

REAL VALUE CONSULTANTS

VALUERS , ENGINEERS & ARCHITECTS

GOVT. APPROVED VALUER (WEALTH TAX)

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

CAT-1/624/174/2014-15

FIV - 21696

MIE-1570263

IBBI ENRL No. - 2018002600

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

Mob:- +9-19212037910, 8076273122

Email Add. realvalue14@gmail.com

ravibhardwaj14@gmail.com

VALUATION REPORT OF GROUP HOUSING PROJECT

"THE HERMITAGE"

SITUATED AT

**SECTOR-103, MANESAR URBAN COMPLEX, VILLAGE- DAULTABAD
GURUGRAM , HARYANA**

PROMOTERS / DEVELOPERS

M/S SATYA DEVELOPERS PVT. LTD.



ON BEHALF OF

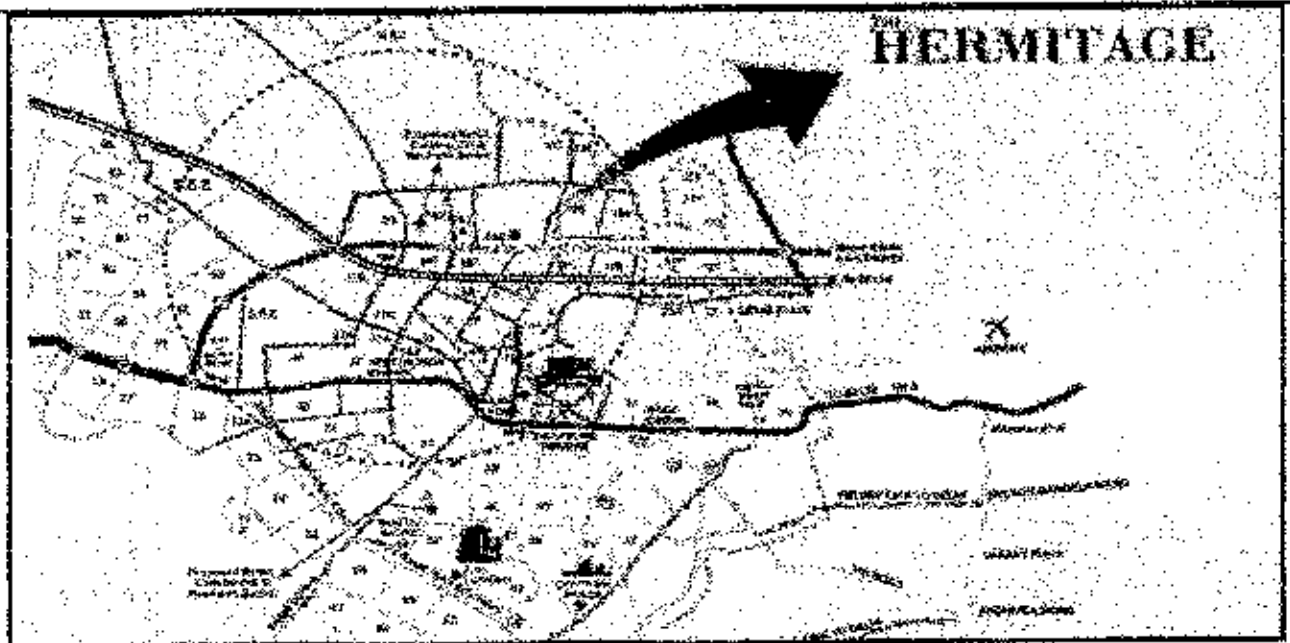
**STATE BANK OF INDIA, HLST BRANCH, GURUGRAM,
HARYANA**

Our Ref: SBI/HLST/PR/2018-19/040

DATED: 27.10.2018

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)



a.	Location attribute of the property			
i.	Landmark	Near Daultabad Village		
ii.	Postal Address of the Property	The Hermitage Group Housing at Sector-103, Manesar Urban Complex, Village-Daultabad, Gurugram, Haryana.		
iii.	Area of the Land	Net Plot Area: 10.2 Acres / 41277.87 sq. mtr.		
iv.	Type of Land	Solid/levelled		
v.	Independent access/ approach to the property	Independent access available		
vi.	Google Map Location of the Property with a neighborhood layout map	Attached		
vii.	Details of the Roads abutting the Property(Name/ width)	Main Road: Dwarka Expressway Approach Road: 30 mtr. wide Sector Road, Proposed		
viii.	Description of adjoining property	Other residential group housing societies		
ix.	Plot No. / Survey No.	Please refer to title deeds		
x.	Village	Village- Daultabad		
xi.	Sub registrar	Gurugram, Haryana		
xii.	District	Gurugram, Haryana		
xiii.	Boundaries of the Property			
	North	South	East	West
	Daultabad Village	Park + 24 ft. wide road	30 mtr. wide road, proposed	Agriculture Land
A. MASTER PLAN PROVISIONS RELATED TO PROPERTY IN TERMS OF LAND USE				
a.	Master Plan provisions related to property in terms of Land use		Residential	
	i. Any conversion of land use done		From Agriculture to Residential	
	ii. Current activity done in the property		For Residential Purpose	
	iii. Is property usage as per applicable zoning		Yes, used as residential as per Zoning	
	iv. Any notification on change of zoning regulation		NA	
	v. Street Notification		Residential	



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

	Provision of Building by-laws as applicable			(ACTUAL STATUS)
b.	i. FAR/FSI	Proposed	Residential	71440.75 sq. mtr.
			Commercial	206.15 sq. mtr.
			Community Building	567.62 sq. mtr.
		Total		72214.52 sq. mtr. / 777310.62 (174.95%)
	Permissible			72236.273 sq. mtr. / 777544.77 sq. ft. (175%)
	ii. NON FAR	Proposed		30670.14 sq. mtr. / 330130.64 sq. ft.
		Permissible		NA
	iii. Ground coverage	Permissible		14447.25 sq. mtr. (35%)
		Proposed		11228.772 sq. mtr. (27.20%)
c.	vi. Number of floors	As per Approved Plan from DTCP (Haryana Govt.)		Refer to Attached Annexure-I & II
	v. Height restrictions	As per Height Clearance from AAI		As per Height Clearance from AAI
	vi. Front/ Back/ Side Setback	As Per DTCP Norms		As per Sanctioned Bldg. Plan
d.	Status of Completion/ Occupational certificate		Obtained for those towers which have been completed, however copy of the same is not provided to us	
e.	Comment on unauthorized construction if any		No	
f.	Comment on Transferability of developmental rights		As per regulation of DTCP, Haryana	
g.	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	
h.	Developmental controls/ Authority		Director of Town & Country Planning, Haryana	
i.	Zoning regulations		Residential/ Group Housing	
j.	Comment on the surrounding land uses & adjoining properties in terms of uses		Adjacent properties are used for Residential Purpose	
k.	Comment on Demolition proceedings if any		No	
l.	Comment on Compounding/ Regularization proceedings		No	
m.	Any other aspect			
	i. Any information on encroachment		No	
	ii. Is the area part of unauthorized area/ colony		No (As per general information available)	
n.	Any other aspect		---	



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

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



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

7. INTERNAL AND OUTDOOR SERVICE FACILITIES & AMENITIES							
a.	Utility of spaces provided within the building			Yes			
b.	Car parking facilities			Yes			
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, Internal Fittings			
i.	Class of sanitary & water supply fittings			Good, Internal Fittings			
j.	System of air conditioning			Yes, Installed			
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	Internal Roads	Pavements	Boundary Wall		
	Yes	Yes	Yes	Yes	Yes		
8. EXISTING & AVAILABLE INFRASTRUCTURE							
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			
ii.	Electricity			Yes, available as per current usage			
iii.	Road and Public Transport connectivity			Yes			
iv.	Availability of other public utilities nearby			Transport, Market, Hospital etc. are available in the vicinity.			
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	700 mtr.	2.5 km	2-3 km	1 km	3.5 km	11 km	20 km



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

MARKETABILITY ASPECTS OF THE PROPERTY			
a.	Development of surrounding area	Good, many residential projects are coming in the vicinity of the project	
b.	Location attributes	Good, situated in developing sector of Gurugram	
c.	Scarcity	Similar kind of properties are easily available on demand	
d.	Other recreation facilities (Parks, open spaces etc.)	Yes	
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	
PHYSICAL ASPECTS OF THE PROPERTY			
a.	Type of construction & design	RCC Framed structure & Modern Structure Design	
b.	Quality of construction/ Materials and technology used	Construction being done using professional contractor based on architect plan.	
c.	Appearance/ Condition of structures	Internal - Good External - Good	
d.	Roof	RCC (All Floors)	
e.	Type of flooring	Laminated Wooden/Vitrified/Anti Skid Ceramic Tiles & Granite stone	
f.	Doors/ Windows	Hardwood Door Frame with European Style Flush Panel, Anodized Aluminium/UPVC Glazed 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	
j.	Year of construction/ Age of building/ Remaining life expected	Newly Built	Approx. 65-70 years after completion of project
k.	Structural safety	Since this is a RCC Frame Structure designed by M/s Gian P Mathur and Associates Pvt. Ltd, so it will be structurally stable.	
l.	Protection against natural disasters viz. earthquakes etc.	It must be Earthquake Resistant since we have no technical data so we can't comment	
m.	Is construction as per approved plan	Yes, as per visual observation.	
n.	Status of Building Plans/ Maps	Building Plans are approved by the development authority	
o.	Is Building as per approved Map	Building Plans are approved by the development authority	
p.	Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	Permissible Alterations	NA
		Not permitted alteration	NA
q.	Is this being regularized	Not known	



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

ENVIRONMENTAL FACTORS		
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No information available
b.	Provision of rainwater harvesting	No
c.	Use of solar heating and lighting systems, etc.	No
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Normal vehicular pollution is present in the vicinity.
QUALITY OF CONSTRUCTION AND ARCHITECTURAL SUBSTANCE		
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
PROJECT INFORMATION		
f.	Name of the Architect	M/s Gnan P Malhur and Associates Pvt. Ltd.
g.	Developer market reputation	Builder has successfully delivered world-class Residential, Commercial, Retail and Hospitality developments across the country.
h.	Proposed completion date of the Project	Project has been completed
i.	Progress of the Project	Project has been completed
j.	Other Salient Features of the Project	• Modern Designed Apartments • 24x7 Kids Play Area • Basketball Court • Lawn Tennis Court • Swimming Pool • Gymnasium • Multipurpose Court • Central Lawn



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

PART-B- VALUATION OF THE PROPERTY

VALUATION DATA				
	Specifications	Govt. Circle Rate (GLR)	Market Rate (PMR)	
(a)	Prevailing Market Rate	Rs. 1,44,50,000/- per acre.	Rs. 10,00,00,000/- to 11,00,00,000/- 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. 1,44,50,000/- per acre. (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 Rs. 10,00,00,000/- to 11,00,00,000/- per acre (including CLU)	
(c)	Rate adopted considering all characteristics of the land*	Rs. 5,78,00,000/- per acre.	Rs. 10,50,00,000/- per acre.	
(d)	Category of the Locality	Good	Good	
(e)	Land Use Factor	Group Housing Project	Group Housing Project	
(f)	Total Development Land Area	10.2 Acres / 41277.87 sq. mtr.	10.2 Acres / 41277.87 sq. mtr.	
(g)	Total Permissible FAR	72236.273 sq. mtr. / 777544.77 sq. ft.	72236.273 sq. mtr. / 777544.77 sq. ft.	
(h)	Valuation methodology	Stamp Registry minimum Circle Rate	Market rates approach	
(i)	Total Value of land (A)	10.2 acres X Rs. 5,78,00,000/- per acre	10.2 acres X Rs. 10,50,00,000/- per acre	
		Rs. 58,95,60,000/-	Rs. 107,10,00,000/-	
VALUATION DATA - CONSTRUCTION				
(a)	Minimum replacement rate of construction/resalable value	NA	NON FAR: Rs. 800/- to Rs. 1,000/- per sq. ft. Adopted: Rs. 900/- per sq. ft. FAR: Rs. 1,200/- to Rs. 1,600/- per sq. ft. Adopted: Rs. 1,500/- per sq. ft.	
(b)	Age Factor	2000 onwards (1.0)	Newly Built	
(c)	Structure Type/ Condition	Pucca (1.0)	RCC Framed Structure/ Good	
(d)	Total Construction replacement value* (For present built-up area)	(777310.62 sq. ft.+ 330130.64 sq. ft.) = 1107441.26 sq. ft.	ACTUAL	
			FAR	
			NON FAR	
			777310.62 sq. ft. x Rs. 1,500/- Rs. 116,59,65,930/-	330130.64 sq. ft. x Rs. 900/- Rs. 29,71,17,576/-
			TOTAL (B)	Rs. 146,30,83,506/-



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

A. PROPOSED SALE DEVELOPMENT			
(a)		Main Units	512 DU
		EWS	93
(b)	Total Proposed Saleable Area for flats	Please refer to Annexure-II on page no. 10	
(c)	Current Price: (Approx.) (Including PLC + Car Parking + EDC + IDC + Club Services)	Rs. 4,300/- to 4,700/- per sq. ft. (Rates Adopted on super area)	
(d)	Remark	The market value of the flats will vary according to their location, floor level, direction of the flat & Vastu compliance status. It also depends upon the quality of construction, furnishing & finishing done by the builder.	

B. VALUATION SUMMARY			
	Description	Value by adopting	
	Valuation of the Property	GLR (Rs.)	PMR (Rs.)
(a)	Land (A)	Rs. 58,95,60,000/-	Rs. 107,10,00,000/-
(b)	Building (B)	---	Rs. 146,30,83,506/-
(c)	Other improvements/ Services/ Internal & external development (adding 10 % of building value)	---	Rs. 14,63,08,350/-
(d)	Total (Add (A+B+C))	Rs. 58,95,60,000/-	Rs. 268,03,91,856/-
(e)	Fair Market Value (FMV) Rounded Off	NA	Rs. 268,00,00,000/-
(f)	Realizable/ Fetch Value (80% of FMV)	---	Rs. 214,40,00,000/-
(g)	Distress Sale Value (70% of FMV)	---	Rs. 187,60,00,000/-
(h)	Market/ Salable Value of Flats*	NA	NA
(i)	Expected minimum Revenue generation from the Project	NA	NA
(j)	Value for Insurance purpose	NA	Rs. 146,00,00,000/-

Date: 27.10.2018
Place: New Delhi

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



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

ANNEXURE-I

Project Name - Sharda Park			Total Blocks Floors/ Flats	Remarks
Cluster-1 : G+11+PH & G+9+PH : 48 DU			Tower-1 : G+11+PH & G+9+PH : 48 DU	Construction / finishing work of the project have been completed last year & obtained occupational certificate from DTCP Haryana.
Cluster-2 : G+11+PH & G+9+PH : 48 DU			Tower-2 : G+11+PH & G+9+PH : 48 DU	
Cluster-3 : G+11+PH & G+9+PH : 48 DU			Tower-3 : G+11+PH & G+9+PH : 48 DU	
Cluster-4 : G+11+PH & G+10+PH : 48 DU			Tower-4 : G+11+PH & G+10+PH : 48 DU	
Cluster-5 : G+11+PH & G+10+PH : 48 DU			Tower-5 : G+11+PH & G+10+PH : 48 DU	
Cluster-6 : G+11+PH & G+9+PH : 48 DU			Tower-6 : G+11+PH & G+9+PH : 48 DU	
Cluster-7 : G+11+PH : 78 DU			Tower-7 : G+11+PH : 78 DU	
Cluster-8 : G+10+PH : 93 DU			Tower-8 : G+10+PH : 93 DU	
Unit Type-A : G+1 : 12 DU			Unit Type-A : G+1 : 12 DU	
Unit Type-B : G+1 : 01 DU			Unit Type-B : G+1 : 01 DU	
Studio Apartments : G+5 : 44 DU			Studio Apartments : G+5 : 44 DU	
Community Building : G+1			Community Building : G+1	
Commercial : Ground floor			Commercial : Ground floor	
EWS- Blocks-1 : 48 DU			EWS- Blocks-1 : 48 DU	
EWS- Blocks-2 : 45 DU			EWS- Blocks-2 : 45 DU	
Total No. of Flats	Main Units	DU- 512	DU-512	
	EWS	93	EWS-93	

Annexure-II - Break up of dwelling units

Category	Count
2 BHK	1434, 1441, 1450, 1452, 1460, 1467, 1470, 1488, 1528, 1567, 1579, 1580, 1587, 1595, 1605, 1916, 2535, 2985, 3043
3BHK	1852, 1856, 1857, 1860, 1863, 1864, 1870, 1876, 1878, 1889, 1991, 2000, 2020, 2031, 2307
4 BHK	2616, 2638, 2640, 2644, 2651, 2680, 2681, 2679
Penthouse	2603, 2629, 2641, 2645, 2649, 2655, 2657, 3413, 3433, 3457, 3464, 3466, 3467, 3479, 3485, 3505, 3515, 3717, 3764, 4586, 4588, 4599, 4828, 4851, 4854, 4669, 4671, 4681, 4684, 4692, 4695, 4705, 4709, 4720, 4725, 4731
Villa	5051, 7845, 7925



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

PROJECT APPROVAL DETAILS			
S. No.	Particulars of Approvals	Reference No. & Date	Remarks
1	Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	License No. 28 of 2011 Dated: 28.03.2011	Approved
2	BR-III - Approval of Building Plans from DTCP (HR Govt.)	Memo No. ZP-697/JD(BS)/2013/33690 Dated : 15.03.2013	Approved
3	Environmental clearance NOC from SEIAA	Memo No. SEIAA/HR/2012/528 Dated: 27.12.2012	Approved
4	NOC for Height Clearance from Airport Authority of India	Letter No. AAH/ NOC/2011/162/1504 Dated: 09.06.2011	Approved
5	NOC from Pollution Control Board	Memo No. HSPCB/TAC/2013/475 Dated: 02.05.2013	Approved
6	Approval of fire fighting scheme from Director, Fire Service, Haryana	Memo No. DFS/FA/2014/82/44934 Dated: 16.09.2014	Approved

NOTE: The developer/promoter has taken all the statutory approvals & licenses from the concerned authorities for developing the group housing residential society, as mentioned in valuation report dated 27.07.2015. prepared by Aggarwal & Associates.



REAL VALUE CONSULTANTS
(PANEL VALUER OF IMMOVABLE PROPERTIES)

APPROVAL DETAILS

 Department of Town & Country Planning
Government of Karnataka

Home About Us R&I Function & Policies Contact Us Suggestion Box Search

Licence Cases Home Licence Cases Licence Details

Search Licences as per Status, Circle, District and Purpose

Select Status	Select Circle	Select District	Select Purpose	Enter License Year	Search License#
VALLU	STP Office Guttahalli	Goruram	Residential Group II	2011	28 of 2011

Buttons:

Class No.	Circular Name	Location / Sub Location	Dist. VNO Code (Sanitation Layout)	LCN No. (Sanitation Certificate)	Hydrology License No.	License No.	Sanity Date	Purpose	Area (Acres)	Date Recd.	Valid till Date	Project Name	Owner Name	Drawn Schedule
LB-2015	SANIT DEVELOPMENT COURAGE LAYOUT		A-000001A A-000001B A-000001C		LCN0116A	SBDF 2011	SA000501A	POH	10.2	09/08/2011	27/08/2011	SS	Saha Sanitary Pvt. Ltd.	Group I and II
Code No.	Circular Name	Broad C/W Sublocation Layout	Broad C/W Sanitation Layout	LCN (Sanitation Certificate)	Feasibility License No.	License Number	Sanity Date	Purpose	Area (Acres)	Date Recd.	Valid till Date	Project Name	Owner Name	Drawn Schedule

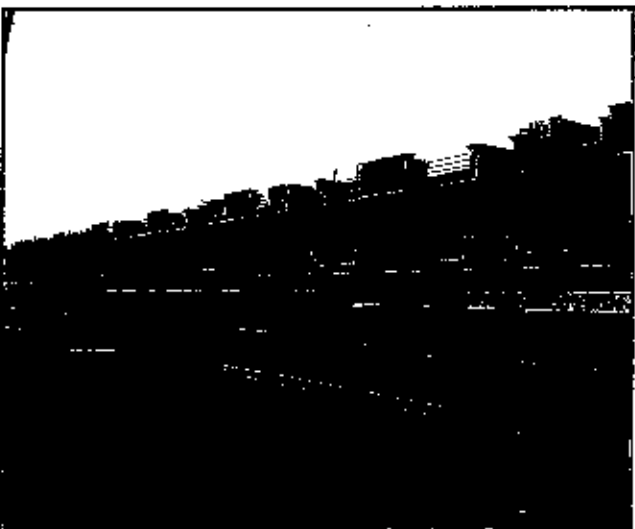
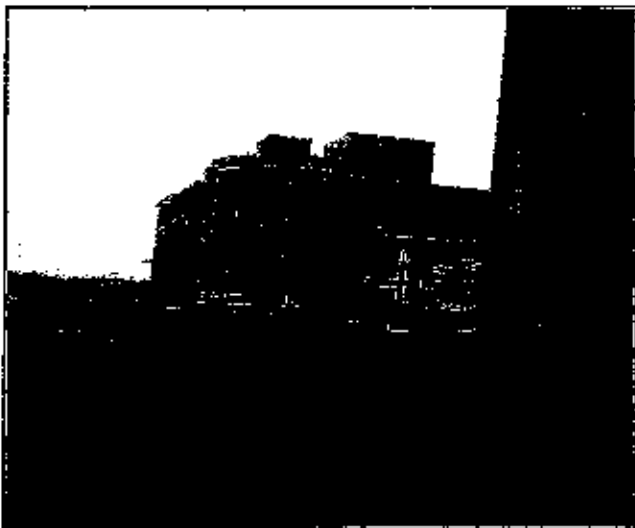
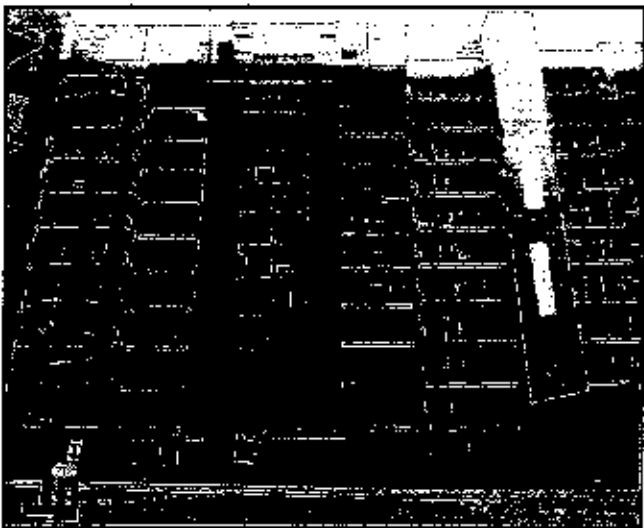
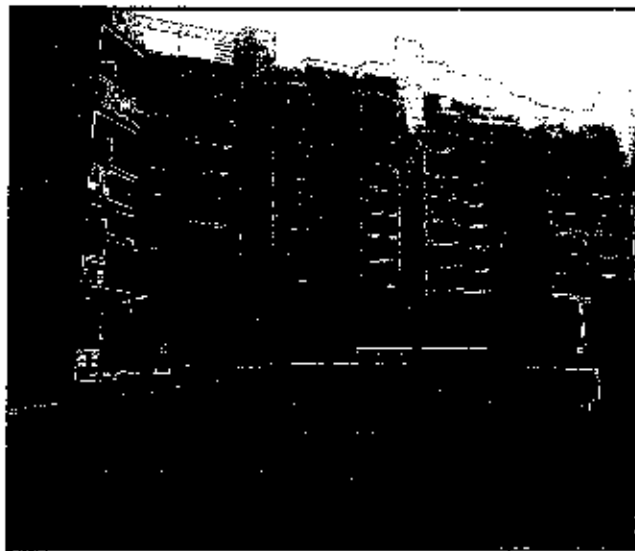
RANDOLPH

GUIDELINE CIRCLE RATE

Rate list of Sish Tehsil Bordar District Garooga for the year 2012-2013 w.e.f from 01-01-13														
S. No.	Name of Village	Rates for the year 2010-2011			Rates for the year of 2011-2012			Rates for the year of 2012-2013			Rates of land upto 1000 Sq. Ft. (1000 Sq. Ft. to 2500 Sq. Ft.) (2500 Sq. Ft. to 5000 Sq. Ft.) (5000 Sq. Ft. to 10000 Sq. Ft.)			
		Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Acre)	Commercial (Rs. Per Acre)	Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Acre)	Commercial (Rs. Per Acre)	Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Acre)	Commercial (Rs. Per Acre)	Area of land upto 1000 Sq. Ft. (1000 Sq. Ft. to 2500 Sq. Ft.) (2500 Sq. Ft. to 5000 Sq. Ft.) (5000 Sq. Ft. to 10000 Sq. Ft.)	Area of land upto 1000 Sq. Ft. (1000 Sq. Ft. to 2500 Sq. Ft.) (2500 Sq. Ft. to 5000 Sq. Ft.) (5000 Sq. Ft. to 10000 Sq. Ft.)	Area of land upto 1000 Sq. Ft. (1000 Sq. Ft. to 2500 Sq. Ft.) (2500 Sq. Ft. to 5000 Sq. Ft.) (5000 Sq. Ft. to 10000 Sq. Ft.)	Area of land upto 1000 Sq. Ft. (1000 Sq. Ft. to 2500 Sq. Ft.) (2500 Sq. Ft. to 5000 Sq. Ft.) (5000 Sq. Ft. to 10000 Sq. Ft.)
1	Baree	1500000	1500	2500	1500000	1500	2500	1500000	1500	2500	1500	1500	2500	1500
2	Begunpur/Begunpur	1800000	1500	2500	1800000	1500	2500	1800000	1500	2500	1500	1500	2500	1500
3	Begunpur	1400000	1500	2500	1400000	1500	2500	1400000	1500	2500	1500	1500	2500	1500
4	Begunpur	1400000	1500	2500	1400000	1500	2500	1400000	1500	2500	1500	1500	2500	1500
5	Begunpur	1400000	1500	2500	1400000	1500	2500	1400000	1500	2500	1500	1500	2500	1500
6	Begunpur	1400000	1500	2500	1400000	1500	2500	1400000	1500	2500	1500	1500	2500	1500
7	Begunpur	1400000	1500	2500	1400000	1500	2500	1400000	1500	2500	1500	1500	2500	1500
8	Begunpur	1400000	1500	2500	1400000	1500	2500	1400000	1500	2500	1500	1500	2500	1500
9	Begunpur	1400000	1500	2500	1400000	1500	2500	1400000	1500	2500	1500	1500	2500	1500
10	Begunpur	1400000	1500	2500	1400000	1500	2500	1400000	1500	2500	1500	1500	2500	1500
11	Begunpur	1400000	1500	2500	1400000	1500	2500	1400000	1500	2500	1500	1500	2500	1500
12	Begunpur	1400000	1500	2500	1400000	1500	2500	1400000	1500	2500	1500	1500	2500	1500
13	Begunpur	1400000	1500	2500	1400000	1500	2500	1400000	1500	2500	1500	1500	2500	1500
14	Begunpur	1400000	1500	2500	1400000	1500	2500	1400000	1500	2500	1500	1500	2500	1500
15	Begunpur	1400000	1500	2500	1400000	1500	2500	1400000	1500	2500	1500	1500	2500	1500
16	Begunpur	1400000	1500	2500	1400000	1500	2500	1400000	1500	2500	1500	1500	2500	1500
17	Begunpur	1400000	1500	2500	1400000	1500	2500	1400000	1500	2500	1500	1500	2500	1500
18	Begunpur	1400000	1500	2500	1400000	1500	2500	1400000	1500	2500	1500	1500	2500	1500
19	Begunpur	1400000	1500	2500	1400000	1500	2500	1400000	1500	2500	1500	1500	2500	1500
20	Begunpur	1400000	1500	2500	1400000	1500	2500	1400000	1500	2500	1500	1500	2500	1500

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

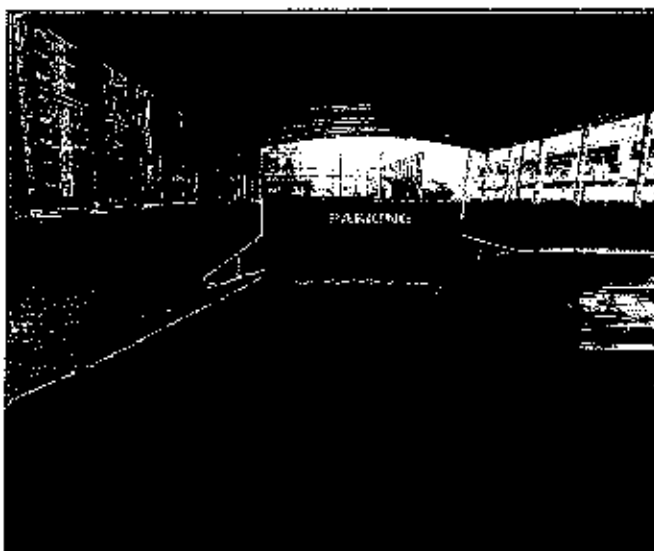


PHOTOGRAPHS OF GROUP HOUSING "THE HERMITAGE" AT SECTOR-103,
MANESAR URBAN COMPLEX, VILLAGE- DAULTABAD, GURUGRAM, HARYANA



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

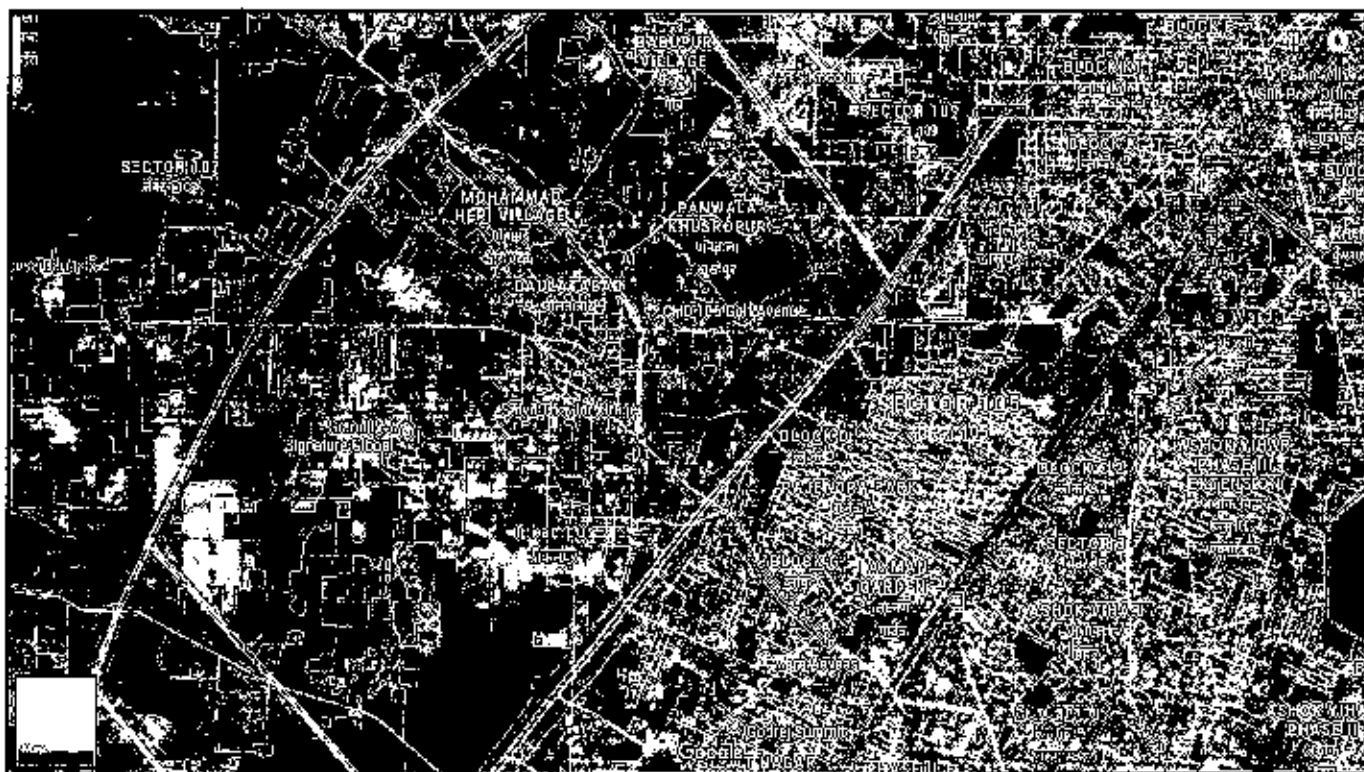
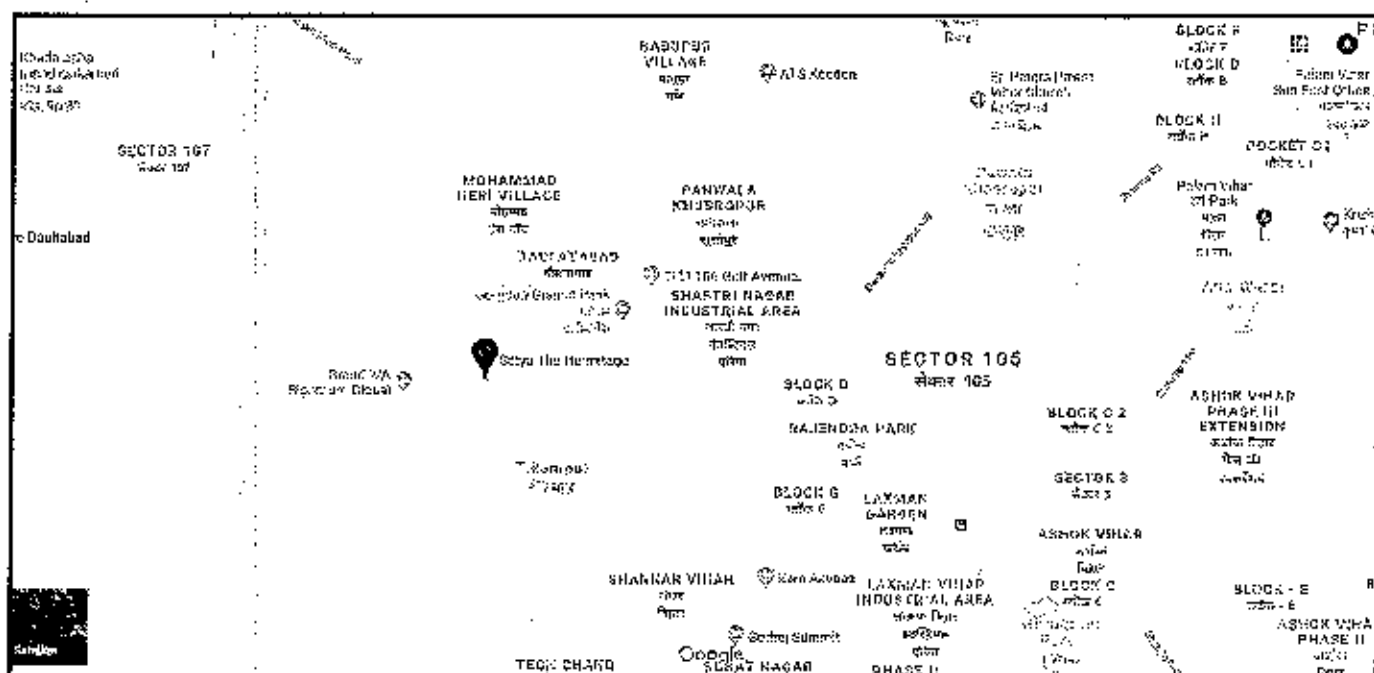


PHOTOGRAPHS OF GROUP HOUSING "THE HERMITAGE" AT SECTOR-103, SHARDA VILLAGE, MANESAR URBAN COMPLEX, VILLAGE- DAULTABAD, GURUGRAM, HARYANA



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)



GOOGLE LOCATION MAP

