

SURVEY FORM FOR GROUP HOUSING PROJECTS

Date: 14/11/2022

Survey No. RKA/DNCR/...
VIS(2022-23)-PL418-328

1. PROJECT NAME: Tattvam
2. PROJECT PROMOTER/S: M/s PIANO real estates LLP
(Company Name/ Director/s Name)
→ Nikhil Karnani → Yogesh Ch. Agarwal
→ Anirudh Modi → Arjun Singh Mehata
3. PROJECT BUILDER: M/s PIANO real Estates LLP.
4. PROJECT ARCHITECT: Raj Agarwal & Associates
5. TOTAL ESTIMATED PROJECT COST: Rs 52.50 crore (Including interest)
6. LAND COST: Rs 21.44 crore (Cost incurred till date for purchase of land)
(PMR Value)
7. ESTIMATED BUILDING CONSTRUCTION COST: Rs 41.54 crore (incurred w.r.p. till 29th Oct, 2022)
(Total/ Per sq.ft.)
~~Rs 41.54 crore~~
8. COMPLETED CONSTRUCTION COST: Rs 41.54 crore
(Total/ Per sq.ft.)
~~Rs 41.54 crore~~
9. TOTAL NO. OF TOWERS/ BLOCKS: 2
10. TOTAL NO. OF FLOORS PER TOWER: 9+18
11. TOTAL NO. OF FLATS: 118
(Total/ Per Tower)
(Tower - 1 → 59 flats)
 " - 2 → 59 "
12. TYPE OF UN ITS: 2 BHK, 3 BHK, 4 BHK, Duplex.

* Rate confirmation

Local Person/ Dealer -

① Ashoke pal -

7278261862

After having discussing with him we get to know there is hardly any property available and the rates are completely depend upon seller and buyer as there is scarcity of land.

However when asked what should be the land rate if there any land available He told us

It will be something around 20 lakhs to 35 lakhs / Kattahas.

He also gave us rates for High Rise apartment with all major amenities the rate will be around Rs 6500 to Rs 7500 / sq.ft (super-builtup).

* However, there are few Flats getting constructed illegally whose price will be around Rs 4500 to Rs 5800 / sq.ft super built, But the major drawback is we can not able to take loan or mortgage property in future as it is constructed illegally. we need to pay full cash amount to buy this type of property.

(Illegal property mentioned above has no approval from concerned authority/KMC, or any other factors).

② Mrs. preeti (Hamlyn Realty Pvt. Ltd).

9830230879

As pre-booking going on for our project (Tattvam) It is listed on magic bricks, so when enquired about booking in the same project (under construction) she told me the rate will be around Rs 7000 to Rs 8000 / sq.ft

super built. when asked about land rates on that particular area she told there is hardly any property but the rate will be around 25 lakhs to 35 lakhs / depends on many factors like shape, road facing etc. Kattahas.

13. SUPER AREA/ COVERED AREA OF UNITS:

175220 S.ft. (Super Area)

14. AMENITIES PRESENT IN THE PROJECT:

(Club/ Gymnasium/ Swimming Pool/ Recreational centre/ Others)

Swimming pool, large central lawn in 2nd floor, Community Hall, Banquet hall with garden, Indoor games room, outdoor wide play area, multipurpose court, Cricket net, Gym, Reading room, 24x7 power, rooftop yoga,

15. TOTAL LAND AREA:

3 Bigha 12 Katha 11 Chittak 28 S.ft.

16. TOTAL GROUND COVERAGE AREA:

2006.35 Sq.mt.

17. FAR/ TOTAL COVERED AREA:

2.475

18. PROPOSED GREEN AREA:

790.57 Sq.mt.

18. PARKING AREA DETAILS

(a) Basement Parking:

Covered → 112

(b) Stilt Parking:

open → 3

(c) Open Parking:

MLCP → 22

(Total Area/ Parking for No. of Cars)

19. PROPOSED COMPLETION DATE OF THE PROJECT:

March 2024

20. PROGRESS OF THE PROJECT:

(Total No. of Towers constructed/ Total FAR constructed)

Project ~~construction~~ plan auction done, marketing office is getting ready, site development going on.

21. DEVELOPER/ BUILDER PAST PROJECTS:

Starlit Suites, Sanskara, Isha Villa, 23,

22. LANDMARK: Rain Tree (PS group) at Bagmati Road.

23. APPROACH ROAD WIDTH: 25 ft. (Approx.)

24. PROJECT LAUNCH RATE: ₹500

* As per site inspection the development of site is going on (demolition of old properties and ~~concrete~~ ~~concrete~~ repairing of boundary wall is going on) However, No construction of Buildings, foundations, excavation work has been noticed.

* We have demarcated the land area using google earth It came ~~area~~ $56,798 \text{ ft}^2$. whereas as per documents the land area is $56,684 \text{ sq. ft}$.

* The ~~adjacent area~~ ~~adjacent area~~ A adjacent area is ~~residential~~ residential. As per discussion with Mr Ashoke pal local person this project is situated adjacent to ~~the~~ a Masjid, so it ~~may have~~ ^{may have} some religious issues. He also told that many people would not ^{be} showing any interest to buy any apartment in this property, ultimately the per sq. ft rate may fall down up to certain extend.

Total Project Sale Value
- 128 cr (incl. parking)
(Dev. - 69 cr.
Landowner - 69 cr.)

25. CURRENT BASIC SALE PRICE:

2 BHK → ₹500 / s.ft. | 4 BHK → ₹500 / s.ft.
3 BHK → ₹500 / s.ft. | Duplex → 4

22. BOUNDARIES OF THE PROPERTY:

NORTH: Bagmati Road
SOUTH: Local Residential Area
EAST: Pond/Local Area
WEST: 23 A, Bagmati Road

ATTACH & VERIFY ON SITE:

1. PROJECT APPROVAL DOCUMENTS (Applicable only For Gurgaon)

- (a) Letter of Intent for grant of license from MDDA
- (b) Approval of Building Plans Letter from MDDA - BR-III
- (c) Sanctioned Map/ Building Plans from MDDA
- (d) NOC from Airport Authority of India (If Applicable)
- (e) NOC from Pollution Control Board
- (f) NOC from SEIAA for Environmental clearances
- (g) NOC from Fire department
- (h) NOC from Ministry of Environment & Forest (As per notification S.O 1533 (E) Dated 14.09.2006)
- (i) NOC from Forest Officer for Aravali Hills conservation area conformity
- (j) Structural stability certificate

2. SITE PLAN - Should have FAR/ Area Summary Details

3. LOCATION MAP

4. FLOOR PLANS

5. FLATS STOCK LIST - Category wise detail with selling area of each category | Tower/ Block wise detail | Count of flats for each category

6. SPECIFICATIONS

7. PHOTOGRAPHS

***NOTE: Please complete all the details reference to the sanctioned Maps and Approvals.**

Surveyor Name: Anirban Roy

Signature of the Surveyor:



 14-11-22
Signature of the Party:

→ ~~Site~~ Person available at site - Mr. Vishal - 9534820416
→ Please contact, Mr. Abhishek Mondal - 9804717585, for any document requirement or clarification of on details / figures.