

REPORT FORMAT: V-L3 (Medium) | Version: 6.0\_2018

File No.: VIS (2021-22)-PL790-689-879 Dated:17.01.2022

# PROJECT TIE UP REPORT

OF

## **GROUP HOUSING SOCIETY**

### THE LEAF

SITUATED AT

SECTOR-85, GURUGRAM MANESAR URBAN COMPLEX, GURUGRAM, HARYANA.

### DEVELOPED & PROMOTED BY

M/S SS. GROUP PVT. LTD.

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations

REPORT PREPARED FOR

- Lender's Independent Engineer (TIE BANK OF INDIA, HLST-1 BRANCH, GURUGRAM)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Accord Manitering (ASM) query issue or escalation you may please contact Incident Manager
  - at valuers@rkessociates.org. We will appreciate your feedback in order to improve our services.
- Project Techno-Financial Advisors
- Chartered Engineers
   Chartered Engineers<
- Industry/ Trade Rehabilitation Consultants
- NPA Management

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Panel Valuer & Techno Economic Consultants for PSU
Banks FILE NO.: VIS(2021-22)-PL476-459-569

Other Offices at: Shahjahanpur | Kolkata | Bengaluru | Dehradun | Ahmedabad | Lucknow Satellite & Shared Office: Moradabad | Meerut | Agra



### PART A

### **SUMMARY OF THE VALUATION REPORT**

S.NO.	CONTENTS		DESCRIPTION	
1.	GENERAL DETAILS			
a.	Report prepared for	Bank		
b.	Name & Address of Organization	State Bank of India, HLST Branch, Gurugram		am
C.	Name of Promoter	M/s SS. Group Pvt. Ltd	M/s SS. Group Pvt. Ltd.	
d.	Name of Owner	M/s Shiva Profins Pvt. I	_td.	
e.	Address & Phone Number of the promoter's	Regd. Office: SS Hous 122003	se, Plot No77, S	ector-44, Gurugram-
f.	Type of the Property	Group Housing society		
g.	Type of Loan	NA		
h.	Type of Valuation	Project Tie-up Report		
i.	Report Type	Project Tie-Up Report		
j.	Date of Inspection of the Property	27 December 2021		
k.	Date of Valuation Report	4 January 2022		
1.	Surveyed in presence of	Promoter's	Mr. Manoj Shukla	(9811237399)
		Representative		
m.	Purpose of the Valuation	Project Tie-Up Report		
n.	Scope of the Report	Non Binding Opinion Assessment of the Pri through its representati	operty identified b	
0.	Out-of-Scope of Report	ii. Legal aspects of the iii. Identification of th	any Govt. deptt. is property are out-out-out-out-out-out-out-out-out-out-	not done at our end. f-scope of this report. ly limited to cross e if mentioned in the revenue officers for l. to sample random ole is not done at our
p.	Documents provided for perusal	Documents	Documents	Documents
		Requested	Provided	Reference No.
		Total05documents	Total 03	03
		requested.	documents	
			provided.	
		Property Title	RERA	RERA-GRG-PROJ-
		document	Registration	161-2019
			Certificate	Dated: 01/05/2019
1		Approved Map		

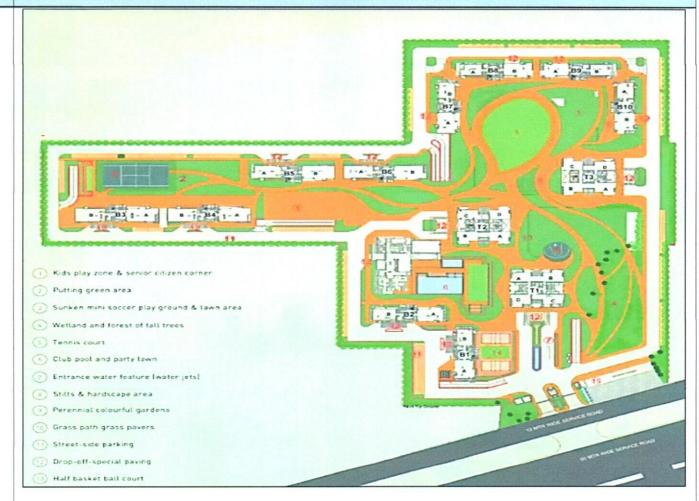




		License for setting up group housing society		Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	Dated: 21/09/2011 Renewed at Date:05/07/2021
		Р	roject Approval Letter	NOC'S and other Approvals	Refer project approval details
q.	Identification of the property		Cross checked from mentioned in the	om boundaries of th	
		$\boxtimes$	Done from the na	me plate displayed	on the property
		$\boxtimes$	Identified by the C	Owner'srepresentat	ive
			Enquired from loc	al residents/ public	
			Identification of th	e property could no	ot be done properly
			Survey was not de	one	

### 2. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

a.







This Project Tie Up Report is prepared for the Residential Group Housing project in the name of "The Leaf" being developed at the aforesaid address on land area of 44891.7 sq.mtr (11.093 acres) as per the Approved map provided to us by the bank.

As per the copy of license provided to us the Land for the subject Property was granted license in the name of M/s Shiva Profins Private Limited. However, as per the copy of license Provided to us. Whereas as per the RERA certificate the subject property is being developed by M/s SS. Group Pvt. Ltd.

The subject Project Consist of 13 Towers in total with the following specification as mentioned below:

Block-T-1 = S+25 floors (100 units)

Block-T-2 = S+25 floors (100 Units)

Block-T-3 = S+25 floors (100 units)

Block-B-1 = S+14 floors (26 units)

Block-B-2 = S+14 floors (26 units)

Block-B-3 = S+12 floors (22 units)

Block-B-4 = S+12 floors (22 units)

Block-B-5 = S+12 floors (22 units)

Block-B-6 = S+12 floors (22 units)

Block-B-7 = S+16 floors (30 units)

Block-B-8 = S+16 floors (30 units)

Block-B-9 = S+16 floors (30 units)

Block-B-10 = S+16 floors (30 units)

Community Building = G+1 floors

The Area details of the property is taken as per the Approved Map and the Partial Occupancy Certificate Provided to the project. However latest construction status of the project and latest prevailing market rates of the floors is taken as per the site survey and market research done by us. The subject project is under construction and currently owner has obtained the OC for the following Towers mentioned below.

Block-B-1= S+14 floors

Block-B-2= S+14 floors

Block-B-3= S+12 floors

Block-B-4= S+12 floors

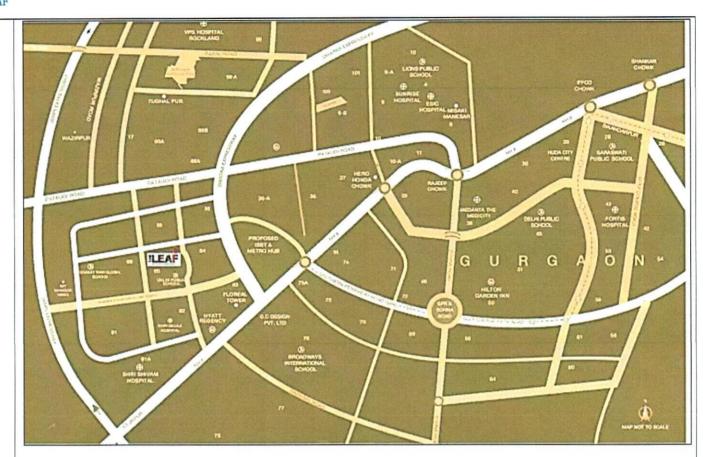
Block-B-5= S+12 floors

Block-B-6= S+12 floors

As per observations made during site survey the other towers in the project are under construction.

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The subject project is located in midst of Developing area of Sector 85, Gurugram. The subject project can be clearly approached from 50 mtr. wide Sector Road and is the main road to the subject Property also. Many Group housing Projects are being developed in the area.

3.	ENCLOSURES		
a.	Part B	Valuation Report as per SBI Format Annexure-II	
b.	Part C	Area description of the Property	
C.	Part E	Valuation Assessment of the Property	
d.	Enclosure 1	Valuer's Remark - Page No.27	
e.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No.29	
f.	Enclosure 3	Google Map – Page No.31	
g.	Enclosure 4	Copy of Circle Rate - Page no. 32	
h.	Enclosure 5	Photographs - Pages33	
i.	Enclosure 6	Survey Summary Sheet - Pages xx	
j.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages xx	

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PART B	SBI FORMAT OF VALUATION REPORT

Name & Address of Branch	State Bank of India, HLST Branch, Gurugram
Name of the Promoter	M/s SS. Group Pvt. Ltd.

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Property Owner	M/s SS. Group Pvt. Ltd.
	Address & Phone Number of the Owner	Regd. Office: - SS House, Plot No77, Sector-44, Gurugram- 122003
b.	Purpose of the Valuation	Project Tie-Up Report
C.	Date of Inspection of the Property	27 December 2021
d.	Date of Valuation Report	4 January 2022
e.	Name of the Developer of the Property	M/s SS Group Pvt. Ltd
	Type of Developer	Private developer promoted

a.	Location attribute of the property			
i.	Nearby Landmark	Self		
ii.	Postal Address of the Property	M. No. 13 Keela No. 1 (2-8) M. No. 14), 7/2(4-4). 8/1(4-9), 8/2(3-11), 11(8-0). 12/1(4-19), 12/2(2-8). 12/3 18 / 1(4-0), 19 (8-0), 22 /2(5-7), 22 No. 21(6-0) Kita 20, Sector-85, Complex, Gurugram, Haryana.	9/1(2-0). 9/2(6-0), 10(8-0). 3(0-13), 13(8-0)14/1(4-8). /1 (2-13) Mun No. 27 Keela	
iii.	Area of the Plot/ Land	44891.7 m2/ 11.093 acres		
		Also please refer to Part-B Area de	escription of the property.All	
		area measurements are on approximate basis. Verification		
		the area measurement of the property is done only based or		
		sample random checking and not based on full scale		
		measurement.		
iv.	Type of Land	Solid/ On road level		
٧.	Independent access/ approach to	Clear independent access is availab	ole	
	the property			
vi.	Google Map Location of the Property	Enclosed with the Report		
	with a neighborhood layout map	Coordinates or URL: 28°24'30.7"N	76°57'15.2"E	
vii.	Details of the roads abutting the prope	erty		
	Main Road Name & Width	Sector 86 Road	Approx. 60 mtr.	
	<ol><li>Front Road Name &amp; width</li></ol>	Sector 86 Road	Approx. 60 mtr.	
	<ol><li>Type of Approach Road</li></ol>	Bituminous Road		
	Distance from the Main Road	On main road		
iii.	Description of adjoining property	Other Group Housing Societies	1 - 4C 10 B B	
ix.	Plot No./ Survey No.			

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Χ.	Zone/ Ward	Reside	ential		
xi.	Sub registrar	Gurug	ram	'	
xii.	District	Gurug	ram		
xiii.	Valuation is done for the property identified to owner representative. Responsibility of ident property to the Valuer/ its authorized surveys client/ owner for which Valuation has to be cend we have just cross verified the identification with reference to the documents which client of for perusal as per our standard checklist of requested from them. Method by which ide property is carried out is also mentioned in the case the property mentioned in the Valuation same on which security mortgage has been or then please inform the Valuer office immediate.  Identification of the property is only limited to from its boundaries at site if mentioned documents.		identifying the correct urveyor is solely of the urveyor is solely of the becarried out. At our tification of the property lient could provide to us klist of the documents chidentification of the lin the report clearly. In uation report is not the een or has to be created nediately.		
		identif done a	ication is out of scope o and has not been done	f this assigr at our end.	
		☐ Cross checked from boundaries of the property mentioned in the deed			
	Identification of the property	<ul> <li>☑ Done from the name plate displayed on the property</li> </ul>			
		☐ Identified by the promoter's representative			
		☐ Enquired from local residents/ public			
		☐ Identification of the property could not be done properly			
	O la mana articula artic	V	Survey was not done		
	<ol> <li>Is property clearly demarcatedby permanent/ temporary boundary on site</li> </ol>	Yes			
	Is the property merged or	No, it	is an independent singl	e bounded	property
	colluded with any other property	NA			
	City Categorization		Metro City		Urban developing
	Characteristics of the locality		Good		Within developing Residential zone
	<ol><li>Property location classification</li></ol>	Ordin	ary location within the locality	None	None
	7. Property Facing	East F			
b.	Covered Built-up area description		e refer to the attached s		
	(Plinth/ Carpet/ Saleable Area)	Also please refer to Part C - Area description of the parea measurements are on approximate basis. Ver the area measurement of the property is done only sample random checking and not based on measurement.		te basis. Verification o is done only based or	

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C.	Boundaries schedule of the Property		
i. Are Boundaries matched		No, since boundaries ar documents	e not mentioned in the provided
ii.	Directions	As per Sale Deed/TIR	Actual found at Site
	East	Not Available	Entry/ Road
	West	Not Available	Open Land
	North	Not Available	Open Land/ Power House
	South	Not Available	Village

	TOWN PLANNING/ ZONING PARAMETE	RS	
a.	Master Plan provisions related to property in terms of Land use	Residential	
	i. Any conversion of land use done	NA	
	ii. Current activity done in the property	Used as Group Housing So	ociety
	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	Partially Obtained	NA
d.	Comment on unauthorized construction if any	None	
e.	Comment on Transferability of developmentalrights	As per regulation of HUDA	
f.	i. Planning Area/ Zone	DTCP Gurgaon Manesar U	rban Complex FDP
	ii. Master Plan currently in force	DTCP Gurgaon Manesar U	rban Complex FDP - 2031
	iii. Municipal limits	Municipal Corporation of G	urugram
g.	Developmental controls/ Authority	Haryana Urban Developme	ent Authority (HUDA)
h.	Zoning regulations	Residential	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	Other Group Housing Socit	ies
i	Comment of Demolition proceedings if any	NA	
j. k.	Comment on Compounding/ Regularization	NA	
	proceedings		
I.	Any other aspect	NA	
	<ol> <li>Any information on encroachment</li> </ol>	Under Construction	e Techno Eng.

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THE LEAF



ii. Is the area part of unauthorized area/ No (As per general information available) colony

	DOCUMENT DETAILS AND LEGAL ASPE	CTS OF THE PRO	PERTY	
a.	Ownership documents provided	LC-V	RERA Certificate	
b.	Names of the Legal Owner/s	M/s Shiva Profins I	Pvt. Ltd.	
C.	Constitution of the Property	Free hold, complete transferable rights		
d.	Agreement of easement if any	Not required		
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	Free hold, complet	e transferable rights	
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	Not Known to us		
j.	Comment on whether the owners of the property have issued any guarantee(personal or corporate) as the case may be	Not Known to us		
k.	Building plan sanction:	0.	<u>'</u>	
	i. Authority approving the plan	Haryana Urban Development Authority (HUDA)		
	ii. Name of the office of the Authority	Haryana Urban Development Authority (HUDA)		
	iii. Any violation from the approved Building Plan	Cannot comment since property is under construction		
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultu	ral property	
m.	Whether the property SARFAESI complaint	Yes		
n.	<ol> <li>Information regarding municipal taxes</li> </ol>	Tax name	NA	
	(property tax, water tax, electricity bill)	Receipt number	NA	
		Receipt in the nam	e of NA	
		Tax amount	NA	
	<li>ii. Observation on Dispute or Dues if any in payment of bills/ taxes</li>	No information ava	ilable	
	iii. Is property tax been paid for this property	Not available. Please confirm from the owner.		
	iv. Property or Tax Id No.	Not known		
0.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	The state of the s		
p.	Qualification in TIR/Mitigation suggested if any	Cannot comment available to us.	since no copy of TIR is mad	
q.	Any other aspect	to us by the owner/	tion Report of the property identifier owner representative based on the ents provided to us.	

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	Legal aspects or Title verification of the property are not done at our end.
	Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not carried out at our end and the copy of the documents provided to us by Bank/ customer has been relied upon in good faith.
<ul> <li>Since how long owners owing the Property</li> </ul>	Please refer to the copy of title deeds
ii. Year of Acquisition/ Purchase	Please refer to the copy of title deeds
iii. Property presently occupied/ possessed by	Owners/Developer
iv. Title verification	To be done by the competent Advocate
v. Details of leases if any	NA

5.	ECONOMIC ASPECTS OF THE PROPERT	ΓY	
a.	Reasonable letting value/ Expected market	NA	
	monthly rental		
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	NA	
d.	Property Insurance details	Please ask to the developer	
e.	Monthly maintenance charges payable	NA	
f.	Security charges, etc.	NA	
g.	Any other aspect	NA	
6.	SOCIO - CULTURAL ASPECTS OF THE F	ROPERTY	
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.	Medium Income Group	
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No	

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7.	FUNCTIONAL AND UTILITARIAN SERVICE			ES, FACILIT	IES & AMENITIES	
a.	Description of the fu	Description of the functionality & utility of the property in terms of :				
	i. Space allocation			Yes (Partial OC obtained)		
	ii. Storage space	S		Yes (Partial C	OC obtained)	
	iii. Utility of space building	s provided within the		Yes (Partial C	OC obtained)	
	iv. Car parking fac	cilities		Yes (Partial C	OC obtained)	
	v. Balconies			Yes (Partial C	OC obtained)	
b.	Any other aspect					
	i. Drainage arrangements			Yes		
	ii. Water Treatment Plant			Yes		
	iii. Power Supply	Permanent		Yes		
	arrangements	Auxiliary		No		
	iv. HVAC system			No		
	v. Security provis	ions		Yes/ Private s	security guards	
	vi. Lift/ Elevators			Yes (Partial OC obtained)		
	vii. Compound wal	vii. Compound wall/ Main Gate		Yes (Partial OC obtained)		
	viii. Whether gated	viii. Whether gated society		Yes (Partial OC obtained)		
	ix. Internal develo	ix. Internal development				
	Garden/ Park/ Land scraping	Water bodies	Inte	rnal roads	Pavements	Boundary Wall
	Yes	Yes		Yes	Yes	Yes

8.	INFRASTRUCTURE AVAILABILITY						
a.	Description of Aqua Infrastructure availability in terms of:						
	i. Water Supply		Yes (Parti	Yes (Partial OC obtained)			
	ii. Sewera	ge/ sanitation sy	ystem	Undergro	und		
	iii. Storm w	ater drainage		Yes (Parti	al OC obtained	)	
b.	Description of other Physical Infrastructure facilit			acilities in terms	s of:		11.42
	i. Solid waste management			Yes, (prop	posed)		
	ii. Electricity		Yes (Parti	Yes (Partial OC obtained)			
	iii. Road ar	nd Public Trans	port connectivit	y Yes (Parti	Yes (Partial OC obtained)		
	iv. Availability of other public utilities nearby			by Public trai	Public transport, Market, Hospital etc. available nearby		
C.	Proximity & av	ailability of civid	amenities & s	ocial infrastruct	ure		
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport (IGI Airport, New Delhi)
	600 m.	1.7 km	03 km.	3.3 km.	17 Km	18.5 Km	29 Km
	Availability of spaces etc.)	recreation facilit	ies (parks, open		loping area are developed nea	nd recreational arby	facilities are

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9.	MARKETABILITY ASPECTS OF THE PROPERTY:				
a.	Marketability of the property in terms of				
	i. Location attribute of the subject property	Normal			
	ii. Scarcity Similar kind of properties are easily av demand.				
	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	No			
	<ul> <li>i. Any New Development in surrounding area</li> </ul>	No NA			
	<li>ii. Any negativity/ defect/ disadvantages in the property/ location</li>	No NA			

10.	<b>ENGINEERING AND TECHNOLOGY ASP</b>	ECTS OF THE PROPERT	Y:	
a.	Type of construction & design	RCC framed pillar beam col (proposed)	umn structure on RCC slab,	
b.	Method of construction	Construction done using professional contract workmanship based on architect plan		
C.	Specifications			
	i. Class of construction	RCC: Class B construction	(Good), (proposed)	
	ii. Appearance/ Condition of structures	Internal -Good (Partial OC o	obtained)	
		External -Good (Partial OC	obtained)	
	iii. Roof	Floors/ Towers	Type of Roof	
		13 High Rise Towers	RCC	
	iv. Floor height	Floor height Approx. 10 feet		
	v. Type of flooring	Vitrified tiles, Ceramic Tiles, (proposed)		
	vi. Doors/ Windows	Wooden frame with glass panel windows, Aluminum		
		flushed doors & windows, (proposed)		
	vii. Interior Finishing	Neatly plastered and putty of	coated walls, (proposed)	
	viii. Exterior Finishing	Simple plastered walls, (pro	posed)	
	ix. Interior decoration/ Special architectural or decorative feature	Simple plain looking structure., (proposed)		
	x. Class of electrical fittings	Internal/ Normal quality fittings, (proposed)		
	xi. Class of sanitary & water supply fittings	Internal/ Normal quality fittir	ngs, (proposed)	
d.	Maintenance issues	Under Construction		
e.	Age of building/ Year of construction	Under Construction	Under Construction	
f.	Total life of the structure/ Remaining life expected	Approx. 60-65 Years (After Completion)	Approx. 60-65 Years	
g.	Extent of deterioration in the structure	Under Construction		

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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.	Can't comment due to unavailability of required technical data
j.	Visible damage in the building if any	Under Construction Property
k.	System of air conditioning	Individual AC as per required by the Purchaser (Proposed)
I.	Provision of firefighting	Yes (Partial OC obtained)
m.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority
	i. Is Building as per approved Map	Under Construction
	ii. Details of alterations/ deviations/ illegal	□Permissible Alterations NA
	construction/ encroachment noticed in the structure from the original approved plan	□Not permitted alteration NA
	iii. 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			
b.	Provision of rainwater harvesting	Yes, (proposed)		
C.	Use of solar heating and lighting systems, etc.	Yes (Proposed)		
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal construction and vehicular pollution present		

12.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:		
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 (Partial OC obtained)	

13.	PROJECT DETAILS:	
a.	Name of the Developer	M/s Shiva Profins Pvt. Ltd. & M/s SS. Group Pvt. Ltd.
b.	Name of the Architect	M/s Arcop Associates Private Limited
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	30 <sup>th</sup> June 2023
e.	Progress of the Project	Refer Part-C
f.	Other Salient Features of the Project	☐ High end modern apartment, ☐ Ordinary Apartments, ☒ Affordable housing, ☐ Club, ☐





Swimming Pool,   Play Area,   Walking Trails,
Gymnasium, $oxtimes$ Convenient Shopping, $oxtimes$ Parks, $oxtimes$
Multiple Parks, ⊠ Kids Play Area

	VALUATION:		
a.	Methodology of Valuation – Procedures	Please refer to Sub-Point 'n' of Point 1 of Part E:	
	adopted for arriving at the Valuation	Valuation Assessment Factors of the report.	
b.	Prevailing Market Rate/ Price trend of the	Please refer to the Sub-Point 'o' of Point 1of Part E:	
	Property in the locality/ city from property	Valuation Assessment Factors of the report and the	
	search sites	screenshot annexure in the report.	
C.	Guideline Rate obtained from Registrar's	Please refer to Part E: Valuation Assessment	
	office/ State Govt. gazette/ Income Tax	Factors of the report and the screenshot annexure in	
	Notification	the report.	
d.	Summary of Valuation	For detailed Valuation calculation please refer to <b>Point</b>	
		1, 2, 3 & 4 of the Part E: Valuation Assessment	
		Factors of the report.	
	i. Guideline Value	Rs. 161,07,03,600/- (Land Value Only)	
	1. Land	Rs. 161,07,03,600/-	
	2. Building	NA	
	ii. Prospective Fair Market Value	Rs.338,00,00,000/- (After completion of Project)	
	iii. Expected Realizable Value	Rs.287,30,00,000/- (After completion of Project)	
	iv. Distress Value	Rs.253,50,00,000/- (After completion of Project)	
	v. Valuation of structure for Insurance purpose	NA	
e.	<ul> <li>Justification for more than 20% difference in Market &amp; Circle Rate</li> </ul>	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	
-	ii. Details of last two transactions in the	Valuation assessment factors.	
	locality/ area to be provided, if available	No authentic last two transactions details could be	
	locality/ area to be provided, if available	known. However prospective transaction details as per	
		information available on public domain and gathered	
		during site survey is mentioned in <i>Point 'o'</i> of <i>Part E</i> : Valuation Assessment Factors of the report and the	
		screenshots of the references are annexed in the report	
		for reference.	

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4-	D 1 1	: -: : :		the beautiful to the state of t	
15.	Declaration		tion provided is true and correct to the best of my knowledge and belief.  and conclusions are limited by the reported assumptions, limiting conditions		
	(Also see	•			
	Enclosure: 1			ng the course of the work. Please see the	
	Valuer's		Assumptions Remarks & Limiting conditions described in Part D: Valuation a section of the Report.		
	Remarks)				
				tandards and Procedures for Real Estate	
		C SAN IN AN INCIDENT IN		sued by IBA and NHB, fully understood the	
				sions of the same to the best of my ability	
		and this rep	ort is in conformity to the Stand	ards of Reporting enshrined in the above	
		0.00	a ar mambar of D. V. Associates ha	a pay disast/is disast ista satisfied to a second	
				s any direct/ indirect interest in the property.  thit Mayank has visited the subject property.	
			nber 2021 in the presence of the c		
			ered Valuer under Section 34 AB		
				Act – 2002 and approved by the Bank.	
			omitted Valuation report directly to	The state of the s	
				eering team on the request from <b>State Bank</b>	
			ST, Gurugram.	terming team on the request hom otate bank	
16.	VALUATION COM				
a.	Name & Address of	Valuer	Wealth Tax Registration No.	Signature of the authorized person	
	company		_		
b.	M/s R.K. Associates	Valuers &	2303/ 1988	- V	
	Techno Engineering			Indujut	
	Pvt. Ltd. D-39, Secon			Trelliga	
	Sector-02, Noida, U.			3,4	
C.	3				
	Report with enclosu				
d.	3		SURVEYED BY A.E. Harshit n	nayank	
	report				
			PREPARED BY: AE Abhishek	Cla course o	
			FREFARED DT. AL ADNISHEK	Snarma	

REVIEWED BY: HOD Valuations

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17.	ENCLOSED DOCUMENTS:			
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Not Available		
b.	Building Plan	Enclosed with the report		
C.	Floor Plan	Not Available		
d.	Photograph of the property (including geo- stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report		
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Enclosed with the report		
f.	Google Map location of the property	Enclosed with the Report		
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc	Enclosed with the Report		
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<ul> <li>i. Part C: Area Description of the Property</li> <li>ii. Part D: Project Approval Details</li> <li>iii. Part E: Valuation Assessment of the Property</li> <li>iv. Assumption, Remarks&amp; Limiting conditions</li> <li>v. Valuer's Remark - Page No.27</li> <li>vi. Google Map - Page No.31</li> <li>vii. Copy of Circle Rate - Pages 32</li> <li>viii. Photographs - Pages 33</li> <li>ix. Survey Summary Sheet - Pages XX</li> <li>x. Copy of relevant papers from the property documents referred in the Valuation - PagesXX</li> </ul>		

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### PART C

### AREA DESCRIPTION OF THE PROPERTY

1.	Total plot area of site			44,891.78 m²/ 11.093 acres		
2.	Site area for Residential			44,891.78 m <sup>2</sup> / 11.093 acres		
^	Ground Coverage Area	Permitted	d	15,712.095 m <sup>2</sup> / 1,69,123.58 ft <sup>2</sup> . (35%)		
3.	(for whole Project)	Proposed	d	6,708.89 m <sup>2</sup> / 72,213.89 ft <sup>2</sup> (14.94 %)		
		Under F	AR	Considered for Valuation	Present Status	
		Resident	ial	75630.89 m²/ 8,14,083.34 ft²		
		E.W.S.		727.112 m <sup>2</sup> / 7,826.56 ft <sup>2</sup>		
		Commur	nity Building	1332.362 m <sup>2</sup> / 14,341.41 ft <sup>2</sup>		
		Convenie	ent Shopping	188.157 m <sup>2</sup> / 2,025.30 ft <sup>2</sup>		
			Proposed	77,878.52 m <sup>2</sup> / 8,38,276.60 ft <sup>2</sup>		
4.	Covered Area	TOTAL	Permitted	78,560.475 m <sup>2</sup> / 8,45,617.10 ft <sup>2</sup> (for whole Project)		
4.		UNDER NON-FAR		Considered for Valuation	Present Status	
		Upper Basement		24647.661 m <sup>2</sup> / 2,65,304.95 ft <sup>2</sup>		
		Lower Basement		16103.531 m <sup>2</sup> / 1,73,336.79 ft <sup>2</sup>		
		Swimming Pool		200 m <sup>2</sup> / 2,152.78 ft <sup>2</sup>		
		Guard Room		9 m <sup>2</sup> / 96.8751 ft <sup>2</sup>		
		Nursery		231.0388 m <sup>2</sup> / 2,486.88 ft <sup>2</sup>		
		TOTAL	Proposed	41,191.23 m <sup>2</sup> / 4,43,378.29 ft. <sup>2</sup>		
			Permitted	NA		
5.	Open/ Green Area		Required (15%)			
J.	Openii Greenii ilea		d (15.609%)	7007.26 m <sup>2</sup> /75,425.52 ft <sup>2</sup> (For whole Pr		
6.	Density	Permittee	-2	100-300 PPA		
		Proposed	d	299 PPA		
7.	Plinth/ Built-up Area (As per IS 3861-1966)	Plinth/ Built-up Area As per IS 3861-1966)		1,19,069.75 m <sup>2</sup> / 12,81,656.1 ft <sup>2</sup> (FAR + NON-FAR) (For whole Project)		
8.	Carpet Area	arpet Area		NA		
9.	Net Floor Area		NA			
10.	Super Area		NA			
11.	Shed Area			NA		
12.	Salable Area			NA		

**Note:** FAR Area considered for valuation for Towers B1, B2, B3, B4, B5, B6 and EWS Block is based on area achieved vide Occupancy certificate dated 24/08/2021 and FAR area for towers T1, T2, T3, B7, B8, B9, B10 is considered as per Approved map only. Apart from FAR Area, the NON FAR area for Upper basement, Lower basement, swimming pool, Guard room is also considered for area which has obtained OC.

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			Total Block	s/ Floors/ Flats	
	Approved as	per Approved	Actually p	rovided	Current Status
	Мар		(As per inver	ntory list/ brochure)	
	Block-T-1 = S+25 floors (100 units) Block-T-2 = S+25 floors (100 units) Block-T-3 = S+25 floors (100 units) Block-B-1 = S+14 floors (26 units) Block-B-2 = S+14 floors (26 units) Block-B-3 = S+12 floors (22 units) Block-B-4 = S+12 floors (22 units) Block-B-5 = S+12 floors (22 units) Block-B-6 = S+12 floors (22 units) Block-B-7 = S+16 floors (30 units) Block-B-9 = S+16 floors (30 units) Block-B-9 = S+16 floors (30 units) Block-B-10 = S+16 floors (30 units) Community Building = G+1 floors  EWS= G+7 floors (99 units) Convenient Shopping= Ground floor Upper Basement Lower Basement Swimming Pool Guard Room Nursery school = Ground floor		Block-T-1 = S+25 floors (100 units) Block-T-2= S+25 floors (100 units) Block-T-3= S+25 floors (100 units) Block-B-7= S+16 floors (30 units) Block-B-8= S+16 floors (30 units) Block-B-9= S+16 floors (30 units) Block-B-10= S+16 floors (30 units)  OC obtained: Block-B-1= S+14 floors (26 units) Block-B-2= S+14 floors (26 units)		Block-T-3 = Under construction Block-B-1 = Ready to move in Block-B-2 = Ready to move in Block-B-3 = Ready to move in Block-B-4 = Ready to move in Block-B-5 = Ready to move in Block-B-6 = Ready to move in Block-B-7 = Under construction Block-B-8 = Under construction Block-B-9 = Under construction Block-B-10 = Under construction Block-B-10 = Under construction Community Building=Complete EWS = Completed Convenient Shopping=Complete Upper Basement =Completed
_		Main Units	Proposed=		oved Map for whole Project)
	Total no. of				btained dated 24.08.2021)
	Flats/ Units	EWS and LIG	Section 1 - March 1 - Marc	nits (Proposed as per M	
		Units		nits (as per OC obtaine	a)
			Required	840 Cark Parking	1005 Haita
	N	<b>5</b> (		Basement Stilt	1005 Units
	Number of Car	Parking available	Proposed	Strit	76 Units
					235 units (Car Parking)
				Total	1316 Units



	PART D	PROJECT APPROVAL DETAILS	
SR. NO.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Form LC-V - Formal Grant of License for setting up Group Housing Society.	License No. 81 of 2011 Dated: 21/09/2011 Endst. No. LC-2348-JE(VA)-2011/14014	Approved
2.	Renewal of Form LC-V - Formal Grant of License for setting up Group Housing Society.	Memo No. : LC-2348/Asstt(MS)/2021/15833 Dated : 05/07/2021 Valid Up to: 15/09/2024	Approved
3.	BR-VII (Partial Occupation Certificate)	Memo No. ZP-836/SD(DK)/2021/21036 Dated : 24/08/2021	Provided
4.	Approved Layout plan for Group Housing Project	Memo No. 48267 Dated: 08/08/2013	Approved
5.	RERA Registration	Registration No. 23 of 2019 RERA-GRG-PROJ-161-2019 Dated: 01/05/2019  Renewal No. 23 of 2019/7(3)/2021/6 Dated:30/09/2021	Provided
6.	NOC from Aravalli	No. 3914/S.K.02 Dated:03/12/2013	
7.	NOCs from Fire Department (Provisional)	Memo No. FS/2021/30 Dated:08/07/2021 Memo No.DFS/F.A./2014/31326 Dated:02/07/2014	Not Provided
8.	NOC for Clearance from Airport Authority of India  NOCID: PALM/NORTH/B/020216/120517  Dated:02/02/2016		Not Provided
9.	Environmental clearance NoC from SEIAA Memo No. SEIAA/HR/2021/209 Dated: 25/02/2021		Not Provided
10.	Consent to Operate from Haryana state Pollution Control Board	No.HSPCB/Consent/:329962322GUSOCTO20011137 Dated:03/02/2022	Not Provided
11.	Registration of Lift	Memo No. 11470 Dated:18/06/2021	Not Provided

### **OBSERVATIONS:-**

Project meets Preliminary necessary Compliance statutory approvals as per the documents provided to us by the Bank.

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PART E VALUATION ASSESSMENT OF THE PROPERTY

1.		ASSESS	MENT FACTOR	S	
a.	Valuation Type	Group Housing Pr Report	roject Tie-up	Group Housing Project Tie-up Report	
b.	Scope of the Valuation			ment of Plain Asset through his represe	
C.	Property Use factor	Curren			Best Use
0.	1 Topolty Oscillation	Resid			lential
d.	Legality Aspect Factor (Refer sub clause I & j of Point 7)	Positive as per documents produced to us			
e.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio
		Irregular	Very Large	On Road Level	Normal frontage
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Metro City	Ordinary	Ordinary location within the locality	Not Applicable
			Property within	NA	
			Simple mid- scale Residential locality	NA	
		Property Facing	East Facing		
g.	Any New Development in surrounding area	NA			
h.	Any specific advantage/ drawback in the property	NA			
i.	Overall property usability Factor	Good			
j.	Comment on Property Salability Outlook	Easily sellable			
k.	Comment on Demand & Supply in the Market	Good demand of such properties in the market			
l.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
m.	Best Sale procedure to realize maximum Value			ngth wherein the pageably, prudently a	

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n. Methodology/ Basis of Valuation  Market Value:Land Value is calculated on the basis of 'Market Value:Land Value is calculated on the basis of 'Market Value:Land Value is calculated on the basis of 'Market Comparable Sales approach' and Building construction value is calculated on the basis of 'Depreciated Replacement Cost approach'  For knowing comparable market sales, significant local enquiries has been made from our side 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 & contact numbers from whom enquiries have been made.  o. References on prevailing market Ratel/Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)  i. Name:  Contact No:  Nature of reference:  Size of the Property:  Location:  Rates/ Price informed:  Any other details/ Discussion held:  ii. Name:  Contact No:  Nature of reference:  Size of the Property:  Location:  Rates/ Price informed:  Any other details/ Discussion held:  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 & current economical & real estate market condition for similar kind of property.  As per information available in public domain the FSI rate is prevailing in this sector we have taken Rs. 1,500/- to Rs. 1,700/- 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. 1,500/- per sq.ft. which is reasonable in our view.	THE LEA	AF					
Comparable Sales approach' and Building construction value is calculated on the basis of 'Depreciated Replacement Cost approach'  For knowing comparable market sales, significant local enquiries has been made from our side 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 & contact numbers from whom enquiries have been made.  O. References on prevailing market Rate/Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)  i, Name:  Contact No.:  Nature of reference:  Size of the Property:  Location:  Rates/ Price informed:  Any other details/ Discussion held:  In Name:  Contact No.:  Nature of reference:  Size of the Property:  Location:  Rates/ Price informed:  Any other details/ Discussion held:  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 & current economical & real estate market condition for similar kind of property.  As per information available in public domain the FSI rate is prevailing in this sector is between Rs.1,300/- to Rs.1,700/- per sq.ft. and taking into consideration all the factors like size of the land and demand of flat in this sector is between Rs.1,300/- to Rs.1,700/- per sq.ft. and taking into consideration all the factors like size of the land and demand of flat in this sector is between Rs.1,300/- to Rs.1,700/- per sq.ft. and taking into consideration all the factors like size of the land and demand of flat in this sector is between Rs.1,300/- to Rs.1,700/- per sq.ft. and taking into consideration all the factors like size o	n.	Metho	odology/ Basis of	Govt.	Guideline Value: Collector rates of Gurugram (2020-21)		
calculated on the basis of 'Depreciated Replacement Cost approach'  For knowing comparable market sales, significant local enquiries has been made from our side 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 & contact numbers from whom enquiries have been made.  O. References on prevailing market Rate/Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)  i, Name:  Contact No:  Nature of reference:  Size of the Property:  Location:  Any other details/ Discussion held:  ii, Name:  Contact No:  Nature of reference:  Size of the Property:  Location:  Rates/ Price informed:  Any other details/ Discussion held:  P. 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 & current economical & real estate market condition for similar kind of property.  As per information available in public domain the FSI rate is prevailing in this sector is between Rs.1,300/- to Rs.1,700/- per sq.ft. and taking into consideration all the factors like size of the land and demand of flat in this		Valua	ation	Marke	t Value:Land Value is calculated on the basis of 'Market		
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1.		VALUATION OF LAND	
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	Rs.30,000/- per yd²	Rs.1,300/- to Rs.1,700/- per ft <sup>2</sup>
b.	Rate adopted considering all characteristics of the property	Rs.30,000/- per yd²	Rs.1,500/- per ft <sup>2</sup>
C.	Total Development Land Area considered (documents vs site survey whichever is less)	11.093 Acres/ 53,690.12 yd²	11.093 Acres/ 53,690.12 yd²
d.	Total Permissible FAR	78,560.475 m <sup>2</sup> /8,45,617.1 ft <sup>2</sup>	78,560.475 m <sup>2</sup> /8,45,617.1 ft <sup>2</sup> .
e.	Total Value of land (A)	53,690.12 yd <sup>2</sup> X Rs.30,000/- per yd <sup>2</sup>	8,45,617.1 ft <sup>2</sup> X Rs.1,500/- per ft <sup>2</sup>
		Rs.161,07,03,600/-	Rs.126,84,25,650/-

2.	VALUATION OF BUILDING CONSTRUCTION							
	Particulars		Expected Building	Construction Value				
			FAR	NON-FAR				
	Rate range		Rs.1,300/- to 1,700/- per ft <sup>2</sup>	Rs.1000/- to 1,300/-per ft <sup>2</sup>				
	011	Rate adopted	Rs.1,550/- per ft <sup>2</sup>	Rs.1,150/- per ft.2				
	Structure Construction	Covered Area	77,878.5 m <sup>2</sup> / 8,38,277.2 ft <sup>2</sup>	41,191.23 m <sup>2</sup> (4,43,378.36 ft. <sup>2</sup> )				
	Value	Valuation Calculation	8,38,277.2 ft <sup>2</sup> X Rs.1,550/- per ft <sup>2</sup>	4,43,378.36 ft <sup>2</sup> X Rs.1,150/- per ft <sup>2</sup>				
		Total Value	Rs. 129,93,29,660/-	Rs. 50,98,85,114/-				
a.	Depreciation p	_	NA (Above replacement rate is calculated after deducting the prescribed depreciation)					
b.	Age Factor		Under construction. However project has also partially received OC.					
C.	Structure Type/ Condition		RCC framed structure					
d.	Construction Depreciated Replacement Value (B)		Rs. 180,92,14,774/-					

3.	VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS				
	Particulars	Specifications	Depreciated Replacement Value		
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)				
b.	Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)		Rs.11,30,75,923/-		
C.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)		Rs.29,39,97,400/-		
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)		Rs.4,52,30,369/-		
e.	Depreciated Replacement Value (C)	NA	Rs.45,23,03,692/-		

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4.	MARKET/ SALABLE VALUE OF THE FLATS			
a.	Total No. of Floors	S+ 12 <sup>th</sup> Floors to S + 25 <sup>th</sup> Floors (Proposed)		
b.	Total No. of EWS	99 DUs (26 Units have obtained Occupancy certificate)		
	Launch Price = (approx.)  (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	NA		
C.	Current Market Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.6,500/- per sq. ft. to Rs.7,200/- per sq. ft. on Super Area		
d.	Remark	The market value of the Floors 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, it is found that present market rates for these flats may vary in between Rs. 6,500/to Rs.7,200/- per sq. ft. on super area		

	THE LEAF						
Sr.No.	Row Labels	Count of Unit No.	Sum of Super Area(In SQFT)	Amount @ Rs. 6500/- per sq. ft.	Amount @ Rs. 7,200/- per Sq. Ft.		
1	B-1	26	65692	₹ 426,998,000.00	₹ 472,982,400.00		
2	B-10	30	75324	₹ 489,606,000.00	₹ 542,332,800.00		
3	B-2	26	65692	₹ 426,998,000.00	₹ 472,982,400.00		
4	B-3	22	66140	₹ 429,910,000.00	₹ 476,208,000.00		
5	B-4	22	66140	₹ 429,910,000.00	₹ 476,208,000.00		
6	B-5	22	66140	₹ 429,910,000.00	₹ 476,208,000.00		
7	B-6	22	66140	₹ 429,910,000.00	₹ 476,208,000.00		
8	B-7	30	75324	₹ 489,606,000.00	₹ 542,332,800.00		
9	B-8	30	75324	₹ 489,606,000.00	₹ 542,332,800.00		
10	B-9	30	75324	₹ 489,606,000.00	₹ 542,332,800.00		
11	T-1	100	167974	₹ 1,091,831,000.00	₹ 1,209,412,800.00		
12	T-2	100	167974	₹ 1,091,831,000.00	₹ 1,209,412,800.00		
13	T-3	100	167974	₹ 1,091,831,000.00	₹ 1,209,412,800.00		
Gra	nd Total	560	1201162	₹ 7,807,553,000.00	₹ 8,648,366,400.00		

Note: Normally, apart from the Basic Sale Price (BSP) mentioned in the Agreement to Sale, a onetime cost of additional amenities & other costs related to the property which are permanent in nature and add up to the realizable value of security/property (viz. Township Corpus Fund, One Time Maintenance fund/deposit/corpus, Development Charges, Premium for insurance of Mortgaged Property, Electrical Fittings, One Time Generator Charges, Club House Membership Charges, Electricity/Water/Sewerage Board one time charges/deposits, cost of rooftop Solar Photo Voltiac System) are charged. Now GST will be added as part of Project Cost for assessing the loan amount in lieu of VAT, Service Tax, etc. However, Stamp Duty, Registration Charges and other documentation Charges, which are not realizable in nature will not be included in the value of the property/agreement to sale for arriving at the loan eligibility

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5.	CONSOLIDATED VALUE					
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value			
a.	Land (A)	Rs.161,07,03,600/-	Rs.126,84,25,650/-			
b.	Structure Construction Value(B)	NA	Rs.180,92,14,774/-			
C.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs.45,23,03,692/-			
d.	Total Add (A+B+C)	Rs.161,07,03,600/-	Rs.352,99,44,116/-			
e.	Additional Premium if any					
	Details/ Justification					
f.	Deductions charged if any					
	Details/ Justification					
g.	Total Prospective Fair Market Value#	NA	Rs.352,99,44,116/- (After completion of Project)			
h.	Rounded Off		Rs.353,00,00,000/- (After completion of Project)			
i.	Expected Realizable Value^		Rs.300,05,00,000/- (After completion of Project)			
j.	Distress Value*		Rs.264,75,00,000/- (After completion of Project)			
k.	Valuation of structure for Insurance purpose	NA	NA			

4.	Concluding comments if any	<ul> <li>Valuation of the asset is done as found on as-is-where basis.</li> </ul>
		b. Any kind of unpaid statutory, utilities, lease, interest or any other
		pecuniary dues on the asset has not been factored in the Valuation.
		c. Secondary/ Tertiary costs related to asset transaction like Stamp
		Duty, Registration charges, Brokerage, Bank interest etc. pertaining
		to the sale/ purchase of this property are not considered while
		assessing the Market Value.
		d. As per the scope of the assignment, Value assessment is subject to
		Assumptions, Remarks & Limiting Conditions mentioned in
		Point '7' below, R.K Associates Important Notes and Valuer's
		Remarks(Enclosure: 1)& other enclosed documents with the
		Report which will remain part & parcel of the report. Without these
		enclosures/ documents report shall stand null & void.

(Rupees Three Hundred Fifty Three Crore Only)

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5.	ASSUMPTIONS   REMARKS   LIMITING CONDITIONS
a.	Information of the average market rates is taken based on the verbal market survey in the subject area from the loc
	people, property agents, recent deals, demand-supply, internet postings which has been relied upon. No written
	record is generally available for such market information and only the verbal information has to be relied upon.
b.	Forced, compulsion, constraint, obligatory sales transactions data doesn't forms part of the Fair Market Valuation exercise.
C.	Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Mark Value of the asset.
d.	This Valuation report is prepared based on the facts of the property on the date of the survey. However in future
О.	property Market may go down, property conditions may change or may go worse, Property reputation may diffe
	Property vicinity conditions may go down or become worse, Property market may change due to impact of Gov
	policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financin
	Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advance
	money safe in case of the downward trend of the property value.
e.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a runnin
	operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have
	considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the
	same asset/ property is sold by any financer due to encumbrance on it will fetch lower value. Hence before financing
	Banker/ FI should take into consideration all such future risks and should loan conservatively to keep the advance
f.	money safe in case of any such situation.  This report is prepared based on the copies of the documents/ information which interested organization or custom
I.	could provide to us out of the standard checklist of documents sought from them and further based on o
	assumptions and limiting conditions. All such information provided to us has been relied upon and we have assume
	that it is true and correct. Verification or cross checking of the documents provided to us from the originals has n
	been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts
	incomplete or distorted information has been provided to us then this report will automatically become null & void.
g.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
h.	All area measurements are on approximate basis. Verification of the area measurement of the property is done or
	based on sample random checking and not based on full scale measurement. Area of the large land parcels of mo
	than 2500 sq.mtr or of uneven shape, is taken as per property documents which has been relied upon.
i.	Legal aspects for eg. ownership rights, lien, charge, mortgage, etc. are not considered in this report. It is assumed to be a first and the legal aspects for eg.
	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. In case Valuation is obtained before taking leg scrutiny or opinion then it is expected from the Bank to inform back the Valuer timely about such change of rights of the Valuer timely about such change of the Valuer timely about such change of the Valuer timely about such change of the Valuer timely about such changes of the Value
	the property as soon as it comes into the notice of the Bank/ Financer which may affect their charge on the mortgage
	asset so that accordingly Valuation modification can be done only for that portion for which the Bank has complete
	charge/ rights.
j.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered
	collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownersh
	& legality of the property shown in this valuation report with respect to the latest legal opinion.
k.	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 carried out. At our end we can just cross verify the identification of the property with reference to the document
	produced for perusal. Method by which identification of the property is carried out is also mentioned in the repo
	clearly. It is requested from the Bank to cross check from their own records/ information if this is the same proper
	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.
1.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area whe
	the subject property is surrounded by vacant lands having no physical demarcation or having any display of proper
	survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & district
	where property number is either not assigned ornot displayed on the properties clearly and also due to the present
	of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampa
	across India anddue to these limitations at many occasions it becomes tough to identify the property with 100
	surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation
	by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property
	ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
m.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrate

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	approval of the Group Housing Society/ particular floor & building before allotting the Valuation case to the Valuer company.
n.	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 from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable when the construction must have been done. 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.
0.	In case of Valuation of Plant & Machinery or equipment, condition of machines is evaluated by visual observation only. No technical/ mechanical testing of any kind has been carried out at our end to ascertain the condition and efficiency of the machines. Valuation of Plant & Machinery is done on the basis of physical existence of the assets rather than their technical expediency.
p.	Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest, etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.
q.	Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.
r.	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 data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
S.	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.

#### **R.K ASSOCIATES IMPORTANT NOTES:**

- 1. <u>DEFECT LIABILITY PERIOD</u> In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We ensure 100% accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of the report, please help us by bringing all such points into our notice in writing at <u>valuers@rkassociates.org</u>within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.
  - COPYRIGHT FORMAT This report is prepared on the copyright format of R.K Associates to serve our clients in the best
    possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for
    the organization as mentioned on the cover page of this report. Distribution or use of this format other than R.K Associates will
    be seen as unlawful act and necessary legal action can be taken against the defaulters.

#### IF REPORT IS USED FOR BANK/ FIS

**NOTE:** As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / Fls shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.

At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

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

1.	Fair Market Value*suggested by the competent Valuer is that prospective estimated amount of the subject asset/ property in his expert & prudent opinion without any prejudice after he has carefully & exhaustively evaluated all the facts & information related the subject asset at which the subject asset/ property should be exchanged 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 on the date of the Valuation.
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 various salability prospects of the subject property.
3.	Forced/ Distress Sale Value* is the value when the property has to be sold due to any compulsion or constraint like financial encumbrances, dispute, as a part of a recovery process, any defect in the property, having unclear title or any such sort of condition or situation. In this type of sale minimum disposable value is assessed which varies from 20-35% less from the Fair Market Value based on the nature, size &salability prospects of the property. In this type of sale negotiation power of the buyer is always more than the seller and eagerness of selling the property is more than buying it. Therefore the Forced/ Distress Sale Value always fetches less value.
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 the property, size, 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 structural, physical tests have been carried out in respect of it.
6.	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.
7.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financer due to encumbrance on it will fetch lower value. 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 any such situation.
8.	No employee or member of R.K Associates has any direct/ indirect interest in the property.
9.	Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
10.	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.
11.	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.
12.	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.
13.	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 originalshas 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.
14.	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, then 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.

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15.	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.
16.	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.
17.	This report is prepared on the RKA V-L6 (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 customer.
18.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/Bank/ 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.
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 <u>30 DAYS</u> . 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 <b>valuers@rkassociates.org</b> 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 <u>ONE YEAR</u> . 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/

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### **ENCLOSURE: 2 - PRICE TRENDREFERENCES OF THE SIMILAR RELATED** PROPERTIES AVAILABLE ON PUBLIC DOMAIN



### PRICE LIST

W.E.F. 01 NOVEMBER 2021

SIZE	TYPE	TSP
1640	2 BHK	1,11,52,000
1671	2 BHK	1,13,62,800
1741	2 BHK	1,18,38,800
1772	2 BHK	1,20,49,600
2408	3 BHK + SER + PDR	1,63,74,400
2812	4 BHK + SER + PDR	2.06,68,200
3280	4 BHK	2.23,04,000
3482	4 BHK	2.36,77,600
3950	4 BHK Penthouse	2,90,32,500
4950	5 BHK Penthouse	3,63,82,500

#### PAYMENT PLAN - FOR NON OC UNITS

On Booking	5 Lacs
Within 10 Days	10%
Within 20 Days	10%
On O er of Possession	80%

#### PAYMENT PLAN - FOR OC UNITS

On Booking	5 Lacs	
Within 10 Days	10%	
Within 20 Days	10%	
On Oiler of Possession / within 45 days	80%	

- Re VLakheach for increasing parking.

  Soon Day Registration Charges Decommission Charges shall be excurated force by the Albane.

  The Boat Poer in residentees are seen in except increases due to invertue on an own of development charges produce to the soul or one of the eloparate charges and it may clear increase exchanges who home be a risel or imposed by the compression influence force on one continues. Other forces and conditions of the eloparate with this condition. Performed Registration Science (Registration on Clear Registration and Company shall not a company of the eloparate that the soul of the eloparate that the eloparate continues are increased in the eloparate that the time of the eloparate Approach & same more of property and execution the regions reliction of the company of the time of bearing.

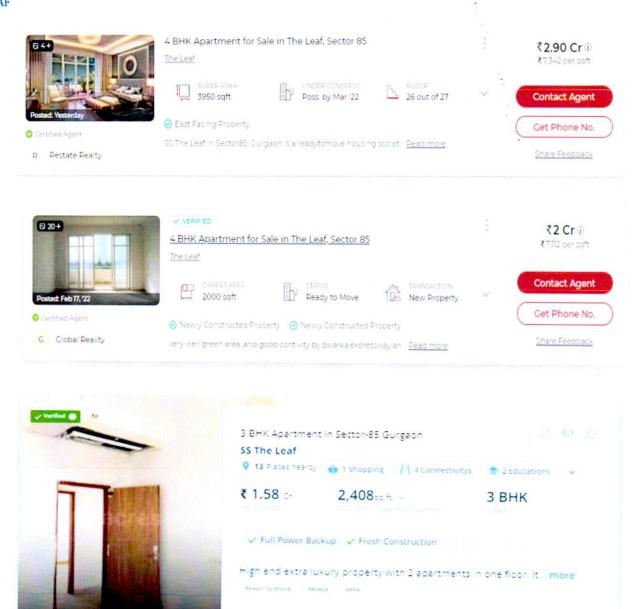


SS GROUP PVT. LTD.

Regd. Office: 77 SS House, Sector-44, Gurugram-122003
Phone: 99108 60336 | Email: official@ssgrouptheleaf.com | www.ssgrouptheleaf.com









### 3 BHK Apartment in SS The Leaf

Sector 85, Gurgaon

П

₹1.6 Cr 2408

44 / sq ft Area in s

Ready to move

View Phone Number

**Contact Dealer** 

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0 - 1 year old 3 Bathrooms New

3 BHK Property for sale in Sector 85 Gurgaon: Best 3 BHK Apartment for modern



### **ENCLOSURE: 3- GOOGLE MAP LOCATION**





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### **ENCLOSURE: 4 – CIRCLE RATE**

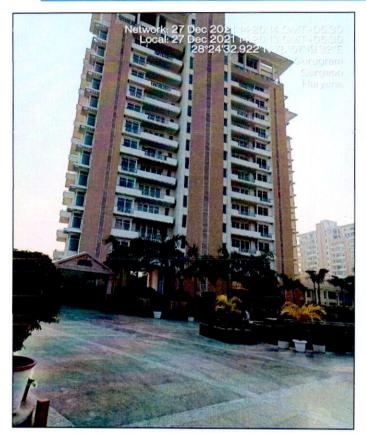
Sr. No.	Cost of Construction									
		Revised Rates for the Year of 2014 20 (Rs. Fee Sq. Feet)		Rates for the Year of 2019-20, 2nd half (Rs. Per Sq. feet)		Rates for the Year of 2021- 22. (Rs. Per Sq. feet)				
1	Covered Area in Livensed Colonies & Huda Sector			1300						
2	Covered Area in Rest of Manesar Tehsil	0.0,0		700		300		300		
	Covered Area in Industrial Area/Land Covered Area of Warehouse			BOD		800		000		
	CONTROL MET OF WATCHOUSE			600		600		-00		
Sr Ng	Comp. House of									
	Group Housing Cooperative Societies	/Independent Floors		Revised Rates &	or the year of	Rates for the ye	ar of 2019-	Rates for the	year of 2021-2	
	Group Housing CO operative Society Sec-1 IMT Hunerar			2019-20 (Rates	Per Sq. Feet)	20, 2nd half (R.	ates Per Sq.	(Rates Per 5q.	Feet	
1	and a series and series are series and series and series and series are series and series are series and series and series are series are series are serie									
				264	00	2600		2	600	
		Private Developer /								
	1	Builders Sector .77, 78, 80, 81A,81, 82A, 82,83,	NH-48	1						
	1	M1(D), M1(B)		3700		l				
		Sector 84, Metro Depot,				3700		3700		
2	1	ISBT	Owarka							
-	1	1	Expressway					1		
	Group Housing Society, License Pvs Developer, Builders Other									
	The state of the s		1							
		Private Developer / Builders Sector 79, 79(A)	1	360	10	350		11.		
		79(B), 85, 86, 87(Partly).	1			-		3600		
_	7	M1, M1(A), M1(C)								
•		36A	ders Sector			500				
4		Private Developer / Build				300			1000	
s	Independent Floors in Sec-1 IMT Manesar	The best of Build	ers sector 90			5000	•	,	000	
	- Committee of the comm			360	0	3600	•	1	600	
		Private Developer / Builders Sector 77, 78,								
		80. 81A, 81,82A,82, 83,	NH-48	1	1	1		I		
		M1(D), M1(B)		450	4500					
		Sector 84, Metro Depot,	Dwarka			4500		1 :	5000	
6	Independent Floors of Private Developer/ Builders in Sector	ISST	Expressway							
		25.025000000000000000000000000000000000						-		
		Private Developer / Builders Sector 79, 79[A).		440				I		
	1	79(B), 85, 86, 87(Partly).				4400	•	1	5000	
		MI. MI(A). MI(C)						i		
LE Registrar of	ाहार Sub-Registral	SDO (calles)	ORO Gurugram		Additional defuty Commission Gurugram	✓ ,	Deput	y Commission		

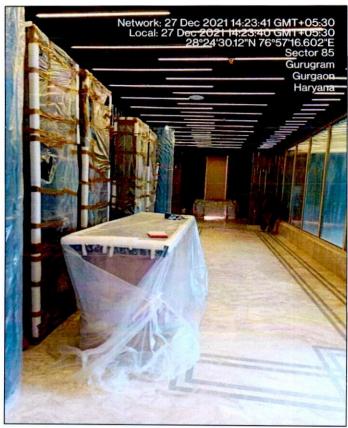
	COLLECTOR RATE OF YERNIL MAN	ISAR DISTR	Rairs For Sq Yard Year of	Part of the latest states	Residential Hates Per Sq. Yard Year of 2019-20, 2nd half	Commercial Rates Per Sq. Yard Year of 2019-20, 2nd half	Residential Rates Fer Sq. Yard Year of 2021-22,	Commercial Rate Per Sq. Yard (SCO/SCS) Year o
1	Sector - 1 IMT Manesar		2014-50					2021-22
	Private Developer / Builders Sector 77, 78, 80, 81A, 82A, 83, M1(D). M1(B)	NH 48	20800	43000	20800	43000	20800	43000
2	Sector 84, Metro Depot, ISST	Dwarka Expressway	32000	48000	37000	48000	32000	48000
3	Private Developer / Builders Sector 79, 79(A), 79(B), 84(Partly), 85, 86 87(Partly), M1, M1(A), M1(C)		30000	46000	30000	46000	30000	46000
•	Private Developer / Builders Sector 36A				33000	135000	33000	135000
s	Private Developer / Builders Sector 90				25000	81000	25000	81000

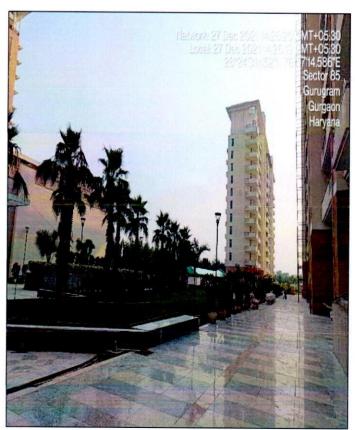
**ENCLOSURE: 5- PHOTOGRAPHS** 

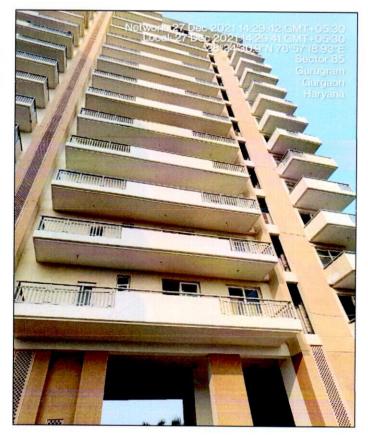
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REINFORCING YOUR BUSINESS ASSOCIATES

