

REAL VALUE CONSULTANTS

VALUERS , ENGINEERS & ARCHITECTS

GOVT. APPROVED VALUER (WEALTH TAX)

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

CAT-1/624/174/2014-15

FIV - 21696

MIE-1570263

IBBI ENRL No.-2018002600

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VALUATION REPORT OF GROUP HOUSING PROJECT

"THE MELIA"

SITUATED AT

**GROUP HOUSING PROJECT AT "THE MELIA" SILVERGLADES,
VILLAGE-MOHAMMADPUR GUJJAR, SECTOR-35, SOHNA,
DISTRICT-GURUGRAM, HARYANA**

PROMOTERS / DEVELOPERS

M/S DSS BUILDTECH PVT. LTD.



ON BEHALF OF

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

Our Ref: SBI/HLST/PR/2018-19/047

DATED: 23.11.2018

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

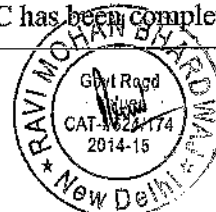
PART- A

CHARACTERISTICS & DESCRIPTION OF THE PROPERTY

Our Ref: SBI/HLST/PR/2018-19/047

DATED: 23.11.2018

S.No.	CONTENTS	DESCRIPTION
1.	INTRODUCTION:	
a.	Name of the Owner/ Developer	M/s DSS Buildtech Pvt. Ltd.
b.	Name of the Promoters	M/s DSS Buildtech Pvt. Ltd.
c.	Property Address	The Melia Group Housing Project at "The Melia" Silverglades, Village-Mohammadpur Gujjar, Sector-35, Sohna, District-Gurgaon, Haryana
d.	Address & Phone Number of the owner/ promoters	M/s DSS Buildtech Pvt. Ltd. Registered Office: 506, 5th Floor, Time Square Building, B-Block, Sushant Lok-I, Gurgaon Haryana- 122002
e.	Date of Survey	13 October 2018
f.	Date of Valuation Report	23 November 2018
g.	Purpose of the Valuation	Periodic Revaluation
h.	Report Type	Periodic Revaluation
i.	Type of the Property	Group Housing Residential Society
j.	Type of Developer	Private developer promoted M/s DSS Buildtech Pvt. Ltd.
k.	Documents Available	Old Valuation report dated on 31 st December 2015 prepared by P & A Valuetech Pvt. Ltd.
2.	PHYSICAL CHARACTERISTICS & LOCATION/ATTRIBUTES OF THE PROPERTY:	
a.	Description of the Project: This Project revaluation report is prepared for the Group Housing Project named as – "The Melia" is developing on a total licensed area of 17.4187 Acres / 70491 sq. mtr. However, total net plot area for the development of the project is taken as 16.7822 Acres / 67912.046 sq. mtr. after deduction of area for road widening. All the information regarding this group housing project is taken from old valuation report & other documents provided to us by the bank. However latest construction updates has been taken as per the site survey carried out by our surveyor, the valuation has been done by us independently as per the latest information gathered by us. As per the old valuation report the project land is owned by M/s DSS Buildtech Pvt. Ltd. and approved by concerned authorities & licensed to M/s DSS Buildtech Pvt. Ltd. to develop this group housing society with all amenities & basic facilities. As per the old valuation report & approved building plan the builder has planned to develop this whole project comprising of 12 high rise towers named as Tower-A, B, C, D, E, F, G, H, I, J, S1 & S2 and EWS. The developer has planned to develop the Project named "The Melia" with 1 BHK + Store, 2 BHK + Store, 2 BHK + Study + Store, 2 BHK + Study, 3 BHK + SQ & 4 BHK + Study + SQ with super area measuring 950, 1250, 1500, 1350, 1750 & 2400 sq.ft. respectively. The break-up of type of unit sizes in this project is attached as per Annexure-II on page no. 10 of this valuation report. As per current site survey super structure work of Tower-A, B, E, F, G, S1 & S2 have been completed & finishing work is in progress. Whereas super structure work of Tower-C has been completed upto 8th floor.	

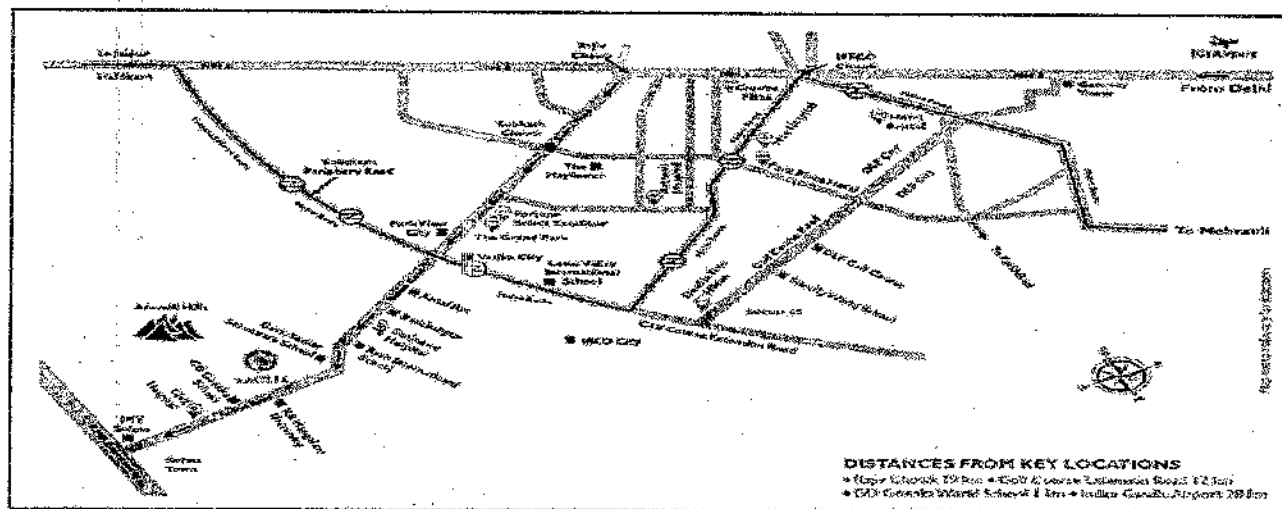


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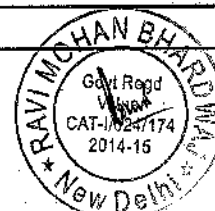
(PANEL VALUER OF IMMOVABLE PROPERTIES)

Super structure of **Tower-D** has been completed upto 3rd floor & Super structure work of **Tower-H, I & J** has been done upto Plinth level.

The project is located in fast developing Sector-35 of Sohna, Gurugram, Haryana.



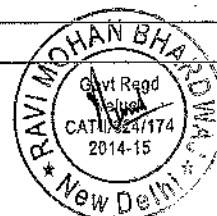
a. Location attribute of the property		
i. Landmark	Near Sohna Dhani Chowk	
ii. Postal Address of the Property	The Melia Group Housing Project at "The Melia" Silverglades, Village-Mohammadpur Gujar, Sector-35, Sohna, District-Gurugram, Haryana.	
iii. Area of the Land	Net Plot Area: 16.7822 Acres / 67915.046 sq. mtr.	
iv. Type of Land	Solid/ leveled	
v. Independent access/ approach to the property	Independent access available	
vi. Google Map Location of the Property with a neighborhood layout map	Attached	
vii. Details of the Roads abutting the Property(Name/ width)	Main Road: Sohna Road Approach Road: Sector Road 24 mtr. wide	
viii. Description of adjoining property	Other residential group housing societies	
ix. Plot No. / Survey No.	Please refer to title deeds	
x. Village	Village – Mohammadpur Gujar	
xi. Sub registrar	Sohna, Haryana	
xii. District	Gurugram, Haryana	
xiii. Boundaries of the Property		
	NorthSouthEastWest	
	Ireo LandIreo Land24 mtr. wide road30 mtr. Wide road	
3. TOWN PLANNING/ ZONING PARAMETERS:		
a.	Master Plan provisions related to property in terms of Land use	Residential
	i. Any conversion of land use done	Agriculture to Residential
	ii. Current activity done in the property	Group Housing Society (Under Construction/Finishing)
	iii. Is property usage as per applicable zoning	Yes, to be used as residential as per Zoning
	iv. Any notification on change of zoning regulation	NA
	v. Street Notification	Residential



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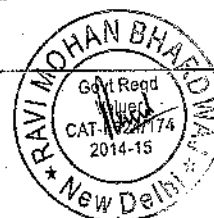
Provision of Building by-laws as applicable				(ACTUAL STATUS)
b.	i. FAR	Permissible	118851.33 sq. mtr. / 1279305 sq. ft. (175%)	Under Construction/Finishing
		Proposed	118626.44 sq. mtr. / 1276884.37 sq. ft. (174.67%)	
	ii. NON FAR	Proposed	Basement Area	Under Construction/Finishing
			Stilt Area	
			Nursery School	
			Primary School	
			Total	
		Permissible	NA	
	iii. Ground coverage	Permissible	23770.266 sq. mtr. (35%)	Under Construction/Finishing
		Proposed	11806.21 sq. mtr. (17.38%)	
	vi. Number of floors		As per Approved Plan from DTCP (Haryana Govt.)	Refer to Attached Annexure-I & II
	v. Height restrictions		As per Height Clearance from AAI	As per Height Clearance from AAI
	vi. Front/ Back/ Side Setback		As Per DTCP Norms	As per Sanctioned Bldg. Plan
c.	Status of Completion/ Occupational certificate		Will be obtained after Completion of Project	
d.	Comment on unauthorized construction if any		No	
e.	Comment on Transferability of developmental rights		As per regulation of DTCP, Haryana	
f.	i. Planning Area/ Zone		DTCP Gurgaon Manesar Urban Complex FDP	
	ii. Master Plan currently in force		DTCP Gurgaon Manesar Urban Complex FDP - 2031	
	iii. Municipal limits		Municipal Corporation Gurugram	
g.	Developmental controls/ Authority		Director of Town & Country Planning, Haryana	
h.	Zoning regulations		Residential/ Group Housing	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses		Adjacent properties are used for Residential Purpose	
j.	Comment on Demolition proceedings if any		No	
k.	Comment on Compounding/ Regularization proceedings		No	
l.	Any other aspect			
	i. Any information on encroachment		No	
	ii. Is the area part of unauthorized area/ colony		No (As per general information available)	
m.	Any other aspect		-----	



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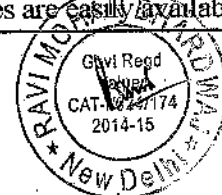
4. DOCUMENT DETAILS AND LEGAL OWNERSHIP ASPECTS OF THE PROPERTY:			
b.	Ownership documents provided	No Ownership Documents Provided (All the details are taken from Old Valuation Report)	
c.	Constitution of the Property	Free Hold	
d.	Transferability rights of the property	Free hold, complete transferable rights	
e.	Type of Land	Residential	
f.	Any conversion of land use done	From Agricultural to Residential	
g.	Since how long owners owing the Property	Please refer to Title Deeds	
h.	Year of Acquisition/ Purchase	Please refer to Title Deeds	
i.	Property presently occupied/ possessed by	M/s DSS Buildtech Pvt. Ltd.	
j.	Title verification	To be done by the Advocate	
k.	Details of leases if any	NA	
l.	Agreements of easements if any	NA	
m.	All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report	Tax name	NA
		Receipt number	NA
		Receipt in the name of	NA
		Tax amount	NA
n.	Any known existing mortgages/ charges/ encumbrances on the property	No information available. Bank to obtain details from the owner.	
o.	Whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Not known to us.	NA
p.	Any other aspect	NA	
5. ECONOMIC ASPECTS OF THE PROPERTY:			
a.	Property presently occupied/ possessed by	M/s DSS Buildtech Pvt. Ltd.	
b.	Number of tenants	NA	
c.	Reasonable letting value	NA	
d.	Details of ground rent payable	NA	
e.	Amount of monthly rent received	NA	
f.	Expected market monthly rental	NA	
g.	Taxes and other outgoings	No information available to us	
h.	Property insurance	No information available to us	
i.	Monthly maintenance charges	No information available to us	
j.	Security charges, etc.	No information available to us	
k.	Any other aspect	NA	
6. SOCIO - CULTURAL ASPECTS OF THE PROPERTY:			
a.	Population social group of the area (population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.)	Urban Developing Area	



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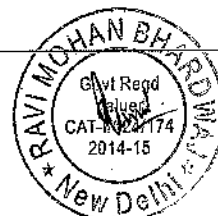
7. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES:							
a.	Utility of spaces provided within the building		Yes, proposed				
b.	Car parking facilities		Yes, proposed				
c.	Balconies		Yes				
d.	Sewerage / sanitation		Yes, proposed				
e.	Drainage arrangements		Yes, proposed				
f.	Water Treatment Plant		Yes, proposed				
g.	Power Supply arrangements	Permanent	Yes, available as per current usage, proposed				
		Auxiliary	DG Sets, proposed				
h.	Class of electrical fittings		Under Construction/Finishing				
i.	Class of sanitary & water supply fittings		Under Construction/Finishing				
j.	System of air conditioning		No				
k.	HVAC system		No				
l.	Fire safety provisions		Yes, proposed				
m.	Security provisions		Yes, private security guards				
n.	Lift/ Elevators		Yes, Proposed				
o.	Compound wall/ Main Gate		Yes				
q.	Internal development						
	Garden/ Park/ Landscaping	Water bodies	Internal Roads	Pavements	Boundary Wall		
	Yes, Proposed	Yes, Proposed	Yes, Proposed	Yes, Proposed	Yes		
8. INFRASTRUCTURE AVAILABILITY:							
a.	Aqua Infrastructure availability						
I	Water Supply		Yes, by the municipal corporation & by the ground water, Proposed				
ii	Sewerage Treatment Plant (STP)		Yes, Proposed				
iii	Storm water drainage		Yes, Proposed				
b.	Other Physical Infrastructure						
I	Solid waste management		Yes, by the municipal corporation, Proposed				
ii	Electricity		Yes, available as per current usage				
iii	Road and Public Transport connectivity		Yes				
iv	Availability of other public utilities nearby		Transport, Market, Hospital etc. are available in the vicinity.				
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	1.5 km	3 km	3 km	1.2 km	25 km	25 km	36 km
9. MARKETABILITY ASPECTS OF THE PROPERTY:							
a.	Development of surrounding area		Good, many residential projects are coming in the vicinity of the project				
b.	Location attributes		Good, situated in developing sector of Gurugram				
c.	Scarcity		Similar kind of properties are easily available on demand				



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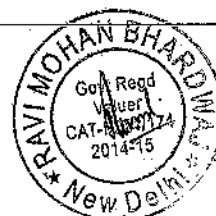
d.	Other recreation facilities (Parks, open spaces etc.)	Yes, Proposed		
e.	Market condition related to demand and supply of the kind of the subject property in the area	Fast developing sector of Sohna, Gurugram with many residential group housing projects coming up in the vicinity		
f.	Any negativity/ defect/ disadvantages in the property/ location	No		
g.	Any other factors affecting marketability	No		
10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
a.	Type of construction & design	RCC Framed Structure & Modern Structure		
b.	Quality of construction/ Materials and technology used	Construction being done using professional contractor based on architect plan.		
c.	Appearance/ Condition of structures	Internal – Under Construction/finishing External – Under Construction/finishing		
d.	Roof	RCC (All Floors)		
e.	Type of flooring	Laminated wooden flooring / Vitrified / Porcelain tiles flooring & Granite stone platform in kitchen.		
f.	Doors/ Windows	Seasoned hardwood frames with flush shutters, UPVC / powder coated aluminium Glazing windows		
g.	Floor height	10 ft. each floor,		
h.	Maintenance issues	NA, Under Construction/finishing		
i.	Visible damage in the building if any	NA		
j.	Year of construction/ Age of building/ Remaining life expected	Under Construction/finis hing	Under Construction/finis hing	Approx. 65-70 years after completion of project
k.	Structural safety	Since this is a RCC Framed Structure designed by M/s Civtech Consultants Pvt. Ltd. , so it should be structurally safe		
l.	Protection against natural disasters viz. earthquakes etc.	It must be Earthquake Resistant since we have no technical data so we can't comment		
m.	Is construction as per approved plan	Yes, as per visual observation.		
n.	Status of Building Plans/ Maps	Building Plans are approved by the development authority		
o.	Is Building as per approved Map	Building Plans are approved by the development authority		
p.	Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	Permissible Alterations	NA	
		Not permitted alteration	NA	
q.	Is this being regularized	Not known		
11.	ENVIRONMENTAL FACTORS:			
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No information available		
b.	Provision of rainwater harvesting	No		
c.	Use of solar heating and lighting systems, etc.	No		
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Normal vehicular pollution is present in the vicinity.		



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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
13. PROJECT DETAILS:		
f.	Name of the Architect	M/s Arcop Associates Pvt. Ltd.
g.	Developer market reputation	Silverglades is one of India's leading developer, specializing in Residential Housing, Commercial, Township Projects and Golf-based leisure developments. The pioneering efforts of silverglades have resulted in some of the most iconic landmarks in and around Delhi-NCR.
h.	Proposed completion date of the Project	As per current stage of construction and finishing, the project is likely to be completed by Dec 2020
i.	Progress of the Project	As per current site survey super structure work of Tower-A, B, E, F, G, S1 & S2 have been completed & finishing work is in progress. Whereas super structure work of Tower-C has been completed upto 8th floor. Super structure of Tower-D has been completed upto 3rd floor & Super structure work of Tower-H, I & J has been done upto Plinth level.
j.	Other Salient Features of the Project	• Modern Designed Apartments • Kids Play Area • Lawn Tennis • Coffee Shop & Lounge • Swimming Pool • Gymnasium • Yoga Center • Health Club with Spa • Cricket Practice Area • Tennis Court • Badminton Court • Basketball Court • Library

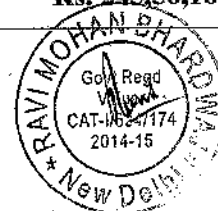


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PART-B- VALUATION OF THE PROPERTY

A.		VALUATION OF LAND			
	Specifications	Govt. Circle Rate (GLR)	Market Rate (PMR)		
(a)	Prevailing Market Rate	Rs.1,15,47,300/- per acre.	Rs.8,00,00,000/- to 9,00,00,000/- per acre		
(b)	Details of the sources from where the information is gathered on the prevailing market Rate/Price trend of the property (from property search sites & local information)	4 X Rs. 1,15,47,300/- per acre. (As per government norm- for the Residence Group Housing, the land is four times of the Agricultural land)	After local market research & confirming the rates locally Rs. 8,00,00,000/- to 9,00,00,000/- per acre (including CLU)		
(c)	Rate adopted considering all characteristics of the land*	Rs. 4,61,89,200/- per acre	Rs. 8,50,00,000/- per acre.		
(d)	Category of the Locality	Good	Good		
(e)	Land Use Factor	Group Housing Project	Group Housing Project		
(f)	Total Development Land Area	16.7822 Acres / 67915.046 sq. mtr.	16.7822 Acres / 67915.046 sq. mtr.		
(g)	Total Permissible FAR	118851.33 sq. mtr. / 1279305 sq. ft.	118851.33 sq. mtr. / 1279305 sq. ft.		
(h)	Valuation methodology	Stamp Registry minimum Circle Rate	Market rates approach		
(i)	Total Value of land (A)	16.7822 acres x Rs. 4,61,89,200/- per acre	16.7822 acres x Rs. 8,50,00,000/- per acre		
		Rs.77,51,56,392/-	Rs. 142,64,87,000/-		
B.		VALUATION OF BUILDING CONSTRUCTION			
(As per existing condition, specifications and after calculating depreciation & improvements done on the property)					
(a)	Minimum replacement rate of construction/resalable value	NA	NON FAR: Rs.900/- to Rs.1,100/- per sq. ft. Adopted: Rs. 1,000/- per sq. ft. FAR: Rs. 1,400/- to Rs. 1,800/- per sq. ft. Adopted: Rs. 1,600/- per sq. ft.		
(b)	Age Factor	2000 onwards (1.0)	Under Construction / Finishing		
(c)	Structure Type/ Condition	Pucca (1.0)	RCC Frame Structure/ Under Construction		
(d)	Total Construction replacement value* (For present built-up area)	(1276884.37 sq. ft. + 412001.70 sq. ft.) = 1688886.07 sq. ft.	ACTUAL	FAR	NON FAR
				1276884.37 sq. ft. x Rs.1,600/-	412001.70 sq. ft. x Rs.1,000/-
			TOTAL (B)	Rs. 204,30,14,992/-	Rs. 41,20,01,700/-
			Rs. 245,50,16,692/-		



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C. MARKET/ SALABLE VALUE OF THE FLATS			
(a)		Main Units	995 DU
		EWS	176 EWS
(b)	Total Proposed Saleable Area for flats	Please refer to Annexure-II on page no. 10	
(c)	Current Price: (Approx.) (Including PLC + Car Parking + EDC + IDC + Club Services)	Rs. 5,100/- to 5,700/- per sq. ft. (Rates Adopted on super area)	
(d)	Remark	The market value of the flats will vary according to their location, floor level, direction of the flat & Vaastu compliance status. It also depends upon the quality of construction, furnishing & finishing done by the builder.	
D. CONSOLIDATED VALUE			
	Description	Value by adopting	
	Valuation of the Property	GLR (Rs.)	PMR (Rs.)
(a)	Land (A)	Rs. 77,51,56,392/-	Rs. 142,64,87,000/-
(b)	Building (B)	---	Rs. 245,50,16,692/-
(c)	Other improvements/ Services/ Internal & external development (adding 10 % of building value)	---	Rs. 24,55,01,669/-
(d)	Total (Add (A+B+C))	Rs. 77,51,56,392/-	Rs. 412,70,05,361/-
(e)	Fair Market Value (FMV) Rounded Off	NA	Rs. 413,00,00,000/-
(f)	Realizable/ Fetch Value (80% of FMV)	---	Rs. 330,40,00,000/-
(g)	Distress Sale Value (70% of FMV)		Rs. 289,10,00,000/-
(h)	Market/ Salable Value of Flats*	NA	NA
(i)	Expected minimum Revenue generation from the Project	NA	NA
(j)	Value for Insurance purpose	NA	Rs.245,00,00,000/-

Date: 23.11.2018

Place: New Delhi

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

Govt Regd
Valuer
CAT-1/624/174
2014-15
New Delhi

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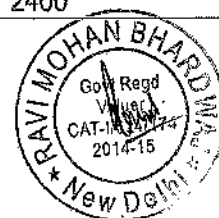
(PANEL VALUER OF IMMOVABLE PROPERTIES)

ANNEXURE-I

Total Blocks Floors/ Flats			
As per Approved Sanctioned Plan	Actually provided (As per Current Site Survey)	Current Status	
Tower-A : S/G+14 floors = 86 DU Tower-B : S/G+14 floors = 88 DU Tower-C : S/G+14 floors = 86 DU Tower-D : S/G+14 floors = 88 DU Tower-E : S/G+14 floors = 86 DU Tower-F : S/G+14 floors = 88 DU Tower-G : S/G+14 floors = 88 DU Tower-H : S/G+14 floors = 88 DU Tower-I : S/G+14 floors = 58 DU Tower-J : S/G+9 floors = 78 DU Tower-S1&S2 : S/G+13 floors = 83 DU	Tower-A : S/G+14 floors = 86 DU Tower-B : S/G+14 floors = 88 DU Tower-C : S/G+14 floors = 86 DU Tower-D : S/G+14 floors = 88 DU Tower-E : S/G+14 floors = 86 DU Tower-F : S/G+14 floors = 88 DU Tower-G : S/G+14 floors = 88 DU Tower-H : S/G+14 floors = 88 DU Tower-I : S/G+14 floors = 58 DU Tower-J : S/G+9 floors = 78 DU Tower-S1&S2 : S/G+13 floors = 83 DU	As per current site survey super structure work of Tower-A, B, E, F, G, S1 & S2 have been completed & finishing work is in progress. Whereas super structure work of Tower-C has been completed upto 8 th floor. Super structure of Tower-D has been completed upto 3 rd floor & Super structure work of Tower-H, I & J has been done upto Plinth level.	
Total No. of Flats	Main Units		DU- 995
	EWS		176
			DU-995
			EWS-176

Annexure-II - Break up of dwelling units

Type of Flat	Super Area (sq. ft.)
1 BHK + Store	950
2 BHK + Store	1250
2 BHK + Study + Store	1500
2 BHK + Study	1350
3 BHK + SQ	1750
4 BHK + Study + SQ	2400

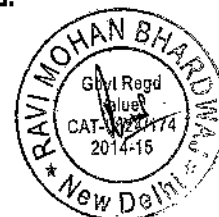


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PROJECT APPROVAL DETAILS			
S.No	REQUIRED APPROVALS	REFERENCE NO. /DATE	STATUS (Approved/ Applied For/ Pending)
1	Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	License No. 77 of 2013 Dated: 10.08.2013	Approved
2	BR-III - Approval of Building Plans from DTCP (HR Govt.)	File No. ZP-970/AD(RA)/2015/6228 Dated: 21.04.2015	Approved
3	Environmental clearance NOC from SEIAA	Memo No. SEIAA/HR/2016/807 Dated: 20.09.2016	Approved
4	NOC for Height Clearance from Airport Authority of India	Sr. No. AAI/RHO/HR/ATM/NOC/ 2014/488/2371-2375 Dated: 21.04.2015	Approved
5	NOC from Pollution Control Board	HSPCB/Consent/:329962316GUSOCTE3395524 Dated: 12.11.2016	Approved
6	NOC from Aravali Hills	Sr. No. 1275/SK2 Dated: 15.05.2015	Approved
7	Approval of Fire Fighting Scheme from Fire Scheme Division, Gurgaon	-----	Preliminary Approval obtained and final NOC will be obtained after completion of Construction
8	Clarification regarding forest law on non forest land	Sr. No. 2240-G Dated: 27.02.2013	Approved
9	Rera Registration	Memo No. HRERA-367/2017/1342 Dated: 10.10.2017	Approved

NOTE: The developer/promoter has taken all the statutory approvals & licenses from the concerned authorities for developing the group housing residential society, as mentioned in valuation report dated 31.12.2015.
prepared by P & A Valuetech Pvt. Ltd.



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APPROVAL DETAILS



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License Cases

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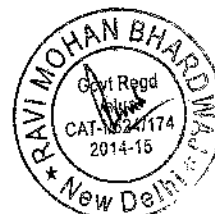
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Case No.	Colony Name	BR-VI (BP sanction Letter)	BR-VII (OC permission Letter)	LC-IX (Completion Certificate)	File/Case No.	License No.	License Issue Date	Purpose	Area (Acres)	Dev. Plan	Valid/Renewal Up to	Sector Covered	Developer Name	Land Schedule
LC-2781	BSSOH GURAS RGH	24/3/2010 (Revised BP of EWS and proposed BP of Tenor-2)			LC-2781	77 OF 2013	10/02/2013	RGH	17.42	Sohna	08/08/2017	35	BSS Baidach Pvt. Ltd.	View Land Schedule

Records: 1

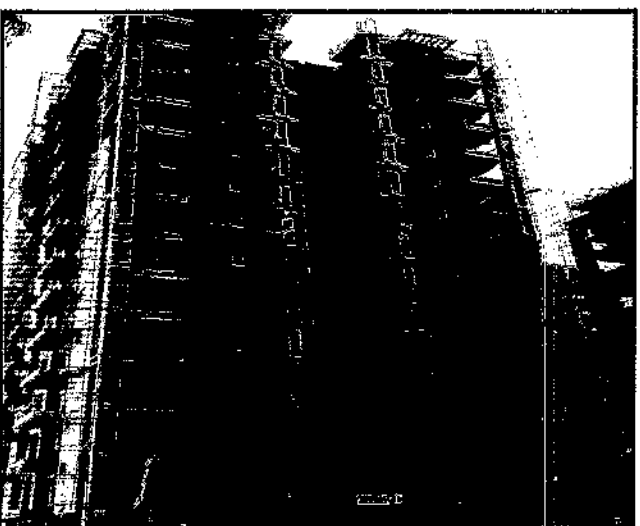
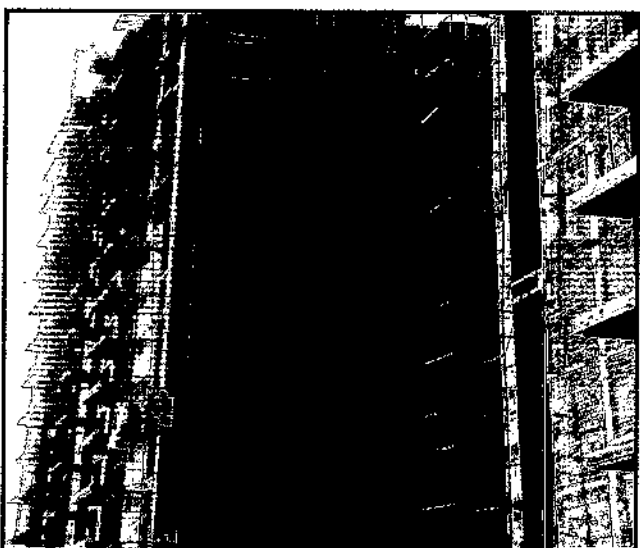
Rate List Tehsil Sohna District Gurgaon 2018-2019 (W.e.f.)																
S.No.	Name of Village	Rates for the Year of 2016-2017					Rates for the Year of 2017-2018					Rates for the Year 2018-2019				
		Agriculture Land (Rs. Per Acre)	Pabar (Rs. Per Acre)	Blud Banjar (Kadins) (Rs. Per Acre)	Residential (Rs. Per Sq. Yards.)	Commercial (Rs. Per Sq. Yards.)	Agriculture Land (Rs. Per Acre)	Pabar (Rs. Per Acre)	Blud Banjar (Kadins) (Rs. Per Acre)	Residential (Rs. Per Sq. Yards.)	Commercial (Rs. Per Sq. Yards.)	Agriculture Land (Rs. Per Acre)	Pabar (Rs. Per Acre)	Blud Banjar (Kadins) (Rs. Per Acre)	Residential (Rs. Per Sq. Yards.)	Commercial (Rs. Per Sq. Yards.)
37	Lohadi	749000	-	-	3425	5525	718000	-	-	3700	5300	716000	-	-	3700	5300
38	Maharawan	507500	-	-	3525	5525	585400	-	-	3700	5300	590000	-	-	4480	5900
39	Mandawa	3201200	2500000	-	3925	3825	3182500	2300000	-	2800	3700	3182500	2300000	-	2800	3700
40	Mohamedpur Gajar	12156500	2500000	-	3425	4675	11547300	2300000	-	3800	4400	11647300	2500000	-	3400	4400
41	Mandoli	3281200	2500000	-	3875	3825	3125700	2300000	-	2800	3500	3120700	2500000	-	2800	3800
42	Nashta	4575200	-	-	3875	3825	4347800	-	-	2800	3800	4347800	-	-	2800	3800
43	Polawas	5350000	-	-	4075	5625	5912500	-	-	4000	5200	6020000	-	-	4200	5500
44	Rahara	7085000	-	-	4075	5625	8605000	-	-	2800	5600	2585000	-	-	2800	3800
45	Rajpur	14025000	2500000	-	7225	8775	13804300	2400000	-	7000	9500	13804300	2400000	-	7000	9500
46	Rasoda	6945000	7000000	4075000	3875	5525	6216000	7200000	4410000	3600	5200	7000000	7000000	4440000	4180	5900
47	Rani Ka Singhola	3915500	-	-	2875	3825	2885000	-	-	2800	3900	2300000	-	-	2800	3800
48	Rajka Nodra	3385500	-	-	2075	3800	2538000	-	-	2700	3800	2618000	-	-	2700	3600
49	Rajoli	6075000	2500000	-	3825	3825	5634000	2500000	-	3700	5300	6844000	2500000	-	3700	5300
50	Rajda Gajar	1870000	2300000	-	-	-	1726400	2300000	-	0	0	1726400	1726400	-	0	0
51	Sandholi	6545800	-	-	3525	8375	6148300	-	-	3400	6200	6348700	-	-	3900	6500
52	Syahi Mangli	9300000	2800000	5142500	3825	5525	8789000	2538700	4534000	3600	5200	4785000	2538700	4834000	3600	5700
53	Talwadi	1245000	-	-	3075	4125	2385000	-	-	2800	3300	2385000	-	-	2800	3800

GUIDELINE CIRCLE RATE

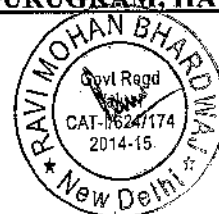


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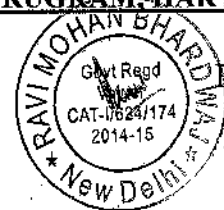
**PHOTOGRAPHS OF GROUP HOUSING AT, "THE MELIA" SILVERGLADES, VILLAGE-
MOHAMMADPUR GUJJAR, SECTOR-35, SOHNA, DISTRICT-GURUGRAM, HARYANA**



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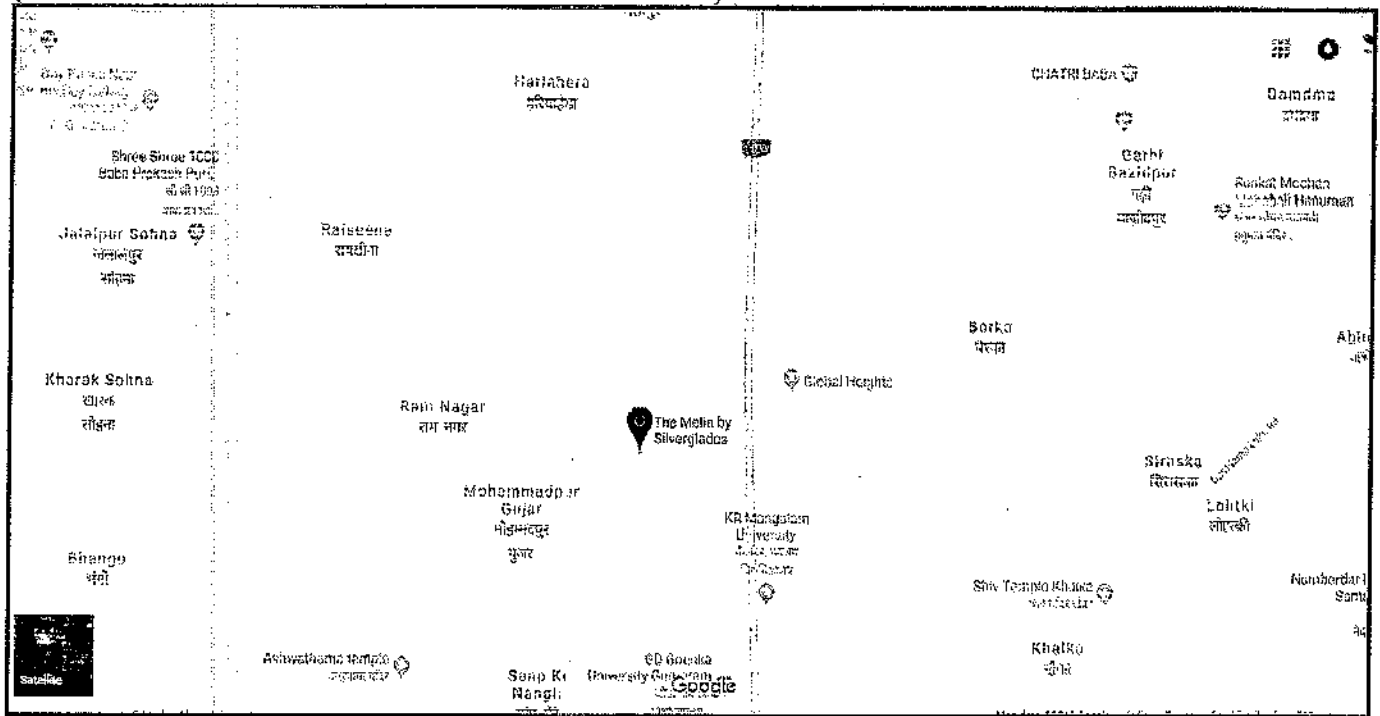


PHOTOGRAPHS OF GROUP HOUSING AT, "THE MELIA" SILVERGLADES, VILLAGE-
MOHAMMADPUR GUJAR, SECTOR-35, SOHNA, DISTRICT-GURUGRAM, HARYANA



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