

## **REAL VALUE CONSULTANTS**

VALUERS, ENGINEERS & ARCHITECTS

GOVT. APPROVED VALUER(WEALTH TAX)

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

IBBI Registration No.- IBBI/RV/02/2019/11815

CAT-1/624/174/2020-21

FIV - 21696

MIE-1570263

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

Mob: +91-9212037910, 8076273122

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

# **TIE UP REPORT OF GROUP HOUSING PROJECT**

## **“NBCC HEIGHTS”**

**SITUATED AT**

**SECTOR-89, GURUGRAM MANESAR URBAN COMPLEX,  
PATAUDI ROAD, GURUGRAM, HARYANA**

**PROMOTER / DEVELOPER**

**M/S NATIONAL BUILDING CONSTRUCTION CORPORATION LIMITED**



**ON BEHALF OF**

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

# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

## PART - A

## CHARACTERISTICS & DESCRIPTION OF THE PROPERTY

Our Ref: SBI/HLST/PR/2020-21/049

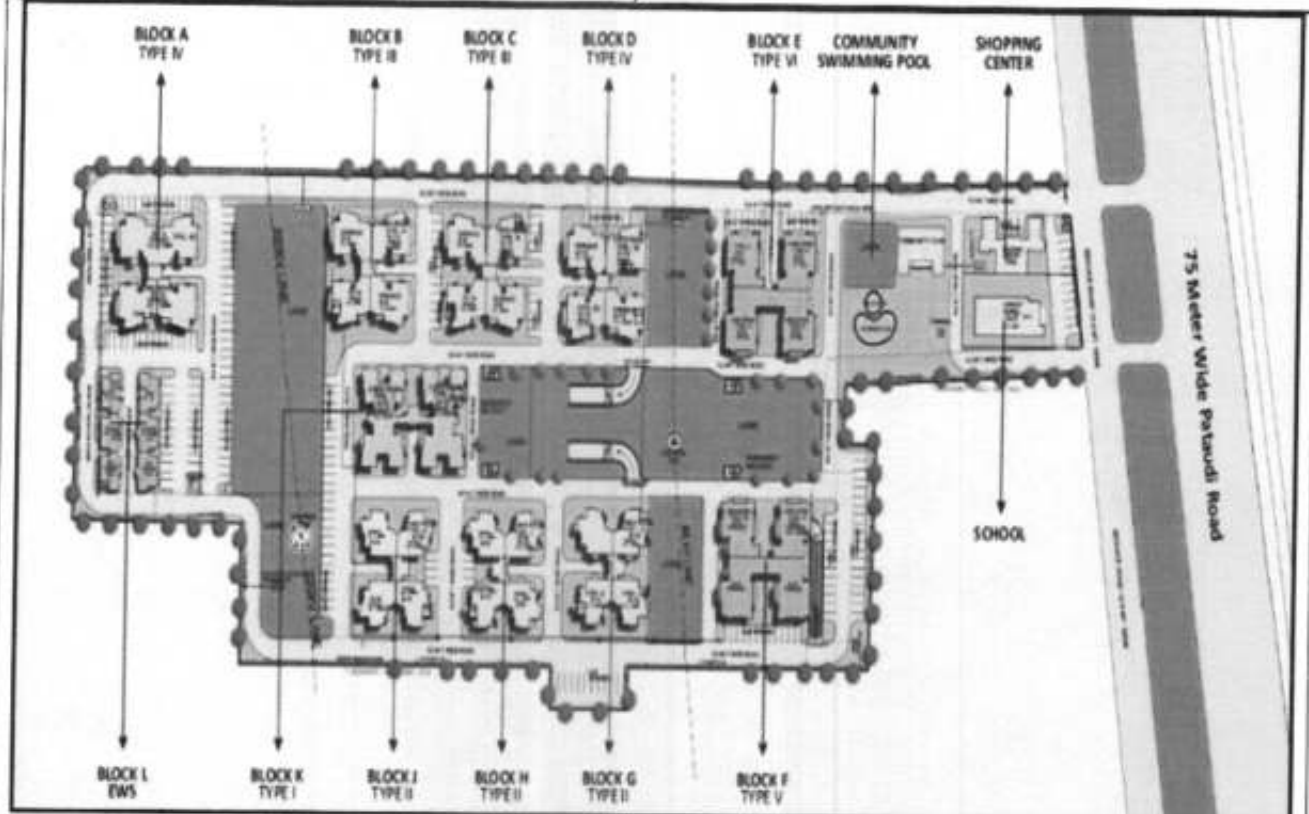
DATED: 23.02.2021

| S.No. | CONTENTS  | DESCRIPTION   |
|-------|---|---|
| 1.    | INTRODUCTION:   |   |
| a.    | Name of the Promoter  | M/s National Building Construction Corporation Limited  |
| b.    | Name of the Developer   | M/s National Building Construction Corporation Limited  |
| c.    | Property Address  | <b>"NBCC Heights"</b><br>Residential Group Housing Project situated at Sector-89, Gurugram Manesar Urban Complex, Pataudi Road, Gurugram, Haryana.  |
| d.    | Address & Phone Number of the promoters   | <b>M/s National Building Construction Corporation Limited</b><br><b>Registered Office:</b> NBCC Bhawan, Lodhi Road, New Delhi, Delhi-110003   |
| e.    | Date of Survey  | 22 February 2021  |
| f.    | Date of Valuation Report  | 23 February 2021  |
| g.    | Purpose of the Valuation  | Project Tie up report for individual flat financing   |
| h.    | Report Type   | Project Tie up Report   |
| i.    | Type of the Property  | Group Housing Residential Society   |
| j.    | Type of Developer   | Private developer promoted<br>M/s National Building Construction Corporation Limited  |
| k.    | Documents Available   | <ul style="list-style-type: none"><li>• Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)</li><li>• BR-III -Approval of Building Plans from DTCP (HR Govt.).</li><li>• NOC for Height Clearance from Airport Authority of India</li></ul> |
| 2.    | PHYSICAL CHARACTERISTICS & LOCATION ATTRIBUTES OF THE PROPERTY:   |   |
| a.    | <p><b>Description of the Project:</b> This Project Tie up Report is prepared for the Group Housing Project named as- <b>"NBCC Heights"</b> being developed on a total licensed area <b>11.312 Acres / 45777.967 sq. mtr.</b> Net Plot area of the project as per zoning is taken <b>10.9475 Acres / 44302.890 sq. mtr.</b> after deduction of area for road widening.</p> <p>All the information regarding this Group Housing Project is taken from Sanctioned Building Plan available of License No. 04 of 2009 dated 13.02.2009 &amp; Occupation Certificate 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 independently as per the latest information gathered by us.</p> |   |



# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)



As per information said project land is owned by **M/s National Building Construction Corporation Limited**. The whole project is approved by the DTCP and other concerned authorities. **M/s National Building Construction Corporation Limited** as **Developer / Promoter** of this Residential Group Housing Project. The developer has developed this Group Housing Project with all amenities & facilities.

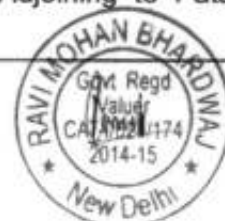
As per approved building plan the developer has planned to develop this whole project comprising of 08 high rise Blocks named as Block- A, A1, B, B1, B2, C, C1 & D having total 490- DU & Two EWS blocks having 90 units.

For Marketing purpose the developer has renamed the towers Block- A known as Tower-E, Block- A1 known as Tower-F, Block- B comprises two high rise towers known as Tower-B & Tower-C, Block- B1 known as Tower-D, Block- B2 known as Tower- A, Block- C comprises two high rise towers known as Tower-H & Tower-J, Block- C1 known as Tower-G & Block- D known as Tower-K.

The developer has developed the project '**NBCC Heights**' with 2 BHK, 3 BHK, 3 BHK + Study, 4 BHK + Study, 4 BHK + Servant Room apartments with super area admeasuring 1140, 1765, 2125, 2458 & 2462 sq. ft. The break-up of various unit sizes in this project is attached as per Annexure-I of this valuation report.

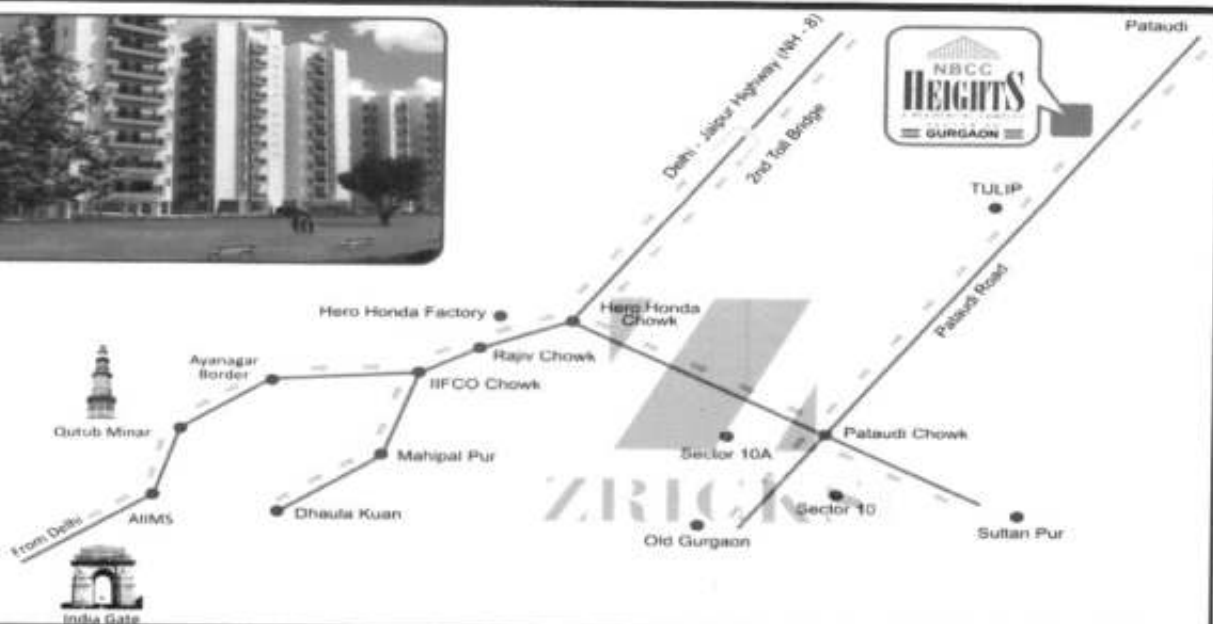
As per current site survey Project has been completed in all respect & Handed over to the respective flat owners. The developer has obtained occupation certificate for the same from DTCP, Haryana.

The project is located in fast developing sector-89 of Gurugram, Adjoining to Pataudi Road, Gurugram, Haryana.

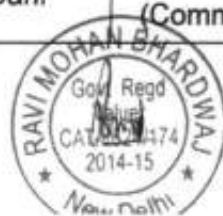


# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)



|       |  |  |               |                                     |
|-------|--|--|---------------|-------------------------------------|
| a.    | Location attribute of the property                                 |  |               |                                     |
| i.    | Landmark   | Opposite Group Housing Project of "Vatika Seven Elements"  |               |                                     |
| ii.   | Postal Address of the Property                                     | <b>"NBCC Heights"</b><br>Residential Group Housing Project situated at Sector-89, Gurugram Manesar Urban Complex, Pataudi Road, Gurugram, Haryana. |               |                                     |
| iii.  | Area of the Land   | • <b>Total Licensed Area: 11.312 Acres / 45777.967 sq. mtr.</b><br>• <b>Net Planned Area as per Zoning: 10.9475 Acres / 44302.890 sq. mtr.</b>     |               |                                     |
| iv.   | Type of Land   | Solid/ leveled   |               |                                     |
| v.    | Independent access/ approach to the property                       | Clear 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)           | <b>Main Road:</b> 150 mtr wide Dwarka Expressway<br><b>Approach Road:</b> 75 mtr. wide Pataudi Road  |               |                                     |
| viii. | Coordinates of the property  | <b>Latitude:</b> 28° 25' 27.5" NL <b>Longitude:</b> 76° 56' 28.7" EL   |               |                                     |
| ix.   | Description of adjoining property                                  | Other residential group housing societies  |               |                                     |
| x.    | Plot No. / Survey No.  | Please refer to title deeds  |               |                                     |
| xi.   | Village  | Village – Hayatpur   |               |                                     |
| xii.  | Sub registrar  | Harsaru, Gurugram  |               |                                     |
| xiii. | District   | Gurugram, Haryana  |               |                                     |
| xiv.  | Boundaries of the Property   |  |               |                                     |
|       | North  | South  | East          | West                                |
|       | 75 mtr. wide Pataudi Road  | S.S. Group & Orris Group (Housing Project)   | Salig Ki Dani | Ninaniya Group (Commercial Project) |



# REAL VALUE CONSULTANTS

(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                              |             | Agriculture to Residential                     |   |                                   |
|    | ii. Current activity done in the property                       |             | Residential Group Housing Project              |   |                                   |
|    | 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. | Area Details of Project   |             |  |   |                                   |
|    | Total Site Area   |             | 11.312 Acres / 45777.967 sq. mtr.              |   |                                   |
|    | Net Planned Area  |             | 10.9475 Acres / 44302.890 sq. mtr.             |   |                                   |
|    | Total Permissible FAR (175%)                                    |             | 77530.057 sq mtr. / 834534 sq ft               |   |                                   |
|    | Total Permissible Ground Coverage (35%)                         |             | 15506.0115 sq mtr.                             |   |                                   |
|    | As per Sanctioned   |             |  | Achieved as per Occupation Certificate        |                                   |
|    | i. FAR  | Proposed    | Residential Towers                             | 75055.519 sq mtr.                             | 75689.596 sq. mtr.                |
|    |   |             | EWS  | 2031.12 sq. mtr.                              | 2031.12 sq. mtr.                  |
|    |   |             | Convenient Shopping                            | 221.353 sq mtr.                               | 234.253 sq. mtr.                  |
|    |   |             | Guard Room                                     | 10.00 sq. mtr.                                | 16.159 sq. mtr.                   |
|    |   |             | Total  | 77317.992 sq. mtr. / 832251 sq. ft. (174.52%) | 77971.128 sq mtr. / 839281 sq ft. |
|    | ii. NON FAR   | Proposed    | Basement Area                                  | 31020.912 sq mtr.                             | 21499.05 sq mtr.                  |
|    |   |             | Stilt Area                                     | 5999.149 sq mtr.                              | 5999.149 sq mtr.                  |
|    |   |             | Community Hall                                 | 200.623 sq mtr.                               | 270.163 s mtr.                    |
|    |   |             | Nursery School                                 | 824.86 sq mtr.                                | 800.331 sq mtr.                   |
|    |   |             | Mumty & Machine Rooms                          | 721.379 sq mtr.                               | 721.379 sq mtr.                   |
|    |   |             | HT Room  | ---   | 35.28 sq mtr.                     |
|    |   |             | Underground STP                                | ---   | 274.05 sq mtr.                    |
|    |   |             | UGT  | ---   | 317.734 sq mtr.                   |
|    |   |             | E.S.S Mumty                                    | ---   | 12.08 sq mtr.                     |
|    |   |             | Total  | 38766.923 sq. mtr. / 417287 sq. ft.           | 29929.216 sq mtr. / 322158 sq ft  |
|    | Permissible   |             | NA   |   |                                   |
|    | iii. Ground coverage  | Permissible | 15506.0115 sq. mtr. (35%)                      | Completed                                     |                                   |
|    |   | Proposed    | 7795.994 sq. mtr. (17.59%)                     |   |                                   |
|    | vi. Number of floors  |             | As per Approved Plan from DTCP (Haryana Govt.) | Refer to Attached Annexure-II                 |                                   |
|    | v. Height restrictions  |             | As per Height Clearance norms from AAI         | As per Height Clearance norms from AAI        |                                   |
|    | vi. Front/ Back/ Side Setback                                   |             | As Per DTCP Norms                              | As per Sanctioned Bldg. Plan                  |                                   |

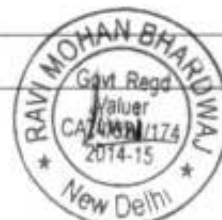




# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

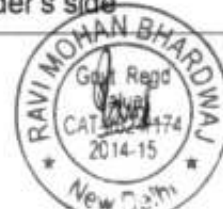
|           |  |   |
|-----------|--|---|
| c.        | Status of Completion / Occupational certificate                              | Project has been completed in all respect & Handed over to the respective flat owners. The developer has obtained occupation certificate for the same from DTCP, Haryana.   |
| d.        | Comment on unauthorized construction if any                                  | No, The developer has obtained occupation certificate for the same from DTCP, Haryana.  |
| e.        | Comment on Transferability of developmental rights                           | As per regulation of DTCP, Haryana  |
| f.        | i. Planning Area/ Zone   | DTCP Gurgaon Manesar Urban Complex FDP  |
|           | ii. Master Plan currently in force   | DTCP Gurgaon Manesar Urban Complex FDP - 2031   |
|           | iii. Municipal limits  | Municipal Corporation Gurugram  |
| 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 & Commercial Purpose   |
| j.        | Comment on Demolition proceedings if any                                     | No  |
| k.        | Comment on Compounding/ Regularization proceedings                           | No, The developer has obtained occupation certificate for the same from DTCP, Haryana.  |
| 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   | ----  |
| <b>4.</b> | <b>DOCUMENT DETAILS AND LEGAL OWNERSHIP ASPECTS OF THE PROPERTY:</b>         |   |
| b.        | Ownership documents provided   | <ul style="list-style-type: none"> <li>• Copy of TIR not given to us.</li> <li>• Ownership Documents are not Provided to us (Ownership details are taken from Old Valuation Report &amp; Information received from company officials at site.)</li> <li>• License to develop the Group Housing Project License No. 04 of 2009 dated 13.02.2009</li> </ul> |
| 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  |
| g.        | Since how long owners owing 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 National Building Construction Corporation Limited  |
| j.        | Title verification   | To be done by the Panel Advocate  |
| k.        | Details of leases if any   | Not Available   |
| l.        | Agreements of easements if any   | Not Available   |



# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

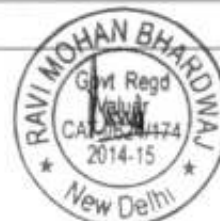
|    |   |  |                                     |
|----|---|--|-------------------------------------|
| m. | All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report | Tax name   | Not Available                       |
|    |   | Receipt number   | Not Available                       |
|    |   | Receipt in the name of   | Not Available                       |
|    |   | Tax amount   | Not Available                       |
| n. | Any known existing mortgages/ charges/ encumbrances on the property   | No information available. Bank to obtain details from the owner. | Not Available                       |
| o. | Whether the owners of the property have issued any guarantee (personal or corporate) as the case may be   | Not known to us.   | Not Available                       |
| p. | Any other aspect  | NA   |                                     |
| 5. | ECONOMIC ASPECTS OF THE PROPERTY:   |  |                                     |
| a. | Property presently occupied/ possessed by   | M/s National Building Construction Corporation Limited           |                                     |
| b. | Number of tenants   | Not Available  |                                     |
| c. | Reasonable letting value  | Not Available  |                                     |
| d. | Details of ground rent payable  | Not Available  |                                     |
| e. | Amount of monthly rent received   | Not Available  |                                     |
| f. | Expected market monthly rental  | Not Available  |                                     |
| g. | Taxes and other outgoings   | No information available to us                                   |                                     |
| h. | Property insurance  | No information available to us                                   |                                     |
| i. | Monthly maintenance charges   | No information available to us                                   |                                     |
| j. | Security charges, etc.  | No information available to us                                   |                                     |
| k. | Any other aspect  | NA   |                                     |
| 6. | SOCIO - CULTURAL ASPECTS OF THE PROPERTY:   |  |                                     |
| a. | Population social group of the area (population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.)        | Urban Developing Area  |                                     |
| 7. | FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES:  |  |                                     |
| a. | Utility of spaces provided within the building  | Yes  |                                     |
| b. | Car parking facilities  | Yes, available   |                                     |
| c. | Balconies   | Yes  |                                     |
| d. | Sewerage / sanitation   | Yes  |                                     |
| e. | Drainage arrangements   | Yes  |                                     |
| f. | Water Treatment Plant   | No   |                                     |
| g. | Power Supply arrangements   | Permanent  | Yes, available as per current usage |
|    |   | Auxiliary  | DG Sets available                   |
| h. | Class of electrical fittings  | Good quality fittings  |                                     |
| i. | Class of sanitary & water supply fittings   | Good quality fittings  |                                     |
| j. | System of air conditioning  | Not provided from builder's side                                 |                                     |



# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

|      |   |  |
|------|---|--|
| k.   | HVAC system   | No   |
| l.   | Fire safety provisions  | Yes  |
| 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   |
|      | Yes   | NA   |
|      |   | Internal Roads   |
|      |   | Yes  |
|      |   | Pavements  |
|      |   | Yes  |
|      |   | Boundary Wall  |
|      |   | Yes  |
| 8.   | <b>INFRASTRUCTURE AVAILABILITY:</b>   |  |
| a.   | Aqua Infrastructure availability  |  |
| i.   | Water Supply  | Yes, by the municipal corporation & by the ground water  |
| ii.  | Sewerage Treatment Plant (STP)  | Yes  |
| iii. | Storm water drainage  | Yes  |
| b.   | Other Physical Infrastructure   |  |
| i.   | Solid waste management  | Yes, by the municipal corporation  |
| ii.  | Electricity   | Yes, available as per current usage  |
| iii. | Road and Public Transport connectivity  | Yes  |
| iv.  | Availability of other public utilities nearby   | School, Transport, Market, Hospital etc. are available in the vicinity.  |
| c.   | Proximity & availability of civic amenities & social infrastructure                           |  |
|      | School  | Hospital   |
|      | 1 km  | 3 km   |
|      | Market  | Bus Stop   |
|      | 3-4 km  | 1 km   |
|      | Railway Station   | Metro  |
|      | 10 km   | 25 km  |
|      | Airport   | 32 km  |
| 9.   | <b>MARKETABILITY ASPECTS OF THE PROPERTY:</b>   |  |
| a.   | Development of surrounding area   | Good, many residential projects are coming in the vicinity of the project  |
| b.   | Location attributes   | Good, situated in developing sector of Gurugram  |
| c.   | Scarcity  | Similar kinds of properties are in good demand since developer is constructing Group housing project.                            |
| d.   | Other recreation facilities<br>(Parks, open spaces etc.)                                      | Yes  |
| e.   | Market condition related to demand and supply of the kind of the subject property in the area | Fast developing sector of Gurugram near Dwarka Expressway with many residential group housing projects coming up in the vicinity |
| f.   | Any negativity/ defect/ disadvantages in the property/ location                               | No   |
| g.   | Any other factors affecting marketability   | No   |
| 10.  | <b>ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:</b>                                    |  |
| a.   | Type of construction & design   | RCC Framed Structure & Modern Structure  |
| b.   | Quality of construction/ Materials and technology used  | Good Quality Material Used / RCC Framed Structure with modern technology as per the Architectural plan                           |
| c.   | Appearance/ Condition of structures   | Internal –Good   |
|      |   | External –Good   |

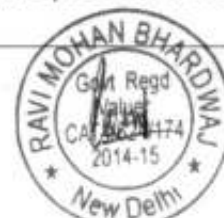




# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

| d.  | Roof  | Floors/ Blocks  |               | Type of Roof                                    |
|-----|---|---|---------------|---|
|     |   | High Rise Towers  |               | RCC All Roofs                                   |
| e.  | Type of flooring  | Vitrified tiles flooring / Anti-Skid Ceramic tiles / Udaipur Green Marble Topping & Fascia- Kitchen Counter   |               |   |
| f.  | Doors/ Windows  | <b>Doors :</b> Hardwood door frames with flush door shutter / Factory made flush doors painted with Synthetic Enamel.<br><b>Windows :</b> UPVC frames & UPVC Glazed Shutters / Aluminium shutters with frames windows |               |   |
| g.  | Floor height  | 10 ft. each floor   |               |   |
| h.  | Maintenance issues  | No issues as per visual observation   |               |   |
| i.  | Visible damage in the building if any   | No, as per visual observation   |               |   |
| j.  | Year of construction/ Age of building/ Remaining life expected  | Built in 2017   | Built in 2017 | Approx. 65-70 years after completion of project |
| k.  | Structural safety   | Multistoried RCC Framed Structure being designed by <b>M/s Sudha Technical Consultants Pvt. Ltd.</b> (F-702, UGF, Lado Sarai, New Delhi, Delhi-110030), supposed to be designed in conformity with relevant IS codes. |               |   |
| l.  | Protection against natural disasters viz. earthquakes etc.  | Earthquake Resistant structure being designed by structural consultant.   |               |   |
| m.  | Is construction as per approved plan  | Yes, as per visual observation, The developer has obtained occupation certificate for the same from DTCP, Haryana.  |               |   |
| n.  | Status of Building Plans/ Maps  | Building Plans are approved by the development authority  |               |   |
| o.  | Is Building as per approved Map   | Yes, as per visual observation, The developer has obtained occupation certificate for the same from DTCP, Haryana.  |               |   |
| p.  | Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan | Permissible Alterations   |               | Obtained occupation certificate                 |
|     |   | Not permitted alteration  |               | Obtained occupation certificate                 |
| q.  | Is this being regularized   | NA  |               |   |
| 11. | ENVIRONMENTAL FACTORS:  |   |               |   |
| a.  | Use of environment friendly building materials like fly ash brick, other Green building techniques if any                       | No information available  |               |   |
| b.  | Provision of rainwater harvesting   | Yes   |               |   |
| c.  | Use of solar heating and lighting systems, etc.   | Yes   |               |   |
| d.  | Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any          | Normal vehicular pollution is present in the vicinity.  |               |   |



# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

|            |  |  |
|------------|--|--|
| <b>12.</b> | <b>ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:</b>  |  |
| a.         | Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc | Modern Structure   |
| <b>13.</b> | <b>PROJECT DETAILS:</b>  |  |
| a.         | Name of the Architect  | <b>M/s Behal Joshi &amp; Associates Pvt. Ltd.</b><br><b>Regd. Add:-</b> P-9, 2 <sup>nd</sup> Floor, Near Post Office, Hauz Khas Enclave, Aravinda Market, Hauz Khas, New Delhi, Delhi-110016   |
| b.         | Developer market reputation  | <b>NBCC (India) Ltd</b> is a Navratna enterprise under the Ministry of Housing and Urban Affairs. The company is listed with both the Stock Exchanges since 2012, NBCC has been growing with a consistent upward trajectory in the past five years. The company's unique business model has today makes it stand out as a leader in its own right in the construction sector.<br><br>Following projects are being developed by the Company in Delhi NCR Region.<br><ol style="list-style-type: none"> <li>1. NBCC IICA Apartments, Sector-1, Gurugram</li> <li>2. NBCC Kherka Apartments, Kashmere Gate, Delhi.</li> <li>3. NBCC Central Courtyard Garden, South Extension-2, Delhi</li> </ol> NBCC is into prime real estate development and property management, coordinating a full spectrum of services including site acquisition, design and development, construction, marketing and sales. The motto of the company is to develop upscale sustainable structures within committed timeframe. |
| c.         | Proposed completion date of the Project  | Project has been completed in all respect & Handed over to the respective flat owners. The developer has obtained occupation certificate for the same from DTCP, Haryana.  |
| d.         | Progress of the Project  | Project has been completed in all respect & Handed over to the respective flat owners. The developer has obtained occupation certificate for the same from DTCP, Haryana.  |
| e.         | Other Salient Features of the Project  | <ul style="list-style-type: none"> <li>• Modern Designed Apartments</li> <li>• 24x7 Kids Play Area</li> <li>• Swimming Pool</li> <li>• Open Gymnasium</li> <li>• Club House</li> <li>• Multipurpose Hall</li> </ul>  |



# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

## PART-B

## VALUATION OF THE PROPERTY

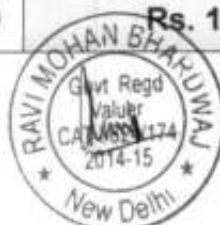
### A. VALUATION OF LAND OF THE PROJECT

|     | Specifications   | Govt. Circle Rate (GLR)   | Market Rate (PMR)   |
|-----|--|---|---|
| (a) | Prevailing Market Rate   | Rs. 2,20,00,000/- per acre.   | Rs. 1,500/- to 2,000/- per sq. ft. of FSI   |
| (b) | Details of the sources from where the information is gathered on the prevailing market Rate/Price trend of the property (from property search sites & local information) | 4 X Rs.2,20,00,000/- per acre<br>(As per government norm- for the Residence Group Housing, the land is four times of the Agricultural land) | After local market research & confirming the rates locally. As per information available FSI rate is prevailing in this Sector is between- Rs. 1,500/- to 2,000/- per sq. ft. |
| (c) | Rate adopted considering all characteristics of the land*  | Rs. 8,80,00,000/- per acre  | Rs. 1,700/- per sq. ft. of FSI  |
| (d) | Category of the Locality   | Good  | Good  |
| (e) | Land Use Factor  | Group Housing Project   | Group Housing Project   |
| (f) | Total Licensed Area  | 11.312 Acres /<br>45777.967 sq. mtr.  | 11.312 Acres /<br>45777.967 sq. mtr.  |
| (g) | Site Area as per Zoning  | 10.9475 Acres /<br>44302.890 sq. mtr.   | 10.9475 Acres /<br>44302.890 sq. mtr.   |
| (h) | Permissible FAR of the Project   | 77530.057 sq mtr. /<br>834534 sq ft   | 77530.057 sq mtr. /<br>834534 sq ft   |
| (i) | Valuation methodology  | Stamp Registry minimum Circle Rate  | Market rates approach   |
| (j) | Total Value of land (A)  | 10.9475 Acres x<br>Rs. 8,80,00,000/- per acre   | 834534 sq. ft. x<br>Rs. 1,700/- per sq. ft.   |
|     |  | <b>Rs. 96,33,80,000/-</b>   | <b>Rs. 141,87,07,800/-</b>  |

### 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   | Construction Rates Adopted for FAR     | Rs. 1,500/- per sq ft.         |                                |
|     |  |  | Construction Rates Adopted for NON FAR | Rs. 1,100/- per sq ft.         |                                |
| (b) | Age Factor   | 2000 onwards (1.0)                                       | Built in 2017                          |                                |                                |
| (c) | Structure Type/ Condition  | Pucca (1.0)  | RCC Framed Structure / Good            |                                |                                |
| (d) | Total Construction replacement value*<br>(For present built-up area) | (839281 sq. ft. +<br>322158 sq. ft)<br>= 1161439 sq. ft. | ACTUAL                                 | FAR                            | NON FAR                        |
|     |  |  |  | 839281 sq. ft. x<br>Rs.1,500/- | 322158 sq. ft. x<br>Rs.1,100/- |
|     |  |  |  | Rs. 125,89,21,500/-            | Rs. 35,43,73,800/-             |
|     |  |  | TOTAL (B)                              | Rs. 161,32,95,300/-            |                                |



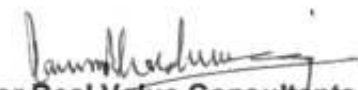
# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

| C.  | CONSOLIDATED VALUE OF PROJECT   |  |                            |
|-----|---|--|----------------------------|
|     | Description   | Value by adopting  |                            |
|     | Valuation of the Property   | GLR (Rs.)  | PMR (Rs.)                  |
| (a) | Land (A)  | Rs. 96,33,80,000/-   | Rs. 141,87,07,800/-        |
| (b) | Building (B)  | ----   | Rs. 161,32,95,300/-        |
| (c) | Other improvements/ Services/<br>Internal & external development<br>(adding 10 % of building value) | ----   | Rs. 16,13,29,530/-         |
| (d) | <b>Total (Add (A+B+C))</b>  | <b>Rs. 96,33,80,000/-</b><br>(Guideline circle rate only for land) | <b>Rs. 319,33,32,630/-</b> |
| (e) | <b>Fair Market Value (FMV)<br/>Rounded Off</b>  | NA   | <b>Rs. 319,00,00,000/-</b> |
| (f) | Market/ Salable Value of Flats*   | NA   | NA                         |
| (g) | Expected minimum Revenue<br>generation from the Project   | NA   | NA                         |
| (h) | Cost of Construction for<br>Insurance purpose   | NA   | <b>Rs. 161,00,00,000/-</b> |

Date: 23.02.2021

Place: New Delhi

  
For Real Value Consultants  
(Ravi Mohan Bhardwaj)  
CAT-1/624/174/2020-21





# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

| D. MARKET/ SALABLE VALUE OF THE FLATS |  |   |     |
|---------------------------------------|--|---|-----|
| (a)                                   | Total No. of Dwelling Units  | Main Units  | 490 |
|                                       |  | EWS   | 90  |
| (b)                                   | Total Proposed Saleable Area for flats   | Please refer to Annexure-I  |     |
| (c)                                   | Guideline Circle Rate of Residential Group Housing Society   | Rs. 3,000/- per sq. ft. on Super Area   |     |
| (d)                                   | Current Market Price: (approx.)  | Rs. 3,900/- to Rs. 4,200/- per sq. ft.  |     |
|                                       |  | Rates adopted on super /saleable area   |     |
|                                       |  | <b>Note:</b> Refer Annexure-I for break-up of fair market value of the floor  |     |
|                                       | <b>Note:</b> Current rate mentioned above Includes one time cost of additional amenities like Township Corpus fund, One time maintenance fund, Development Charges (EDC / IDC), Preferred Location Charges (PLC), IFMS Charges, Electricity Fittings, One time Generator Charges, Electricity / waste / Sewerage Board one time charges / deposit which are permanent in nature and add up to the realizable value of property / Security. |   |     |
| (e)                                   | Remark   | The project is newly constructed and sale instance in open market are available in the market which varies as per floor, size and location of the flat. The flats are being developed as High rise modern housing society with all amenities. The information received from real estate agents & property sites.<br><br>There is always a scope of negotiation and discount schemes are offered by the developer according to demand and supply situation and market fluctuations resulting into variation in final prices. |     |

| ANNEXURE-I           |            | Break up of Market Value of Flats     |          |  |          |
|----------------------|------------|---------------------------------------|----------|--|----------|
| Type of Flat         | Super Area | Rates Adopted per sq ft on Super Area |          | Fair Market Value (FMV) of Individual Flat |          |
|                      |            | Min.                                  | Max.     | Min.                                       | Max.     |
|                      | sq. ft.    | (Rupees)                              | (Rupees) | (Rupees)                                   | (Rupees) |
| 2 BHK                | 1140       | 3900                                  | 4200     | 4446000                                    | 4788000  |
| 3 BHK                | 1765       | 3900                                  | 4200     | 6883500                                    | 7413000  |
| 3 BHK + Study        | 2125       | 3900                                  | 4200     | 8287500                                    | 8925000  |
| 4 BHK + Study        | 2458       | 3900                                  | 4200     | 9586200                                    | 10323600 |
| 4 BHK + Servant Room | 2462       | 3900                                  | 4200     | 9601800                                    | 10340400 |



# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

| ANNEXURE-II : TOTAL BLOCKS FLOORS/ FLATS |            |                         |                               |                                      |       |
|--|------------|-------------------------|-------------------------------|--------------------------------------|-------|
| As per Sanctioned Plan                   |            |                         | As per Occupation Certificate |                                      |       |
| Tower-A                                  |            | S/G + 13 Floors = 50 DU |                               | Tower-E = S + 13 Floors = 50 DU      |       |
| Tower-A1                                 |            | S/G + 14 Floors = 54 DU |                               | Tower-F = S + 14 Floors = 54 DU      |       |
| Tower-B                                  | 1          | S/G + 10 Floors = 76 DU |                               | Tower-B = B + S + 10 Floors = 38 DU  |       |
|  | 2          |                         |                               | Tower-C = B + S + 10 Floors = 38 DU  |       |
| Tower-B1                                 |            | S/G + 13 Floors = 50 DU |                               | Tower-D = B + S + 13 Floors = 50 DU  |       |
| Tower-B2                                 |            | S/G + 14 Floors = 56 DU |                               | Tower-A = 2B + S + 14 Floors = 56 DU |       |
| Tower-C                                  | 1          | S/G + 10 Floors = 76 DU |                               | Tower-H = B + S + 10 Floors = 38 DU  |       |
|  | 2          |                         |                               | Tower-J = B + S + 10 Floors = 38 DU  |       |
| Tower-C1                                 |            | S/G + 12 Floors = 48 DU |                               | Tower-G = B + S + 12 Floors = 48 DU  |       |
| Tower-D                                  |            | S/G + 10 Floors = 80 DU |                               | Tower-K = B + S + 10 Floors = 80 DU  |       |
| EWS-A                                    |            | G + 3 Floors            | 90 DU                         | EWS-I = G + 3 Floors                 | 90 DU |
| EWS-B                                    |            | G + 3 Floors            |                               | EWS-II = G + 3 Floors                |       |
| Total No. of Flats                       | Main Units | 490                     |                               | 490                                  |       |
|  | EWS        | 90                      |                               | 90                                   |       |



# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

## DECLARATION- CUM- UNDERTAKING

I, son/ daughter of do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 22.02.2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. Our professional engineer inspected the property on 23.01.2021. The work is not sub-contracted to any other valuer and carried out by myself. Valuation report is submitted in the format as prescribed by the Bank.
- e. I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- f. I have not been removed/dismissed from service/employment earlier
- g. I have not been convicted of any offence and sentenced to a term of imprisonment
- h. I have not been found guilty of misconduct in professional capacity. I have not been declared to be unsound mind.
- i. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt.
- j. I am not an undischarged insolvent.
- k. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- l. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and My PAN Card number/Service Tax number as applicable.
- m. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- n. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- o. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- p. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable
- q. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.  
(Annexure V- A signed copy of same to be taken and kept along with this declaration)
- r. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- s. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- t. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- u. I am the proprietor / partner / authorized official of the firm 1 company, who is competent to sign this valuation report.
- v. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMSILOS) only.
- w. Further, I hereby provide the following information.



# REAL VALUE CONSULTANTS

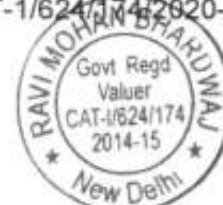
(PANEL VALUER OF IMMOVABLE PROPERTIES)

| S. NO. | PARTICULARS   | VALUER COMMENT   |
|--------|---|--|
| 1      | Background information of the asset being valued  | Residential group housing Project  |
| 2      | Purpose of valuation and appointing authority   | Project Tie up Report / SBI, HLST Gurugram, Haryana  |
| 3      | Identity of the valuer and any other experts involved in the valuation;   | Ravi Mohan Bhardwaj  |
| 4      | Disclosure of valuer interest or conflict, if any;  | No Interest  |
| 5      | Date of appointment, valuation date and date of report;   | Project tie up report appointed for group housing project on dated 22.01.2021, Project inspected on dated 22.02.2021 & Report prepared on dated 23.02.2021 |
| 6      | Inspections and/or investigations undertaken;   | Project inspected on dated 22.02.2021  |
| 7      | Nature and sources of the information used or relied upon;  | Project details received from Developer  |
| 8      | Procedures adopted in carrying out the valuation and Valuation standards followed;  | Land & Building / Composite rate method approach, Thorough study of market trends as enquired from real estate agents and available in public domain.      |
| 9      | Restrictions on use of the report, if any;  | Only for Bank purpose  |
| 10     | Major factors that were taken into account during the valuation;  | Mentioned in Tie up report   |
| 11     | Major factors that were not taken into account during The valuation;  | ---  |
| 12     | Caveats, limitations and disclaimers to the extent They explain or elucidate the limitations faced by Valuer, which shall not be for the purpose of limiting his responsibility for the valuation report. | ---  |

Date: 23.02.2021

Place: New Delhi

For Real Value Consultants  
(Ravi Mohan Bhardwaj)  
CAT-1/624/174/2020-21





# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

## PROJECT APPROVAL DETAILS

| S.No | REQUIRED APPROVALS  | REFERENCE NO. DATE                                       | STATUS<br>(Approved/ Applied<br>For/ Pending) |
|------|---|--|---|
| 1    | Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.) | License No. 04 of 2009<br>Dated: 13.02.2009              | Approved                                      |
| 2    | BR-III - Approval of Building Plans from DTCP (HR Govt.)                                      | Memo No. ZP-537/JD(NK)/2010/18048<br>Dated : 28.12.2010  | Approved                                      |
| 3    | BR-VII- Occupation Certificate from DTCP (HR Govt.)   | Endst. No. ZP-537/SD(BS)/2017/17240<br>Dated: 19.07.2017 | Obtained                                      |
| 4    | Environmental clearance NOC from SEIAA  | ---  | ---   |
| 5    | NOC for Height Clearance from Airport Authority of India                                      | Memo No. AAI/NOC/2010/498/340<br>Dated: 28.02.2011       | Approved                                      |
| 6    | Approval of fire fighting scheme from Director, Fire Service, Haryana                         | ---  | ---   |
| 7    | RERA Registration   | ---  | ---   |

**NOTE:** The developer/promoter has taken all the statutory approvals & licenses from the concerned authorities for developing the group housing residential society.



# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

## APPROVAL DETAILS



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 Status, Circle, District and Purpose

Select Status: VALID Select Circle: STP Office-Gurugrah Select District: Gurugram Select Purpose: Residential Group H Enter License Year: 2009 Search Licenses: 4 of 2009

Filter Licenses

Reset

Export to Excel

| 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 (Acre) | Dev. Plan       | Valid/Renewal Upto | Sector Covered | Developer Name                                 | Land Schedule      |
|---------|---------------------|----------------------------|-------------------------------|--------------------------------|--------------|------------|--------------------|---------|-------------|-----------------|--------------------|----------------|--|--------------------|
| LC-1751 | • CHDRI GUR-18-10-1 |                            | • 18-10-1                     |                                | LC-1751A     | 4 OF 2009  | 13/02/2009         | RGH     | 11.31       | GURGAON-MANESAR | 12/02/2019         | 29             | National Building Construction Corporation 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 (Acre) | Dev. Plan       | Valid/Renewal Upto | Sector Covered | Developer Name                                 | Land Schedule      |

Records: 1



### GUIDELINE CIRCLE RATE

| Rate list of Sub Tehsil Harsru District Gurugram for the year 2019-2020 w.e.f from 01/01/2020 |                 |  |                                 |   |                                 |   |   |       |    |   |                                 |   |   |       |       |   |                                 |   |   |          |       |       |    |    |    |    |
|---|-----------------|--|---------------------------------|---|---------------------------------|---|---|-------|----|---|---------------------------------|---|---|-------|-------|---|---------------------------------|---|---|----------|-------|-------|----|----|----|----|
|   |                 | Rates for the Year of 2018-2019 (First Half)   |                                 | Rates for the Year of 2018-2019 (Second Half) |                                 |   |   |       |    | Revised Rates for the Year of 2019-2020 |                                 |   |   |       |       | Proposed 2nd Half Rates for the Year of 2019-2020 |                                 |   |   |          |       |       |    |    |    |    |
| Sr. No.   | Name of Village | AREA IN R ZONE/OUTSIDE R ZONE  | Agriculture Land (Rs. Per Acre) | Residential (Rs. Per Sq. Yards.) Commercial   | Agriculture Land (Rs. Per Acre) | Residential (Rs. Per Sq. Yards.) Commercial | Rates of Land upto 2 Acres depth from NH/NPR 25% Major District Roads 10% |       |    |   | Agriculture Land (Rs. Per Acre) | Residential (Rs. Per Sq. Yards.) Commercial | Rates of Land upto 2 Acres depth from NH/NPR 25% Major District Roads 10% |       |       |   | Agriculture Land (Rs. Per Acre) | Residential (Rs. Per Sq. Yards.) Commercial | Rates of Land upto 2 Acres depth from NH/NPR 25% Major District Roads 10% |          |       |       |    |    |    |    |
|   |                 |  |                                 |   |                                 |   |   |       |    |   |                                 |   |   |       |       |   |                                 |   |   |          |       |       |    |    |    |    |
| 1   | Bacharia        | TOTAL AREA INDUSTRIAL ZONE   | 10879000                        | 15000   | 80000                           | 15000000                                    | 15000   | 30000 | NA | NA                                      | NA                              | NA  | 15000000  | 15000 | 30000 | NA  | NA                              | NA  | NA  | 15000000 | 15000 | 30000 | NA | NA | NA | NA |
| 2   | Bacharia        | TOTAL AREA INDUSTRIAL ZONE   | 14010000                        | 15000   | 30000                           | 20400000                                    | 15000   | 30000 | NA | NA                                      | NA                              | NA  | 20400000  | 15000 | 30000 | NA  | NA                              | NA  | NA  | 20400000 | 15000 | 30000 | NA | NA | NA | NA |
| 3   | Bamdel          | TOTAL AREA IN RTH/COMM. ZONE   | 15000000                        | 8500  | 15000                           | 20000000                                    | 8500  | 15000 | NA | NA                                      | NA                              | NA  | 20000000  | 8500  | 15000 | NA  | NA                              | NA  | NA  | 20000000 | 8500  | 15000 | NA | NA | NA | NA |
| 12  | Hanpur          | TOTAL AREA OUTSIDE R ZONE  | 8070000                         | 10000   | 9000                            | 8070000                                     | 10000   | 9000  | NA | NA                                      | NA                              | NA  | 8070000   | 10000 | 9000  | NA  | NA                              | NA  | NA  | 8070000  | 10000 | 9000  | NA | NA | NA | NA |
| 13  | Haypur          | AREA WITH IN RES./COMM./INDUST./MET. ZONE'S MUSTY NO 1/2 to 10/2, 14/2 to 21/2, 22/2 to 31/2, 32/2 to 41/2, 51/2, 52/2, 53/2, 54/2, 55/2, 56/2, 57/2, 58/2, 59/2, 60/2, 61/2, 62/2, 63/2, 64/2, 65/2, 66/2, 67/2, 68/2, 69/2, 70/2, 71/2, 72/2, 73/2, 74/2, 75/2, 76/2, 77/2, 78/2, 79/2, 80/2, 81/2, 82/2, 83/2, 84/2, 85/2, 86/2, 87/2, 88/2, 89/2, 90/2, 91/2, 92/2, 93/2, 94/2, 95/2, 96/2, 97/2, 98/2, 99/2, 100/2, 101/2, 102/2, 103/2, 104/2, 105/2, 106/2, 107/2, 108/2, 109/2, 110/2, 111/2, 112/2, 113/2, 114/2, 115/2, 116/2, 117/2, 118/2, 119/2, 120/2, 121/2, 122/2, 123/2, 124/2, 125/2, 126/2, 127/2, 128/2, 129/2, 130/2, 131/2, 132/2, 133/2, 134/2, 135/2, 136/2, 137/2, 138/2, 139/2, 140/2, 141/2, 142/2, 143/2, 144/2, 145/2, 146/2, 147/2, 148/2, 149/2, 150/2, 151/2, 152/2, 153/2, 154/2, 155/2, 156/2, 157/2, 158/2, 159/2, 160/2, 161/2, 162/2, 163/2, 164/2, 165/2, 166/2, 167/2, 168/2, 169/2, 170/2, 171/2, 172/2, 173/2, 174/2, 175/2, 176/2, 177/2, 178/2, 179/2, 180/2, 181/2, 182/2, 183/2, 184/2, 185/2, 186/2, 187/2, 188/2, 189/2, 190/2, 191/2, 192/2, 193/2, 194/2, 195/2, 196/2, 197/2, 198/2, 199/2, 200/2, 201/2, 202/2, 203/2, 204/2, 205/2, 206/2, 207/2, 208/2, 209/2, 210/2, 211/2, 212/2, 213/2, 214/2, 215/2, 216/2, 217/2, 218/2, 219/2, 220/2, 221/2, 222/2, 223/2, 224/2, 225/2, 226/2, 227/2, 228/2, 229/2, 230/2, 231/2, 232/2, 233/2, 234/2, 235/2, 236/2, 237/2, 238/2, 239/2, 240/2, 241/2, 242/2, 243/2, 244/2, 245/2, 246/2, 247/2, 248/2, 249/2, 250/2, 251/2, 252/2, 253/2, 254/2, 255/2, 256/2, 257/2, 258/2, 259/2, 260/2, 261/2, 262/2, 263/2, 264/2, 265/2, 266/2, 267/2, 268/2, 269/2, 270/2, 271/2, 272/2, 273/2, 274/2, 275/2, 276/2, 277/2, 278/2, 279/2, 280/2, 281/2, 282/2, 283/2, 284/2, 285/2, 286/2, 287/2, 288/2, 289/2, 290/2, 291/2, 292/2, 293/2, 294/2, 295/2, 296/2, 297/2, 298/2, 299/2, 300/2, 301/2, 302/2, 303/2, 304/2, 305/2, 306/2, 307/2, 308/2, 309/2, 310/2, 311/2, 312/2, 313/2, 314/2, 315/2, 316/2, 317/2, 318/2, 319/2, 320/2, 321/2, 322/2, 323/2, 324/2, 325/2, 326/2, 327/2, 328/2, 329/2, 330/2, 331/2, 332/2, 333/2, 334/2, 335/2, 336/2, 337/2, 338/2, 339/2, 340/2, 341/2, 342/2, 343/2, 344/2, 345/2, 346/2, 347/2, 348/2, 349/2, 350/2, 351/2, 352/2, 353/2, 354/2, 355/2, 356/2, 357/2, 358/2, 359/2, 360/2, 361/2, 362/2, 363/2, 364/2, 365/2, 366/2, 367/2, 368/2, 369/2, 370/2, 371/2, 372/2, 373/2, 374/2, 375/2, 376/2, 377/2, 378/2, 379/2, 380/2, 381/2, 382/2, 383/2, 384/2, 385/2, 386/2, 387/2, 388/2, 389/2, 390/2, 391/2, 392/2, 393/2, 394/2, 395/2, 396/2, 397/2, 398/2, 399/2, 400/2, 401/2, 402/2, 403/2, 404/2, 405/2, 406/2, 407/2, 408/2, 409/2, 410/2, 411/2, 412/2, 413/2, 414/2, 415/2, 416/2, 417/2, 418/2, 419/2, 420/2, 421/2, 422/2, 423/2, 424/2, 425/2, 426/2, 427/2, 428/2, 429/2, 430/2, 431/2, 432/2, 433/2, 434/2, 435/2, 436/2, 437/2, 438/2, 439/2, 440/2, 441/2, 442/2, 443/2, 444/2, 445/2, 446/2, 447/2, 448/2, 449/2, 450/2, 451/2, 452/2, 453/2, 454/2, 455/2, 456/2, 457/2, 458/2, 459/2, 460/2, 461/2, 462/2, 463/2, 464/2, 465/2, 466/2, 467/2, 468/2, 469/2, 470/2, 471/2, 472/2, 473/2, 474/2, 475/2, 476/2, 477/2, 478/2, 479/2, 480/2, 481/2, 482/2, 483/2, 484/2, 485/2, 486/2, 487/2, 488/2, 489/2, 490/2, 491/2, 492/2, 493/2, 494/2, 495/2, 496/2, 497/2, 498/2, 499/2, 500/2, 501/2, 502/2, 503/2, 504/2, 505/2, 506/2, 507/2, 508/2, 509/2, 510/2, 511/2, 512/2, 513/2, 514/2, 515/2, 516/2, 517/2, 518/2, 519/2, 520/2, 521/2, 522/2, 523/2, 524/2, 525/2, 526/2, 527/2, 528/2, 529/2, 530/2, 531/2, 532/2, 533/2, 534/2, 535/2, 536/2, 537/2, 538/2, 539/2, 540/2, 541/2, 542/2, 543/2, 544/2, 545/2, 546/2, 547/2, 548/2, 549/2, 550/2, 551/2, 552/2, 553/2, 554/2, 555/2, 556/2, 557/2, 558/2, 559/2, 560/2, 561/2, 562/2, 563/2, 564/2, 565/2, 566/2, 567/2, 568/2, 569/2, 570/2, 571/2, 572/2, 573/2, 574/2, 575/2, 576/2, 577/2, 578/2, 579/2, 580/2, 581/2, 582/2, 583/2, 584/2, 585/2, 586/2, 587/2, 588/2, 589/2, 590/2, 591/2, 592/2, 593/2, 594/2, 595/2, 596/2, 597/2, 598/2, 599/2, 600/2, 601/2, 602/2, 603/2, 604/2, 605/2, 606/2, 607/2, 608/2, 609/2, 610/2, 611/2, 612/2, 613/2, 614/2, 615/2, 616/2, 617/2, 618/2, 619/2, 620/2, 621/2, 622/2, 623/2, 624/2, 625/2, 626/2, 627/2, 628/2, 629/2, 630/2, 631/2, 632/2, 633/2, 634/2, 635/2, 636/2, 637/2, 638/2, 639/2, 640/2, 641/2, 642/2, 643/2, 644/2, 645/2, 646/2, 647/2, 648/2, 649/2, 650/2, 651/2, 652/2, 653/2, 654/2, 655/2, 656/2, 657/2, 658/2, 659/2, 660/2, 661/2, 662/2, 663/2, 664/2, 665/2, 666/2, 667/2, 668/2, 669/2, 670/2, 671/2, 672/2, 673/2, 674/2, 675/2, 676/2, 677/2, 678/2, 679/2, 680/2, 681/2, 682/2, 683/2, 684/2, 685/2, 686/2, 687/2, 688/2, 689/2, 690/2, 691/2, 692/2, 693/2, 694/2, 695/2, 696/2, 697/2, 698/2, 699/2, 700/2, 701/2, 702/2, 703/2, 704/2, 705/2, 706/2, 707/2, 708/2, 709/2, 710/2, 711/2, 712/2, 713/2, 714/2, 715/2, 716/2, 717/2, 718/2, 719/2, 720/2, 721/2, 722/2, 723/2, 724/2, 725/2, 726/2, 727/2, 728/2, 729/2, 730/2, 731/2, 732/2, 733/2, 734/2, 735/2, 736/2, 737/2, 738/2, 739/2, 740/2, 741/2, 742/2, 743/2, 744/2, 745/2, 746/2, 747/2, 748/2, 749/2, 750/2, 751/2, 752/2, 753/2, 754/2, 755/2, 756/2, 757/2, 758/2, 759/2, 760/2, 761/2, 762/2, 763/2, 764/2, 765/2, 766/2, 767/2, 768/2, 769/2, 770/2, 771/2, 772/2, 773/2, 774/2, 775/2, 776/2, 777/2, 778/2, 779/2, 780/2, 781/2, 782/2, 783/2, 784/2, 785/2, 786/2, 787/2, 788/2, 789/2, 790/2, 791/2, 792/2, 793/2, 794/2, 795/2, 796/2, 797/2, 798/2, 799/2, 800/2, 801/2, 802/2, 803/2, 804/2, 805/2, 806/2, 807/2, 808/2, 809/2, 810/2, 811/2, 812/2, 813/2, 814/2, 815/2, 816/2, 817/2, 818/2, 819/2, 820/2, 821/2, 822/2, 823/2, 824/2, 825/2, 826/2, 827/2, 828/2, 829/2, 830/2, 831/2, 832/2, 833/2, 834/2, 835/2, 836/2, 837/2, 838/2, 839/2, 840/2, 841/2, 842/2, 843/2, 844/2, 845/2, 846/2, 847/2, 848/2, 849/2, 850/2, 851/2, 852/2, 853/2, 854/2, 855/2, 856/2, 857/2, 858/2, 859/2, 860/2, 861/2, 862/2, 863/2, 864/2, 865/2, 866/2, 867/2, 868/2, 869/2, 870/2, 871/2, 872/2, 873/2, 874/2, 875/2, 876/2, 877/2, 878/2, 879/2, 880/2, 881/2, 882/2, 883/2, 884/2, 885/2, 886/2, 887/2, 888/2, 889/2, 890/2, 891/2, 892/2, 893/2, 894/2, 895/2, 896/2, 897/2, 898/2, 899/2, 900/2, 901/2, 902/2, 903/2, 904/2, 905/2, 906/2, 907/2, 908/2, 909/2, 910/2, 911/2, 912/2, 913/2, 914/2, 915/2, 916/2, 917/2, 918/2, 919/2, 920/2, 921/2, 922/2, 923/2, 924/2, 925/2, 926/2, 927/2, 928/2, 929/2, 930/2, 931/2, 932/2, 933/2, 934/2, 935/2, 936/2, 937/2, 938/2, 939/2, 940/2, 941/2, 942/2, 943/2, 944/2, 945/2, 946/2, 947/2, 948/2, 949/2, 950/2, 951/2, 952/2, 953/2, 954/2, 955/2, 956/2, 957/2, 958/2, 959/2, 960/2, 961/2, 962/2, 963/2, 964/2, 965/2, 966/2, 967/2, 968/2, 969/2, 970/2, 971/2, 972/2, 973/2, 974/2, 975/2, 976/2, 977/2, 978/2, 979/2, 980/2, 981/2, 982/2, 983/2, 984/2, 985/2, 986/2, 987/2, 988/2, 989/2, 990/2, 991/2, 992/2, 993/2, 994/2, 995/2, 996/2, 997/2, 998/2, 999/2, 1000/2, 1001/2, 1002/2, 1003/2, 1004/2, 1005/2, 1006/2, 1007/2, 1008/2, 1009/2, 1010/2, 1011/2, 1012/2, 1013/2, 1014/2, 1015/2, 1016/2, 1017/2, 1018/2, 1019/2, 1020/2, 1021/2, 1022/2, 1023/2, 1024/2, 1025/2, 1026/2, 1027/2, 1028/2, 1029/2, 1030/2, 1031/2, 1032/2, 1033/2, 1034/2, 1035/2, 1036/2, 1037/2, 1038/2, 1039/2, 1040/2, 1041/2, 1042/2, 1043/2, 1044/2, 1045/2, 1046/2, 1047/2, 1048/2, 1049/2, 1050/2, 1051/2, 1052/2, 1053/2, 1054/2, 1055/2, 1056/2, 1057/2, 1058/2, 1059/2, 1060/2, 1061/2, 1062/2, 1063/2, 1064/2, 1065/2, 1066/2, 1067/2, 1068/2, 1069/2, 1070/2, 1071/2, 1072/2, 1073/2, 1074/2, 1075/2, 1076/2, 1077/2, 1078/2, 1079/2, 1080/2, 1081/2, 1082/2, 1083/2, 1084/2, 1085/2, 1086/2, 1087/2, 1088/2, 1089/2, 1090/2, 1091/2, 1092/2, 1093/2, 1094/2, 1095/2, 1096/2, 1097/2, 1098/2, 1099/2, 1100/2, 1101/2, 1102/2, 1103/2, 1104/2, 1105/2, 1106/2, 1107/2, 1108/2, 1109/2, 1110/2, 1111/2, 1112/2, 1113/2, 1114/2, 1115/2, 1116/2, 1117/2, 1118/2, 1119/2, 1120/2, 1121/2, 1122/2, 1123/2, 1124/2, 1125/2, 1126/2, 1127/2, 1128/2, 1129/2, 1130/2, 1131/2, 1132/2, 1133/2, 1134/2, 1135/2, 1136/2, 1137/2, 1138/2, 1139/2, 1140/2, 1141/2, 1142/2, 1143/2, 1144/2, 1145/2, 1146/2, 1147/2, 1148/2, 1149/2, 1150/2, 1151/2, 1152/2, 1153/2, 1154/2, 1155/2, 1156/2, 1157/2, 1158/2, 1159/2, 1160/2, 1161/2, 1162/2, 1163/2, 1164/2, 1165/2, 1166/2, 1167/2, 1168/2, 1169/2, 1170/2, 1171/2, 1172/2, 1173/2, 1174/2, 1175/2, 1176/2, 1177/2, 1178/2, 1179/2, 1180/2, 1181/2, 1182/2, 1183/2, 1184/2, 1185/2, 1186/2, 1187/2, 1188/2, 1189/2, 1190/2, 1191/2, 1192/2, 1193/2, 1194/2, 1195/2, 1196/2, 1197/2, 1198/2, 1199/2, 1200/2, 1201/2, 1202/2, 1203/2, 1204/2, 1205/2, 1206/2, 1207/2, 1208/2, 1209/2, 1210/2, 1211/2, 1212/2, 1213/2, 1214/2, 1215/2, 1216/2, 1217/2, 1218/2, 1219/2, 1220/2, 1221/2, 1222/2, 1223/2, 1224/2, 1225/2, 1226/2, 1227/2, 1228/2, 1229/2, 1230/2, 1231/2, 1232/2, 1233/2, 1234/2, 1235/2, 1236/2, 1237/2, 1238/2, 1239/2, 1240/2, 1241/2, 1242/2, 1243/2, 1244/2, 1245/2, 1246/2, 1247/2, 1248/2, 1249/2, 1250/2, 1251/2, 1252/2, 1253/2, 1254/2, 1255/2, 1256/2, 1257/2, 1258/2, 1259/2, 1260/2, 1261/2, 1262/2, 1263/2, 1264/2, 1265/2, 1266/2, 1267/2, 1268/2, 1269/2, 1270/2, 1271/2, 1272/2, 1273/2, 1274/2, 1275/2, 1276/2, 1277/2, 1278/2, 1279/2, 1280/2, 1281/2, 1282/2, 1283/2, 1284/2, 1285/2, 1286/2, 1287/2, 1288/2, 1289/2, 1290/2, 1291/2, 1292/2, 1293/2, 1294/2, 1295/2, 1296/2, 1297/2, 1298/2, 1299/2, 1300/2, 1301/2, 1302/2, 1303/2, 1304/2, 1305/2, 1306/2, 1307/2, 1308/2, 1309/2, 1310/2, 1311/2, 1312/2, 1313/2, 1314/2, 1315/2, 1316/2, 1317/2, 1318/2, 1319/2, 1320/2, 1321/2, 1322/2, 1323/2, 1324/2, 1325/2, 1326/2, 1327/2, 1328/2, 1329/2, 1330/2, 1331/2, 1332/2, 1333/2, 1334/2, 1335/2, 1336/2, 1337/2, 1338/2, 1339/2, 1340/2, 1341/2, 1342/2, 1343/2, 1344/2, 1345/2, 1346/2, 1347/2, 1348/2, 1349/2, 1350/2, 1351/2, 1352/2, 1353/2, 1354/2, 1355/2, 1356/2, 1357/2, 1358/2, 1359/2, 1360/2, 1361/2, 1362/2, 1363/2, 1364/2, 1365/2, 1366/2, 1367/2, 1368/2, 1369/2, 1370/2, 1371/2, 1372/2, 1373/2, 1374/2, 1375/2, 1376/2, 1377/2, 1378/2, 1379/2, 1380/2, 1381/2, 1382/2, 1383/2, 1384/2, 1385/2, 1386/2, 1387/2, 1388/2, 1389/2, 1390/2, 1391/2, 1392/2, 1393/2, 1394/2, 1395/2, 1396/2, 1397/2, 1398/2, 1399/2, 1400/2, 1401/2, 1402/2, 1403/2, 1404/2, 1405/2, 1406/2, 1407/2, 1408/2, 1409/2, 1410/2, 1411/2, 1412/2, 1413/2, 1414/2, 1415/2, 1416/2, 1417/2, 1418/2, 1419/2, 1420/2, 1421/2, 1422/2, 1423/2, 1424/2, 1425/2, 1426/2, 1427/2, 1428/2, 1429/2, 1430/2, 1431/2, 1432/2, 1433/2, 1434/2, 1435/2, 1436/2, 1437/2, 1438/2, 1439/2, 1440/2, 1441/2, 1442/2, 1443/2, 1444/2, 1445/2, 1446/2, 1447/2, 1448/2, 1449/2, 1450/2, 1451/2, 1452/2, 1453/2, 1454/2, 1455/2, 1456/2, 1457/2, 1458/2, 1459/2, 1460/2, 1461/2, 1462/2, 1463/2, 1464/2, 1465/2, 1466/2, 1467/2, 1468/2, 1469/2, 1470/2, 1471/2, 1472/2, 1473/2, 1474/2, 1475/2, 1476/2, 1477/2, 1478/2, 1479/2, 1480/2, 1481/2, 1482/2, 1483/2, 1484/2, 1485/2, 1486/2, 1487/2, 1488/2, 1489/2, 1490/2, 1491/2, 1492/2, 1493/2, 1494/2, 1495/2, 1496/2, 1497/2, 1498/2, 1499/2, 1500/2, 1501/2, 1502/2, 1503/2, 1504/2, 1505/2, 1506/2, 1507/2, 1508/2, 1509/2, 1510/2, 1511/2, 1512/2, 1513/2, 1514/2, 1515/2, 1516/2, 1517/2, 1518/2, 1519/2, 1520/2, 1521/2, 1522/2, 1523/2, 1524/2, 1525/2, 1526/2, 1527/2, 1528/2, 1529/2, 1530/2, 1531/2, 1532/2, 1533/2, 15 |                                 |   |                                 |   |   |       |    |   |                                 |   |   |       |       |   |                                 |   |   |          |       |       |    |    |    |    |

| RATE List of Sub Tehsil Hansru District Gurugram for the Year 2019-2020 (w.e.f 10/3/2020) |  |   |  |   |   |
|---|--|---|--|---|---|
| Sr. No.   | Multi Story Group Housing ( Licensed) by developers/independent Floors   | Rates for the Year of 2018-2019(First Half) | Rates for the Year of 2018-2019(Second Half) | Revised Rates for the Year of 2019-2020 | Purposed 2nd Half Rates for the Year of 2019-2020 |
|   |  | ( Rs. Per Sq. Feet)                         | ( Rs. Per Sq. Feet)                          | ( Rs. Per Sq. Feet)                     | ( Rs. Per Sq. Feet)                               |
| 1   | Flats in Group Housing Societies in plots of Licensed Colonies in Sector 88, 88A, 89, 89A                                | 3000  | 3000   | 3000                                    | 3000  |
| 2   | Flats in Group Housing Societies in plots of Licensed Colonies in Sector 88B, 95, 95A, 95B, 94, 89B, 99A, 90, 91, 92, 93 | 2900  | 2900   | 2900                                    | 2900  |
| 3   | Floor in License Colony / Huda Sector (in Sq. Feet)  | 4700  | 4700   | 4700                                    | 4700  |

Joint Sub Registrar  
Sub- Tehsil Harsru

SDO (C) West  
Gurugram

690  
Gururam

Deputy Commissioner-cum-  
Registrar, Gurugram



# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

## RESALE PRICE TREND REFERENCES OF THE SIMILAR RELATED PROPERTIES AVAILABLE



4 BHK Residential Apartment in Sector-89 Gurgaon

**NBCC Heights**

₹ 95.5 Lac  
8,275 sq. ft.

2,462 sq. ft.  
(228 sq. m.) Super Built-up Area

**4 BHK**  
3 Baths

Come and take a look. A lovely bright spacious 4 bhk residential ap... more

3rd Floor Overlooking Park/Garden

Posted on 04th Dec, 2020 by Owner  
MK Mittal

[View Phone Number](#)

[Contact Owner](#)



4 BHK Residential Apartment in Sector-89 Gurgaon

**NBCC Heights**

₹ 96.5 Lac  
8,363 sq. ft.

2,458 sq. ft.  
(228 sq. m.) Super Built-up Area

**4 BHK**  
3 Baths

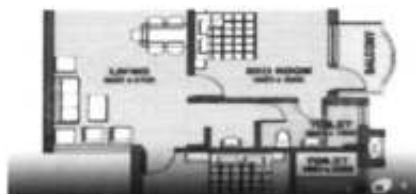
Landmark & neighborhood: Dif gardencity, pataudi road, orris, vat... more

10th Floor Overlooking Park/Garden Power Back up

Posted on 04th Feb, 2021 by RERA Registered Dealer  
ASTA REALTY

[View Phone Number](#)

[Contact Dealer](#)



2 BHK Residential Apartment in Sector-89 Gurgaon

**NBCC Heights**

₹ 53 Lac  
8,468 sq. ft.

1,140 sq. ft.  
(106 sq. m.) Super Built-up Area

**2 BHK**  
2 Baths

This is a meticulously designed 2 bhk resale apartment located in s... more

3rd Floor Overlooking Park/Garden Piped Gas

### NBCC Heights - Floor Plans (5)

2 BHK

3 BHK

4 BHK

#### 2 BHK 1765 Sq. Ft. Flat



3 Bedrooms + 3 Bathrooms + 1 Kitchen

Builtup Area : 1470 Sq. Ft.

Saleable Area : 1765 Sq. Ft.

₹ 79.60 Lac

[See Details](#)

#### 3 BHK 2125 Sq. Ft. Flat



3 Bedrooms + 4 Bathrooms + 1 Kitchen

Builtup Area : 1799 Sq. Ft.

Saleable Area : 2125 Sq. Ft.

₹ 95.84 Lac

[See Details](#)

### NBCC Heights - Floor Plans (5)

2 BHK

3 BHK

4 BHK

#### 4 BHK 2458 Sq. Ft. Flat



4 Bedrooms + 4 Bathrooms + 1 Kitchen

Builtup Area : 2147 Sq. Ft.

Saleable Area : 2458 Sq. Ft.

₹ 1.11 Cr

[See Details](#)

#### 4 BHK 2462 Sq. Ft. Flat



4 Bedrooms + 3 Bathrooms + 1 Kitchen

Builtup Area : 2147 Sq. Ft.

Saleable Area : 2462 Sq. Ft.

₹ 1.11 Cr

[See Details](#)





# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)



**PHOTOGRAPHS OF GROUP HOUSING PROJECT "NBCC HEIGHTS" SITUATED AT SECTOR-89, GURUGRAM  
MANESAR URBAN COMPLEX, PATAUDI ROAD, GURUGRAM, HARYANA**

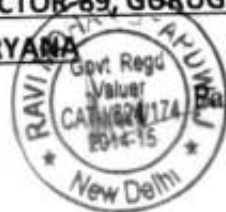


# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

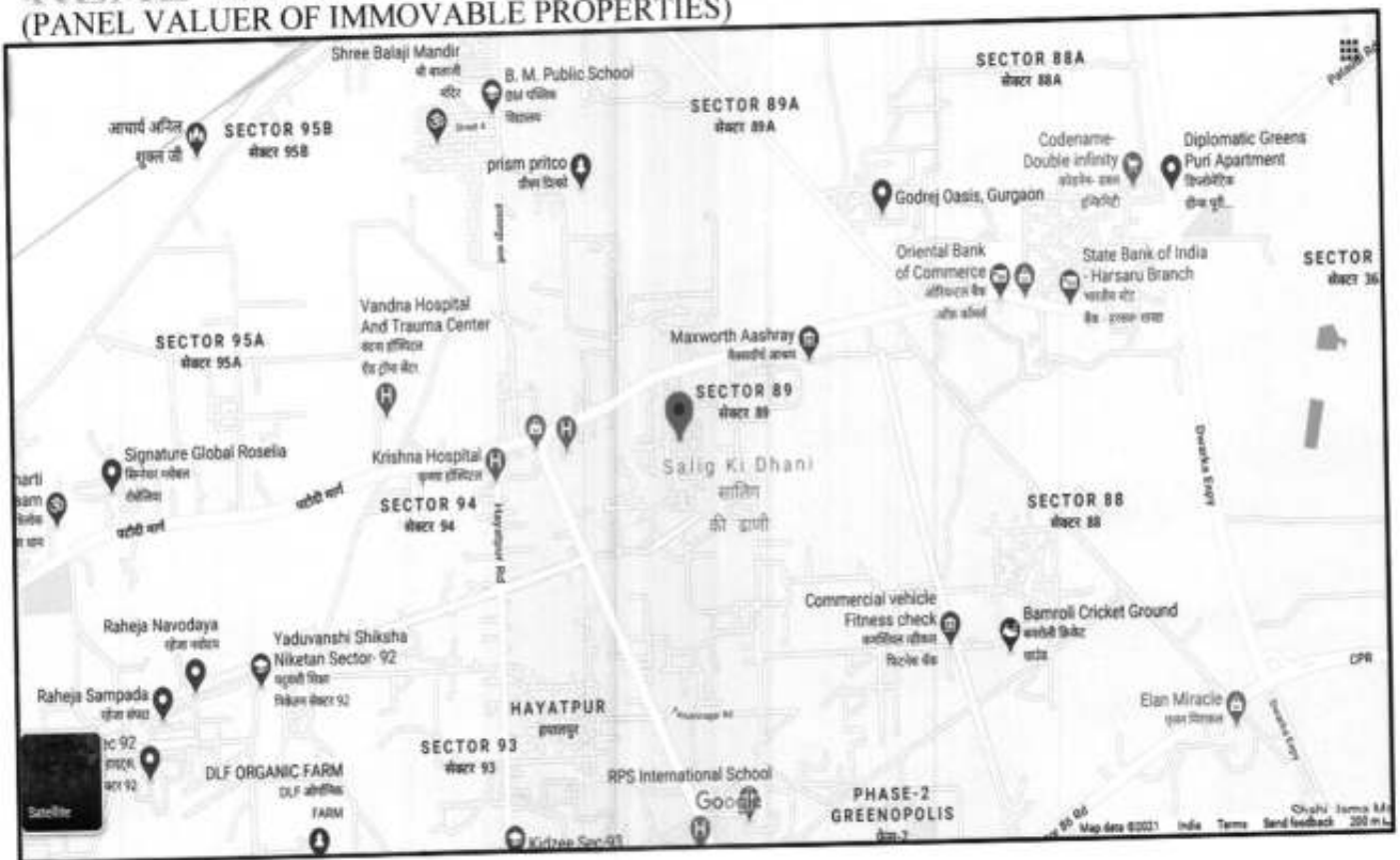


**PHOTOGRAPHS OF GROUP HOUSING PROJECT "NBCC HEIGHTS" SITUATED AT SECTOR-89, GURUGRAM  
MANESAR URBAN COMPLEX, PATAUDI ROAD, GURUGRAM, HARYANA**



# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)



GOOGLE LOCATION OF GROUP HOUSING PROJECT- "NBCC HEIGHTS"

