

REPORT FORMAT: V-L3 (Medium) | Version: 6.0\_2018

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Dated:31.08.2021

# PROJECT TIE -UP REPORT

OF

## GROUP HOUSING SOCIETY

### ELEVATE PHASE-II

SITUATED AT

SECTOR-59, REVENUE ESTATE OF VILLAGE BEHRAMPUR, GURUGRAM-  
MANESAR URBAN COMPLEX, GURUGRAM, HARYANA

### DEVELOPED & PROMOTED BY

M/S. HERITAGE MAX REALTECH PVT. LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU  
Banks

*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 IBA 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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**PART A**

**SUMMARY OF THE PROJECT TIE-UP 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. Heritage Max Realtech Pvt. Ltd.		
d.	Name of Property Owner	M/s. BTVS Buildwell Pvt. Ltd. & others		
e.	Address & Phone Number of the owner	Regd. Office: - K-1, Green Park Main, New Delhi-110016		
f.	Type of the Property	Group Housing Society		
g.	Type of Loan	NA		
h.	Type of Valuation	Project Tie-up Report		
i.	Report Type	Project Tie-Up Report		
j.	Date of Inspection of the Property	25 August 2021		
k.	Date of Valuation Report	31 August 2021		
l.	Surveyed in presence of	Promoter's representative	Mr. Gopal Gairola (+91-9899833625)	
m.	Purpose of the Valuation	Project Tie-up for individual Flat Financing		
n.	Scope of the Report	Project Tie- Up Report		
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 03 documents provided.	03
		Property Title document	Approve Map	Dated 15/01/2019
		Approved Map	Copy of RERA Registration certificate	Dated 22/06/2021
		Copy of TIR	NOC's & Approvals	---
		Project Approval Letter	Other secondary documents	---

		Project NOCs issued from the concern authority	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 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		

## 2. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION



This project tie-up report is prepared for group housing project “**Elevate Phase-II**” being developed at the aforesaid address with the land area admeasuring 2.97 acres approved for the Phase-II as per copy of RERA registration certificate provided to us by the bank.

As per the RERA certificate provided to us the total land area for which license has been granted by DTCP Haryana is 34.175 Acres. The subject project 'Elevate Phase-2' is developing on total land area admeasuring 2.97 Acres out of 34.175 Acres.

The developer of the project has proposed to develop a luxury group housing project with all the basic amenities in the name of '**Elevate Phase-II**'. As per the copy of RERA registration certificate, phase-II of the subject project is proposed to be comprised of Two high rise towers Comprising Tower D and E Tower, The details of each tower are tabulated below: -

Sr. No.	Tower Details	Total No. of Floors	Total No. of Dwelling Units
1	Block-D	S+33	128
2	Block-E	S+31	120

In RERA registration certificate as well as in master site plan there is no bifurcation of Non-FAR area, parking, green area, density etc. So for valuation purpose we have adopted only the FAR area registered under phase-II of the project in RERA registration certificate.

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



The location of the subject project is in a good developing area of Sector-59 of Gurugram in which other group housing projects are also developing and some are proposed in future. Subject project is located on Main Arc view drive road which is approx. 24 mtr. wide. Subject project is located near Mahindra Luminaire and subject project is also near to metro station and has good connectivity.

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No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the project tie up assessment of the project shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

## 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. 26-27
e.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 28-31
f.	Enclosure 3	Google Map – Page No. 32
g.	Enclosure 4	Photographs – Page No. 33
h.	Enclosure 5	Copy of Circle Rate – Page no. 34
i.	Enclosure 6	Survey Summary Sheet – Pages x
j.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages 04



**PART B**

**SBI FORMAT OF VALUATION REPORT**

Name & Address of Branch	State Bank of India, HLST Branch, Gurugram
Name of Promoter	M/s. Heritage Max Realtech Pvt. Ltd.

S.NO.	CONTENTS	DESCRIPTION
i.	<b>INTRODUCTION</b>	
a.	Name of Property Owner	M/s. BTVS Buildwell Pvt. Ltd. & others
	Address & Phone Number of the Owner	Regd. Office: - K-1, Green Park Main, New Delhi-110016
b.	Purpose of the Valuation	Project Tie-up Report
c.	Date of Inspection of the Property	25 August 2021
d.	Date of Valuation Report	31 August 2021
e.	Name of the Developer of the Property	M/s. Heritage Max Realtech Pvt. Ltd.
	Type of Developer	Private developer promoted

ii.		PHYSICAL CHARACTERISTICS OF THE PROPERTY	
1.		Location attribute of the property	
i.		Nearby Landmark	Mahindra Luminaire, Sector-59, Gurugram
ii.		Postal Address of the Property	Elevate Phase-II, Sector-59, Revenue Estate Of Village Behrampur, Gurugram-Manesar Urban Complex, Gurugram Haryana
iii.		Area of the Plot/ Land	Phase 2: - As per copy of RERA Certificate: - 2.97 acres (12019.16 sq.mtr.) <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°24'34.4"N 77°06'23.5"E
vii.		Details of the roads abutting the property	
		a. Main Road Name & Width	Golf course Extension Road      Approx. 60 mtr. wide
		b. Front Road Name & width	Arch View Drive Road      Approx. 24 mtr. wide
		c. Type of Approach Road	Bituminous Road
		d. Distance from the Main Road	Approx. 3 km
viii.		Description of adjoining property	Flats within the complex and other Group Housing societies
ix.		Plot No./ Survey No.	As per the title document
x.		Zone/ Village	Residential      Behrampur
xi.		Sub registrar	Gurugram
xii.		District	Gurugram, Haryana

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xiii.	Any other aspect	<p>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 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>		
	a. 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 developer'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		
	b. Is property clearly demarcated by permanent/ temporary boundary on site	Yes, the complete Elevate project is demarcated		
	c. Is the property merged or colluded with any other property	No, the complete Elevate project is single bounded property NA		
	d. City Categorization	Metro City		Urban
	e. Characteristics of the locality	Good		Within developing Residential zone
	f. Property location classification	On Wide Road	None	None
	g. Property Facing	North Facing		
	h. Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	<p>Please refer to the attached sheet below.</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>		
2.	<b>Boundaries schedule of the Property</b>			
i.	Are Boundaries matched	No, since no concerned documents provided.		
ii.	<b>Directions</b>	<b>As per Title Deed/TIR</b>	<b>Actual found at Site</b>	
	North	NA	Approach Road	



	South	NA	Other's Plot
	East	NA	Other's Plot
	West	NA	Chak Road

iii. TOWN PLANNING/ ZONING PARAMETERS			
a.	Master Plan provisions related to property in terms of Land use	Residential	
	i. Any conversion of land use done	Yes, since license has been taken for setting up of group housing project	
	ii. Current activity done in the property	Group Housing Society	
	iii. Is property usage as per applicable zoning	Yes, used as Group Housing as per zoning	
	iv. Any notification on change of zoning regulation	No	
	v. Street Notification	Residential	
b.	Provision of Building by-laws as applicable	<b>PERMITTED</b>	<b>CONSUMED</b>
	i. FAR/ FSI	Please refer to area chart description	Please refer to area chart description
	ii. Ground coverage	-----do-----	-----do-----
	iii. Number of floors	-----do-----	-----do-----
	iv. Height restrictions	-----do-----	-----do-----
	v. Front/ Back/ Side Setback	-----do-----	-----do-----
c.	Status of Completion/ Occupational certificate	NA, since the subject project is under construction.	NA, since the subject project is under construction.
d.	Comment on unauthorized construction if any	None, Since the subject project is under construction.	
e.	Comment on Transferability of developmental rights	As per regulation of DTCP Haryana	
f.	a. Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP	
	b. Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP - 2031	
	c. Municipal limits	Gurgaon Municipal Corporation	
g.	Developmental controls/ Authority	Director of Town and Country Planning, Haryana	
h.	Zoning regulations	Residential	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	Other Group Housing Societies	
j.	Comment of Demolition proceedings if any	No information available to us	
k.	Comment on Compounding/ Regularization proceedings	No information available to us	
l.	Any other aspect		
	• Any information on encroachment	No	
	• Is the area part of unauthorized area/ colony	No (As per general information available)	



iv. DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY				
a.	Ownership documents provided	Approved Map	None	None
b.	Names of the Legal Owner/s	M/s. BTVS Buildwell Pvt. Ltd. & others		
c.	Constitution of the Property	Free hold, complete transferable rights		
d.	Agreement of easement if any	Not required		
e.	Notice of acquisition if any and area under acquisition	No, as per general information available in the public domain		
f.	Notification of road widening if any and area under acquisition	No, as per general information available in the public domain		
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 Developer	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 Developer.	NA	
k.	<b>Building plan sanction:</b>			
	i. Authority approving the plan	DTCP, Haryana		
	ii. Name of the office of the Authority	Director of Town and Country Planning, Haryana		
	iii. Any violation from the approved Building Plan	NA, since the subject project is under construction.		
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	---	
		Receipt number	---	
		Receipt in the name of	---	
		Tax amount	---	
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us		
	1. Is property tax been paid for this property	Not available. Please confirm from the owner.		
	iii. 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	Copy of TIR not given to us, hence cannot comment		
q.	Any other aspect			
	a. Since how long owners owing the Property	As per the Title Document		
	b. Year of Acquisition/ Purchase	As per the Title Document		
	c. Property presently occupied/ possessed by	Developer		

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d. Title verification	To be done by the competent Advocate
e. Details of leases if any	NA

**v. ECONOMIC ASPECTS OF THE PROPERTY**

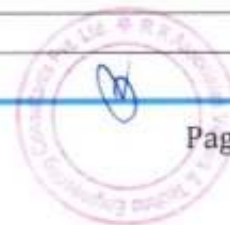
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	Owner/Developer Company to provide 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

**vi. 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

**vii. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES**

a.	Description of the functionality & utility of the property in terms of :	
	i. Space allocation	Yes, Proposed
	ii. Storage spaces	Yes, Proposed
	iii. Utility of spaces provided within the building	Yes, Proposed
	iv. Car parking facilities	Yes, Proposed
	v. Balconies	Yes, Proposed
b.	Any other aspect	
	i. Drainage arrangements	Yes, Proposed
	ii. Water Treatment Plant	Yes, Proposed
	iii. Power Supply arrangements	Permanent Will be obtained as per required capacity by individual flat owners
		Auxiliary DG set will be installed
	iv. HVAC system	No
	v. Security provisions	Yes/ Private security guards
	vi. Lift/ Elevators	Yes, Proposed
	vii. Compound wall/ Main Gate	Yes, Proposed



viii. Whether gated society		Yes		
ix. Internal development				
Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
Yes (proposed)	Yes (proposed)	Yes/ RCC, interlocking tiles (proposed)	Yes/ Interlocking chequered tiles / RCC(proposed)	Yes (proposed)

viii INFRASTRUCTURE AVAILABILITY													
a. Description of Aqua Infrastructure availability in terms of:													
i. Water Supply		Yes, by the Authority											
ii. Sewerage/ sanitation system		Underground											
iii. Storm water drainage		Yes, Proposed											
b. Description of other Physical Infrastructure facilities in terms of:													
i. Solid waste management		Yes, done by the authority											
ii. Electricity		Yes, for construction and office purpose at present											
iii. Road and Public Transport connectivity		Yes											
iv. Availability of other public utilities nearby		Transport, Market, Hospital etc. are available in close vicinity of the project											
c. Proximity & availability of civic amenities & social infrastructure													
School		Hospital		Market		Bus Stop		Railway Station		Metro		Airport	
2 km		2 km		500 mtr.		4 km		20 km		3 km		20 km	
Availability of recreation facilities (parks, open spaces etc.)						It is a developing area and recreational facilities are planned to be developed nearby							

<b>ix. MARKETABILITY ASPECTS OF THE PROPERTY:</b>							
<b>a. Marketability of the property in terms of</b>							
a. Location attribute of the subject property				Good			
b. Scarcity				Similar kind of properties are easily available on demand.			
c. 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.			
d. Comparable Sale Prices in the locality				Please refer to Part C: Valuation Assessment of the Property.			
<b>c. Any other aspect which has relevance on the value or marketability of the property</b>				No			
1. Any New Development in surrounding area				Yes	Construction of many other group housing societies is in progress. However, many are already inhabited.		
2. Any negativity/ defect/ disadvantages in the property/ location				No	NA		

<b>x. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:</b>			
d.	Type of construction & design	RCC framed structure (Proposed)	
e.	Method of construction	Construction done using professional contractor workmanship based on architect plan (Proposed)	
f.	Specifications		
	1. Class of construction	Under construction	
	2. Appearance/ Condition of structures	Internal - Under construction	
		External - Under construction	
	3. Roof	<b>Floors/ Towers</b>	<b>Type of Roof</b>
		High rise towers	RCC (Proposed)
	4. Floor height	Approx. 10 feet (Proposed)	
	5. Type of flooring	Ceramic Tiles, Vitrified tiles, Simple marble (proposed)	
	6. Doors/ Windows	Aluminum flushed doors & windows & Wooden frame & panel doors (proposed)	
	7. Interior Finishing	Neatly plastered and putty coated walls (proposed)	
	8. Exterior Finishing	Simple plastered walls (proposed)	
	9. Interior decoration/ Special architectural or decorative feature	Good looking interiors. Medium use of interior decoration.(proposed)	
	10. Class of electrical fittings	Internal/ Under construction	
	11. Class of sanitary & water supply fittings	Internal/ Under construction	
g.	Maintenance issues	Not Applicable since construction work is in progress	
h.	Age of building/ Year of construction	Under Construction	Under Construction
i.	Total life of the structure/ Remaining life expected	Approx. 60-65 years after completion	Approx. 60-65 years (After completion)
j.	Extent of deterioration in the structure	Not Applicable since construction work of the project is in progress	
k.	Structural safety	Structure proposed to be built on RCC technique so it can be assumed as structurally stable	
l.	Protection against natural disasters viz. earthquakes etc.	Proposed to be designed for seismic consideration for Zone IV	
m.	Visible damage in the building if any	Not applicable since construction work of the project is in progress.	
n.	System of air conditioning	As per requirement by individual flat owners on their own	
o.	Provision of firefighting	Yes (proposed)	
p.	Status of Building Plans/ Maps	Building plans are approved by the development authority	
	1. Is Building as per approved Map	NA, since the subject project is under construction.	
	2. 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
	3. Is this being regularized	No information provided	

xi. ENVIRONMENTAL FACTORS:		
b.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No information available to us
c.	Provision of rainwater harvesting	Yes (Proposed)
d.	Use of solar heating and lighting systems, etc.	Yes (Proposed)
e.	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

xii. 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 Buildings (Proposed)

4. PROJECT DETAILS:		
a.	Name of the Developer	M/s. Heritage Max Realtech Pvt. Ltd.
b.	Name of the Architect	M/s. Arcop Associates. Pvt. Ltd. [Harshit Parashar – (CA-2017/87556)]
c.	Developer market reputation	Mid scale builder with successful track record of Project deliveries.
d.	Proposed completion date of the Project	31/01/2025 as per the RERA certificate
e.	Progress of the Project	Tower D- Excavation work in progress Tower E- Basement work in progress
f.	Other Salient Features of the Project (Proposed)	<input checked="" type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area

xiii. VALUATION:		
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to <b>Sub-Point 'n' of Point 1 of 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 <b>Sub-Point 'o' of Point 1 of 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 <b>Part D: Valuation Assessment Factors</b> of the report and the screenshot annexure in the report.




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d.	<b>Summary of Valuation</b>	For detailed Valuation calculation please refer to <b>Point 1, 2, 3 &amp; 4 of the Part D: Valuation Assessment Factors</b> of the report.
	<b>i. Guideline Value</b>	<b>Rs.35,64,00,000/- (Land value only)</b>
	<b>i. Land</b>	<b>Rs.35,64,00,000/-</b>
	<b>ii. Building</b>	<b>NA</b>
	<b>ii. Prospective Fair Market Value</b>	<b>Rs.143,00,00,000/-</b> (For completed and ready to move project)
	<b>iii. Expected Realizable Value</b>	<b>Rs.121,55,00,000/-</b> (For completed and ready to move project)
	<b>i. Distress Value</b>	<b>Rs.107,25,00,000/-</b> (For completed and ready to move project)
	<b>iv. Valuation of structure for Insurance purpose</b>	<b>Rs.65,00,00,000/-</b> (For completed and ready to move project)
e.	a. 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.
	b. 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.

5.	<b>Declaration</b> (Also see Enclosure: 1 Valuer's Remarks)	i. The information provided is true and correct to the best of my knowledge and belief.
		ii. The analysis and conclusions are limited by the reported assumptions, conditions and the information came to knowledge during the course of the work.
		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.
		iv. No employee or member of R.K Associates has any direct/ indirect interest in the property.
		v. Our authorized surveyor by name of AE Harshit Mayank has surveyed the subject property on 25 August 2021 in the presence of the developer's representative
		vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.
		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>

xiv	<b>VALUATION COMPANY DETAILS:</b>		
1.	<b>Name &amp; Address of Valuer company</b>	<b>Wealth Tax Registration No.</b>	<b>Signature of the authorized person</b>
d.	M/s R.K. Associates Valuers & Techno Engineering Consultants	2303/ 1988	

# VALUATION REPORT

ELEVATE PHASE II, SECTOR-59, GURUGRAM

	Pvt. Ltd. D-39, 2 <sup>nd</sup> Floor, Sector-02, Noida 201301		
e.	Total Number of Pages in the Report with enclosures	33	
f.	Engineering Team worked on the report	<b>SURVEYED BY AE Harshit Mayank</b>  <b>PREPARED BY AE Abhishek Sharma</b>  <b>REVIEWED BY: HOD Valuations</b>	

xv.	ENCLOSED DOCUMENTS:	
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Enclosed with the report
b.	Building Plan	Enclosed with the report
c.	Floor Plan	Enclosed with the report
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	Enclosed with the report
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, Makaan.com etc	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	i. <b>Part C: Area Description of the Property</b> ii. <b>Part D: Valuation Assessment of the Property</b> iii. Assumption, Remarks & Limiting conditions iv. Valuer's Remark - Page No.26-27 v. Google Map – Page No.32 x. Photographs – Page No. 33 xi. Copy of Circle Rate – Page No. 34 vi. Survey Summary Sheet – Pages x vii. Copy of relevant papers from the property documents referred in the Valuation – Pages 04



**PART C**

**AREA DESCRIPTION OF THE PROPERTY**

1.	Licensed Area of Site	138301.30 m <sup>2</sup> (34.175 Acres)
	Development Land Area as per Zoning	31492.482 m <sup>2</sup> (7.782 Acres)
	Land area as per RERA For Phase-II	12019.163 m <sup>2</sup> (2.97 acres)

**AREA CHART FOR PART DEVELOPMENT**

TOTAL SITE AREA FOR CURRENT DEVELOPMENT	+	7.782 ACRES	OR	31492.482 Sqm
TOTAL SITE AREA FOR F.A.R. CALCULATIONS	+	13.118 ACRES	OR	33087.025 Sqm
PERMISSIBLE GROUND COVERAGE ON GROUND FLOOR @ 55% OF 7.782 acres	+			11825.889 Sqm
PERMISSIBLE F.A.R. = 17% OF PLOT AREA OF 13.118 Acres	+			42902.295 Sqm
ADDITIONAL F.A.R. FOR GRHA = 12% OF PLOT AREA 7.782 Acres	+			5779.336 Sqm
TOTAL PERMISSIBLE FAR	+			98681.520 Sqm
PROPOSED GROUND COVERAGE	+	6469.922 Sqm	OR	20.543 %
PROPOSED F.A.R.	+	96586.474 Sqm		
PROPOSED F.A.R. WITHOUT ADDITION FAR FOR GRHA	+	92907.138 Sqm	OR	174.821

**AREA DETAIL**

S.NO.	BLOCK	NO. OF FLOORS IN EACH BLOCK	NO. OF BLOCKS	GROUND COVERAGE	TOTAL GROUND COVERAGE	F.A.R. PER BLOCK	TOTAL F.A.R.	NO. OF DWELLING UNITS IN BLOCK		TOTAL NO. OF DWELLING UNITS IN BLOCKS	
				IN Sqm.	IN Sqm.	IN Sqm.	IN Sqm.	MAIN UNITS	SERVICE UNITS	MAIN UNITS	SERVICE UNITS
1	A	5-31	1	967.288	967.288	18293.733	18293.733	112		112	0
2	B	5-31	1	973.861	973.861	18305.199	18305.199	118		118	0
3	C	5-32	1	766.187	766.187	12796.712	12796.712	82	50	82	50
4	D	5-32	1	973.861	973.861	18305.199	18305.199	118		118	0
5	E	5-31	1	967.288	967.288	18293.733	18293.733	112		112	0
9	E.W.S.	5-46	1	489.264	489.264	2642.118	2642.118		98		98
10	COMMON BUILDING ACTIVITY ROOM	1ST FLOOR	1	828.937	828.937	180.217	180.217				
11	COMMUNITY BUILDING	0-1	1	828.238	828.238	933.133	933.133				
12	WATER TOWER	0	1	24.512	24.512	24.512	24.512				
13	GUARD CARRIAGE	0	4	9.430	23.870	8.402	23.870				
14	SECURITY & FIRE CONTROL ROOM	0	1	45.975	45.975	45.975	45.975				
15	RECREATION ARCADE	0	1	297.040	297.040						
16	BASEMENT 1 FAR		1			279.932	279.932				
17	BASEMENT 2 FAR		1			1479.978	1479.978				
18	BASEMENT (S&C) PARKING & CIRCULATION		1			14248.211					
19	TOTAL				6469.922		96586.474			558	118

NO OF MAIN UNITS	+	558 Nos.
NO OF POPLES IN 1 UNIT	+	5 PERSONS
POPULATION	+	2790 PERSONS
NO OF SERVANT UNITS	+	60 Nos.
NO OF SERVANTS IN 1 UNIT	+	2 PERSONS
POPULATION	+	120 PERSONS
NO OF E.W.S.	+	98 Nos.
POPULATION	+	196 PERSONS
TOTAL POPULATION FOR CURRENT DEVELOPMENT	+	3086 PERSONS
ACHIVED DENSITY FOR CURRENT DEVELOPMENT	+	246.01 PERSONS PER ACRE
PERMISSIBLE DENSITY	+	100-300 PERSONS PER ACRE
NO OF SERVANT UNITS REQUIRED @16 % OF MAIN UNIT	+	93.6 Nos.
NO OF SERVANT UNITS PROVIDED	+	60 Nos.
NO OF E.W.S. UNITS REQUIRED @15 % OF TOTAL UNITS INCLUDING E.W.S.	+	98 Nos.
NO OF E.W.S. UNITS PROVIDED	+	98 Nos.
0.5% OF THE AREA OF 13.118 ACRES RESERVED FOR CONVENIENT SHOPPING	+	265.415 Sqm.

REQUIRED GREEN AREA IS 15% OF TOTAL PLOT AREA	+	4724.172 Sqm.
PROPOSED GREEN AREA = G1 TO G72	+	5537.929 Sqm. ± 17.50%
<b>PARKING REQUIRED</b>		
NO. OF PARKING REQUIRED IS 1.5 EES PER DWELLING UNIT HARYANA BULOG CODE 2017	+	834.00 Nos.
NO. OF COVERED PARKING REQUIRED (75% OF TOTAL PARKING)	+	626 Nos.

<b>PARKING PROVIDED</b>			
PROPOSED OPEN PARKING @29 Sqm. ECS	780.789 Sqm.	14 ECS	
PROPOSED OPEN PARKING AS PER COUNT		25 Nos.	
<b>PROPOSED COVERED PARKING</b>			
AT STILT LV. @29 Sqm. ECS	386.208 Sqm.	14 ECS	
PROPOSED COVERED PARKING IN STILT AS PER COUNT (MECHANICAL PARKING)		37 Nos.	
AT BASEMENT LV. @32 Sqm. ECS	34248.233 Sqm.	1070 ECS	
COVERD PARKING AT BASEMENT AS PER COUNT		869 Nos.	
ADDITIONAL COVERD PARKING MECHANICAL		215 Nos.	
TOTAL COVERD PARKING ECS.	1084 ECS		
<b>TOTAL PARKING PROVIDE ECS</b>	1118 ECS		
% N. of TOTAL PARKING IS AVAILBLE FOR EWS.	56 ECS		
TOTAL PARKING PROVIDE AS PER COUNT	848 Nos.		
% N. of TOTAL PARKING IS AVAILBLE FOR EWS AS PER COUNT	42 Nos.		
<b>*FOR PARKING &amp; GREEN AREA CALCULATION REFER SHEET NO (A-07)</b>			

### Residential Tower Under development

AREA DETAIL											
S.NO.	BLOCK	NO. OF FLOORS IN EACH BLOCK	NO. OF BLOCKS	GROUND COVERAGE	TOTAL GROUND COVERAGE	F.A.R. PER BLOCK	TOTAL F.A.R.	NO. OF DEWELLING UNITS IN BLOCK		TOTAL NO. OF DEWELLING UNITS IN BLOCKS	
				IN Sqm.	IN Sqm.	IN Sqm.	IN Sqm.	MAIN UNITS	SERVICE UNITS	MAIN UNITS	SERVICE UNITS
1	A	5+31	1	967.088	967.088	19090.733	19090.733	120		120	0
2	B	5+33	1	973.863	973.863	19905.399	19905.399	128		128	0
3	C	5+30	1	744.387	744.387	12796.712	12796.712	60	60	60	60
4	D	5+33	1	973.863	973.863	19905.399	19905.399	128		128	0
5	E	5+31	1	967.088	967.088	19090.733	19090.733	120		120	0
E.W.S		5+6	1	489.064	489.064	2642.118	2642.118		98		98

### PHASE-II: -

AREA DETAIL											
S.NO.	BLOCK	NO. OF FLOORS IN EACH BLOCK	NO. OF BLOCKS	GROUND COVERAGE	TOTAL GROUND COVERAGE	F.A.R. PER BLOCK	TOTAL F.A.R.	NO. OF DEWELLING UNITS IN BLOCK		TOTAL NO. OF DEWELLING UNITS IN BLOCKS	
				IN Sqm.	IN Sqm.	IN Sqm.	IN Sqm.	MAIN UNITS	SERVICE UNITS	MAIN UNITS	SERVICE UNITS
4	D	5+33	1	973.863	973.863	19905.399	19905.399	128		128	0
5	E	5+31	1	967.088	967.088	19090.733	19090.733	120		120	0



# VALUATION REPORT

ELEVATE PHASE II, SECTOR-59, GURUGRAM

Total Blocks/ Floors/ Flats				
1.	Approved as per Sanctioned Plan		Actually provided (as per inventory list/ brochure)	Current Status
	Block-D: S+33 floors= 128 DU  Block-E: S+31 floors= 120 DU		Block-D: S+33 floors= 128 DU  Block-E: S+31 floors= 120 DU	Tower D- Excavation Work in progress  Tower E- Basement construction in progress
2.	Total no. of Flats/ Units	Main Units	248 DUs	
		EWS Units	None	
		Service Units	None	
3.	Type of Flats	Type of Units	Carpet Area (sq.ft.)	Super Area (sq.ft.)
		3 BHK	1159.07	2188
		3 BHK + Powder	1273.70	2295
		3 BHK + Study	1431.94	2666
		3BHK	1159.07	2095
		3BHK + Lounge	1431.94	2595
3.	Number of Car Parking available	Required	No Separate details provided to us for Phase-2	
		Proposed (Open)	No Separate details provided to us for Phase-2	



**PART D**

**PROJECT APPROVAL DETAILS**

S.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Approved Building Plan from DTCP, Haryana	Forwarding Letter: - SE(HQ)/10314 Dated: 15/01/2019	Approved
2.	Building Plan Approval Letter from DTCP, Haryana	Memo No. ZP-409/SD(DK)/2019/10517 Dated: 25/04/2019	Approved
3.	NOC for Height Clearance from Airport Authority of India	Memo No. AAI/RHQ/NR/ATM/NOC/2017/222/1243-46 Dated: 10/08/2017	Approved
4.	Environmental NOC from SEIAA	Memo No. SEIAA/HR/2019/22 Dated: 18/03/2019	Approved
5.	NOC for Land not falling under Aravali Hills region	No. 6/MB Dated: 24/08/2016	Approved
6.	NOC from Pollution Control Board	Memo No. HSPCB/Consent/: 329962319GUNOCTE6528116 Dated: 14/05/2019	Approved
7.	Provisional NOC from Fire Authority	Memo No. FS/2019/18 Dated: 13/09/2019	Approved
8.	NOC from Deputy Conservator of Forests, Gurgaon (Haryana)	Memo No. 224-G Dated: 21/04/2016	Approved
9.	Assurance Certificate from DHBVN for Power Supply	Memo No. CH5393/Drg. Dated: 05/05/2017	Approved
10.	RERA Registration Certificate	RERA No. RC/REP/HARERA/GGM/459/191/2021/27 Dated:22/06/2021	Approved
11.	Renewal of Group Housing Colony License from DTCP, Haryana	Memo No. LC-1040-B+C-JE(SS)-2015/14042 Dated: 03/08/2015 Memo No. LC-1040-PA(SN)-2016/5148 Dated: 15/03/2016 Memo No. LC-1042-PA(SN)-2016/4779 Dated: 09/03/2016 Memo No. LC-1040-JE(VA)-2017/29843 Dated: 22/11/2017 Memo No. LC-1042-II-JE(VA)-2018/516 Dated: 08/01/2019 Memo No. LC-1040-JE(VA)-2019/693 Dated: 09/01/2019 Memo No. LC-1042-II-JE(DS)-2020/19444 Dated:04/11/2020 Memo No. LC-1040-II-JE(VA)-2021/12192 Dated: 19/05/2021 Memo No. LC-1040- JE(VA)-2021/4951 Dated: 01/03/2021	Approved

**OBSERVATIONS:** - Project meets preliminary necessary compliance statutory approvals

**PART E**

**VALUATION ASSESSMENT OF THE PROPERTY**

12.	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	Current Use		Highest & Best Use	
		Group Housing Society		Group Housing Society	
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	Frontage to depth ratio
		Irregular	Large	On Road Level	Normal frontage
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Metro City	Good	On wide approach road	Not Applicable
			Property within developing Residential zone	NA	
				NA	
		Property Facing	North Facing		
g.	Any New Development in surrounding area	Other development		Development of another group housing project is going on. However, many are already inhabited.	
h.	Any specific advantage/ drawback in the property	No			
i.	Overall property 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 2020-21			
		Market Value: Land Value is assessed based on comparable Global FSI method for permissible FAR of an approved Project Land and Building Value is assessed based on expected construction cost as per proposed Built-up area			

# VALUATION REPORT

ELEVATE PHASE II, SECTOR-59, GURUGRAM

		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.
o.	References on prevailing market Rate/Price trend of the property and Details of the sources from where the information is gathered <i>(from property search sites &amp; local information)</i>	
	Name:	NA
	Contact No.:	----
	Nature of reference:	----
	Size of the Property:	----
	Location:	----
	Rates/ Price informed:	----
	Any other details/ Discussion held:	----
	Name:	NA
	Contact No.:	----
	Nature of reference:	----
	Size of the Property:	----
	Location:	----
	Rates/ Price informed:	----
	Any other details/ Discussion held:	----
	<b>Adopted Rates Justification</b>	<p><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></p> <p><i>As per information available in public domain the FSI rate is prevailing in this sector is between Rs.1,500/- to 1,800/- 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.1,600/- per sq. ft., which is reasonable in our view.</i></p>



# VALUATION REPORT

ELEVATE PHASE II, SECTOR-59, GURUGRAM

2.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	4 x Rs.3,00,00,000/- per acre (As per the govt. norms, the rates for Group Housing Society land is four times the collector rates of agriculture land)	Rs.1,600/- per sq.ft.
b.	Rate adopted considering all characteristics of the property	Rs.12,00,00,000/-per acre	Rs.1,600/- per sq.ft.
c.	Total Development Land Area considered (documents vs site survey whichever is less)	12019.16 m <sup>2</sup> (2.97 Acres)	12019.16 m <sup>2</sup> (2.97 Acres)
d.	Total Permissible FAR	39437.165 sq.mtr (424497.7 sq.ft.)	39437.165 sq.mtr. (424497.7 sq.ft.)
e.	Total Value of land (A)	2.97 acres x Rs.12,00,00,000/- per acre	424497.70 sq.ft. x Rs.1,600/- per sq.ft.
		Rs.35,64,00,000/-	Rs.67,91,96,320/-

**Note:** - The maximum permissible FAR/ FSI has been taken from the Copy of RERA certificate issued from HARERA. A copy of same is also annexed with report.

3.	VALUATION OF BUILDING CONSTRUCTION		
	Particulars		Expected Building Construction Value
			FAR                      NON-FAR
	Structure Construction Value	Rate range	Rs.1,200/- to 1,700/- per sq.ft.                      ---
		Rate adopted	Rs.1,550/-per sq.ft.                      ---
		Covered Area	39437.165 sq.mtr (424497.7 sq.ft.)                      No separate Non-FAR Area given for Phase-1 and 2
		Valuation Calculation	Rs.1,550/- per sq.ft. X 424497.7 sq.ft.                      ---
		Total Value	Rs.65,79,71,435/-                      ---
a.	Depreciation percentage (assuming salvage value % per year)	NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor	Under construction	
c.	Structure Type/ Condition	RCC framed structure (Proposed)	
d.	Construction Depreciated Replacement Value (B)	Rs.65,79,71,435/-	

4.	VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	----
b.	Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	Rs.3,00,00,000/-

**VALUATION REPORT**

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c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Rs.3,17,50,000/-
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	Rs.3,00,00,000/-
e.	<b>Depreciated Replacement Value (C)</b>	NA	Rs.9,00,00,000/-

5.	<b>MARKET/ SALABLE VALUE OF THE FLATS</b>	
a.	Total No. of DU	248 DU
b.	Total No. of EWS	NA
c.	Total No. Villas	NA
d.	Total No. of Studio apartments	NA
e.	Total Proposed Salable Area for flats	NA
f.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.10,500/- per sq. ft. on super area
	Government Circle rate	Rs.5,000/- per sq.ft.
	Present Market Rate (New Booking Price) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.11,500/- to Rs.13,000/- per sq.ft. on Super Area
g.	Remark	The booking value of the Flats in this society varies from floor to floor, size of the flat and location of the flat i.e. park facing, corner etc. This is a modern society and the builder has proposed to develop luxurious flats as per the information available on public domains and the brochure. As per information gathered from the public domain & market participants of that area it is found that booking value of flats in this society varies between Rs.11,500/- to Rs.13,000/- per sq.ft. on super area



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Tower	Unit Configuration	Super Built-Up Area	Total No of Unit	Total Super Built-Up Area	Market Value (@Rs.11,500/- per sq.ft.)	Market Value (@Rs.13,000/- per sq.ft.)
Tower-D	3BHK	2095	30	62850	₹ 72,27,75,000	₹ 81,70,50,000
	3BHK+Powder	2295	63	144585	₹ 1,66,27,27,500	₹ 1,87,96,05,000
	3BHK+Lounge	2595	33	85635	₹ 98,48,02,500	₹ 1,11,32,55,000
	3BHK	2188	1	2188	₹ 2,51,62,000	₹ 2,84,44,000
	3BHK+Powder	2372	1	2372	₹ 2,72,78,000	₹ 3,08,36,000
Tower-E	3BHK	2095	30	62850	₹ 72,27,75,000	₹ 81,70,50,000
	3BHK+Powder	2295	29	66555	₹ 76,53,82,500	₹ 86,52,15,000
	3BHK+Lounge	2595	59	153105	₹ 1,76,07,07,500	₹ 1,99,03,65,000
	3BHK	2188	1	2188	₹ 2,51,62,000	₹ 2,84,44,000
	3BHK+Lounge	2666	1	2666	₹ 3,06,59,000	₹ 3,46,58,000
Total			248	584994	₹ 6,72,74,31,000	₹ 7,60,49,22,000

**Note:** Normally, apart from the Basic Sale Price (BSP) mentioned in the Agreement to Sale, a onetime 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 Voltaic 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

ELEVATE PHASE II, SECTOR-59, GURUGRAM

13.	<b>CONSOLIDATED VALUE</b>		
	<b>Particulars</b>	<b>Govt. Circle/ Guideline Value</b>	<b>Prospective Fair Market Value</b>
a.	Land (A)	Rs.35,64,00,000/-	Rs. 67,91,96,320/-
b.	Structure Construction Value(B)	NA	Rs. 65,79,71,435/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs. 9,00,00,000/-
d.	<b>Total Add (A+B+C)</b>	NA	<b>Rs.142,71,67,755/-</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>	NA	<b>Rs.142,71,67,755/-</b>
h.	<b>Rounded Off</b>	----	<b>Rs.143,00,00,000/-</b> (For completed and ready to move project)
i.	<b>Expected Realizable Value</b>	----	<b>Rs.121,55,00,000/-</b> (For completed and ready to move project)
j.	<b>Distress Value</b>	----	<b>Rs.107,25,00,000/-</b> (For completed and ready to move project)
k.	Valuation of structure for Insurance purpose	NA	<b>Rs.65,00,00,000/-</b> For completed and ready to move project)

**(Rupees One Hundred Forty Three Crores Only)**

6.	<b>Concluding comments if any</b>	<p>a. Valuation of the asset is done as found on as-is-where basis.</p> <p>b. 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>c. 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>d. 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>
----	-----------------------------------	---



14.	ASSUMPTIONS   REMARKS   LIMITING CONDITIONS
i.	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.
ii.	Forced, compulsion, constraint, obligatory sales transactions data doesn't forms part of the Fair Market Valuation exercise.
iii.	Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset.
iv.	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.
v.	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.
vi.	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.
vii.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
viii.	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.
ix.	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.
x.	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.
xi.	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.
xii.	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.
xiii.	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.
xiv.	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.
xv.	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.
xvi.	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.
xvii.	Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.
xviii.	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.
xix.	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:

g. **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.

h. **COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

### 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

12.	<b>Fair Market Value</b> <sup>#</sup> 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 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.
13.	<b>Realizable Value</b> <sup>^</sup> 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.
14.	<b>Forced/ Distress Sale Value</b> <sup>*</sup> 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.
15.	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.
16.	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.
17.	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.
18.	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.
19.	No employee or member of R.K Associates has any direct/ indirect interest in the property.
20.	Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
21.	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.
22.	This report is having limited scope as per its fields <u>to provide only the general basic idea of the value of the property prevailing in the market</u> based on the documents/ data/ information provided by the client. The suggested value should be considered only if transaction is happened as <u>free market transaction</u> .
23.	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.
24.	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.
25.	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

ELEVATE PHASE II, SECTOR-59, GURUGRAM

26.	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.
27.	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.
28.	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.
29.	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.
30.	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.
31.	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.
32.	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.
33.	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.
34.	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.
35.	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.
36.	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/-.



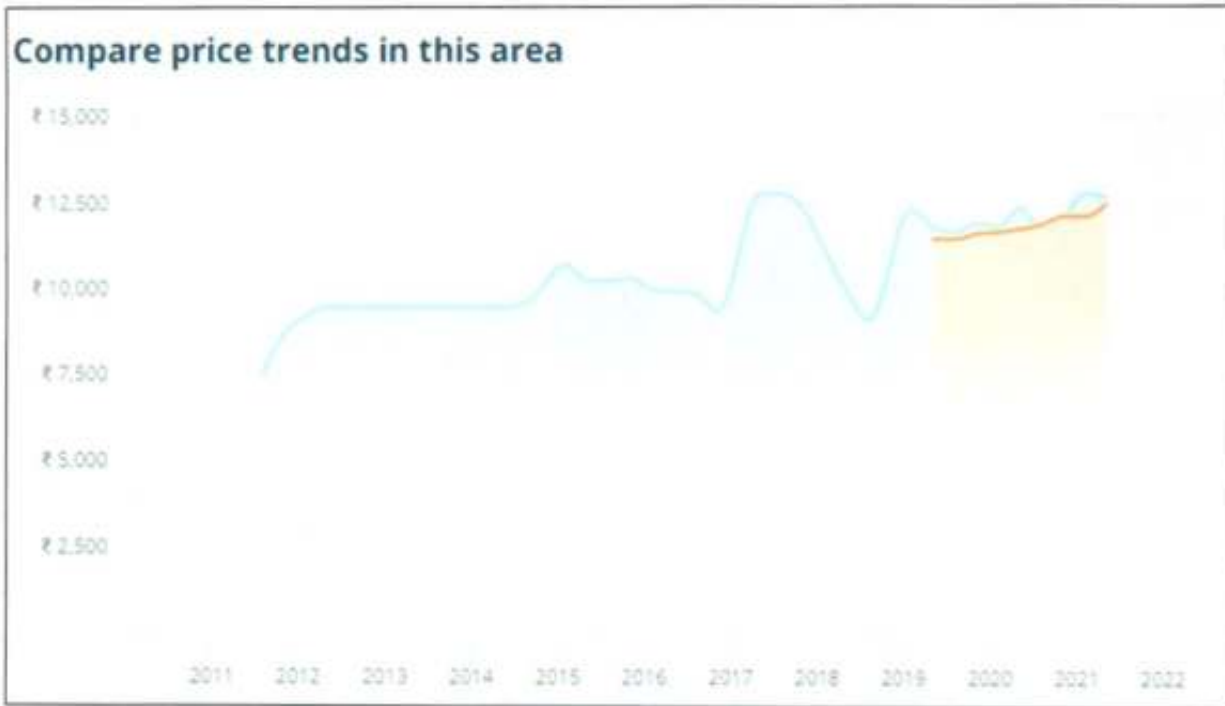
# VALUATION REPORT

ELEVATE PHASE II, SECTOR-59, GURUGRAM

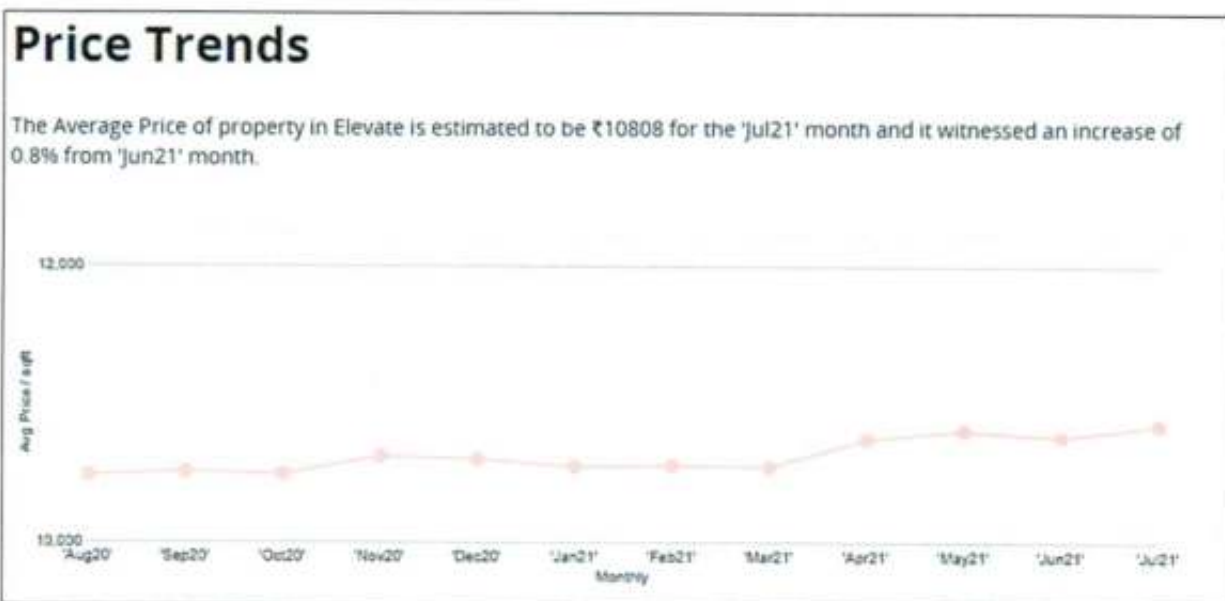
## ENCLOSURE: 2- REFERENCE FROM PUBLIC DOMAIN

ELEVATE, Sector 59, Gurugram		
Price		
Apartment No.		TYPE-3C
Type		3 BHK + Powder + Lounge
Carpet Area (sq ft)		1432
Balcony Area (sq ft)		303
No. of Covered Car Park(s)		1
Price* under Possession Linked Plan (30-50-35-5)		51,086,250
Additional Car Parking Charges (Side to Side)		
Preferential Location Charges (PLC)		2,724,750
Interest Free Maintenance Deposit (IFMD)		389,250
<b>Total Price (excluding all other charges)</b>	<b>100% of Price + PLC + Additional Car Parking Charge + IFMD</b>	<b>54,200,250</b>
Payment Plan - Possession Linked Plan (30-50-35-5)		
Advance for Booking	Rs. 10,00,000	1,000,000
Within 60 days of Booking	10% of (Price + PLC + Additional Car Parking Charge) less advance for booking	2,581,100
Within 150 days of Booking	20% of (Price + PLC + Additional Car Parking Charge)	7,162,200
Within 2 years/Supar structure	30% of (Price + PLC + Additional Car Parking Charge)	10,743,300
On Application for Occupation Certificate	35% of (Price + PLC + Additional Car Parking Charge)	12,533,850
On Offer of Possession	5% of (Price + PLC + Additional Car Parking Charge) + 100% of IFMD	2,179,800
<b>Total Price (excluding all other charges)</b>	<b>100% of Price + PLC + Additional Car Parking Charge + IFMD</b>	<b>54,200,250</b>
<b>NOTES:</b> 1 *Price includes Basic, External Development Charges (EDC), Infrastructural Development Charges (IDC), 1 Covered Car Parking & One time Club Membership. 2 Interest Free Maintenance Deposit (IFMD) of Rs. 150 per sq ft on saleable area is applicable and payable additionally with last instalment. 3 External Development Charges (EDC) are as presently applicable, but do not include any future upward revision by the Haryana Government, which shall be payable at that time by the applicant / allottee. 4 All Other Charges / Third-party charges including Govt. charges, statutory levies and taxes, shall be extra and will be demanded as and when applicable. 5 GST / Taxes at applicable rate will be payable additionally along with each installment. 6 Booking amount is total of 10% of (Price + PLC). 7 Any other Charges including but not limited to Administrative Charges etc., shall be payable extra. 8 The above Prices / Payment Plans are subject to revision / withdrawal at any time without prior notice at the sole discretion of the Company. 9 Stamp Duty (SD) and Registration Charges (RC) shall be payable with the last installment based on prevailing rates at that time. 10 Cheque(s) / Pay Order / Demand Draft(s) should be made in favour of "Heritage Max Realtech Pvt. Ltd. Master 2 Escrow A/C". 11 The above mentioned payment schedule supersedes all / any other communication / understanding, by the company with reference to the above mentioned unit. 12 Non-Payment/Delay in payment of any installment as mentioned above shall attract cancellation of the booking of the above said Unit and forfeiture of money as per agreed terms and conditions at the sole discretion of the company. The Company may, however, be entitled to condone such delay by imposing penal interest plus applicable GST in accordance with applicable Law. * 10.76 Square Feet = 1 Square Meter. * 1 Foot = 0.3048 Meter		

ELEVATE, Sector 59, Gurugram			
3 BHK			
*	Price* under Possession Linked Plan	12750	Psf
*	Preferential Location Charges (PLC)	As applicable	Psf
*	Interest Free Maintenance Deposit (IFMD)	150	Psf
*	GST	As applicable	
S.No.	PLC Attributes	PSF	
1	Sector Road Facing & Corner Location	275	
2	Corner Location	150	
3	Central Courtyard Facing	750	
4	Soccer Field Abutting	350	
	Total PLC (In Rs. PSF) Valid Per Unit	PSF	
5	FF to 7th Floor	300	
6	8th To 15th Floor	200	
7	16th To 20th Floor	150	
8	21st To 30th Floor	100	



Source: [99acres.com](http://99acres.com)



Source: [Magicbricks.com](http://Magicbricks.com)



### ENCLOSURE: 3- GOOGLE MAP LOCATION



**ENCLOSURE: 4- PHOTOGRAPHS**



**ENCLOSURE: 5- CIRCLE RATES**

Proposed Collector rate list of Tehsil Wazirabad District Gurugram for the year 2021-2022																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
S. No.	Name of Village	Muti No.	Rates for the year of 2019 to 2020 Second Half					Rates for the year of 2021 to 2022																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
			Agriculture Land (Rs. Per Acre)	Bhud/Banjar Kadim (Rs. Per Acre)	Pahar (Rs. Per Acre)	Residential (Rs. Per Sq. Yard)	Commercial (Rs. Per Sq. Yard)	Rates of Land upto 2 Acre depth from NH/NPB 25% Major district Roads 10%		Agriculture Land (Rs. Per Acre)	Bhud/Banjar Kadim (Rs. Per Acre)	Pahar (Rs. Per Acre)	Residential (Rs. Per Sq. Yard)	Commercial (Rs. Per Sq. Yard)	Rates of Land upto 2 Acre depth from NH/NPB 25% Major district Roads 10%																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											

22	Behrangpur	AREA WITH RES./COMME/INDUST./INSTL. ZONE'S Muti No And Salam Muti No 1 2 3 4 5 12 13 14 15 16 17 18 19 20 31 32 33 34 35 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000	30000000	24000000	5000000	9500	22500	NA	NA	NA	NA	10000000	24000000	5000000	9500	22500	NA	NA	NA	NA
		Public Utilities, Open Space Agriculture Zone As Per Master Plan 2011	16000000	15000000	5000000	9500	22500	NA	NA	NA	NA	10000000	15000000	5000000	9500	22500	NA	NA	NA	NA

- Note:
- Any land for which change of land use (CLU) has been obtained the following rate will be applicable: To
  - Residential Plotted Colony To Three times of Agriculture Collector rate
  - Residential Group Housing To Four times of Agriculture Collector rate
  - Commercial To Five times of Agriculture Collector rate
  - Ware House To Two times of Agriculture Collector rates
  - Institutional Land- Three times of Agriculture Collector rate
  - Land falling on SPR the value of land will be 10% more Upto Depth of 2 Acres
  - Land falling on Gurugram Sohna Road and NH-48 the value of land will be 25% more upto depth of 2 Acres
  - Land less than 1000 Sq. Yd. will be treated as residential for stamp duty Collection.

Sub Divisional Officer (G) District Revenue Officer Gurugram Addl. Deputy Commissioner, Gurugram Deputy Commissioner-cum-Registrar Gurugram

Proposed Collector rate list of Tehsil Wazirabad District Gurugram for the year 2021-2022			
Sr. No.	Multi Story Group Housing (Licensed) by Developers/Independent Floors	Rates for the year of 2019 to 2020 Second Half	Rates for the year of 2021 to 2022
		(Rs. Per Sq. Feet)	(Rs. Per Sq. Feet)
1	Group Housing in sector 15, 27, 28, 30, 31, 32A, 39, 40, 41, 42, 43, 45, 46, 50, 51, 52, 53, 54, 55, 56, 57, (Licensed)	5000	7000
2	Flats in Group Housing Societies in Plots of Licensed Colonies in Sec- 58, 59, 60, 63, 62, 63, 63A	5500	5000
3	Brands, International Camps	20000	15000
4	Carlton	8000	12000
5	Crest	8000	10000
6	Ambience Island Laburnum, United World Spa, Parvathi Exotica, The Verandas, Palm Springs, Exotica, Park Place, Belaire, Cornelia, Venui Belmonte, Central Park, Prinston,	8000	9000
7	In Case of floor Licensed colonies/Hubs	5500	6500
8	Group Housing Societies in Gwal Pahar Any Religious Place	1000	3000
9	Temple/Mosque/Church etc	11300 / Per Sq. Yard	11300 / Per Sq. Yard

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