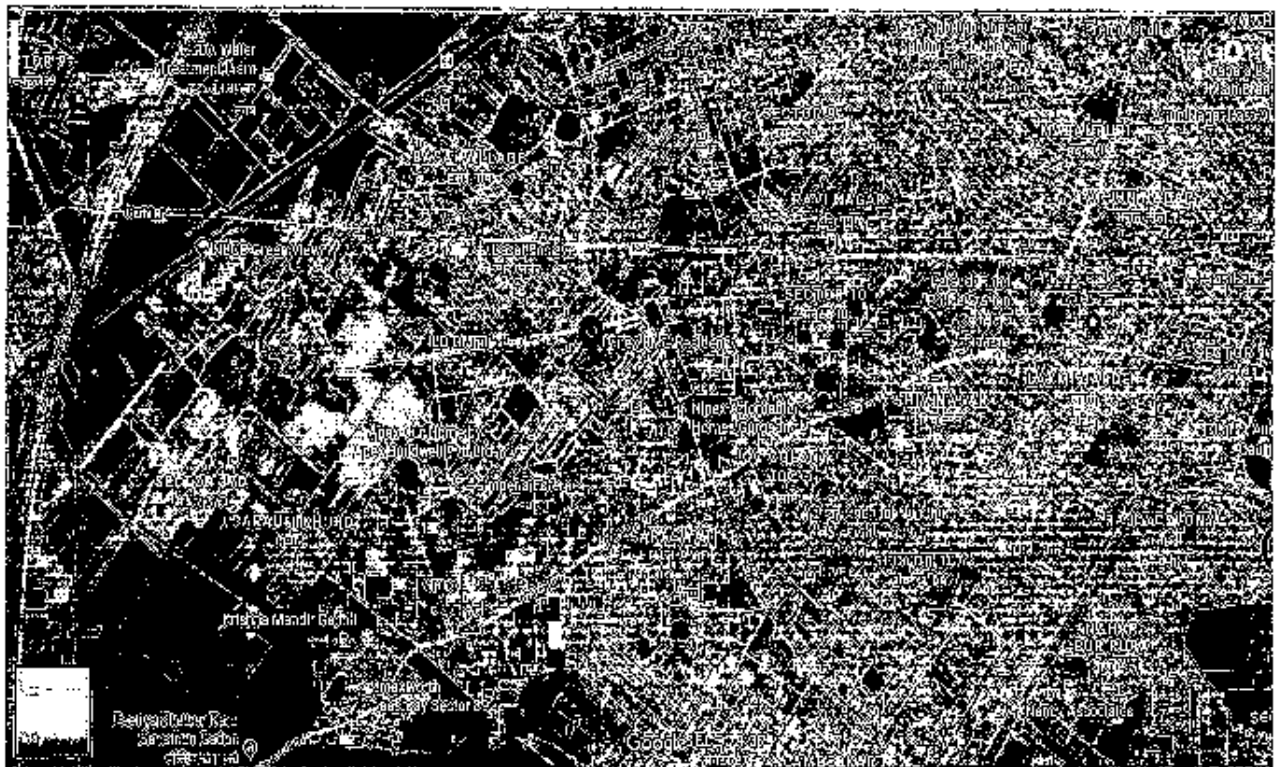
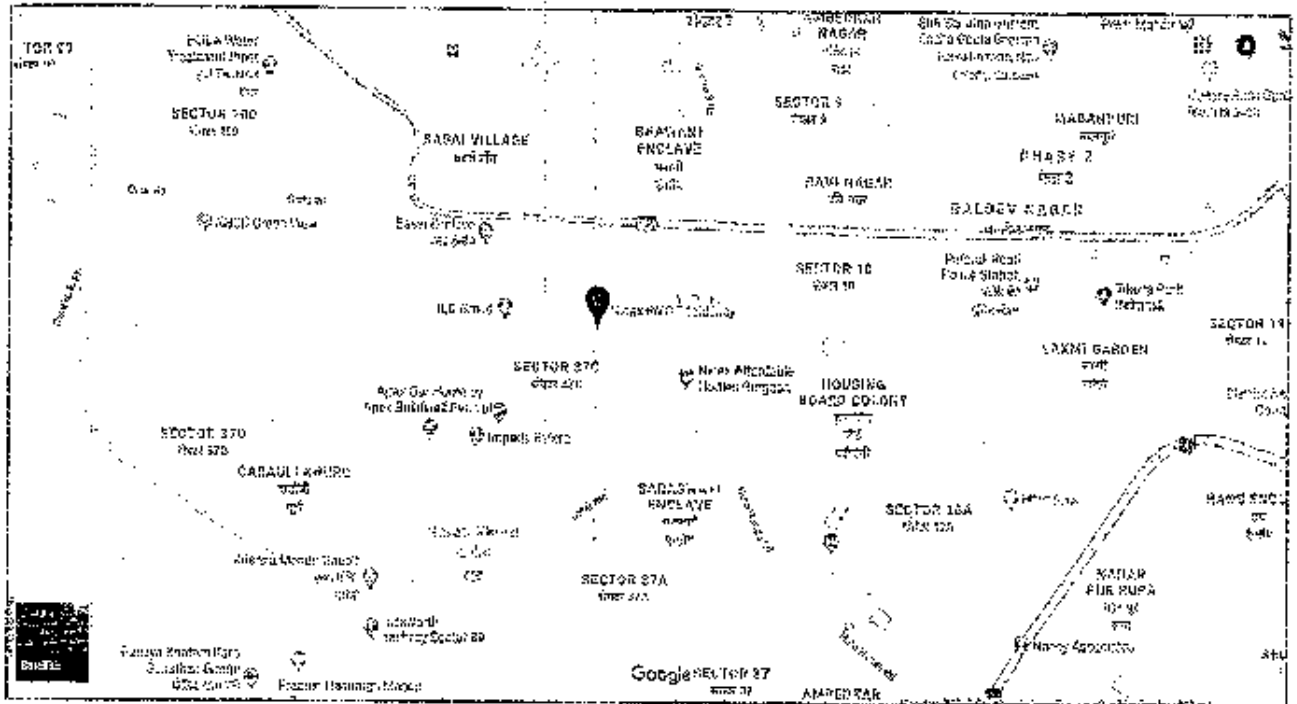


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REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)



GOOGLE LOCATION

