

# **REAL VALUE CONSULTANTS**

**VALUERS , ENGINEERS & ARCHITECTS**

**GOVT. APPROVED VALUER (WEALTH TAX)**

**CAT-1/624/174/2014-15**

**FIV - 21696**

**MIE-1570263**

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

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**Email Add. realvalue14@gmail.com  
ravibhardwaj14@gmail.com**

## **VALUATION REPORT OF GROUP HOUSING PROJECT**

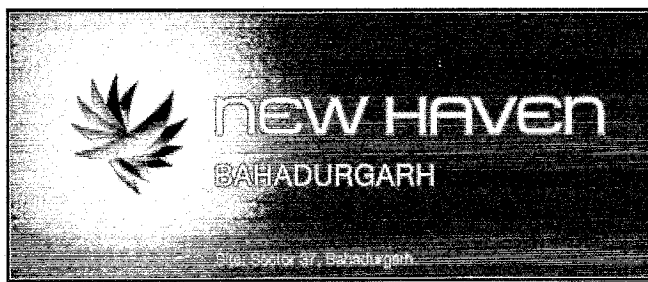
**"TATA NEW HAVEN"**

**SITUATED AT**

**REVENUE ESTATE OF NUNA MAJRA, SECTOR-37,  
BAHADURGARH, DISTRICT-JHAJJAR, HARYANA-124507**

**PROMOTERS / DEVELOPERS**

**M/S. HL PROMOTERS PVT. LTD.**



**ON BEHALF OF**

**STATE BANK OF INDIA, HLST BRANCH, GURUGRAM,  
HARYANA**

**Our Ref: SBI/HLST/PR/2018-19/020**

**DATED: 30:07:2018**

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

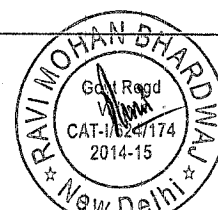
## PART-A

### CHARACTERISTICS & DESCRIPTION OF THE PROPERTY

Our Ref: SBI/HLST/PR/2018-19/020

DATED: 30:07:2018

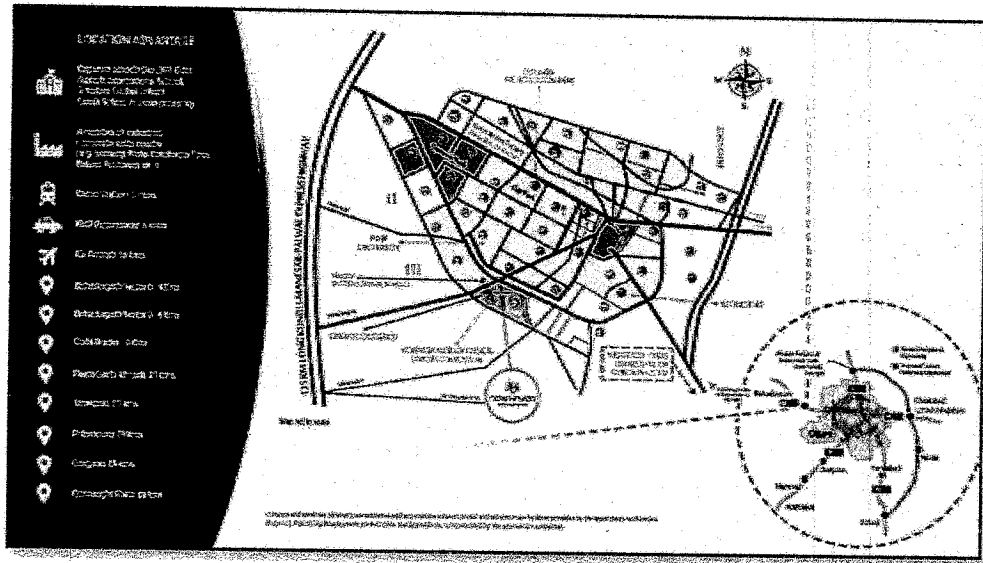
S.No.	CONTENTS	DESCRIPTION
1.	<b>INTRODUCTION:</b>	
a.	Name of the Owner/s	M/s. HL Promoters Pvt. Ltd.
b.	Name of the Promoter	M/s. HL Promoters Pvt. Ltd.
c.	Property Address	Tata New Haven, Revenue Estate Of Nuna Majra, Sector-37, Bahadurgarh, District-Jhajjar, Haryana-124507
d.	Address & Phone Number of the owner/promoters	Regd. Office: No.3, Ground Floor, Naurang House, 21, Kasturba Gandhi Road, Connaught Place, New Delhi-110001
e.	Date of Survey	29 July 2018
f.	Date of Valuation Report	30 July 2018
g.	Purpose of the Valuation	Periodic Revaluation
h.	Report Type	Periodic Revaluation
i.	Type of the Property	Group Housing Residential Society
j.	Type of Developer	Private developer promoted M/s. HL Promoters Pvt. Ltd.
k.	Documents Available	<ul style="list-style-type: none"> <li>Old Valuation report dated 31<sup>st</sup> July 2015 raised by H Rai Malik &amp; Associates</li> </ul>
2.	<b>PHYSICAL CHARACTERISTICS &amp; LOCATION ATTRIBUTES OF THE PROPERTY:</b>	
a.	<p><b>Brief description</b></p> <p>This Project tie-up report is prepared for the Group Housing Project named as – “TATA New Haven” to be developed on a total licensed area of 21.71 Acres / 87857.25 sq. mtr. situated at aforesaid address. (16.43 + 5.28 Acres)</p> <p>All the information regarding this group housing project is taken from old valuation reports provided to us by the bank. However latest construction updates 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.</p> <p>As per the old valuation report the project land is owned by M/s. HL Promoters Pvt. Ltd. And approved by concerned authorities &amp; licensed to M/s. H.L promoters Pvt. Ltd. to develop this group housing society with all amenities &amp; basic facilities.</p> <p>As per the approved building plan the developer has planned to develop this modern group housing society comprising of 14 high rise towers with one community building &amp; EWS Block. But for marketing purpose the developer has planned to develop this group housing society in two Phases, <b>Phase-I &amp; Phase-II</b> respectively. The developer has developed <b>Phase-I</b> comprising of 05 residential towers named as Tower-05,06,07, 11 &amp; 12 with 333 residential units on a land of 5.252 acres of land as registered with RERA.</p> <p>The developer has developed these 05 towers with 02,&amp; 03 BHK apartments with super area measuring 1296, 1521 &amp; 1917 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.</p>	



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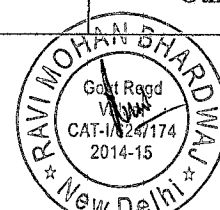
(PANEL VALUER OF IMMOVABLE PROPERTIES)

As per the current stage of construction, the superstructure of towers 05,06,07,11 & 12 are complete and are under stages of finishing. Plaster work, Painting work, Flooring is in progress.



The project location is very good located on Main Jhajjar-Bahadurgarh Road, which is having good development in this belt.

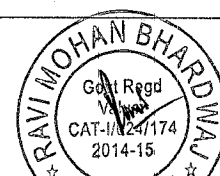
a. Location attribute of the property			
i.	Landmark	Near Indian Oil Petrol Pump (800 mtr.) on main Jhajjar-Bahadurgarh Road	
ii.	Postal Address of the Property	Tata New Heaven, Revenue Estate Of Nuna Majra, Sector-37, Bahadurgarh, District-Jhajjar, Haryana-124507	
iii.	Area of the Land	Total Licensed Area : 21.71 Acres / 87857.25 sq. mtr.	
iv.	Type of Land	Solid	
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)	Jhajjar-Bahadurgarh Road ( 60 sq. mtr.)	
viii.	Description of adjoining property	Other residential group housing society & agricultural land	
ix.	Plot No. / Survey No.	Please refer to title deeds	
x.	Village/ Block	Village Nuna Majra	Sector-37
xi.	Sub registrar	Bahadurgarh	
xii.	District	Haryana-124507	
xiii.	Boundaries of the Property		
	North	South	East
	Bahadurgarh-Jhajjar Road	Others Land	Road (30 ft.)
			West
			Others Land



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(PANEL VALUER OF IMMOVABLE PROPERTIES)

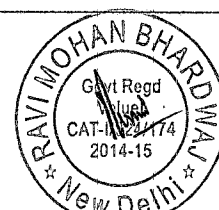
3.	TOWN PLANNING/ ZONING PARAMETERS:			
a.	Master Plan provisions related to property in terms of Land use		Residential	
	i. Any conversion of land use done		NA	
	ii. Current activity done in the property		Group Housing Society (Under Construction)	
	iii. Is property usage as per applicable zoning		Yes, to be used as residential as per Zoning	
	iv. Any notification on change of zoning regulation		NA	
	v. Street Notification		Residential	
b.	Provision of Building bye laws as applicable			(ACTUAL STATUS)
	i. FAR/ FSI	Permissible	153752.18 sq. mtr. / 1654974.69sq.ft. (175 %)	Under Construction
		Proposed	101354.207 sq. mtr./ 1090996.95 sq.ft.	
	ii. NON FAR	Proposed	400326.40 sq. mtr. / 4309077.50sq.ft	Under Construction
		Permissible	NA	
	iii. Ground coverage	Permissible	22633.56 sq.mtr. (35%)	-----
		Proposed	10178.785 sq mtr. (15.74%)	
	vi. Number of floors		As per Approved Plan from DTCP, (HR 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		Under Construction	
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		Bahadurgarh, Haryana	
	ii. Master Plan currently in force		Bahadurgarh Master Plan - 2031	
	iii. Municipal limits		Municipal Corporation Bahadurgarh	
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 & Agricultural Purpose	
j.	Comment on Demolition proceedings if any		No	
k.	Comment on Compounding/ Regularization proceedings		No	
l.	Any other aspect			
	i. Any information on encroachment		No	
	ii. Is the area part of unauthorized area/ colony		No ( As per general information available)	
m.	Any other aspect		-----	



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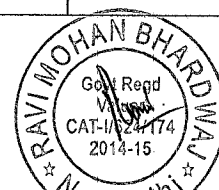
<b>4.</b>	<b>DOCUMENT DETAILS AND LEGAL OWNERSHIP ASPECTS OF THE PROPERTY:</b>		
b.	Ownership documents provided	Old valuation report	
c.	Constitution of the Property	Free Hold	
d.	Transferability rights of the property	Free hold, complete transferable rights	
e.	Type of Land	Residential	
f.	Any conversion of land use done	From Agricultural to Residential , since the project is approved by DTCP, Haryana	
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. HL Promoters 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	Yes	Mortgaged
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	
<b>5.</b>	<b>ECONOMIC ASPECTS OF THE PROPERTY:</b>		
a.	Property presently occupied/ possessed by	M/s. HL Promoters 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	NA	
h.	Property insurance	NA	
i.	Monthly maintenance charges	NA	
j.	Security charges, etc.	NA	
k.	Any other aspect	NA	
<b>6.</b>	<b>SOCIO - CULTURAL ASPECTS OF THE PROPERTY:</b>		
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	



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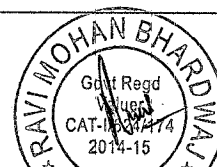
<b>7.</b>	<b>FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES &amp; AMENITIES:</b>						
a.	Utility of spaces provided within the building			Yes, available			
b.	Car parking facilities			Yes, available			
c.	Balconies			Yes			
d.	Sewerage / sanitation			Yes			
e.	Drainage arrangements			Yes			
f.	Water Treatment Plant			Yes			
g.	Power Supply arrangements	Permanent		Yes, available as per current usage			
		Auxiliary		DG Sets, Proposed			
h.	Class of electrical fittings			Under Construction			
i.	Class of sanitary & water supply fittings			Under Construction			
j.	System of air conditioning			Under Construction			
k.	HVAC system			Under Construction			
l.	Fire safety provisions			Yes, Proposed			
m.	Security provisions			Yes/ private security guards			
n.	Lift/ Elevators			Yes			
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	Yes		
<b>8.</b>	<b>INFRASTRUCTURE AVAILABILITY:</b>						
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, Proposed			
iii	Road and Public Transport connectivity			Yes, Proposed			
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 (Proposed)	Airport
	500 mtr.	1 km	1 km	100 mtr.	8 km	4 km	36 km



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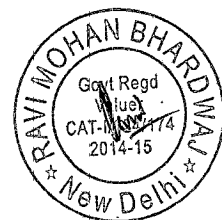
9.	MARKETABILITY ASPECTS OF THE PROPERTY:		
a.	Development of surrounding area	Good , other residential housing projects are coming in the vicinity	
b.	Location attributes	Good, located on main Jhajjar-Bahadurgarh road (60 mtr. wide)	
c.	Scarcity	Similar kind of properties are easily available on demand	
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 & upcoming area of Sector-79, Gurugram. Generating good demand for such properties.	
f.	Any negativity/ defect/ disadvantages in the property/ location	No	
g.	Any other factors affecting marketability	No	
10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:		
a.	Type of construction & design	RCC Framed structure, Modern Structure Proposed	
b.	Quality of construction/ Materials and technology used	Modern Structure, Proposed	
c.	Appearance/ Condition of structures	Internal – Under Construction External – Under Construction	
d.	Roof	Floors / Blocks High Rise Towers – 12 Nos	Type of Roof RCC
e.	Type of flooring	Vitrified tiles, Ceramic Tiles, Granite stone & Wooden flooring, Proposed	
f.	Doors/ Windows	Wooden frame & Panel doors, Aluminum flushed doors & windows, Proposed	
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	Under Construction Approx 65-70 years after construction is completed
k.	Structural safety	Since this is an RCC Frame Structure, so we assume that it will structurally stable.	
l.	Protection against natural disasters viz. earthquakes etc.	Since it is as an RCC Framed structure, we assume that it should withstand moderate intensity natural disasters	
m.	Is construction as per approved plan	Yes as observed.	
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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<b>11.</b>	<b>ENVIRONMENTAL FACTORS:</b>	
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Not Available
b.	Provision of rainwater harvesting	Yes, Proposed
c.	Use of solar heating and lighting systems, etc.	No information available
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.
<b>12.</b>	<b>ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:</b>	
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc	Modern Structure (Proposed)
<b>13.</b>	<b>PROJECT DETAILS:</b>	
f.	Name of the Architect	CP Kukreja Architects
g.	Developer market reputation	Good, developer associated with TATA Housing Company and have successfully delivered multiple projects within
h.	Proposed completion date of the Project	Phase-I October 2019
i.	Progress of the Project	Superstructure of Tower-5,6,7,11 & 12 is complete & are currently under finishing
j.	Other Salient Features of the Project	<ul style="list-style-type: none"> <li>• Power Back-up</li> <li>• Very Good location attributed, all public amenities nearby</li> <li>• Approx. 2.0 Acres of Green Area ( Proposed)</li> <li>• Community building (Proposed)</li> </ul>



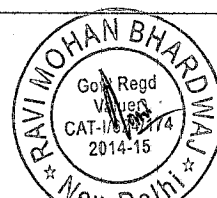


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## PART B- VALUATION OF THE PROPERTY

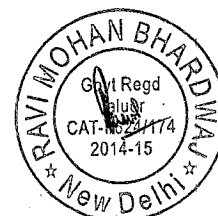
<b>A. VALUATION OF LAND</b>			
	<b>Specifications</b>	<b>Govt. Circle Rate (GLR)</b>	<b>Market Rate (PMR)</b>
(a)	Prevailing Market Rate	Rs. 1,25,84,000/- per Acre	Rs. 7,00,00,000/- to Rs. 9,00,00,000/- per Acre
(b)	Details of the sources from where the information is gathered on the prevailing market Rate/Price trend of the property (from property search sites & local information) X	4 x Rs. 1,25,84,000/- per Acre	After local market research & confirming the rates locally Rs. 7,00,00,000/- to Rs. 9,00,00,000/- per Acre
(c)	Rate adopted considering all characteristics of the land*	Rs. 5,03,36,000/- per Acre	Rs. 8,00,00,000/- per Acre
(d)	Category of the Locality	Good	Good
(e)	Land Use Factor	Group Housing Project	Group Housing Project
(f)	Total Development Land Area	21.71 Acres / 87857.25 sq. mtr.	21.71 Acres / 87857.25 sq. mtr.
(g)	Total Permissible FAR	153752.18 sq. mtr. / 1654974.69 sq. ft.	153752.18 sq. mtr. / 1654974.69sq. ft.
(h)	Valuation methodology	Stamp Registry minimum Circle Rate	Market rate approach
(i)	Total Value of land (A)	21.71 Acres x Rs. 5,03,36,000/-	21.71 X Rs. 8,00,00,000/- per acre
		<b>Rs. 109,27,94,560/-</b>	<b>Rs. 173,68,00,000/-</b>



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(PANEL VALUER OF IMMOVABLE PROPERTIES)

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. 700/- per sq.ft.  FAR : Rs. 1,400/- to Rs. 1,600/- per sq.ft. Adopted : Rs. 1,500/- per sq.ft.		
(b)	Age Factor	2000 onwards (1.0)	Under Construction / Finishing		
(c)	Structure Type/ Condition	Pucca (1.0)	RCC Frame Structure		
(d)	Total Construction replacement value* (For present built-up area)	(1090996.95 sq.ft. + 400326.40 sq. ft.) = 1491323.35 sq.ft.	ACTUAL	FAR	NON FAR
				1090996.95 sq. ft. x Rs.1500/-	400326.40 sq ft x Rs.700/-
				Rs. 163,64,95,425/-	Rs. 28,02,28,480/-
			TOTAL (B)	Rs. 191,67,23,905/-	
C. MARKET/ SALABLE VALUE OF THE FLATS					
(a)	Total No. of DU	Main Units	333 DU		
		EWS	139 EWS		
(b)	Total Proposed Saleable Area for flats		Please refer to Annexure-II on page no. 11		
(c)	Current Price: (Approx.) (Including PLC + Car Parking + EDC + IDC + Club charges)		Rs.4,200/- per sq. ft.		
(d)	Remark		The market value of the flats will vary according to their location, floor level, direction of the flat & Vaastu compliance status. It also depends upon the quality of construction, furnishing & finishing done by the builder.		



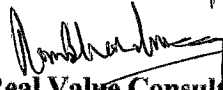
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D.	<b><u>CONSOLIDATED VALUE</u></b>		
	<b>Description</b>	<b>Value by adopting</b>	
	<b>Valuation of the Property</b>	<b>GLR (Rs.)</b>	<b>PMR (Rs.)</b>
(a)	Land (A)	Rs. 109,27,94,560/-	Rs. 173,68,00,000/-
(b)	Building (B)	----	Rs. 191,67,23,905/-
(c)	Other improvements/ Services/ Internal & external development (adding 10 % of building value)	----	Rs. 19,16,72,390/-
(d)	<b>Total (Add (A+B+C))</b>	Rs. 109,27,94,560/-	<b>Rs. 384,51,96,295/-</b>
(e)	<b>Fair Market Value ( FMV) Rounded Off</b>	NA	Rs. 384,50,00,000/-
(f)	Realizable/ Fetch Value ( 80% of FMV)	----	Rs.307,60,00,000/-
(g)	Distress Sale Value ( 70% of FMV)		Rs.269,15,00,000/-
(h)	Market/ Salable Value of Flats*	NA	NA
(i)	Expected minimum Revenue generation from the Project	NA	NA
(j)	Value for Insurance purpose	NA	<b>Rs. 192,00,00,000/-</b>

**Date: 30.07.2018**

**Place: New Delhi**

  
**For Real Value Consultants**  
**(Ravi Mohan Bhardwaj)**  
**CAT-1/624/174/2014-15**



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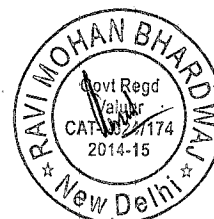
(PANEL VALUER OF IMMOVABLE PROPERTIES)

## ANNEXURE-I

		Total Blocks Floors/ Flats	
As per Approved Sanctioned Plan		Actually provided ( As per Current Site Survey)	Current Status
<b><u>Block-I</u></b> Tower 01: S/G+14 Floors Tower 02: S/G+14 Floors Tower 03: S/G+14 Floors Tower 04: S/G+14 Floors		<b><u>Phase-I</u></b>  Tower 05: S/G+14 Floors = 72 DU Tower 06: S/G+14 Floors = 72 DU Tower 07: S/G+14 Floors = 72 DU Tower 11: S/G+14 Floors = 58 DU Tower 12: S/G+14 Floors = 59 DU  <b><u>Phase-II</u></b> Tower 01: S/G+14 Floors Tower 02: S/G+14 Floors Tower 03: S/G+14 Floors Tower 04: S/G+14 Floors Tower 08: S+10 Floors Tower 09: G+14 Floors Tower 10: S/G+14 Floors Tower 13: S/G+6 Floors Tower 14: S/G+6 Floors	<b><u>Phase-I</u></b> ✓  <b><u>Tower- 5,6,7,11 &amp; 12 :</u></b>  Superstructure is complete & currently under finishing
<b><u>Block-II</u></b> Tower 05: S/G+14 Floors Tower 06: S/G+14 Floors Tower 07: S/G+14 Floors			
<b><u>Block-III</u></b> Tower 08: S+10 Floors Tower 09: G+14 Floors			
<b><u>Block-IV</u></b> Tower 14: S/G+6 Floors			
<b><u>Block-V</u></b> Tower 13: S/G+6 Floors			
<b><u>Block-VI</u></b> Tower 10: S/G+14 Floors Tower 11: S/G+14 Floors Tower 12: S/G+14 Floors			
<b><u>Block-VII</u></b> EWS – G+7 Floors  Community Building : G+1 Floor			
Total No. of Flats	Main Units	333 DU	

## Annexure-II - Break up of dwelling units

Type of Flat		RERA Carpet Area (sq.ft.)	Exclusive Balcony Area (sq.ft.)
02 BHK	Type-I	795.24	134.3
	Type-II	786.77	143.6
	Type-III	892.69	195.2
03 BHK		1145.2	



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(PANEL VALUER OF IMMOVABLE PROPERTIES)

PROJECT APPROVAL DETAILS			
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. 60 of 2014 Dated: 30.06.2014	Approved
2	BR-III - Approval of Building Plans from DTCP (HR Govt.)	File No. ZP-985/AD(RA)/2015/3235 Dated : 26.02.2015	Approved
3	Environmental clearance NOC from SEIAA	-----	Approved
4	NOC for Height Clearance from Airport Authority of India	-----	Approved
8	RERA Registration Certificate	Memo No. HRERA (Reg.) 43/2017/125 Dated : 13.07.2017	Approved
9	Structure Stability Certificate	-----	NA

**NOTE:** As per the old valuation the report the developer has taken the above following approvals/licenses, bank is advised to ask the owner/promoter for the concerned approvals & licenses.



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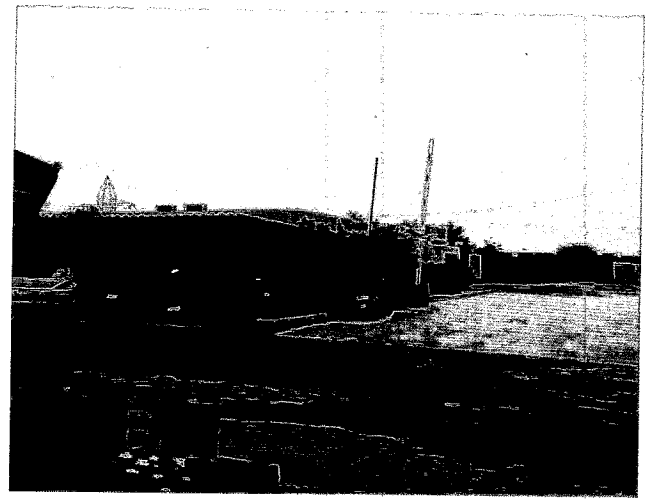
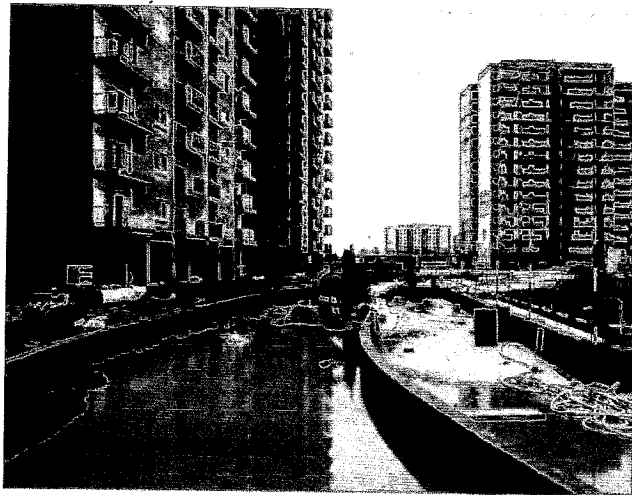
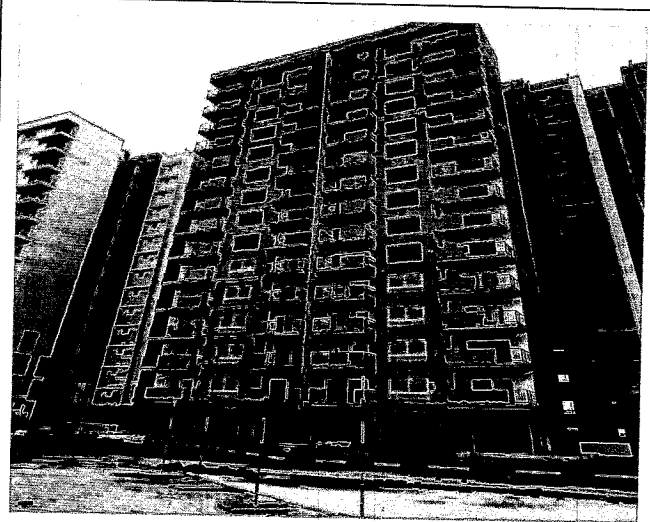


**PHOTOGRAPHS OF GROUP HOUSING PROJECT – “TATA NEW HAVEN”, REVENUE ESTATE  
OF NUNA MAJRA, SECTOR-37, BAHADURGARH, DISTRICT-JHAJJAR, HARYANA-124507**

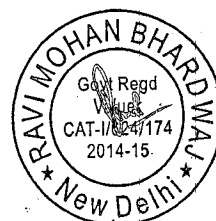


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**PHOTOGRAPHS OF GROUP HOUSING PROJECT – “TATA NEW HAVEN”, REVENUE ESTATE OF NUNA MAJRA, SECTOR-37, BAHADURGARH, DISTRICT-JHAJJAR, HARYANA-124507**



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(PANEL VALUER OF IMMOVABLE PROPERTIES)

## APPROVAL DETAILS

Department of Town & Country Planning  
Government of Haryana

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## License Cases

[Home](#) [License Cases](#) [Only View Online Details](#)

Sr. No.	File ID	Total Area (Acres)	Total No. of License	Sector	BR-II (BP)	BR-VII (OC)	LC-IX	Developer Name
License Detail								
Sr. No.	File ID	Total Area (Acres)	License No.	Sector Covered	Colony Name	Developer Name		
1	LC-3101A	18.43	60	37	HL PROMOTERS BAHADURGH	HL PROMOTERS PVT LTD		
2	LC-3101B	5.23	123	37	HL PROMOTERS BAHADURGH	HL PROMOTERS PVT LTD		
Total Records: 2								
3	LC-3101C	12.74				HL PROMOTERS PVT LTD		
4	LC-3101D	5.23				HL PROMOTERS PVT LTD		
5	LC-3101E	7.83				HL PROMOTERS PVT LTD		
6	LC-3101F	12.74				HL PROMOTERS PVT LTD		
7	LC-3101G	12.74				HL PROMOTERS PVT LTD		
8	LC-3101H	12.74				HL PROMOTERS PVT LTD		
9	LC-3101I	12.74				HL PROMOTERS PVT LTD		
10	LC-3101J	12.74				HL PROMOTERS PVT LTD		

Department of Town & Country Planning Government of Haryana										Home About Us RTI Function & Policies Contact Us Suggestion Box Search Q																			
License Cases																				Home License Cases License Details									
Search Licences as per Circle, District and Purpose																													
Select Circle				Select District				Select Purpose				Enter License Year				Search Licenses													
STP Office-Rohatak				Jhajjar				Residential Group H				2014				60 of 2014													
																Filter Licenses													
Case No	Colony Name	BR-II (BP sanction Letter)	BR-VII (OC permission Letter)	LC-IX (Completion Certificate)	File Case ID	License No	License Issue Date	Purpose	Area (Acres)	Dev. Plan	Valid/Renewal Upto	Sector Covered	Developer Name	Land Schedule															
LC-3101	HL PROMOTERS BAHADURGH				LC-3101A	60 OF 2014	30/08/2014	RCH	18.43	Bahadurgarh	28/08/2019	37	HL Promoters Pvt Ltd	View Land Schedule															
Case No	Colony Name	BR-II (BP sanction Letter)	BR-VII (OC permission Letter)	LC-IX (Completion Certificate)	File Case ID	License No	License Issue Date	Purpose	Area (Acres)	Dev. Plan	Valid/Renewal Upto	Sector Covered	Developer Name	Land Schedule															
Records: 1																													



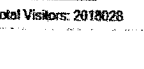




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(PANEL VALUER OF IMMOVABLE PROPERTIES)

## GUIDELINE CIRCLE RATE

LAND RECORDS



India.gov.in

Total Visitors: 2018028

Home Property Registration > Jamabandi Nakal > Mutation > Cadastral Maps > Query > Court Cases > Revenue Collection > Knowledge Base > Urban And Rural Property S

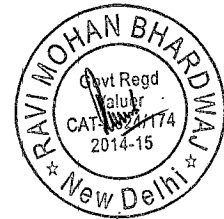
### Collector Rate

जिला: झज्जर तहसील: बहादुरगढ़ जॉब: बहादुरगढ़ एन एच

साल: 2016-2017

Segment Name	Property Type	Property Sub-Type	Rate(In Rs.)	Units
बहादुरगढ़ एन एच	कृषि	घाही	12584000	एकड़
बहादुरगढ़ एन एच	कृषि	गहरी	12584000	एकड़
बहादुरगढ़ एन एच	कृषि	बराही	12584000	एकड़
बहादुरगढ़ एन एच	कृषि	बंदर	12584000	एकड़
बहादुरगढ़ एन एच	कृषि	गैर-मुनाफिक	7904000	एकड़

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## GOOGLE LOCATION MAP

