

SURVEY FORM FOR GROUP HOUSING PROJECTS

CASE COLLECTION FORM
 (Version 10.0)
 Date of implementation: 02.02.2011 | Last Revision: 30.01.2020 | Latest Revision: 04.03.2022

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	Grade	HOD Engg. Signature
File Received By	Shruti. Harshu	NA	NA			
Survey			30-11-22			
Preparation						

A - Very Good, B - Satisfactory, C - Average, D - Poor, E - Extremely Poor

File Returned to HOD Engg. unprepared due to reason	<input type="checkbox"/> Survey not done properly, <input type="checkbox"/> Survey Form not properly filled, <input type="checkbox"/> Market survey for rates is not properly done, <input type="checkbox"/> Identification is not clearly done, <input type="checkbox"/> Measurement is not properly done, <input type="checkbox"/> Photographs not clearly taken, <input type="checkbox"/> Selfie/ Owner or owner representative photo not taken, <input type="checkbox"/> Owner/ owner representative signature not taken, <input type="checkbox"/> Google Map not taken, <input type="checkbox"/> Survey summary sheet not filled
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In case File is returned by the preparer - HOD Engg. comment & Signature	<input type="checkbox"/> Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own.
	<input type="checkbox"/> Major defects in the survey. Survey has to be done again.

GENERAL DETAILS			
1.	Proposal/ Work Order or Ref. No.		
2.	Type of Service	<input checked="" type="checkbox"/> Valuation Report, <input type="checkbox"/> Construction cost estimate, <input type="checkbox"/> Cost vetting certificate <input type="checkbox"/> Other CE Certificates, <input type="checkbox"/> TEV Report, <input type="checkbox"/> LIE	
3.	Type of customer	<input checked="" type="checkbox"/> Bank <input type="checkbox"/> PSU <input type="checkbox"/> NBFC <input type="checkbox"/> Corporate <input type="checkbox"/> Company <input type="checkbox"/> Private client <input type="checkbox"/> Direct client through Bank	
4.	Bank/ FI/ Organization Name & Address	SBI- HLST, Parliament Area.	
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number
			977358177
6.	Case Type	<input checked="" type="checkbox"/> Case for Fresh Account <input type="checkbox"/> Case for exiting account/ customer	
7.	Fees Details	Amount of Fees	Advance Amount if any
		15K+GST	
		Fees will be paid by	
		<input type="checkbox"/> Bank <input type="checkbox"/> Customer	
8.	Billing Details	Billed To Party Name	GSTIN

		CASE DETAILS							
1.	Type of Property	Tie-up-project							
2.	Purpose of Valuation/ Assignment	<input type="checkbox"/> Value assessment of the asset for creating new collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment <input type="checkbox"/> Any other: Tie-up-project							
3.	Owner/ Applicant Details	<table border="1"> <thead> <tr> <th>Name</th> <th>Contact Number</th> <th>Email Id</th> </tr> </thead> <tbody> <tr> <td>M/S Ansal Highland park.</td> <td></td> <td></td> </tr> </tbody> </table>		Name	Contact Number	Email Id	M/S Ansal Highland park.		
Name	Contact Number	Email Id							
M/S Ansal Highland park.									
4.	Account Name	Same.							
5.	Property Address	Sec-103, Gurgaon.							
6.	Who will coordinate on site for the site survey	<table border="1"> <thead> <tr> <th>Name</th> <th>Contact Number</th> </tr> </thead> <tbody> <tr> <td>Mahindra.</td> <td>9540311610</td> </tr> </tbody> </table>		Name	Contact Number	Mahindra.	9540311610		
Name	Contact Number								
Mahindra.	9540311610								
7.	Preferred time of survey	<table border="1"> <thead> <tr> <th>Date</th> <th>Time</th> </tr> </thead> <tbody> <tr> <td>30-11-22</td> <td>12:00</td> </tr> </tbody> </table>		Date	Time	30-11-22	12:00		
Date	Time								
30-11-22	12:00								
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: <input type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Registered Will, <input type="checkbox"/> Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter 2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Approved Map, <input checked="" type="checkbox"/> Site Plan 3. Utility Bills: <input type="checkbox"/> Electricity Bill & payment receipt, <input type="checkbox"/> Water Bill & payment receipt, <input type="checkbox"/> House Tax demand & payment receipt 4. Any Other document: <input type="checkbox"/> CLU, <input type="checkbox"/> TIR Report, <input type="checkbox"/> Agreement to Sale, <input type="checkbox"/> Old Valuation Report 5. No documents provided: <input type="checkbox"/> ReReq.							
9.	Documents received from								
10.	Special Instructions if any:	Navin- 9811018109							
11.	I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately. Customer Signature:								

FILE RECEIVER CASE COLLECTION PROCESS COMPLIANCE CHECKLIST

(To be filled by Surveyor)

S.NO.	COMPLIANCE CHECKLIST	STATUS	APPROVER SIGNATURE/ REMARKS IN CASE OF ANY (X)
1.	Is Case collection Form properly filled by Receiver?	<input checked="" type="checkbox"/>	
2.	Is purpose of the assignment understood clearly by the receiver?	<input checked="" type="checkbox"/>	
3.	Has receiver checked if this is a new case or existing case of the Bank?	<input checked="" type="checkbox"/>	
4.	Has receiver fixed the fees with the manager/ client and sent quotation properly or have taken approval of the work over email?	<input checked="" type="checkbox"/>	
5.	Has receiver taken proper Work Order/ Email/ CESA form formality?	<input checked="" type="checkbox"/>	
6.	In case of private case or for fresh case 50% advance is received?	<input checked="" type="checkbox"/>	
7.	Is document checklist email sent to the customer?	<input checked="" type="checkbox"/>	
8.	Has the received documents is having 'documents provided by stamp'?	<input checked="" type="checkbox"/>	

IMPORTANT INSTRUCTIONS TO SURVEYOR

1.	Please fill the above compliance checklist before moving for the survey.
2.	Please do not do the survey if you do not have proper documents.
3.	For Vacant Plot/ Land – Cizra Map/ Master/ Zonal/ Site Plan is must to identify the Plot. For Agriculture or converted land from agriculture – Mutation documents, CLU is must.
4.	Firstly please first study the documents of the property which needs to get surveyed.
5.	Mark the Owner/ Area/ Boundaries mentioned in the ownership documents with bold florescent marker pen before moving for the survey. During site survey if any difference is found in the above fields from the ownership documents then please contact the owner immediately to know the reason for the difference.
6.	Confirm ongoing property rates in the subject location through public domain, property sites and contact dealers to show you the available properties in that area during your survey.
7.	Identify the Property clearly by matching the boundaries and area mentioned in the property papers.
8.	Do sample physical or google measurements of the property.
9.	PHOTOGRAPH INSTRUCTIONS: <ol style="list-style-type: none"> Take owner/ representative photograph along with the property. Take your selfie along with the property and the owner/ representative. Take full scale photo of the property with gate. Take photo of the property along with abutting road, towards left, right and center. Take multiple photos of inside-out of the property. Take nearby photographs of the Property. Take a short video to cover property and neighborhood.
10.	Take Google Map location.
11.	Check main road name & width and approach road width and distance of property from main road.
12.	Check Jurisdiction Municipal Limits & Ward Name.
13.	Fill each column of survey form diligently in detail and tick the appropriate option clearly.
14.	Check any defects or negativity in the property and comment in detail on survey form.
15.	Do extensive market rate enquiries and confirm for any recent past transactions.
16.	In case customer appears to be providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank.

SURVEY GRADING MATRIX	
GRADE	PARAMETERS/ CRITERIA
A	<p>In case all the points below are done properly, timely with full care and diligence:</p> <ol style="list-style-type: none"> 1. Survey started with proper work order and knowing the source of payment. 2. Survey done with proper documents. 3. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey. 4. Chosen correct survey form as per the property type. 5. All fields of Survey form are properly filled. 6. All site special observations and negative and positive factors are clearly mentioned. 7. Self & client signatures taken on survey form. 8. Property rates information properly taken, mentioned and verified. 9. Site rough sketch plan made. 10. Proper photographs taken. 11. Selfie with property taken. 12. Selfie and owner photograph with property taken.
B	In case of 3 minor mistakes in any of the above points except Point 1, 2, 3, 4, 6, 8, 10, 11, 12 but all the points are covered.
C	In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any points are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12.
D	In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.
E	In case of more than 1 major mistakes or missing of more than 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.

Note (Survey Grading Matrix):

1. For special assignments like LIE, Stock Valuation, etc. where till date survey format is not specified or released, in such cases point wise site observation report has to be submitted by the Surveyor duly signing it properly. Without signed Site Observation report, Point 4 will be considered as not done and will fall under Category E.
2. Similar Grading Matrix is issued for Case Collection & Report Preparation as well.


Note (Overall Grading Matrix):

1. In case client reports any careless mistake in the report for which revision has to be done in the report then in that case Grading Matrix may be revised and Grade E will be awarded.

SURVEY PROCESS COMPLIANCE CHECKLIST

(To be submitted by Surveyor with each Survey)

S.NO.	COMPLIANCE CHECKLIST POINTS	STATUS
1.	Did you take proper property documents to carry out the survey?	<input checked="" type="checkbox"/>
2.	Have you properly studied & highlighted Owner/ Area/ Boundaries in the property documents with bold florescent before moving for the survey?	<input checked="" type="checkbox"/>
3.	Did you check prominent landmark nearby the subject property and mentioned in the survey form?	<input checked="" type="checkbox"/>
4.	Did you identified the Property clearly by matching the boundaries and area mentioned in the property papers?	<input checked="" type="checkbox"/>
5.	Did you check if property is merged with any other property or it is an independent property?	<input checked="" type="checkbox"/>
6.	Did you do sample physical or google measurements of the property in case of property more than 2500 sq.mtr?	<input checked="" type="checkbox"/>
7.	Did you check for any building violations in the property?	<input checked="" type="checkbox"/>
8.	Did you check municipal limits/ jurisdiction/ ward?	<input checked="" type="checkbox"/>
9.	Did you take Google Map location and shared it to Maps whatsapp group?	<input checked="" type="checkbox"/>
10.	Did you check Main road name & width and its distance from the subject property?	<input checked="" type="checkbox"/>
11.	Did you check approach Lane width on which property is located?	<input checked="" type="checkbox"/>
12.	Have you taken property full scale photograph with gate?	<input checked="" type="checkbox"/>
13.	Have you taken owner/ representative photograph with the property?	<input checked="" type="checkbox"/>
14.	Have you taken your selfie with the property along with owner/ representative?	<input checked="" type="checkbox"/>
15.	Have you taken photograph of the property along with abutting road and towards left and right of the property?	<input checked="" type="checkbox"/>
16.	Have you taken multiple photographs of the property from inside-out?	<input checked="" type="checkbox"/>
17.	Did you check nearby development and whereabouts and commented on survey form?	<input checked="" type="checkbox"/>
18.	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	<input checked="" type="checkbox"/>
19.	Have you filled all the columns of survey form including survey summary sheet properly?	<input checked="" type="checkbox"/>
20.	Did you draw site key plan (location map)?	<input checked="" type="checkbox"/>
21.	Did you draw rough site sketch plan?	<input checked="" type="checkbox"/>
22.	Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?	<input checked="" type="checkbox"/>
23.	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	<input checked="" type="checkbox"/>
24.	Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?	<input checked="" type="checkbox"/>
25.	Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	<input checked="" type="checkbox"/>
26.	Did you signed the undertaking?	<input checked="" type="checkbox"/>

For File No.	PL-475-380-660
Surveyor Name	Harshu
Signature	
Date	30-11-22

GENERAL DETAILS

1.	PROJECT NAME:	M/S Ansal Highland Park.
2.	PROJECT PROMOTER/S: (Company Name/ Director/s Name)	M/S Identify Buildtech Pvt Ltd.
3.	PROJECT BUILDER:	M/S Ansal Housing.
4.	PROJECT ARCHITECT:	M/S
5.	TOTAL ESTIMATED PROJECT COST:	As per doc
6.	LAND COST: (PMR Value)	As per doc.
7.	ESTIMATED BUILDING CONSTRUCTION COST: (Total/ Per sq. ft.)	As per doc.
8.	COMPLETED CONSTRUCTION COST: (Total/ Per sq.ft)	As per doc
9.	TOTAL NO. OF TOWERS/ BLOCKS:	8 towers.
10.	NAME OF TOWERS (as per map)	I. Aberdeen, Edinburgh, Glasgow, Inverness, II. Kinross, Perth, Sterling, OBAN.
11.	NAME OF TOWERS (as per survey)	As per above.
12.	STRUCTURE CONSULTANTS	
13.	TOTAL NO. OF FLOORS PER TOWER:	written on other page
14.	TOTAL NO. OF FLATS: (Total/ Per Tower)	620 unit
15.	TYPE OF UN ITS /TOWERS	3 BHK, 3 BHK + utility, 3 BHK + 1 room + utility, 2 BHK.
16.	SUPER AREA/ COVERED AREA OF UNITS:	written on other page.
17.	AMENITIES PRESENT IN THE PROJECT: (Club/ Gymnasium/ Swimming Pool/ Recreational centre / Others)	All.
18.	HVAC SYSTEM	NO.
19.	FLOORING TYPE (in flats)	Tiles, wooden, marble.
20.	TOTAL LAND AREA:	12. Acres
21.	TOTAL GROUND COVERAGE AREA:	As per doc
22.	FAR/ TOTAL COVERED AREA:	As per doc

2 apartment

Super one (2670 sq ft)

① → Aberdeen - 3 + 16 floor 3 BHK + room + 1 utility

② → Edinburgh - 2nd 9 + 17 → floor → 1940 sq ft 3 BHK + utility

③ → Glasgow - 2nd 9 + 17 → floor → same

④ → Kinross - 1st 9 + 17 → 1762 sq ft 3 BHK.

6 apartment on 1 floor.

⑤ → Perth - 1st 9 + 17 → same.

4 apartment on 1 floor.

⑥ → Sterling -

Same.

⑦ → Inverness -

⑧ → OBAAAN - 1st 9 + 13 - 1361 sq ft 2 BHK.

1 floor - 6 apartment

⑨ → No - 1, 4, 5, 6, 7, 8 → construction completed finishing in progress.

No - 2 & 3 = structure completed & Brick work in progress

No - 9 → cws - construction in progress 2nd floor
shop - in progress
school - structure completed

23.	PROPOSED GREEN AREA:	As per doc.	
24.	PARKING AREA DETAILS (Total Area/ Parking for No. of Cars)		
	Basement Parking:	✓	
	Stilt Parking:	✓	
	Open Parking:	✓	
25.	PROPOSED COMPLETION DATE OF THE PROJECT:	As per RERA	
26.	PROGRESS OF THE PROJECT: (Total No. of Towers constructed/ Total FAR constructed)	Written on other page	
27.	DEVELOPER/ BUILDER PAST PROJECTS:	Stella	
28.	LANDMARK:	Near by DPS School.	
29.	APPROACH ROAD WIDTH:	40'	
30.	PROJECT LAUNCH RATE:		
31.	PROPERTY CONSULTANTS NAME & RATE	1. Global. 8412008920. 6500 sq ft	2. Dworker 83 830 41578 6 to 8 k sq ft (later)
32.	CURRENT BASIC SALE PRICE:	6250 sq ft (Super area).	
33.	LAND RATE (agricultural)/group housing land/FSI rate		
34.	BOUNDARIES OF THE PROPERTY:		
	NORTH:	Agriculture land.	
	SOUTH:	Other project. / Entry.	
	EAST:	land	
	WEST:	entry / land.	

ATTACH & VERIFY ON SITE:

1. PROJECT APPROVAL DOCUMENTS (Applicable only For Gurgaon)

- (a) Letter of Intent for grant of license from DTCP (HR Govt.) – LC-III
- (b) Form LC-IV License No. for setting up Group Housing Society
- (c) Approval of Building Plans Letter from DTCP (HR Govt.) – BR-III
- (d) Sanctioned Map/ Building Plans from HUDA
- (e) NOC from Airport Authority of India (If Applicable)
- (f) NOC from Pollution Control Board
- (g) NOC from SEIAA for Environmental clearances
- (h) NOC from Fire department
- (i) NOC from Ministry of Environment & Forest (As per notification S.O 1533 (E) Dated 14.09.2006)
- (j) NOC from Forest Officer for Aravali Hills conservation area conformity
- (k) Structural stability certificate

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

3. LOCATION MAP

4. FLOOR PLANS

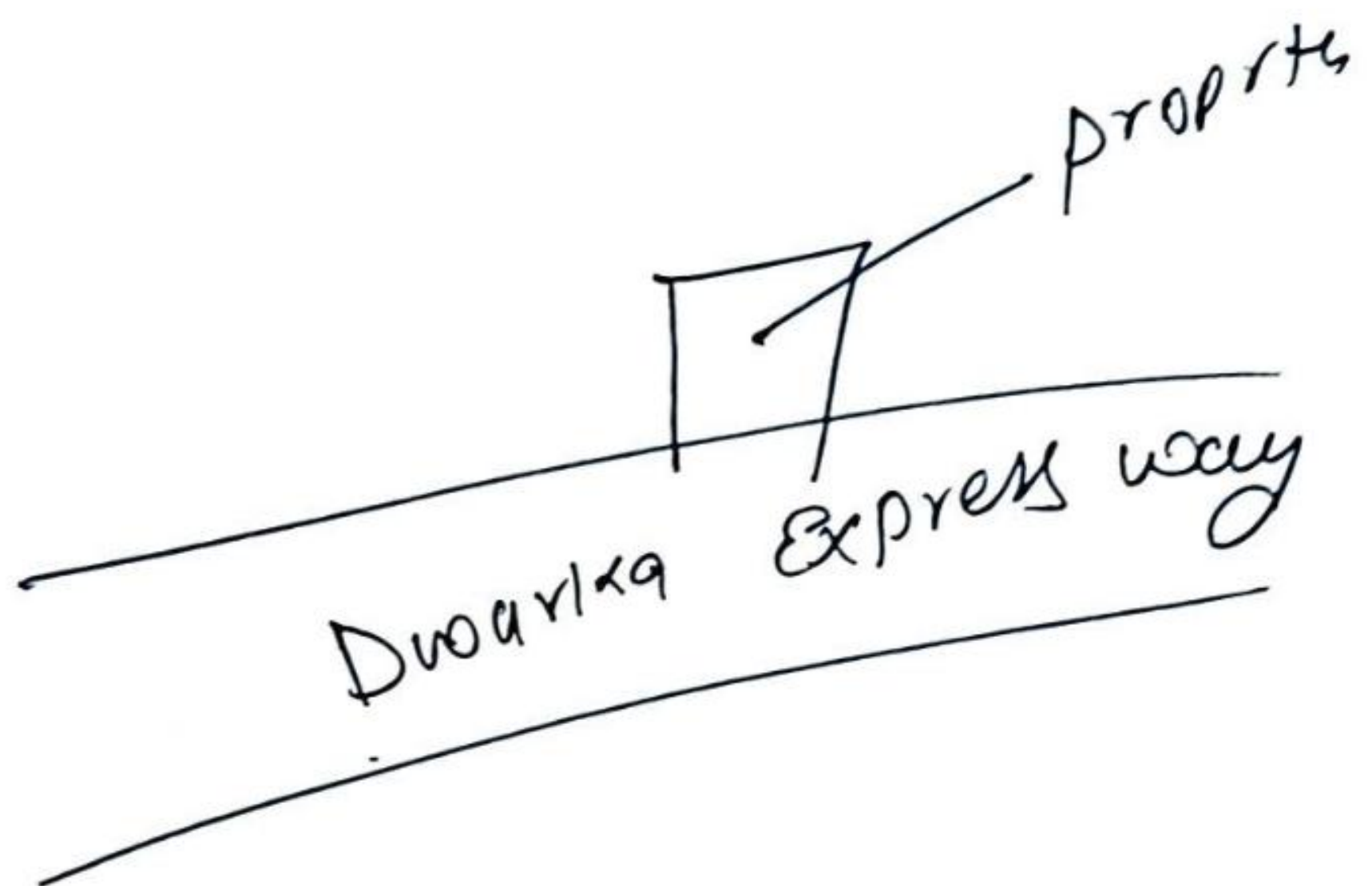
5. FLATS STOCK LIST – Category wise detail with selling area of each category | Tower/ Block wise detail | Count of flats for each category

6. SPECIFICATIONS

7. PHOTOGRAPHS

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

DRAW SITE KEY PLAN & SKETCH PLAN



UNDERTAKING BY THE CUSTOMER


I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided all its information to the surveyor true to the best of my knowledge. I understand that any false or manipulative information provided by me will be considered as cheating with the professional organization since it will lead to incorrect valuation report and I'd be solely responsible for this unlawful act and will bear the charges for the changes/ modifications which have to undergo due to the false information. I also undertake that I have not given any cash or in kind to any member of R.K Associates to influence the Value of the Property or favor any individual or organization and the same is not accepted or asked by the member of R.K Associates. Any such act will lead to cancellation of the material prepared by R.K Associates with forfeiting of the fees and I'll be completely responsible for its repercussions and legal actions taken for it.

IMPORTANT: We have not authorized any of our person/ Surveyor to take Cash or kind from the customers in any situation. In case Surveyor or any member of R.K Associates asks for any money or kind from you then kindly please inform on number +91-9958632707, 0120-4110117. Our Valuation process is very stringent and have multiple check points to ensure correct & error free reports to keep the lending agency risk free. In case Surveyor claims that he would be able to arbitrary effect the Valuation figures unfairly or as per your requirement & need, then he is making a false claim to you and we request you to complaint such act immediately on the number provided above.

Name	Mahindray
Relationship with owner	Employee
Signature	
Mobile No.	9540311610
Date	30-11-22

UNDERTAKING BY THE SURVEYOR

I confirm that I have carried out the Survey of the property properly as per the fair professional best practices and Valuation & Survey policy guidelines issued by R.K Associates. I have not taken any cash or kind from the customer nor have I come into any kind of influence of the customer / bank for arbitrary providing the Property Valuation as per one's need. I further state that I have not given any assurances to the customer nor given any wrong or false information or statement. In case at any point of time it is found that I have done any kind of fraudulent activity in this case and misled the company then I understand its legal consequences and appropriate penal action which company can take against me. Also in regard to it any monetary or reputation loss will be recovered from me by the company.

For File No.	PL-475-380-660
Surveyor Name	Hanshu
Signature	
Date	30-11-22

UNDERTAKING BY THE PREPARER

I confirm that this Valuation Report is prepared as per the fair professional best practices and Valuation & Survey Policy Guidelines issued by the organization. I also confirm that without any personal interest, partiality or prejudice, I have worked on this Valuation assignment. Rates adopted for the asset is based on various facts, information collected from the site came to my knowledge during the course of the assignment and I have taken all sincere efforts to review, cross check & confirm this data/ information from all different angles using my prudent approach without any biasedness or pressure. I have prepared the report based on true facts & information as per best of my knowledge & case facts. I understand that any false information provided by me will lead to the incorrect valuation report and I'd be solely responsible for it and will bear the losses which will be put on the Company in form of monetary or reputation loss by its client or statutory bodies.

I also undertake that I did not come into any influence by the customer, Bank representative (officer or agent), colleagues, coworkers or any other person to arbitrary change the Valuation figures or facts unethically or illegitimately which may put the public money at risk which is in the form of Bank deposits.

In case at any point of time in future, if I am found guilty of illegitimately distorting the facts in the Valuation or any other professional services which company offers in the market on being influenced by the customer or Bank representative (officer or agent) or for whatsoever reason then I'd solely responsible of any such act and I understand that the Company can take appropriate legal action against me which may include suspension from the current roles & responsibilities or termination from the employment with immediate effect.

I also undertake that I have not taken any cash, favor or in kind from the customer for favoring any individual or organization by unfair means.

I also undertake that I'll not prepare any report on incomplete Survey form which is not properly filled as per the Company guidelines and in case I am preparing it which is creating an incorrect report then I'd be responsible for its consequences.

For File No.	
Preparer Name	
Signature	
Date	

IDENTITY BUILDTECH PVT. LTD.
(Wholly owned subsidiary of Ansal Housing Ltd.)

Ansal's Highland Park, Sector - 103, Gurugram, Haryana
w.e.f: November 01, 2022

Price List:

Unit Type	Area (Sq. Ft.)	Basic Cost (Per Sq. Ft.)
2BHK	1361 Sq. Ft.	6250 Per Sq. Ft.
3BHK	1762 Sq. Ft.	6000 Per Sq. Ft.
3BHK - Utility	1940 Sq. Ft.	6000 Per Sq. Ft.
3BHK + 1 Room + Utility	2670 Sq. Ft.	6250 Per Sq. Ft.

Preferential Location Charges:

PLC Type	Rate Per Sq. Ft.
Ground Floor	100 Per Sq. Ft.
First Floor	100 Per Sq. Ft.
Second Floor	75 Per Sq. Ft.
Third Floor to Fifth Floor	50 Per Sq. Ft.
Sixth Floor to Ninth Floor	25 Per Sq. Ft.
Fifteenth Floor to Seventeenth Floor	100 Per Sq. Ft.
Park Facing on all Floors	100 Per Sq. Ft.
Corner on all Floors	100 Per Sq. Ft.
Corner Cum Park Facing on all Floors	150 Per Sq. Ft.

Mandatory extra charges payable on offer of possession:

Water connection charges Rs. 10000/-, Electricity Connection Charges will be Rs. 10000/-, Electric Meter cost Rs. 15000/- (per unit) Power backup charges Rs. 25000/- per KVA, Maintenance Security Deposit Rate Rs. 100/- per sq ft., Legal and Documentation Charges as per actual.

Note:-

1. All Rates Mentioned above are per sq. ft. of Super Area of the Unit.
2. The prices/discounts are subject to change before the booking without prior notice at the sole discretion of the company.
3. The term & conditions would be as per standard application form and agreement to sale.
4. Cheques/Banks draft to be issued in favor of "IBPL HLP collection account no. 921020002505842" and made payable at Gurugram/Delhi only.
5. Booking is subject to details terms & conditions of the application forms & allotment letter/flat buyer agreement/ATS.
6. GST/Taxes are payable extra as applicable.
7. Mandatory government levies/taxes if any/as and when imposed by the government, stamp duty, sale deed registration charges and legal fees, Interest free maintenance security deposit, common maintenance, power back up charges etc. shall be charged in addition to above charges as per the terms of standard flat buyer agreement/ allotment letter.
8. Providing of self-attested PAN copy, Aadhar copy/ID proof/Address proof, along with valid contact number and e-mail ID of sole/all Owner and Co-owner/s is mandatory for the booking.
9. In case of NRI customers self-attested clear copy of passport/OCI/UID, PAN copy/Aadhar copy, Address proof of residing country, along with valid contact number and e-mail ID of sole/all Owner and Co-owner/s is mandatory for the booking.
10. In case of NRI customers' payment should be made through NRE/NRO account only.

ansals
HIGHLAND PARK
SECTOR-103, GURUGRAM

Simply Magnificent...

Site Plan

- A 38 + 1 ROOM + UTILITY TOWER (S+16)
- B 38 + UTILITY TOWER (G+17)
- C 38 TOWER (G+17)
- D 28 TOWER (G+13)
- UNIT LEGEND

- 1 ENTRY
- 2 EXIT
- 3 DROP OFF
- 4 KIDS PLAY AREA
- 5 PARK
- 6 WATER BODY
- 7 BADMINTON COURT
- 8 JOGGING TRACK
- 9 CENTRAL PARK
- 10 LAWN
- 11 RAMP FOR BASEMENT
- 12 THEME GARDEN
- 13 TOT-LOTS
- 14 SWIMMING POOL
- 15 COMMERCIAL
- 16 CLUB
- 17 NURSERY SCHOOL
- 18 EWS
- 19 PARKING

BLOCK - B

BLOCK - A

BLOCK - C



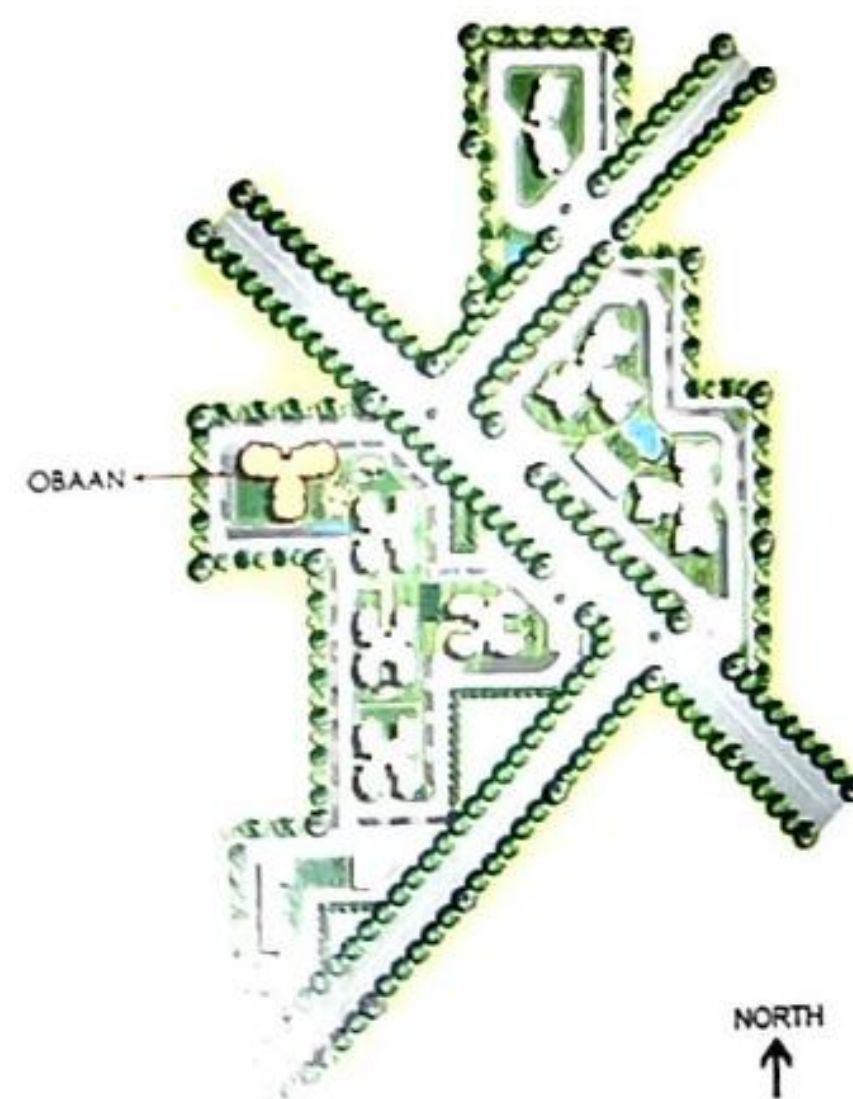
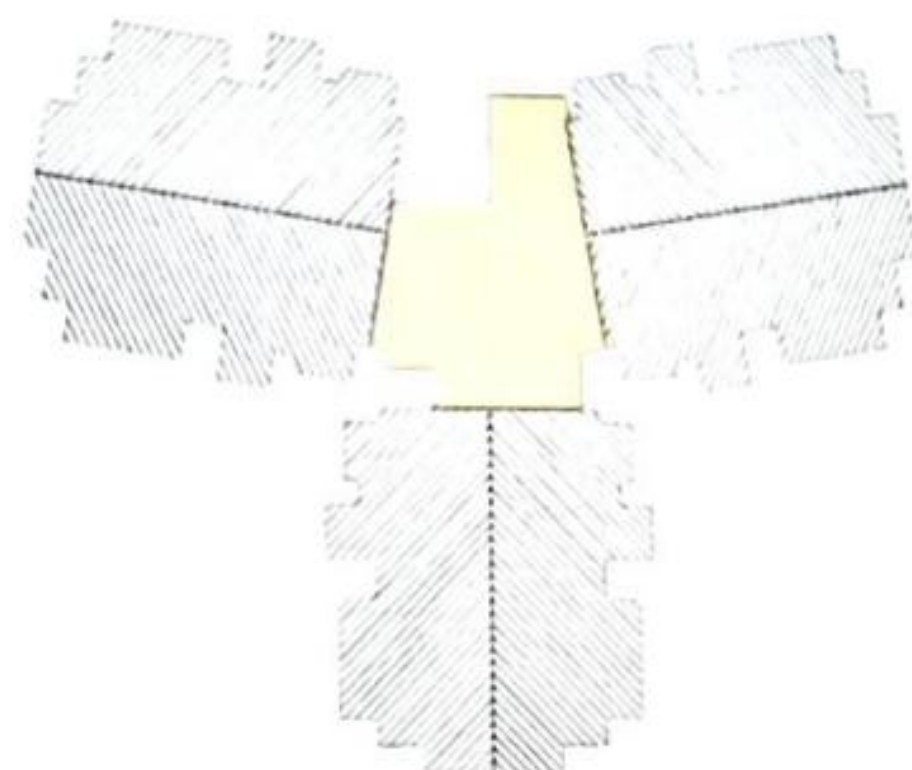
Floor Plan

2BHK

Unit Saleable Area : 126.441 sq.mtr. (1361 sq.ft.) approx.

Carpet Area : 75.251 sq.mtr. (810 sq.ft.)

Balcony Area : 17.090 sq.mtr. (183.96 sq.ft.)



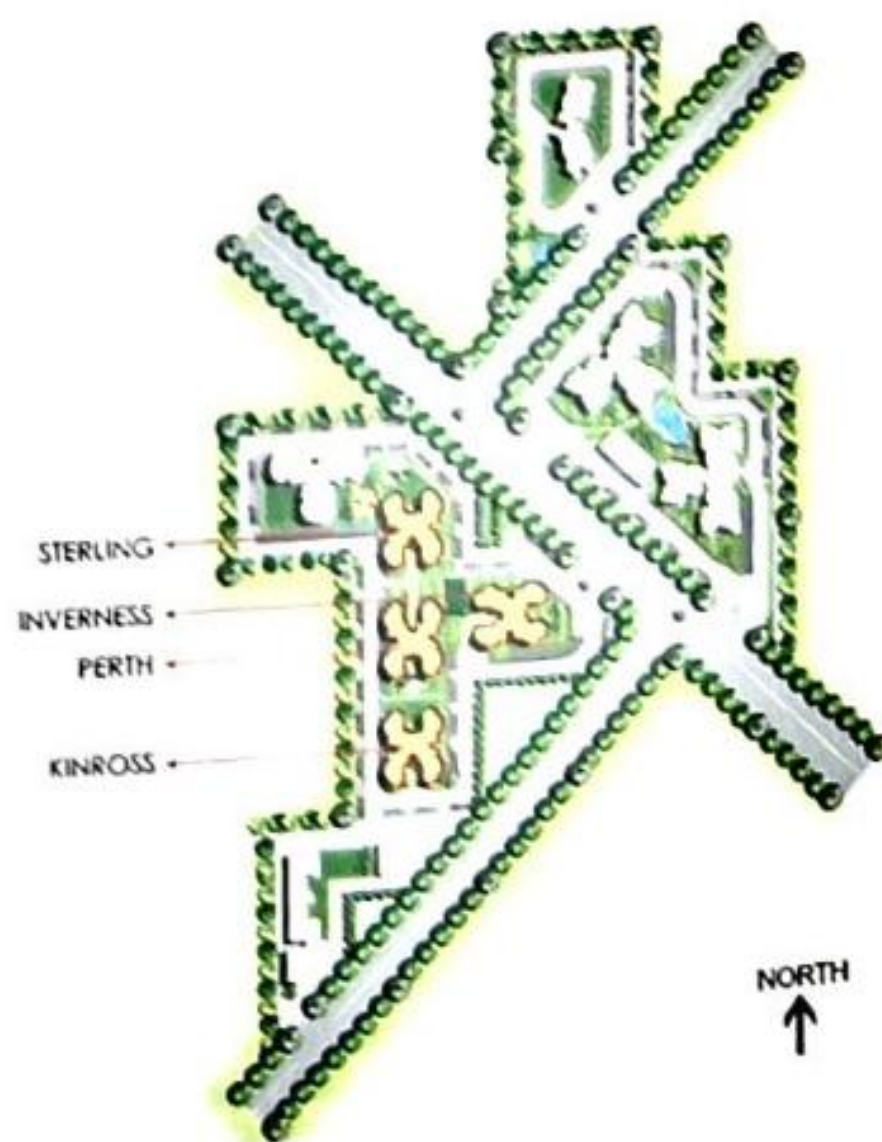
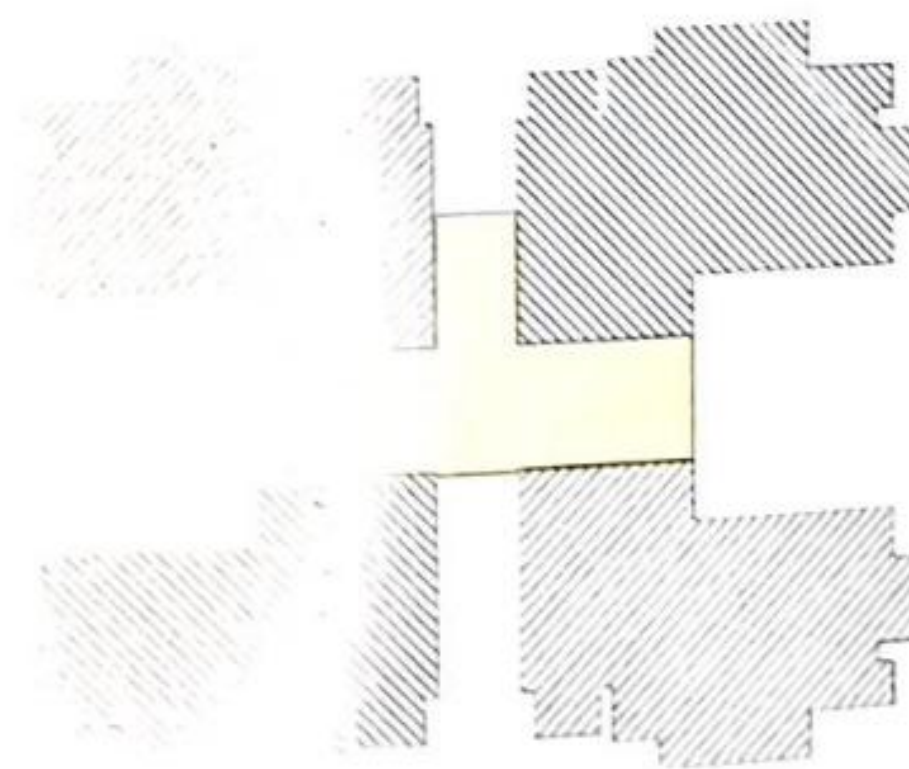
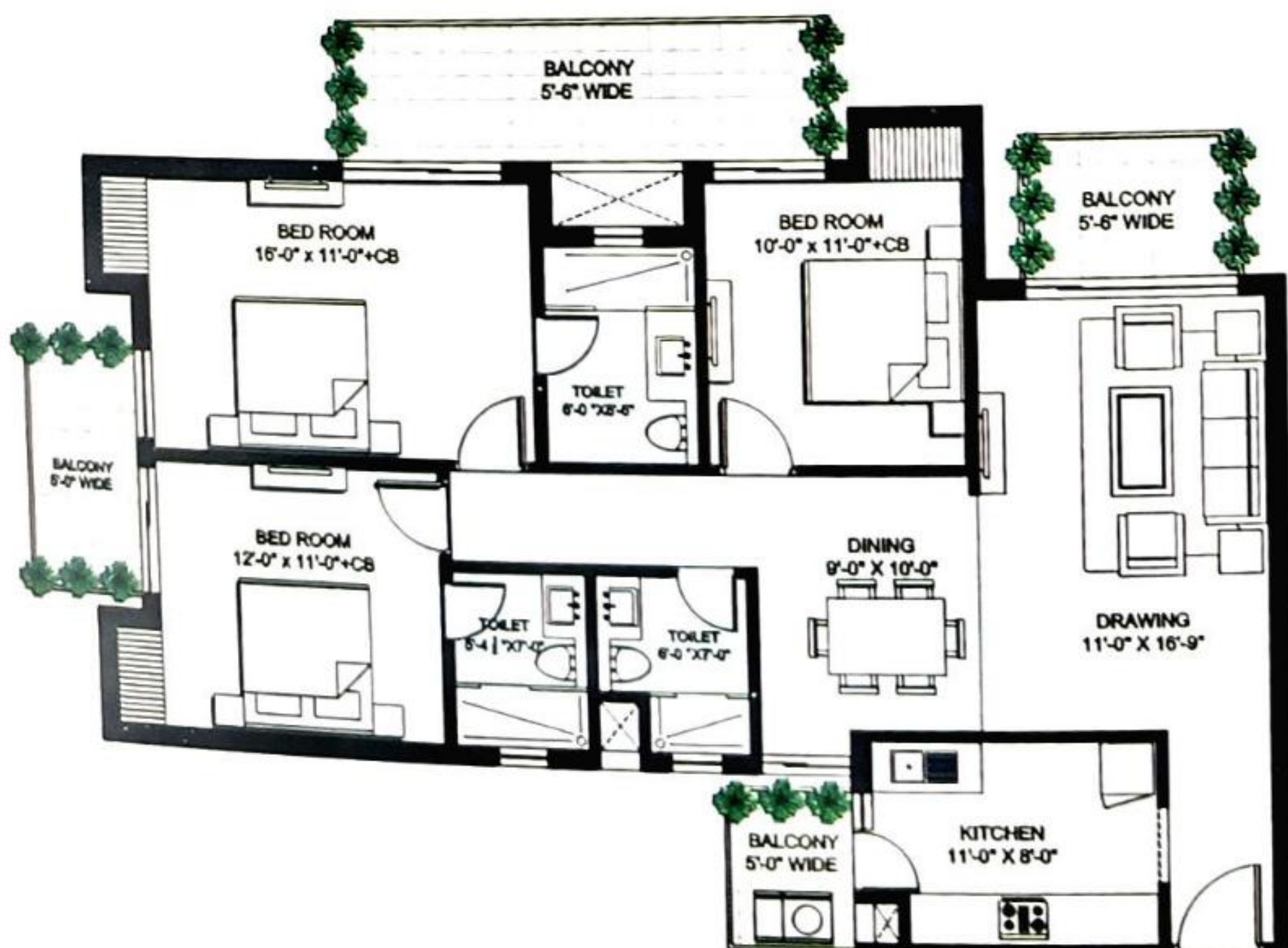
Floor Plan

3BHK

Unit Saleable Area : 163.695 sq.mtr. (1762 sq.ft.) approx.

Carpet Area : 98.848 sq.mtr. (1064 sq.ft.)

Balcony Area : 22.290 sq.mtr. (239.93 sq.ft.)



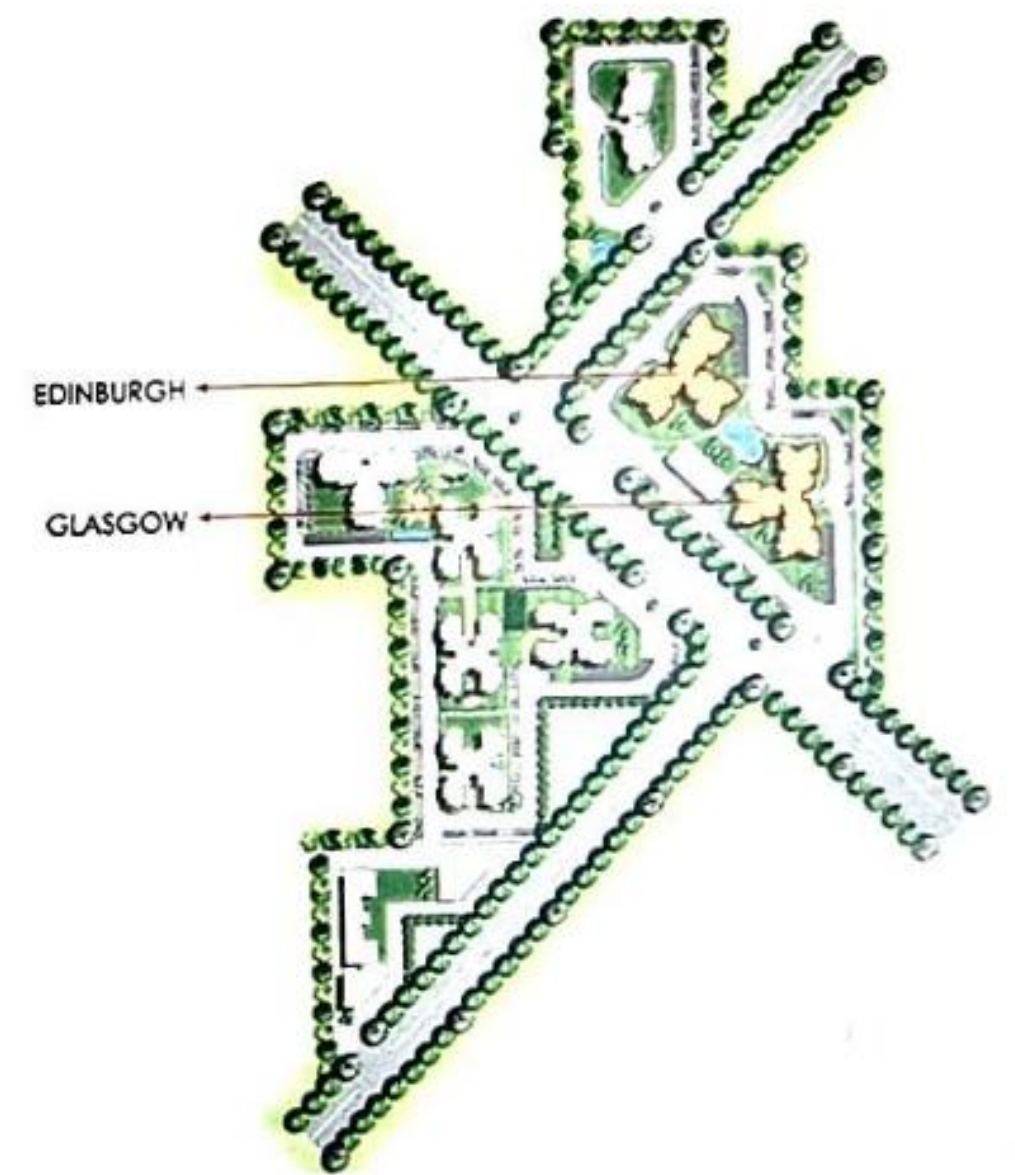
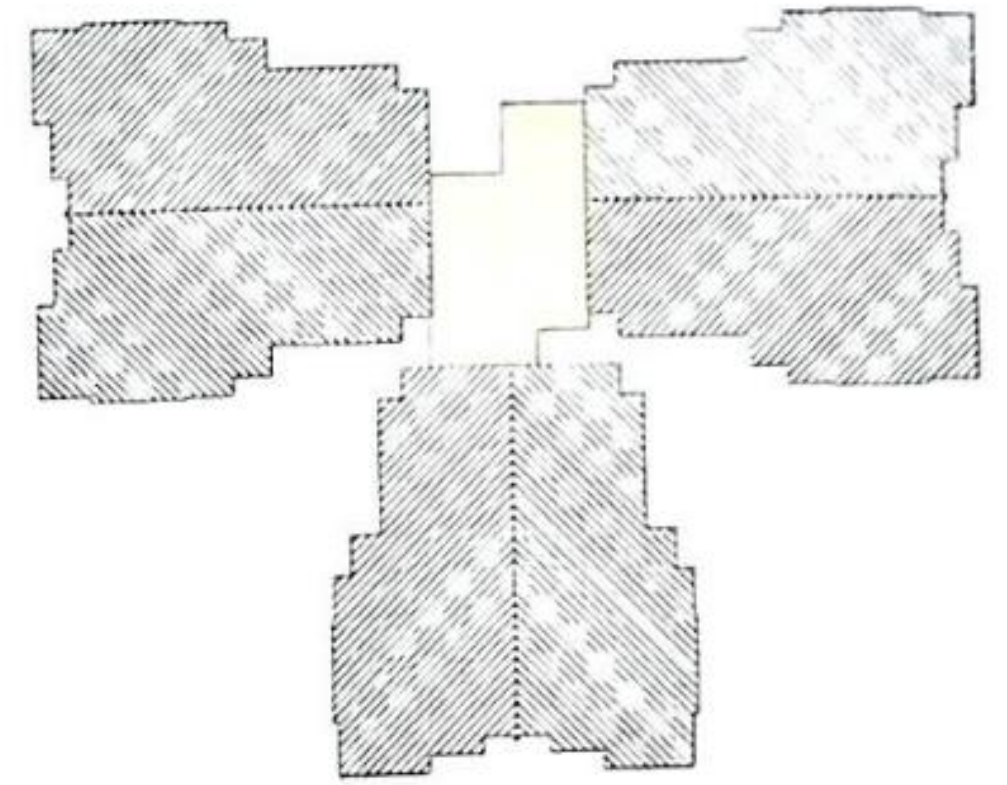
Floor Plan

3BHK + Utility

Unit Saleable Area : 180.231 sq.mtr. (1940 sq.ft.) approx.

Carpet Area : 112.877 sq.mtr. (1215 sq.ft.)

Balcony Area : 24.710 sq.mtr. (265.98 sq.ft.)



Floor Plan

3BHK + 1 Room + Utility

Unit Saleable Area : 248.051 sq.mtr. (2670 sq.ft.) approx.

Carpet Area : 138.146 sq.mtr. (1487 sq.ft.)

Balcony Area : 43.989 sq.mtr. (473.50 sq.ft.)

