

REPORT FORMAT: V-L7] Version: 5.0\_2017

File No.: RKA/FY18-19/146

Dated: 05.06.2018

# PROJECT TIE UP REPORT

OF

## GROUP HOUSING SOCIETY



REINFORCING YOUR BUSINESS  
SITUATED AT

VILLAGE- PALRA, SECTOR-70A, GURUGRAM, HARYANA

DEVELOPED & PROMOTED BY

M/S. M3M INDIA PRIVATE LIMITED

- Valuers
- Chartered Engineers
- Lender's Independent Engineer (LIE)
- Techno Engineering Consultants
- Business Valuations

M/S. M3M INDIA PRIVATE LIMITED

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM

- Project Reports & Consultants
- Industry / Trade Rehabilitation Consultants

*If you have any issue or escalation you may please contact Incident Manager  
We will appreciate your feedback in order to improve our services.*

- NPA Management

*Please provide your feedback on the report within 15 days of its submission after which  
it will be considered to be correct.*

- Account Monitoring

- Panel Valuer Consultant for 20 Nationalized Banks/PSUs

REGISTERED OFFICE:

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E-mail - valuers@rkassociates.org | Website - www.rkassociates.org

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**PART A**
**SUMMARY OF THE VALUATION REPORT**

S.NO.	CONTENTS	DESCRIPTION												
<b>1.</b>	<b>GENERAL DETAILS</b>													
a.	Report prepared for	Bank												
b.	Name & Address of Organization	State Bank of India, HLST Branch, Gurugram												
c.	Name of Developer	M/s. M3M India Private Limited												
d.	Name of Property Owner	M/s. Hamid Real Estate Pvt. Ltd.												
e.	Address & Phone Number of the Developer	Regd. Office:- Paras Twin Towers, Tower "B", 6 <sup>th</sup> Floor, Golf Course Road, Sector-54, Gurgaon-122 002, Haryana, India												
f.	Type of the Property	Group Housing Society												
g.	Type of Loan	Project Tie-up report												
h.	Type of Valuation	Project Tie-up report												
i.	Report Type	Project Tie-Up Report												
j.	Date of Inspection of the Property	30 May 2018												
k.	Date of Valuation Report	5 June 2018												
l.	Surveyed in presence of	Developer's Representative Mr. Mahesh Kumar (+91-7982834267)												
m.	Purpose of the Valuation	Project Tie-up Report												
n.	Scope of the Report	Non Binding Opinion on General Prospective Valuation Assessment of the Property identified by Property owner or through its representative												
o.	Out-of-Scope of Report	<ol style="list-style-type: none"> <li>1. Verification of authenticity of documents from originals or cross checking from any Govt. deptt.</li> <li>2. Legal aspects of the property.</li> <li>3. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.</li> <li>4. Getting cizra map or coordination with revenue officers for site identification.</li> <li>5. Measurement of the property as a whole.</li> <li>6. Measurement is only limited upto sample random measurement.</li> <li>7. Drawing Map &amp; design of the property.</li> </ol>												
	Documents provided for perusal	<table> <tr> <th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr> <tr> <td>Total 06 documents requested.</td><td>Total 01 documents provided.</td><td>---</td></tr> <tr> <td>Property Title document</td><td>Old Valuation report</td><td>---</td></tr> <tr> <td>Project Approval Documents</td><td>None</td><td></td></tr> </table>	Documents Requested	Documents Provided	Documents Reference No.	Total 06 documents requested.	Total 01 documents provided.	---	Property Title document	Old Valuation report	---	Project Approval Documents	None	
Documents Requested	Documents Provided	Documents Reference No.												
Total 06 documents requested.	Total 01 documents provided.	---												
Property Title document	Old Valuation report	---												
Project Approval Documents	None													

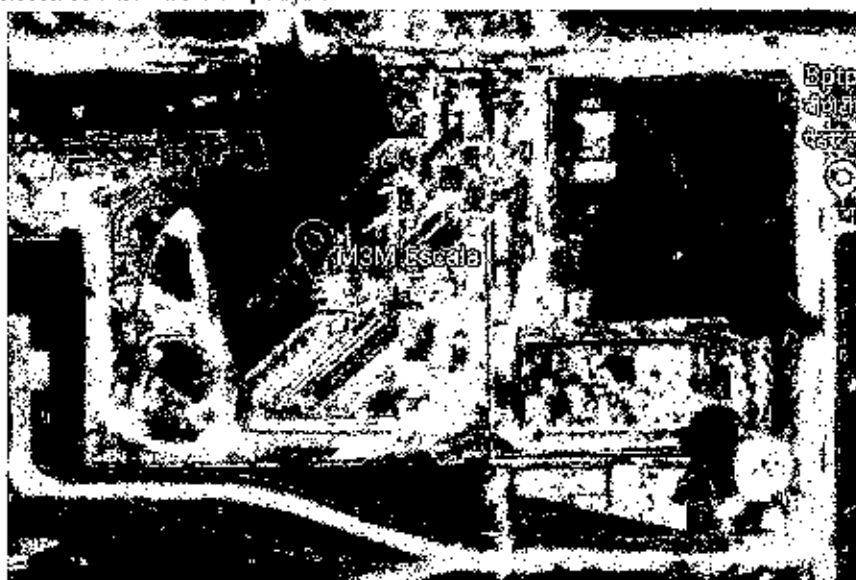
		Approved Map	None	----
		Structural Stability Certificate	None	----
		RERA Registration Certificate	None	----
		Renewal Letter for License	None	----
p.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input type="checkbox"/>	Identified by the Bank representative	
		<input checked="" type="checkbox"/>	Identified by the Owner/ Owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	U/y

## 2. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

- a. This project Tie-up report is prepared for the Group Housing Project "M3M Escala" being developed on a total land area of 11290.73 m<sup>2</sup> (2.79 Acres) which is same as per zoning for the development of the project. This project is located at Sector-70A in Village Palra, a new and fast upcoming residential area of Gurugram.

This project is a part of integrated township being developed on 27.4713 Acres land.

The developer has strategically designed this project on two side open wide road and proposed all the basic & modern amenities inside the project.



M/s. M3M India Pvt. Ltd. has planned to develop a residential group housing society on this free hold land. As per old Valuation report this whole project is approved by the DTCP and other concerned authorities to develop a modern group housing society as per the documents provided to us by the

Bank.

All the approvals and NOC's are in the name of M/s. Hamid Real Estate Pvt. Ltd. and we understand that M/s. Hamid Real Estate Pvt. Ltd. has executed a development agreement with M/s. M3M India Pvt. Ltd. However no documentary evidence has been given to us in this respect.

As per the Old Valuation Report, developer has developed 152 dwelling units in 02 high rise towers. The break-up of Type of Unit & Size in this project is as per below:-

Sr. No.	Super Area	Type of Unit
1	1475	02 BHK + 02 Toilet
2	1800	02 BHK + 02 Toilet + Study Room
3	2100	03 BHK + 03 Toilet + Servant Room

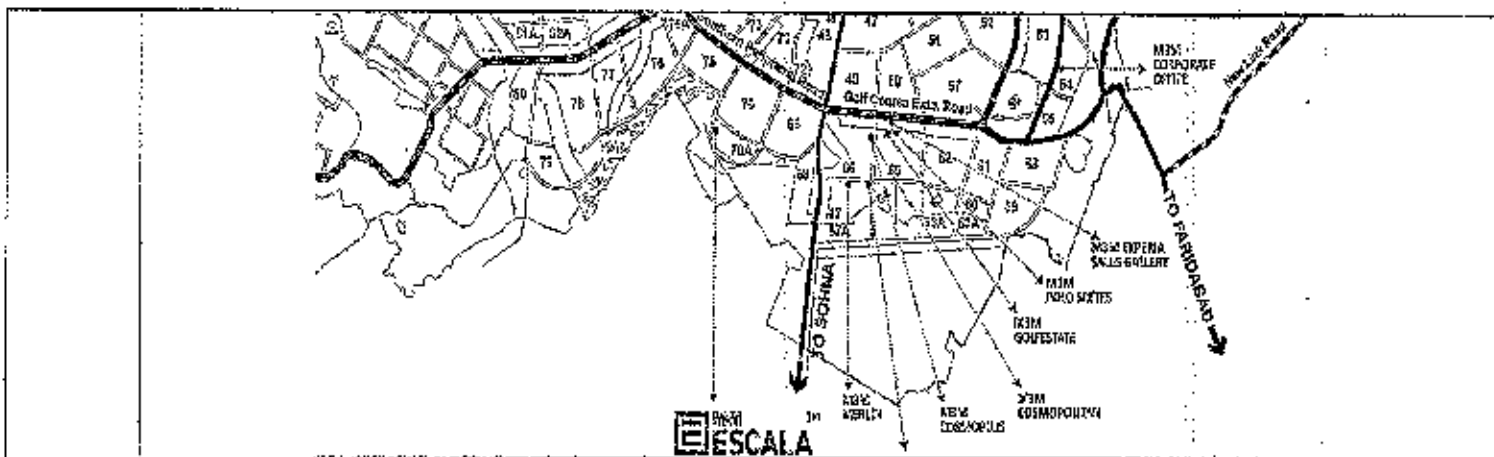
The superstructure work of both the towers is completed and final finishing work is in progress which should be completed by the end of June-2018 as informed by the developer's representative.

**Tower Elevation View**



This project is very well located in fast developing sector of Gurugram, Haryana, which has many proposed land marks in the vicinity like group housing projects. Metro connectivity with Delhi is also proposed for future.





3. ENCLOSURES		
a.	Part B	Valuation Report as per SBI Format Annexure-II
b.	Part C	Area description of the Property
c.	Part D	Valuation Assessment of the Property
d.	Enclosure 1	Valuer's Remark - Page No.23
e.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No.00
f.	Enclosure 3	Google Map - Page No.25
g.	Enclosure 4	Photographs - Pages 02
h.	Enclosure 5	Copy of Circle Rate - Pages 02
i.	Enclosure 6	Survey Summary Sheet - Pages 02
j.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation - Pages 00



**5 VALUATION REPORT**

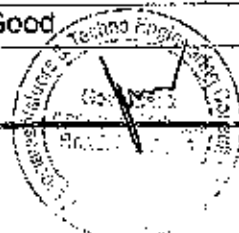
M3M ESCALA, SECTOR-70A

**PART B****VALUATION REPORT AS PER SBI FORMAT - ANNEXURE - II**

Name & Address of Branch:	State Bank of India, HLST Branch, Gurugram
Name of Customer (s)/ Borrower Unit	M/s. M3M India Private Limited

S.NO.	CONTENTS	DESCRIPTION
<b>1.</b>	<b>INTRODUCTION</b>	
a.	Name of Property Developer	M/s. M3M India Private Limited
	Address & Phone Number of the Owner	Regd. Office:- Paras Twin Towers, Tower "B", 6 <sup>th</sup> Floor, Golf Course Road, Sector-54, Gurgaon-122 002, Haryana, India
b.	Purpose of the Valuation	Project Tie-up Report
c.	Date of Inspection of the Property	30 May 2018
d.	Date of Valuation Report	5 June 2018
e.	Name of the Developer of the Property	M/s. M3M India Private Limited
	Type of Developer	Property built from owner's themselves

<b>2.</b>	<b>PHYSICAL CHARACTERISTICS OF THE PROPERTY</b>	
a.	Location attribute of the property	
i.	Nearby Landmark	Paras Irene, Sector-70A
ii.	Postal Address of the Property	M3M Escala, Village- Palra, Sector-70A, Gurugram, Haryana
iii.	Area of the Plot/ Land	2.79 Acres (11290.73 sq.mtr.) <i>Also please refer to Part-B Area description of the property.</i>
iv.	Type of Land	Solid/ 1 - 1.5 ft. below road level
v.	Independent access/ approach to the property	Clear independent access is available
vi.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°23'03.4"N 77°01'11.5"E
vii.	Details of the roads abutting the property	
	• Main Road Name & Width	Southern Peripheral Road 120mtr.
	• Front Road Name & width	Sector Road 24mtr.
	• Type of Approach Road	Bituminous Road
	• Distance from the Main Road	Approx. 04 km away from Southern Peripheral Road
viii.	Description of adjoining property	All residential houses nearby
ix.	Plot No./ Survey No.	Please refer to the copy of title deeds
x.	Village/ Zone	Palra East Zone
xi.	Sub registrar	Badshahpur
xii.	District	Gurugram, Haryana
xiii.	Any other aspect	
	• City Categorization	Metro City
	• Characteristics of the locality	Good Urban Within developing



**VALUATION REPORT**

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			Residential zone
	• Property location classification	On Wide Road	None
	• Property Facing	East Facing	None
b.	Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	Please refer building sheet <i>Also please refer to Part C - Area description of the property.</i>	
c.	Boundaries schedule of the Property		
i.	Are Boundaries matched	No, since no concerned documents provided.	
ii.	Directions	As per Sale Deed/TIR	Actual found at Site
	East	NA	24 mtr. wide road
	West	NA	Other's Land/ School
	North	NA	Road
	South	NA	BPTP Project Land

3.	<b>TOWN PLANNING/ ZONING PARAMETERS</b>		
a.	Master Plan provisions related to property in terms of Land use	Residential	
	i. Any conversion of land use done	From Agricultural to Residential	
	ii. Current activity done in the property	Group Housing Society	
	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	
b.	Provision of Building by-laws as applicable	PERMITTED	CONSUMED
	i. FAR/ FSI	Please refer to area chart description	Please refer to area chart description
	ii. Ground coverage	-----do-----	-----do-----
	iii. Number of floors	-----do-----	-----do-----
	iv. Height restrictions	-----do-----	-----do-----
	v. Front/ Back/ Side Setback	-----do-----	-----do-----
c.	Status of Completion/ Occupational certificate	NA	NA
d.	Comment on unauthorized construction if any	Cannot comment since no approved map given to us	
e.	Comment on Transferability of developmental rights	As per regulation of DTCP	
f.	i. Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP/ GGN Zone 4 - South	
	ii. Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP - 2031/GGN Zone 4 - South	
	iii. Municipal limits	Gurgaon Municipal Corporation/ Gurgaon Zone-4 South	
g.	Developmental controls/ Authority	Haryana Urban Development Authority (HUDA)	
h.	Zoning regulations	Residential	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	All adjacent properties are used for residential purpose	
j.	Comment of Demolition proceedings if any	No	



# VALUATION REPORT

M3M ESCALA, SECTOR-70A

k.	Comment on Compounding/Regularization proceedings	No
l.	Any other aspect	
	i. Any information on encroachment	No
	ii. Is the area part of unauthorized area/colony	No (As per general information available)

4.	<b>DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY</b>		
a.	Ownership documents provided	NA	NA
b.	Names of the Legal Owner/s	M/s. Hamid Real Estate Pvt. Ltd.	
c.	Constitution of the Property	Free hold but bounded by Collaboration agreement	
d.	Agreement of easement if any	NA	
e.	Notice of acquisition if any and area under acquisition	No	
f.	Notification of road widening if any and area under acquisition	No	
g.	Heritage restrictions, if any	No	
h.	Comment on Transferability of the property ownership	Governed as per Goup Housing Society License and Collaboration Agreement	
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Developer	----
j.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No Information available to us. Bank to obtain details from the Developer	----
k.	<b>Building plan sanction:</b>		
	i. Authority approving the plan	DTCP, Chandigarh	
	ii. Name of the office of the Authority	DTCP, Chandigarh	
	iii. Any violation from the approved Building Plan	Cannot comment since no approved map made available with us.	
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property	
m.	Whether the property SARFAESI complaint	Yes	
n.	i. Information regarding municipal taxes (property tax, water tax, electricity bill)	Tax name	NA
		Receipt number	NA
		Receipt in the name of	NA
		Tax amount	NA
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	Not Known to us	
	iii. Is property tax been paid for this property	Not Applicable	
	iv. Property or Tax Id No.	NA	
o.	Whether entire piece of land on which the unit is set up / property is situated has been	No information provided to us	





**VALUATION REPORT**

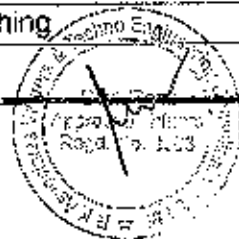
M3M ESCALA, SECTOR-70A

	mortgaged or to be mortgaged	
p.	Qualification in TIR/Mitigation suggested if any	TIR copy not available to us, hence cannot comment
q.	Any other aspect	
	i. Since how long owners owing the Property	Please refer to the copy of title deed
	ii. Year of Acquisition/ Purchase	Please refer to the copy of title deed
	iii. Property presently occupied/ possessed by	Developer
	iv. Title verification	To be done by the competent Advocate
	v. Details of leases if any	NA

<b>5.</b>	<b>ECONOMIC ASPECTS OF THE PROPERTY</b>	
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	Please ask with owner
d.	Property Insurance details	Please ask with owner
e.	Monthly maintenance charges payable	NA
f.	Security charges, etc.	NA
g.	Any other aspect	NA

<b>6.</b>	<b>SOCIO - CULTURAL ASPECTS OF THE PROPERTY</b>	
a.	Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Urban Developing area
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

<b>7.</b>	<b>FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES &amp; AMENITIES</b>	
a.	Description of the functionality & utility of the property in terms of :	
	i. Space allocation	Under Finishing
	ii. Storage spaces	Under Finishing
	iii. Utility of spaces provided within the building	Under Finishing
	iv. Car parking facilities	Under Finishing
	v. Balconies	Under Finishing



**VALUATION REPORT**

M3M ESCALA, SECTOR-79A

b.	Any other aspect				
	i. Drainage arrangements		Under Finishing		
	ii. Water Treatment Plant		Under Finishing		
	iii. Power Supply arrangements	Permanent	Will be obtained as per required capacity		
		Auxiliary	Through DG Sets , proposed		
	iv. HVAC system		No		
	v. Security provisions		Yes		
	vi. Lift/ Elevators		Yes		
	vii. Compound wall/ Main Gate		Yes		
	viii. Whether gated society		Yes		
	ix. Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes ( Proposed)	Yes ( proposed)	Yes	Yes	Yes

8.	INFRASTRUCTURE AVAILABILITY						
a.	Description of Aqua Infrastructure availability in terms of:						
	i. Water Supply			Yes, By the municipal corporation			
	ii. Sewerage/ sanitation system			Underground			
	iii. Storm water drainage			Yes			
b.	Description of other Physical Infrastructure facilities in terms of:						
	i. Solid waste management			Yes, By the municipal Corporation			
	ii. Electricity			Yes, for construction purposes			
	iii. Road and Public Transport connectivity			Yes			
	iv. Availability of other public utilities nearby			Transport, Market, Hospital etc. available			
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	02km.	02 km.	01 km.	02 km	18km	18 Km	30Km
	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby			

<b>9. MARKETABILITY ASPECTS OF THE PROPERTY:</b>	
a. Marketability of the property in terms of	
i. Location attribute of the subject property	Normal
ii. Scarcity	Ample vacant land available nearby. There is no issue of land availability in this area.
iii. Market condition related to demand and supply of the kind of the subject property in the area	Good demand of such properties in the market.
iv. Comparable Sale Prices in the locality	Please refer to Part C: Valuation Assessment of the Property.
b. Any other aspect which has relevance on the value or marketability of the property	Good developing area.

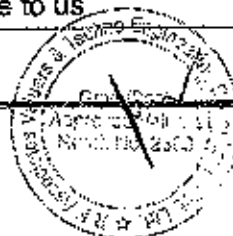


**VALUATION REPORT**

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i. Any New Development in surrounding area	Other development	Many Other group housing projects are coming fast in this area and many are already inhabited.
ii. Any negativity/ defect/ disadvantages in the property/ location	No	NA

<b>10.</b>	<b>ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:</b>		
a.	Type of construction & design	RCC framed pillar beam column structure on RCC slab	
b.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
c.	Specifications		
	i. Class of construction	Super A Class construction	
	ii. Appearance/ Condition of structures	Internal- Good	
		External- Good	
	iii. Roof	Floors/ Blocks	Type of Roof
		High Rise Towers	RCC
	iv. Floor height	10' for each floor	
	v. Type of flooring	Vitrified tiles, Ceramic Tiles, Simple marble	
	vi. Doors/ Windows	Aluminum flushed doors & windows	
	vii. Interior Finishing	Neatly plastered and putty coated walls	
	viii. Exterior Finishing	Simple plastered walls	
	ix. Interior decoration/ Special architectural or decorative feature	Simple plain looking structure.	
	x. Class of electrical fittings	Internal/ Normal quality fittings	
	xi. Class of sanitary & water supply fittings	Internal/ Normal quality fittings	
d.	Maintenance issues	Newly built structure so currently no maintenance issues	
e.	Age of building/ Year of construction	New Construction	New Construction
f.	Total life of the structure/ Remaining life expected	Approx. 60-65 years	Approx. 60-65 years (After Completion)
g.	Extent of deterioration in the structure	No deterioration came into notice through visual observation	
h.	Structural safety	Proposed RCC structure so will be structurally stable, however structural stability certificate is pending to be obtained	
i.	Protection against natural disasters viz. earthquakes etc.	All the structures are designed for seismic consideration for Zone IV	
j.	Visible damage in the building if any	Yes but not so significantly	
k.	System of air conditioning	No Aircondition installed	
l.	Provision of firefighting	Automatic Water Sprinkler system with alarm	
m.	Status of Building Plans/ Maps	Building plans are approved by the development authority	
	1. Is Building as per approved Map	Cannot comment since the copy of the approved map not available to us	



	II. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	III. Is this being regularized	No information provided	

<b>11.</b>	<b>ENVIRONMENTAL FACTORS:</b>		
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Yes, Standard construction quality material used	
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	Yes, normal construction & air pollution present in the atmosphere.	

<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 Developer	M/s. M3M India Pvt. Ltd.	
b.	Name of the Architect	M/s. Design Plus	
c.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.	
d.	Proposed completion date of the Project	July- 2018	
e.	Progress of the Project	Final finishing work is going on.	
f.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input checked="" type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input type="checkbox"/> Walking Trails, <input type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input type="checkbox"/> Kids Play Area,	

<b>14.</b>	<b>VALUATION:</b>		
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to <b>Point 1 (K, L &amp; M) of the Part D: Valuation Assessment Factors</b> of the report.	
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the Point <b>'L' of the Part D: Valuation Assessment Factors</b> of the report and the screenshot annexure in the report.	



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c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to the Point 'K' of the Part D: Valuation Assessment Factors of the report and the screenshot annexure in the report.
d.	Summary of Valuation	For detailed Valuation calculation please refer to Point 2, 3 & 4 of the Part D: Valuation Assessment Factors of the report.
	i. Guideline Value	
	• Land	Rs. 15,02,58,240/-
	• Building	---
	ii. Prospective Fair Market Value	Rs. 67,67,00,000/-
	iii. Expected Realizable Value	Rs. 54,13,60,000/-
	iv. Expected Forced/ Distress Sale Value	Rs. 47,36,90,000/-
	v. Valuation of structure for Insurance purpose	---
e.	vi. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation assessment factors.
	vii. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey mentioned in Point L of the Part C: Valuation Assessment Factors of the report and the screenshot annexure in the report can be referred.


15.	Declaration (Also see Enclosure: 1 Valuer's Remarks)	i. The information provided is true and correct to the best of my knowledge and belief. ii. The analysis and conclusions are limited by the reported assumptions, conditions and the information came to knowledge during the course of the work. iii. I/ firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook. iv. No employee or member of R.K. Associates has any direct/ indirect interest in the property. v. Our authorized surveyor by name of JE Sachin Pandey has surveyed the subject property on 30 May 2018 in the presence of the owner's representative. vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957. vii. I/ firm is an approved Valuer under SARFAESI Act - 2002 and approved by the Bank. viii. We have submitted Valuation report directly to the Bank. ix. This valuation work is carried out by our Engineering team on the request from SBI, HLST BRANCH, GURUGRAM.
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x.	Name & Address of Valuer company	Wealth Tax Registration No.	Signature of the authorized person
xi.	M/s R.K. Associates Valuers &	2303/ 1988	



# VALUATION REPORT

M3M ESCALA, SECTOR-70A

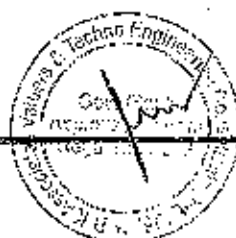
	Techno Engineering Consultants Pvt. Ltd, G-183, Preet Vihar, Delhi-110092		
xii.	Total Number of Pages in the Report with enclosures	30	
xiii.	Engineering Team worked on the report	<b>SURVEYED BY: JE Sachin Pandey</b> <b>PREPARED BY: AE Sachin Agrahari</b> <b>REVIEWED BY: HOD Valuations</b>	

16.	<b>Enclosed Documents</b> <i>(All enclosures &amp; annexures to remain integral part &amp; parcel of the main report)</i>	<ul style="list-style-type: none"><li>a. Part C: Area Description of the Property</li><li>b. Part D: Valuation Assessment of the Property</li><li>c. Assumption &amp; Remarks</li><li>d. Valuer's Remark - Page No.23</li><li>e. Google Map - Page No.25</li><li>f. Photographs - Pages 02</li><li>g. Copy of Circle Rate - Pages 02</li><li>h. Survey Summary Sheet - Pages 02</li><li>i. Copy of relevant papers from the property documents referred in the Valuation - Pages 00</li></ul>	
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**PART C**
**AREA DESCRIPTION TO BE DEVELOPED**

1.	Licensed Area of Site	31079.85 m <sup>2</sup> (7.68 Acres)
2.	Development Land Area as per Zoning	11290.73 m <sup>2</sup> (2.79 Acres)
3.	Ground Coverage Area	Permitted 3951.75m <sup>2</sup> (35%) Proposed 1081.438m <sup>2</sup> (35%)
4.	Covered Built-up Area	<b>UNDER FAR</b> <b>Proposed</b> <b>Present Status</b>
		Residential 19173.415 m <sup>2</sup>
		EWS No information given to us
		Commercial Shopping No information given to us
		Community Building & Multipurpose Hall No information given to us
		HT & Metering Room No information given to us
		<b>Total</b> Proposed 19173.415 m <sup>2</sup> (206380.92ft. <sup>2</sup> ) Permitted 19758.77 m <sup>2</sup> (212681.70 ft. <sup>2</sup> ) (175%)
		<b>UNDER NON FAR</b> <b>Proposed</b> <b>Present Status</b>
		Basement Area 541.0m <sup>2</sup>
		Stilt Area NA
		Podium Area NA
		Mumty & Machine & Fire Escape Staircase, Rooms 174.826 m <sup>2</sup>
		Nursery School NA
		<b>TOTAL</b> Proposed 715.826m <sup>2</sup> (7705.08ft. <sup>2</sup> ) Permitted 715.826 m <sup>2</sup> (7705.08 ft. <sup>2</sup> )
5.	Open/ Green Area	Minimum Required 1693.60m <sup>2</sup> (15%) Proposed NA
6.	Density	Permitted 100-300 PPA Proposed NA
7.	Plinth/ Built-up Area (As per IS 3861-1966)	19889.241m <sup>2</sup> (FAR + Non FAR)
8.	Carpet Area	NA
9.	Net Floor Area	NA
10.	Super Area	NA
11.	Shed Area	NA
12.	Salable Area	NA



Total Blocks/ Floors/ Flats				
1.	<b>Approved as per Sanctioned Plan</b>		<b>Actually provided</b> (as per Inventory list/ brochure)	<b>Current Status</b>
	Tower M-1:- UB+LB+GF+19 Floors Tower M-2:- UB+LB+GF+20 Floors		Tower M-1:- UB+LB+GF+19= 74 DU Tower M-2:- UB+LB+GF+20= 78 DU	This project is under final finishing and will be fully complete by July 2108
2.	Total no. of Flats/ Units	Main Units	152 DU	
		EWS	No information provided	
3.	Type of Flats		Type of Flat	Block
			02 BHK	T-01 & T-02
			02 BHK + Study Room	T-01 & T-02
			03 BHK + Servant Room	T-01 & T-02
4.	Number of Car Parking available		Proposed	No information given to us
			Open	No information given to us
			Stilt	No information given to us
			Basement	No information given to us
			Total	No information given to us





**PART C**

**PROJECT APPROVAL DETAILS**

S.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	LC-III - Letter of Intent for grant of license from DTCP (HR Govt.)	-----	Not Provided
2.	Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	License No.73 of 2013 Dated: 30.07.2013 License No. 46 of 2009 Dated: 29.05.2009	Approved
3.	Revised Approved Building Plans from HUDA	Memo No. ZP-545/AD(RA)/2014/22820 Dated: 18.09.2014	Approved
4.	Approval of Building Plans letter from DTCP	-----	Not Provided
5.	NOC for Height Clearance from Airport Authority of India	Ref No. AAI/NOC/2009/451/887-889 Dated: 23.04.2010	Approved
6.	Environmental clearance NOC from SEIAA	Ref No. SEIAA/HR/2013/627 Dated: 04.09.2013	Approved
7.	NOC from Pollution Control Board	Ref No. HSPCB/Consent/2821215GUSOCTE816976 Dated: 10.06.2014	Approved
8.	Provisional NOC from Fire Authority	Memo No. FS/MCG/2013/2226 Dated: 13.07.2013	Approved
9.	NOC from Deputy Conservator of Forests, Gurgaon (Haryana)	Memo No.:- 2342-G Dated:- 31.10.2013	Approved
10.	RERA Registration Certificate	----	OC Obtained
11.	Structural Stability Certificate	----	NA

**OBSERVATIONS:**

1. This Project is a part of integrated township developed on 27.4713 Acres
2. This Project meets preliminary necessary compliance of statutory approvals.



**PART D**

**VALUATION OF THE PROPERTY**

1.	ASSESSMENT FACTORS				
a.	Valuation Type	Land & Building Value		Group Housing Society Value	
b.	Scope of the Valuation	To assess Project Establishment Replacement Value			
c.	Property Use factor	Group Housing Society Project			
d.	Legality Aspect Factor (Refer clauses 2 & 4 of Part-E)	Positive as per documents produced to us			
e.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio
		Irregular	Large	On Road Level	Less frontage
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Metro City	Good	On wide approach road	NA
			Property within developing Residential zone	NA NA	
g.	Any New Development in surrounding area	Other development		Many other Group Housing Societies are coming up fast in this area and many are already inhabited.	
h.	Property overall usability Factor	Good			
i.	Comment on Property Salability Outlook	Easily sellable			
j.	Comment on Demand & Supply in the Market	Good demand of such properties in the market			
k.	Methodology/ Basis of Valuation	Land Value is assessed based on Land Development Method considering its best use for Group Housing Project and Building Value is assessed based on expected construction cost as per proposed Built-up area. <i>For knowing comparable market sales, significant local enquiries has been made representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been judiciously taken seeing the market scenario. Kindly please refer below section to know the name &amp; contact numbers from whom enquiries have been made.</i>			
l.	Details of the sources from where the information is gathered on prevailing market Rate/ Price trend of the property (from property search sites & local information)				
	1. ---				
m.	Adopted Rates Justification	This land is used for the specific purpose to develop group housing society. As per the present market survey & verbal communication with local dealer we got the mixed information for the group housing land in this developing sector and no other sale/ purchase has taken place in current market due to the low demand			



**VALUATION REPORT**

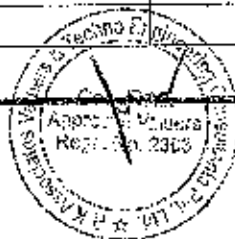
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		<p>&amp; current economical &amp; real estate market condition for similar kind of property.</p> <p>As per information available in public domain the FSI rate is prevailing in this sector is between Rs. 1,000/- to 1,500/- per sq. ft. And taking into consideration all the factors like size of the land and demand of flat in this sector we have taken Rs. 1,400/- per sq. ft., which is reasonable in our view.</p>
--	--	---

<b>2. VALUATION OF LAND</b>			
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	4 x Rs. 1,34,64,000/- per acre. (As per government norm- for the Residence Group Housing, the land is four times of the Agricultural land)	Rs. 1,000/- to 1,500/- per sq.ft.
b.	Rate adopted considering all characteristics of the property	Rs. 5,38,56,000/-per acre	Rs. 1,400/- per sq.ft.
c.	Total Development Land Area considered (documents vs site survey whichever is less)	11290.73 m <sup>2</sup> (2.79 Acres)	11290.73 m <sup>2</sup> (2.79 Acres)
d.	Total permissible FAR	19758.77 m <sup>2</sup> (212681.70 ft. <sup>2</sup> )	19758.77 m <sup>2</sup> (212681.70 ft. <sup>2</sup> )
e.	Total Value of land (A)	2.79 x Rs. 5,38,56,000/-per acre Rs. 15,02,58,240/-	212681.70 x Rs. 1,400/- per sq.ft. Rs. 29,77,54,380/-

<b>3. VALUATION OF BUILDING CONSTRUCTION</b>				
Particulars		Expected Building Construction Value		
		FAR	NON FAR	
Building Construction Value	Rate range	Rs. 1,200/- to 1,800/- per sq. ft.	Rs. 1,000/- to 1,200/-per sq. ft.	
	Rate adopted	Rs. 1,500/- per sq. ft.	Rs. 1,000/- per sq. ft.	
	Covered Area	19173.415 m <sup>2</sup> (206380.92ft. <sup>2</sup> )	715.826 m <sup>2</sup> (7705.08ft. <sup>2</sup> )	
	Valuation Calculation	206380.92ft. <sup>2</sup> x Rs. 1,500/-per sq. ft.	7705.08 x Rs. 1,000/-per sq. ft.	
	Total Value	Rs. 30,95,71,380/-	Rs. 77,05,080/-	
a.	Depreciation percentage (assuming salvage value % per year)	NA (Above replacement rate is calculated after deducting the prescribed depreciation)		
b.	Age Factor	New Construction		
c.	Structure Type/ Condition	RCC framed structure/ Good		
d.	Construction Depreciated Replacement Value (B)	Rs. 31,72,76,460/-		

<b>4. VALUATION OF ADDITIONAL BUILDING &amp; SITE AESTHETIC WORKS</b>			
	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	NA
b.	Add extra for fittings & fixtures	----	Rs. 3,17,00,000/-



**VALUATION REPORT**

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	(doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)		
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	---	Rs. 1,50,00,000/-
d.	Add extra for internal & external development and other facilities (Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach road, Play Area, etc.)	---	Rs. 1,50,00,000/-
e.	<b>Expected Construction Value (C)</b>	<b>NA</b>	<b>Rs. 6,17,00,000/-</b>

**5. MARKET/ SALABLE VALUE OF THE FLATS**

a.	Total No. of DU	152 DU
b.	Total No. of EWS	---
c.	Total Proposed Salable Area for flats	NA
	Government Circle Rate	Rs. 3,300/- per sq.ft.
d.	Launch Price = (approx.) (excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Rs. 6,000/- per sq.ft.
	Current Market Rate (including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs. 7,200/- to 7,400/- per sq.ft.
e.	Remark	The market value of the Flats varies from floor to floor, size of the flat and Vastu Compliance status and will depend upon the direction of the flat and also on which floor flat is situated. It also greatly depends upon the quality of construction, amenities and internal finishing and furnishing done by the builder. This is a modern society and the builder proposes to construct modern flats. As per information gathered from the public domain & dealers of that area, and it is found that present market resale rates for these flats may vary in between Rs. 7,200/- to 7,400/- per sq. ft.

**6. CONSOLIDATED VALUE**

	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land Value (A)	Rs. 15,02,58,240/-	Rs. 29,77,54,380/-
b.	Building Construction Value (B)	NA	Rs. 31,72,76,460/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs. 6,17,00,000/-
d.	<b>Total Add (A+B+C)</b>	<b>Rs. 15,02,58,240/-</b>	<b>Rs. 67,67,30,840/-</b>
e.	<b>Rounded Off</b>	<b>---</b>	<b>Rs. 67,67,00,000/-</b>
f.	<b>Realizable/ Fetch Value(@</b>	<b>---</b>	<b>Rs. 54,13,60,000/-</b>



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	~20% less)		
g.	Distress/ Forced Sale Value (@ ~30% less)	---	Rs. 47,36,90,000/-
h.	Market/ Salable Value of Flats*	NA	NA
i.	Value for Insurance purpose	NA	NA

7.	<b>Justification for more than 20% difference in Market &amp; Circle Rate</b>	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics.
8.	<b>Concluding comments if any</b>	As per the scope of the Report, Value assessment is subject to Assumption/ Remarks, R.K Associates Important Notes and Valuer's Remarks & other enclosed documents with the Report which will remain integral part & parcel of the report. This report will automatically become invalid without any of these documents.

**(Rupees Sixty Seven Crores Sixty Seven Lakhs Only)**

9.	<b>ASSUMPTIONS/ REMARKS</b>
a.	Information of the average market rates is taken based on the verbal market survey in the subject area from the local people, property agents, recent deals, demand-supply, internet postings which has been relied upon. No written record is generally available for such market information.
b.	Safe transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset.
c.	All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents which has been relied upon.
d.	Legal aspects are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has first got the legal verification cleared by the competent Advocate before requesting for the Valuation report.
e.	This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
f.	Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. At our end we can just cross verify the identification of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest.
g.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ Unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old areas of towns, small cities & districts where property number is not assigned clearly and not displayed on the properties, also due to the presence of multiple/ parallel departments (errors for in property registration) it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and chances of error & misrepresentation by the borrower and margin & chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
h.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then it is assumed that the Banker or the concerned organization has satisfied themselves with the

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	approval of the Group Housing Society/ particular floor & building before allotting the Valuation case to the Valuer company.
i.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & industrial areas, property owners many times extend or make changes in the covered area/ layout out of approved/ applicable limits or the properties are decades old for which no formal Building Bye-Laws were applicable. Due to such discrete/ unplanned development in many regions sometimes it becomes tough to determine the exact lawful situation on ground for the Valuer. In case nothing specific is noted on the covered built-up area considered in the Valuation Report, the covered area present on the site as per site survey will be considered in the Valuation.
j.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various factors/ basis considered during the course of assessment before reaching to any conclusion.
k.	At the outset, it is to be noted that Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formulae to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However our Valuation analysis can definitely help the stakeholders to make them informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.



**ENCLOSURE: 1- VALUER'S REMARKS**

1.	<b>Fair Market Value</b> suggested by the competent Valuer in his opinion is an prospective estimated amount without any prejudice after evaluating all the facts related to the subject property at which the subject Asset should be exchanged on the date of Valuation between a willing buyer and willing seller at an arm's length transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion.
2.	<b>Realizable Value</b> is the minimum prospective value of the property which it may be able to realize at the time of actual property transaction factoring in potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction. Realizable value may be 10-20% less of the Fair Market Value depending on the salability prospects of the subject property.
3.	<b>Forced/ Distress Sale Value</b> is the value when the property has to be sold due to financial encumbrances or any other constraint or have become a disputed property or as a part of a recovery process. In this type of sale minimum disposable value is assessed which varies from 20-35% less from the Fair Market Value based on the salability prospects of the property.
4.	Best rates are rationally adopted based on the facts of the case came to our knowledge during the course of the assignment considering many factors like nature of property, location, approach, market situation and trends.
5.	Construction rates are adopted based on present replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition, specifications based on the visual observation of the structure. No physical tests have been carried out in respect of it.
6.	No employee or member of R.K Associates has any direct/ indirect interest in the property.
7.	Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
8.	Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
9.	This report is having limited scope as per its fields to provide only the general basic idea of the value of the property prevailing in the market based on the documents/ data/ information provided by the client. The suggested value should be considered only if transaction is happened as free market transaction.
10.	The condition assessment and the estimation of residual economic life of the structure is based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
11.	Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.
12.	This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist or documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the original has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
13.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, the concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.
14.	Value varies with the Purpose/ Date/ Condition of the market. This report should not to be referred if any of these points are different from the one mentioned aforesaid in the Report. The Value indicated in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
15.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work.
16.	This report is prepared on the RKA V-L3 (Medium) Valuation format as per the client requirement, charges paid and the time allotted. This report is having limited scope as per its fields to provide only the general estimated basic idea of the value of the property prevailing in the market based on the information provided by the client. The Valuation assessed in this Valuation Report should hold good only if transaction is happened as per free market transaction. No detailed analysis or verification of the information is carried upon pertaining to the value of the subject property. No claim for any extra information will be entertained whatsoever be the reason. For any extra work over and above the fields mentioned in the report will have an extra cost which has to be borne by the

# VALUATION REPORT

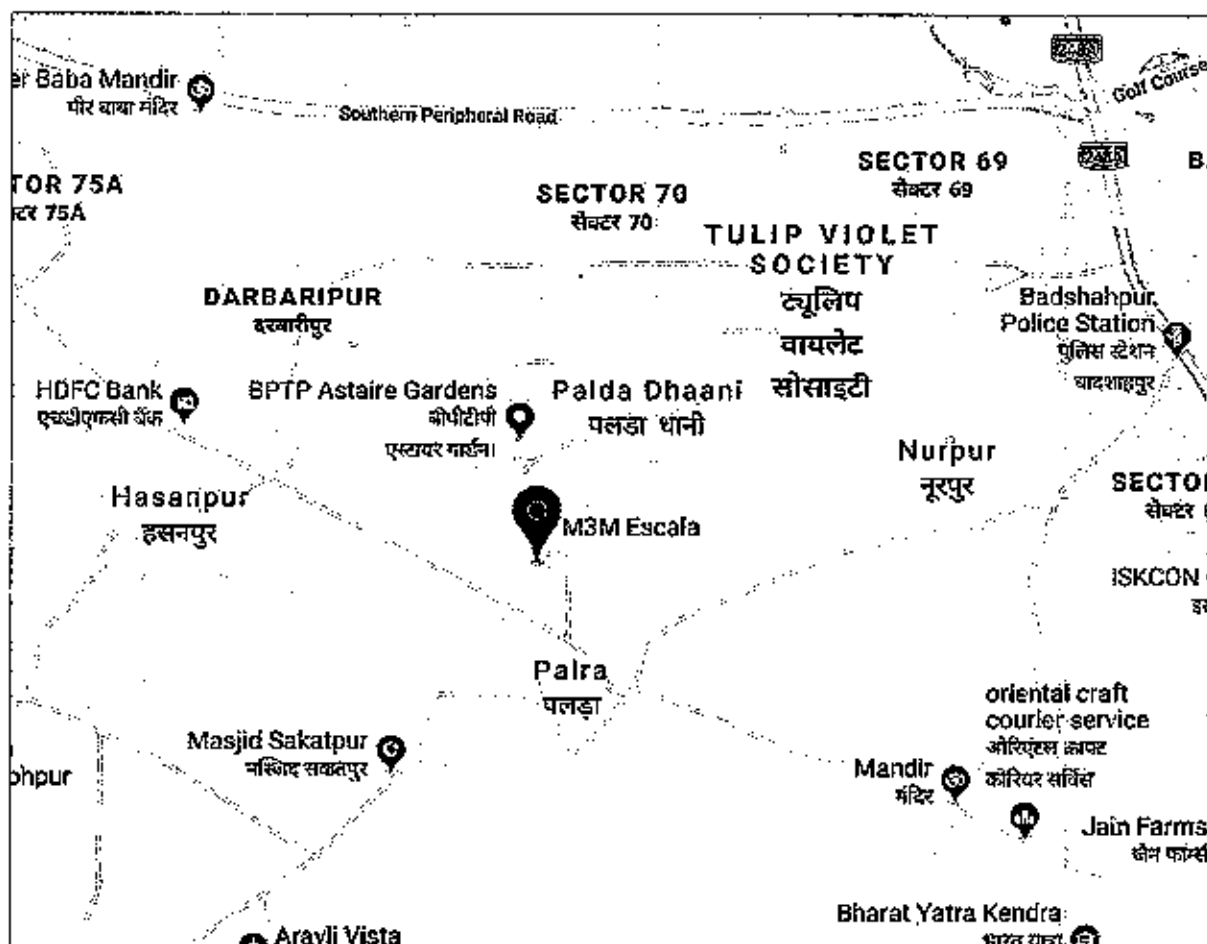
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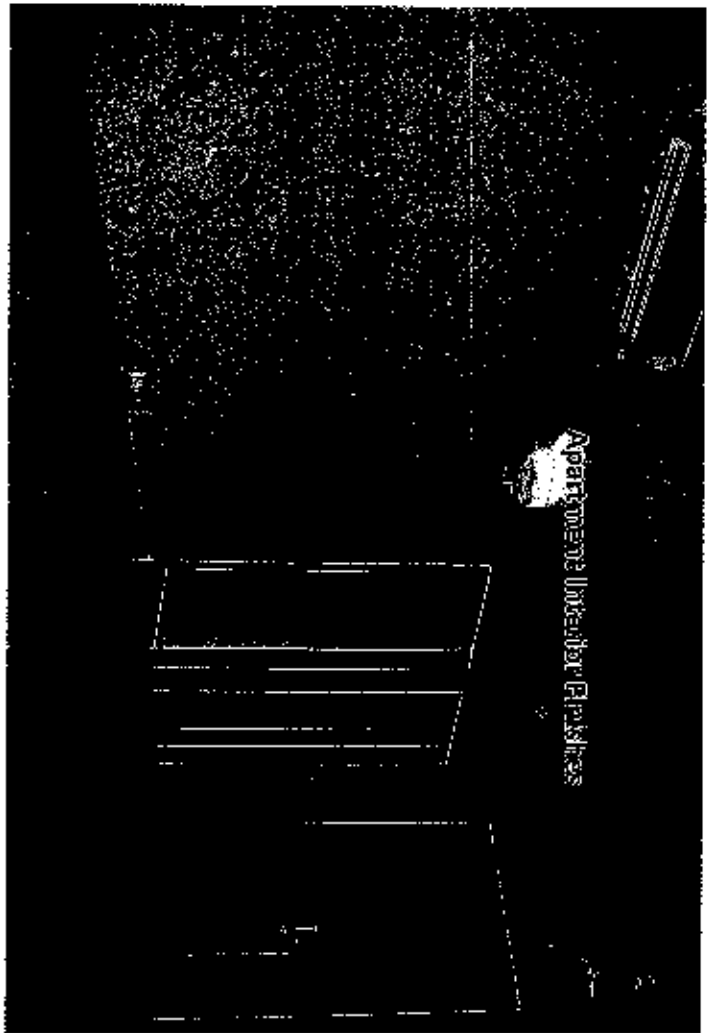
	customer.
17.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Financial Institution which is using this report for mortgaging the property that they should consider all the different associated-relevant & related factors also before taking any business decision based on the content of this report.
18.	This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
19.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
20.	Defect Liability Period is <b>30 DAYS</b> . We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above.
21.	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Valuation Services can be entertained due to possible change in situation and condition of the property.
22.	Our Data retention policy is of <b>ONE YEAR</b> . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
23.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
24.	R.K Associates never releases any report doing alterations or modifications from pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
25.	If this report is prepared for the matter under litigation in any Indian court, no official or employee of R.K Associates will be under any obligation to give in person appearance in the court as a testimony. For any explanation or clarification, only written reply can be submitted on payment of charges by the plaintiff or respondent which will be 10% of the original fees charged where minimum charges will be Rs.2500/-.



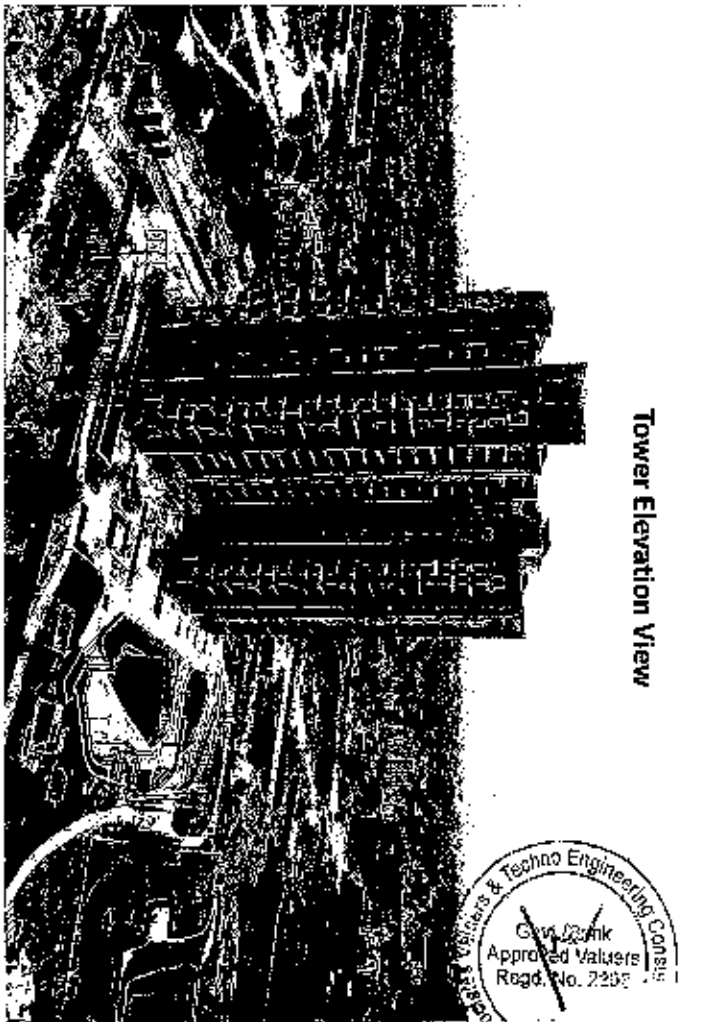


## ENCLOSURE: 2- GOOGLE MAP LOCATION

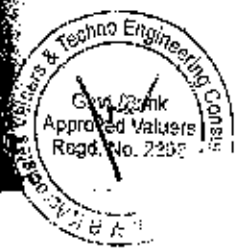




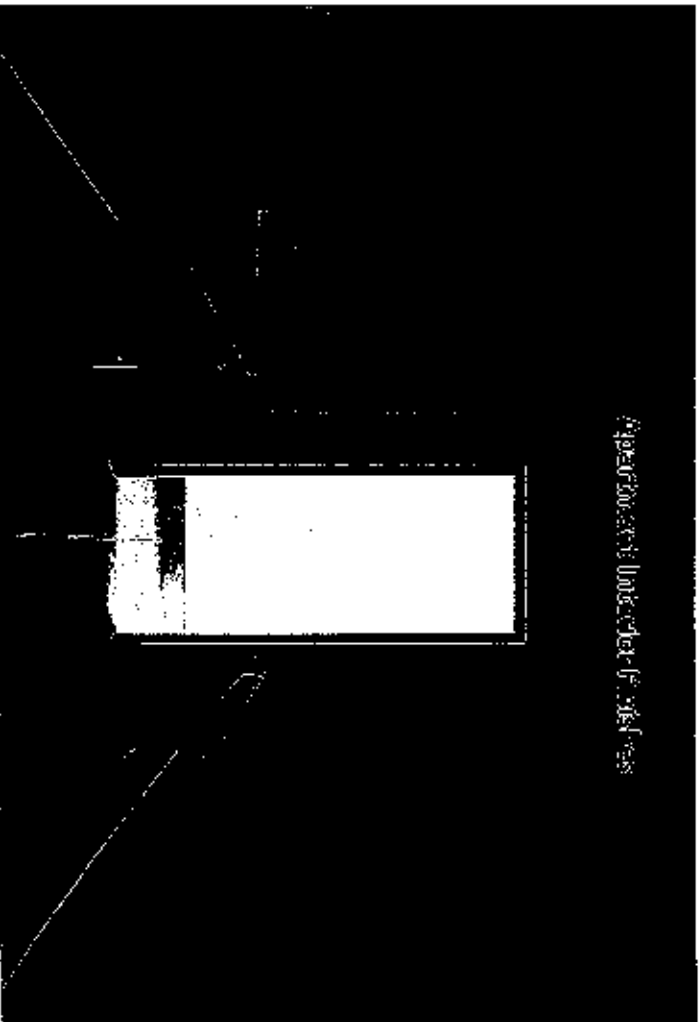
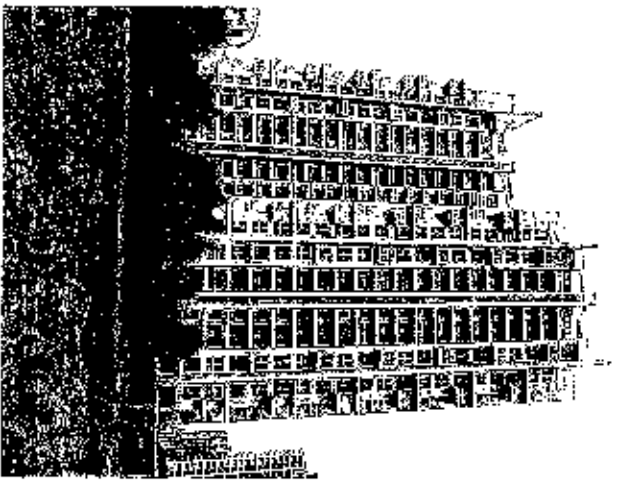
Apartment Underfloor Floorplans



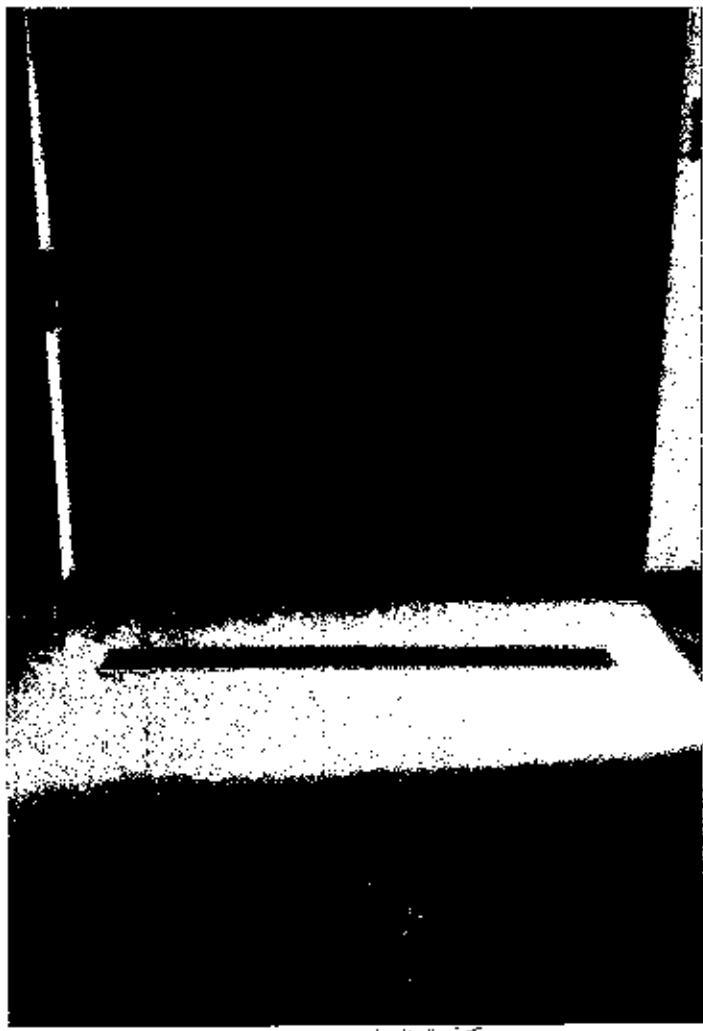
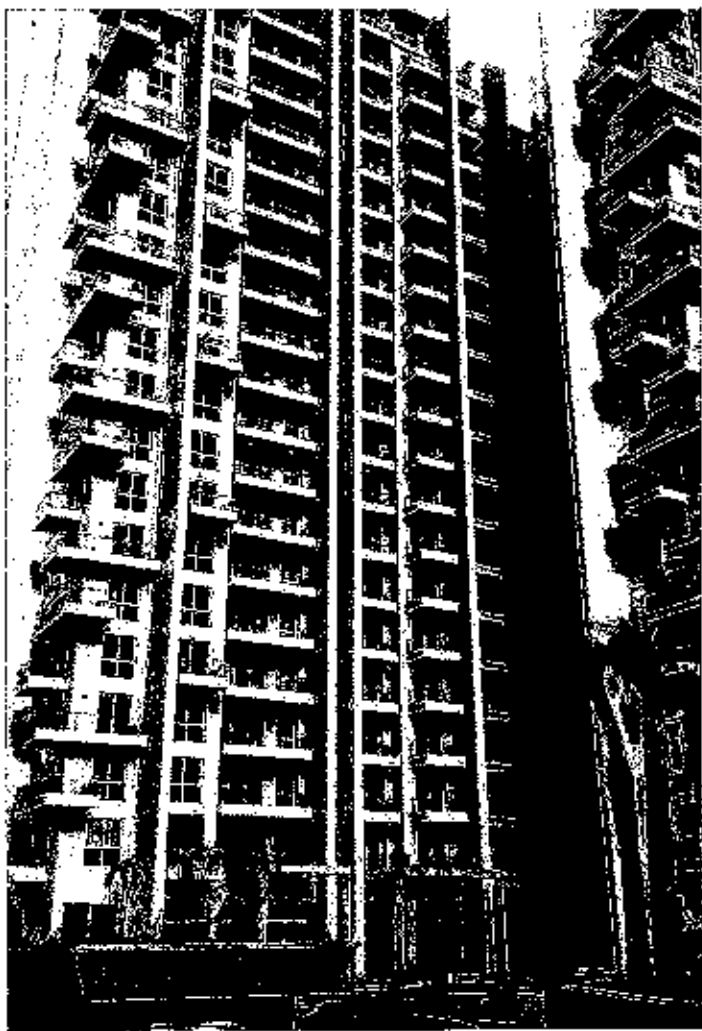
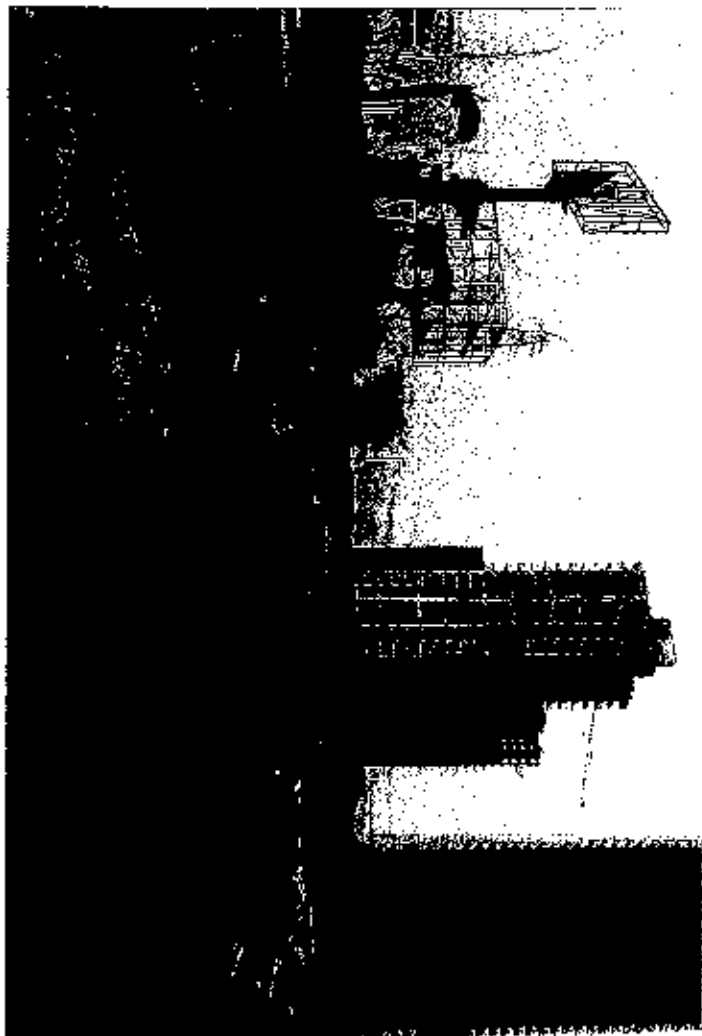
Tower Elevation View



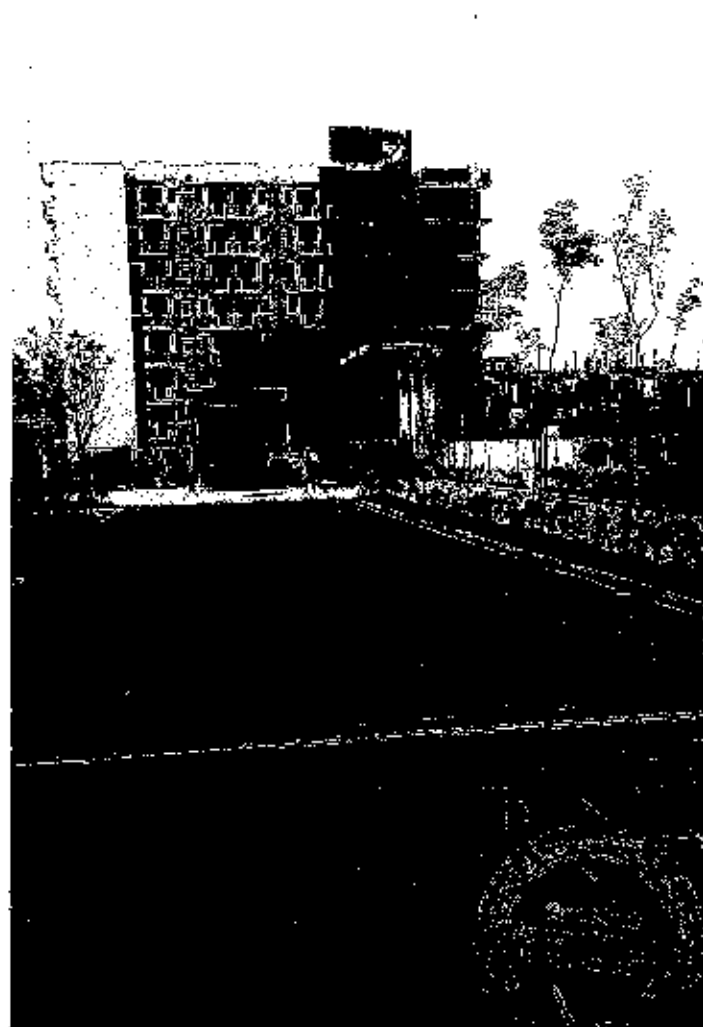
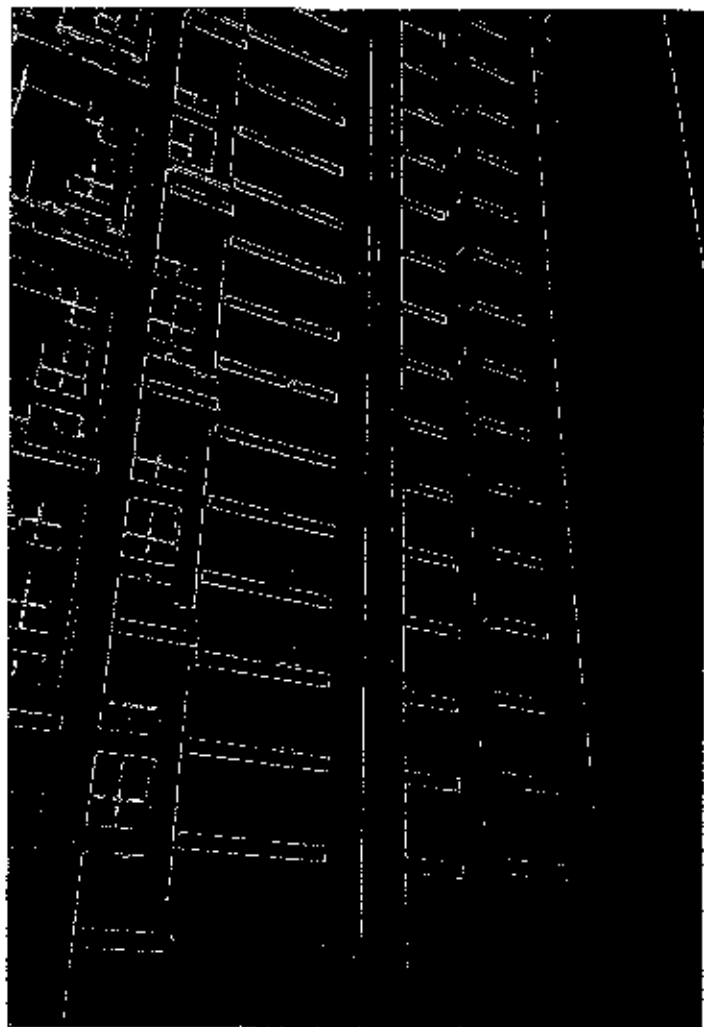
Tower Elevation View



Apartment Underfloor Floorplans







Rate list of Sav Tehsil Badshahpur for the year 2018-2019 w.e.f from 01.04.2018			
Sl. No.	Multi Story Group Housing (Licensed) by developers/independent floors	Rate for the Year of 2016-2017	Rate for the Year of 2017-2018
		(Rs. Per Sq. Feet)	(Rs. Per Sq. Feet)
1	Group Housing License Colony in Sector 33, 36, 42, 48, 49, 50	4250	4300
2	Group Housing License Colony in Sector 62, 65, 66, 69, 70, 71, 72	2805	2900
3	Group Housing License Colony in Sector 63, 63A, 64, 67, 67A, 68, 75, 78	2805	2900
4	In Case of floor Licensed Colonies / Fluda Sector	4675	4700
5	Central Park Resort, The Rooms, Taverna Villas	NA	NA
			7000

Joint Sub Registrar  
Sav Tehsil Badshahpur

SPD of North  
Gurgaon

Signature

Deputy Commissioner cum  
Registrar, Gurgaon



# Rate list of Sub Tehsil Badshahpur, District Gurgaon for the year 2018-2019 w.e.f from 25.05.2018

Rates for the year 2016-2017

Rates for the year 2017-2018

Rates for the year 2018-2019

Series of land upto 5 Acres upto from 25.05.2018  
MFR, Gurgaon-Sohna Road 25% / major  
District Road 15%

S. No.	Name of Village	Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial	Major District Road / State Highway
1	Alampur	12750000	4250	3350	12112500	4100	8500	37400	NA
2	Badshahpur	18700000	14450	37400	18700000	14500	37400	44000	NA
3	Derbarpur	14450000	9350	17000	14015500	9100	16500	20000	NA
4	Dharmapur	14450000	9300	14900	14450000	8500	15000	17500	NA
5	Derbarpur	18700000	10200	23800	18139000	9900	23100	28000	NA
6	Derbarpur	18700000	11200	20400	18700000	10200	20700	24000	NA
7	Derbarpur	12750000	5100	9350	12112500	4900	8900	11000	NA
8	Derbarpur	21150000	15300	32300	21150000	15300	32300	38000	NA
9	Derbarpur	9850000	9350	17000	9069500	9700	16500	20000	NA
10	Derbarpur	20400000	15300	32300	20400000	15300	32300	38000	NA
11	Derbarpur	18700000	14450	37400	18139000	14400	36800	44000	NA
12	Derbarpur	20400000	11150	18700	20400000	11100	18700	22000	NA
13	Derbarpur	15300000	5950	9850	14841000	5800	9100	11000	NA
14	Derbarpur	14025000	7650	14875	13454000	7400	14300	17000	NA
15	Derbarpur	6800000	4250	8500	6460000	4100	8100	10000	NA
16	Derbarpur	17000000	6375	11050	16153000	6100	10500	13000	NA
17	Derbarpur	20400000	15300	32300	20400000	15300	32300	38000	NA

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Note:

2. Any land for which charges of stamp duty have been imposed, the following rates will be applicable:-
  - A. Residential Plotted Colony - Three times of Agriculture Collector rate
  - B. Residential Group Housing - Four times of Agriculture Collector rate
  - C. Commercial - Five times of Agriculture Collector rate
  - D. Ware House - Two times of Agriculture Collector Rates
  3. Land falling on, the value of land will be 10% more upto 2 Acre depth.
  3. Land falling on Gaurigram Sahna Road and NH-48 the value of land will be 35% more upto 2 Acre depth.
  4. Land less than 1000 Sq. Yd. will be treated as residential for stamp duty collection.

Joint Sub Registrar  
Sub-Tehsil Badlihapet

SDO Tel.North  
Gaurigram

Gaurigram

Deputy Commissioner  
Registrar, Gaurigram

