

File No.: RKA/FY20-21/269

Dated: 08.01.2021

# PROJECT TIE-UP REPORT

OF

## GROUP HOUSING SOCIETY



SITUATED AT

SECTOR- 102 & 102A, REVENUE ESTATE OF KHERKI MAJRA DHANKOT,  
GURUGRAM, HARYANA

DEVELOPED & PROMOTED BY

M/S. ADANI M2K PROJECTS LLP

REPORT PREPARED FOR  
STATE BANK OF INDIA, HLST BRANCH, GURUGRAM

*\*\*Important - In case of any query/ issue or escalation you may please contact Incident Manager  
at [valuers@rkassociates.org](mailto:valuers@rkassociates.org). We will appreciate your feedback in order to improve our services.*

*NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which  
report will be considered to be correct.*


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**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			
c.	Name of Promoter	M/s. Adani M2K Projects LLP			
d.	Name of Property Owner	M/s. Aakarshan Estates Pvt. Ltd.			
e.	Address & Phone Number of the owner	Regd. Office: Adnai house, Plot No.83, Sector-32, Institutional Area, Gurugram, Haryana			
f.	Type of the Property	Group Housing Society			
g.	Type of Loan	Not applicable			
h.	Type of Valuation	Project Tie-up Report			
i.	Report Type	Project Tie-up Report			
j.	Date of Inspection of the Property	2 January 2021			
k.	Date of Valuation Report	8 January 2021			
l.	Surveyed in presence of	Builder's Representative	Mr. Aman (+91-9999067012)		
m.	Purpose of the Valuation	Project Tie-up Report			
n.	Scope of the Report	General assessment of the Project for Project Tie-up including its general valuation.			
o.	Out-of-Scope of Report	1. Verification of authenticity of documents from originals or cross checking from any Govt. depts. 2. Legal aspects of the property. 3. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. 4. Getting cizra map or coordination with revenue officers for site identification. 5. Measurement of the property as a whole. 6. Measurement is only limited upto sample random measurement. 7. Drawing Map & design of the property.			
p.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.	
		Total 04 documents requested.	Total 04 documents provided.	-----	
		Project Land Title Deeds	Occupation certificates (03 in nos.)	Dated:11/12/2017 Dated:20/12/2017 Dated:12/02/2019	
		Project Approvals and building plans	BR-VII - Approval of building plans Letter from DTCP (HR Govt.)	Dated:10/04/2012	

		Required NOC's for Project		Copy of RERA Certificate	Dated:10/08/2017
		Copy of RERA Certificate		Old Valuation Report	Dated:03/05/2019
q.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property mentioned in the deed		
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property		
		<input checked="" type="checkbox"/>	Identified by the Owner/ Builder representative		
		<input type="checkbox"/>	Enquired from local residents/ public		
		<input type="checkbox"/>	Identification of the property could not be done properly		
		<input type="checkbox"/>	Survey was not done		NA

2. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION	
a.	 <p>This project tie-up report is prepared for the Group Housing Project “Oyster Grande” developed on a total land area of 77821.05m<sup>2</sup> (19.23Acres). However the total net plot area for the development of the project is 70799.64m<sup>2</sup> (17.49Acres).</p> <p>We have only provided with the old valuation report by the bank and all the relevant information/ data has been taken from old valuation report &amp; documents available on DTCP, Haryana website. However the latest construction status and prevailing flat rates has been taken as per our site survey &amp; market research.</p>

As per the copy of license available on public domain, the whole project land is the name of company M/s. Askarshan Estates and the subject project is developed and promoted by the company M/s. Adani M2K Projects LLP.

M/s. Adani M2k Projects LLP has developed a modern residential group housing project in the name of "Oyster Grande" on this free hold land parcel. The company had appointed M/s. Arcop Associates Pvt. Ltd. as an Architect for landscaping of the site.

As per the old valuation report this modern group housing society comprises of 9 high rise towers namely A, B, C, D, E, F, G, H and J with two community buildings & EWS block, with a total of 756 dwelling units. As per the copy of occupation certificate provided to us total 698 DUs are completed and ready to move. All the towers except tower G are completed and ready to move. The construction work of tower-G is in progress.

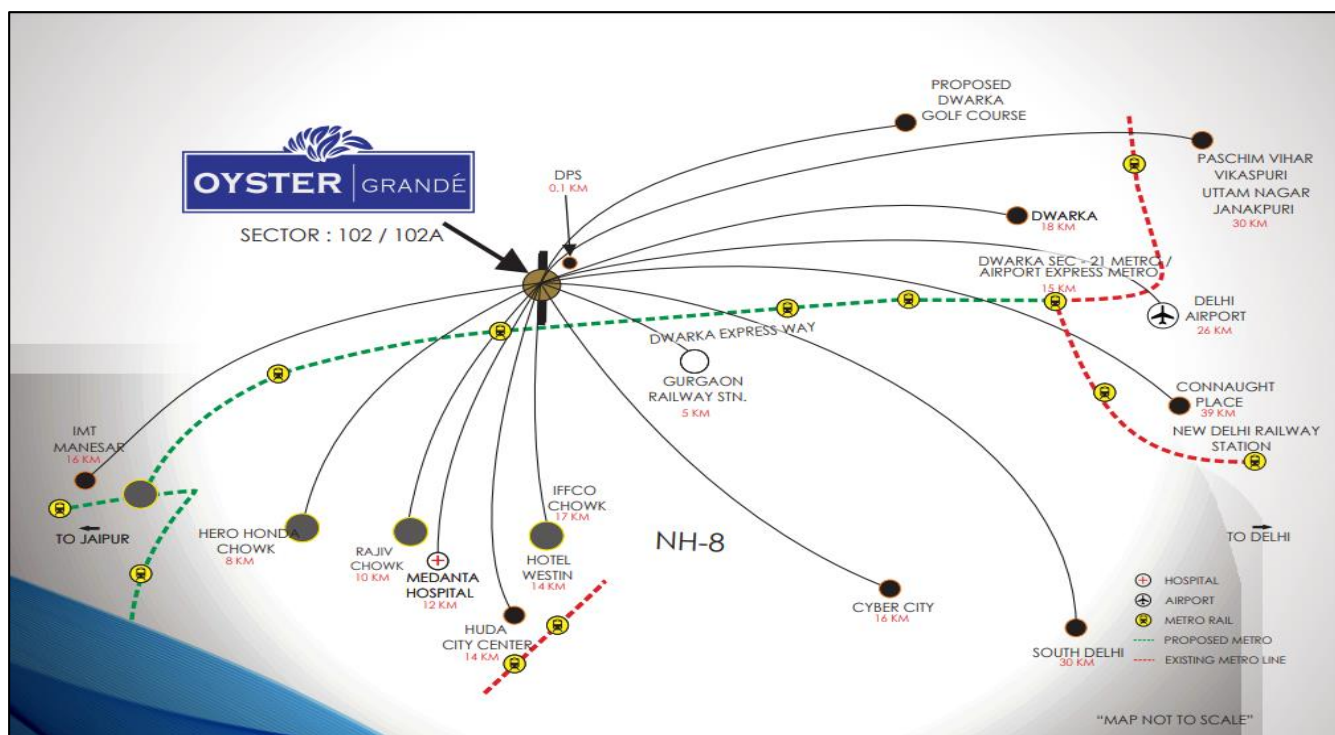
The developer has developed a total of 756 dwelling units in 09 high rise towers and 134 EWS units having different flats areas. The break-up of Type of Unit & Size in this project is as per below:

Sr. No	Flat Description	Tower	Super Area (in Sq. ft)
1	3BHK	D & E	1689
			1699
2	3BHK + Servant room	A,C & F	1889
			1898
3	3BHK + Servant room + Study room	B	2579
			2598
4	3BHK + Powder room + Servant room	J	2550
5	4BHK + Powder room+ Servant room	H & J	3188
			3198
6	4BHK + Powder room+ Servant room + Family Lounge	G	4548
7	4BHK Penthouse	J	4750
8	5BHk Penthouse	G,H & J	5790
			5826
			7283
Remarks:			
1. All the details pertaining to the subject property has been taken from the old valuation report.			

As per the old valuation report the developer has obtained most of the preliminary necessary statutory approvals from different government agencies for the development of this modern group housing society comprising of 09 high rise towers. This is as a modern housing society developed with all the

basic & urban facilities and amenities.

This project is very well located in fast developing sector-102 & 102-A of Gurugram, Haryana, which has many land marks in the vicinity like group housing projects and metro connecting with Delhi is also proposed for future. The subject project is clearly approached from 60 mtr. wide sector road and located 1 km from Dwarka Expressway.



No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the project tie up assessment of the project shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

3. ENCLOSURES		
a.	Part B	Valuation Report as per SBI Format Annexure-II
b.	Part C	Area description of the Property
c.	Part D	Valuation Assessment of the Property
d.	Enclosure 1	Valuer's Remark - Page No.26-27
e.	Enclosure 3	Google Map – Page No.31
f.	Enclosure 4	Photographs – Page No. 33-34
g.	Enclosure 5	Copy of Circle Rate – Page No. 32
h.	Enclosure 6	Survey Summary Sheet – Pages xxx
i.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages xxx



**PART B**

**SBI FORMAT OF VALUATION REPORT**

Name & Address of Branch:	State Bank of India, HLST Branch, Gurugram
Name of Promoter	M/s. Adani M2K Projects LLP

S.NO.	CONTENTS	DESCRIPTION
<b>1.</b>	<b>INTRODUCTION</b>	
a.	Name of Property Owner	M/s. Aakarshan Estates Pvt. Ltd.
	Address & Phone Number of the Owner	Regd. Office: Adnai house, Plot No.83, Sector-32, Institutional Area, Gurugram, Haryana
b.	Purpose of the Valuation	Project Tie-up Report
c.	Date of Inspection of the Property	2 January 2021
d.	Date of Valuation Report	8 January 2021
e.	Name of the Developer of the Property	M/s. Adani M2K Projects LLP
	Type of Developer	Private developer promoted

<b>2.</b>	<b>PHYSICAL CHARACTERISTICS OF THE PROPERTY</b>	
<b>a.</b>	<b>Location attribute of the property</b>	
i.	Nearby Landmark	Near DPS School, Sector-102
ii.	Postal Address of the Property	Oyster Grande, Sector- 102 & 102A, Revenue Estate of Kherki Majra Dhankot, Gurugram, Haryana
iii.	Area of the Plot/ Land	Total Land Area = 77821.05 m <sup>2</sup> (19.23 Acres) Net Plot Area = 70799.64 m <sup>2</sup> (17.495 acres) <i>Also please refer to Part-B Area description of the property.</i>
iv.	Type of Land	Solid
v.	Independent access/ approach to the property	Clear independent access is available
vi.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°28'53.2"N 76°58'25.7"E
vii.	Details of the roads abutting the property	
	• Main Road Name & Width	Dwarka Expressway 120 mtr. wide
	• Front Road Name & width	Sector Road 60 mtr. wide
	• Type of Approach Road	Bituminous Road
	• Distance from the Main Road	Approx. 01 km away from Expressway
viii.	Description of adjoining property	Other Residential Project nearby
ix.	Plot No./ Survey No.	Sector- 102 & 102A
x.	Zone/ Village	Residential Kherki Majra Dhankot
xi.	Sub registrar	Kadipur, Gurugram
xii.	District	Gurugram, Haryana
xiii.	Any other aspect	

	<ul style="list-style-type: none"><li>City Categorization</li></ul>	Metro City		Urban developing
	<ul style="list-style-type: none"><li>Characteristics of the locality</li></ul>	Good		Within developing Residential zone
	<ul style="list-style-type: none"><li>Property location classification</li></ul>	On Wide Road	NA	NA
	<ul style="list-style-type: none"><li>Property Facing</li></ul>	North Facing		
b.	Covered Built-up área description <i>(Plinth / Carpet / Saleable Area)</i>	Please Refer Area Chart		
		<i>Also please refer to Part C - Area description of the property.</i>		
c.	Boundaries schedule of the Property			
i.	Are Boundaries matched		No, boundaries are not mentioned in the documents.	
ii.	Directions	As per Title Deed/TIR		Actual found at Site
	East	-----		Huda Green Belt
	West	-----		Emaar MGF Project
	North	-----		Road
	South	-----		Gurgaon Global School

<b>3.</b>	<b>TOWN PLANNING/ ZONING PARAMETERS</b>		
a.	Master Plan provisions related to property in terms of Land use	Residential	
i.	Any conversion of land use done	Yes, since license has been granted by DTCP, Haryana for setting up of group housing project	
ii.	Current activity done in the property	Construction of Group Housing Society	
iii.	Is property usage as per applicable zoning	Yes/ used as residential as per zoning	
iv.	Any notification on change of zoning regulation	No	
v.	Street Notification	Residential	
b.	Provision of Building by-laws as applicable	<b>PERMITTED</b>	<b>CONSUMED</b>
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	Occupation Certificates received for towers A, B, C, D, E, F, H and J	Occupation Certificates received for towers A, B, C, D, E, F, H and J
d.	Comment on unauthorized construction if any	It is assumed that there is no unauthorized construction since the Occupation Certificates have been received for the constructed towers	
e.	Comment on Transferability of developmental rights	As per regulation of DTCP	
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	Gurgaon Municipal Corporation
g.	Developmental controls/ Authority	Haryana Urban Development Authority (HUDA) & DTCP, Haryana
h.	Zoning regulations	Residential
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	All adjacent properties are used for residential purpose
j.	Comment 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)

4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	Occupational Certificate	None	NA
b.	Names of the Legal Owner/s	M/s. Aakarshan Estates 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, as per general information available in the public domain		
f.	Notification of road widening if any and area under acquisition	No, as per general information available in the public domain		
g.	Heritage restrictions, if any	No		
h.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No information available to us	NA	
j.	Comment on whether the owners of the property have issued any guarantee( <i>personal or corporate</i> ) as the case may be	No Information available to us. Bank to obtain details from the Company	NA	
k.	<b>Building plan sanction:</b>			
	i. Authority approving the plan	DTCP, Haryana		
	ii. Name of the office of the Authority	DTCP, Haryana		
	iii. Any violation from the approved Building Plan	No, since the Occupation Certificates have been received for the constructed towers.		
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No, not an agricultural property		
m.	Whether the property SARFAESI complaint	Yes		
n.	i. Information regarding municipal taxes ( <i>property tax, water tax, electricity bill</i> )	Tax name	NA	
		Receipt number	NA	
		Receipt in the name of	NA	



		Tax amount	NA
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us	
	iii. Is property tax been paid for this property	Not available. Please confirm from the owner.	
	iv. Property or Tax Id No.	Not provided	
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information available to us	
p.	Qualification in TIR/Mitigation suggested if any	Cannot comment since copy of TIR not provided to us	
q.	Any other aspect		
	i. Since how long owners owing the Property	Please refer copy of title deed	
	ii. Year of Acquisition/ Purchase	Please refer copy of title deed	
	iii. Property presently occupied/ possessed by	Legal Owner/ Developer or the individual flat owners who have purchased the flats	
	iv. Title verification	To be done by the competent Advocate	
	v. Details of leases if any	NA	

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

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

7. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES					
a.		Description of the functionality & utility of the property in terms of :			
	i. Space allocation		Yes		
	ii. Storage spaces		Yes		
	iii. Utility of spaces provided within the building		Yes		
	iv. Car parking facilities		Yes		
	v. Balconies		Yes		
b.		Any other aspect			
	i. Drainage arrangements		Yes		
	ii. Water Treatment Plant		Yes		
	iii. Power Supply arrangements	Permanent	Yes, will be taken by individual flat owners as per their requirements		
		Auxiliary	DG Sets		
	iv. HVAC system		NA		
	v. Security provisions		Yes/ Private security guards		
	vi. Lift/ Elevators		Yes		
	vii. Compound wall/ Main Gate		Yes		
	viii. Whether gated society		Yes		
	ix. Internal development				
	Garden/ Park/ Land scaping	Water bodies	Internal 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, by the municipal corporation & by the ground water			
	ii. Sewerage/ sanitation system			Underground			
	iii. Storm water drainage			Yes			
b.	Description of other Physical Infrastructure facilities in terms of:						
	i. Solid waste management			Yes, by the municipal corporation			
	ii. Electricity			Yes, for construction and administrative purposes at present			
	iii. Road and Public Transport connectivity			Yes			
	iv. Availability of other public utilities nearby			Transport, Market, Hospital etc. are available in the close vicinity.			
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	350 mtr	4 km	3 km	2.8 km	5.7 km	18.2 Km	23.9 Km
	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby			

9. MARKETABILITY ASPECTS OF THE PROPERTY:			
a.	Marketability of the property in terms of		
	i. Location attribute of the subject property	Good	
	ii. Scarcity	Similar kind of properties are not easily available in this area.	
	iii. Market condition related to demand and supply of the kind of the subject property in the area	Good demand of such properties in the market.	
	iv. Comparable Sale Prices in the locality	Please refer to Part C: Valuation Assessment of the Property.	
b.	Any other aspect which has relevance on the value or marketability of the property	Good developing area	
	i. Any New Development in surrounding area	Other development	Many other Group Housing Societies are coming up fast in this area and many are already in habited.
	ii. Any negativity/ defect/ disadvantages in the property/ location	No	NA

10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:		
a.	Type of construction & design	RCC framed pillar beam column structure on RCC slab	
b.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
c.	Specifications		
	i. Class of construction	Class B construction	
	ii. Appearance/ Condition of structures	Internal –Good	
		External –Good	
	iii. Roof	Floors/ Blocks	Type of Roof
		High Rise Towers	RCC
	iv. Floor height	10 ft. for each floor	
	v. Type of flooring	Vitrified tiles, Ceramic Tiles, Simple marble	
	vi. Doors/ Windows	Aluminum flushed doors & windows, Wooden frame & panel doors	
	vii. Interior Finishing	Neatly plastered and putty coated walls	
	viii. Exterior Finishing	Simple plastered walls	
	ix. Interior decoration/ Special architectural or decorative feature	Good looking interiors. Medium use of interior decoration.	
x. Class of electrical fittings	Internal/ Normal quality fittings		
xi. Class of sanitary & water supply fittings	Internal/ Normal quality fittings		
d.	Maintenance issues	Newly built structure so currently no maintenance issues	
e.	Age of building/ Year of construction	2018	03 Years old
f.	Total life of the structure/ Remaining life	Approx. 65-70 years	Approx. 60-65 years

	expected		subject to proper and timely maintenance
g.	Extent of deterioration in the structure	No deterioration came into notice through visual observation	
h.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable	
i.	Protection against natural disasters viz. earthquakes etc.	All the structures are designed for seismic consideration for Zone IV	
j.	Visible damage in the building if any	No visible damages in the structure	
k.	System of air conditioning	Individual AC as per buyer's requirement.	
l.	Provision of firefighting	Yes	
m.	Status of Building Plans/ Maps	Building plans are approved by the development authority	
	I. Is Building as per approved Map	Yes, the structures are appears to be as per approved map. Moreover occupation certificates are issued by DTCP, Haryana for constructed towers	
	II. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	III. Is this being regularized	NA	

<b>11.</b>	<b>ENVIRONMENTAL FACTORS:</b>		
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	Yes, normal vehicle & Construction pollution are present in atmosphere	

<b>12.</b>	<b>ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:</b>		
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern structure	

<b>13.</b>	<b>PROJECT DETAILS:</b>		
a.	Name of the Developer	M/s. Adani M2K Projects LLP	
b.	Name of the Architect	M/s. Arcop Associates Pvt Ltd	
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	All towers except Tower G are completed and ready to move. Tower G will be completed by the year 2024 as per the information given by the company representative at the site.
e.	Progress of the Project	All towers except Tower G are completed and ready to move. Tower G will be completed by the year 2024 as per the information given by the company representative at the site.
f.	Other Salient Features of the Project	<input checked="" type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input checked="" type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,

<b>14.</b>	<b>VALUATION:</b>	
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to <b>Point 1 (K, L &amp; M) of the Part D: Valuation Assessment Factors</b> of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the Point ' <b>L</b> ' of the <b>Part D: Valuation Assessment Factors</b> of the report and the screenshot annexure in the report.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to the Point ' <b>K</b> ' of the <b>Part D: Valuation Assessment Factors</b> of the report and the screenshot annexure in the report.
d.	<b>Summary of Valuation</b>	For detailed Valuation calculation please refer to <b>Point 2, 3 &amp; 4 of the Part D: Valuation Assessment Factors</b> of the report.
	<b>i. Guideline Value</b>	<b>Rs.139,92,00,000/- (Land value only)</b>
	• Land	<b>Rs.139,92,00,000/-</b>
	• Building	<b>NA</b>
	<b>ii. Prospective Fair Market Value</b>	<b>Rs.555,00,00,000/-</b>
	<b>iii. Expected Realizable Value</b>	<b>Rs.444,00,00,000/-</b>
	<b>iv. Distress Value</b>	<b>Rs.416,25,00,000/-</b>
	<b>v. Valuation of structure for Insurance purpose</b>	<b>Rs.300,00,00,000/-</b>
e.	i. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation assessment factors.
	ii. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey mentioned in Point L of the



	Part C: Valuation Assessment Factors of the report and the screenshot annexure in the report can be referred.
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<b>15.</b>	<b>Declaration</b> (Also see Enclosure: 1 Valuer's Remarks)	<ul style="list-style-type: none"> <li>i. The information provided is true and correct to the best of my knowledge and belief.</li> <li>ii. The analysis and conclusions are limited by the reported assumptions, conditions and the information came to knowledge during the course of the work.</li> <li>iii. I/ firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.</li> <li>iv. No employee or member of R.K Associates has any direct/ indirect interest in the property.</li> <li>v. Our authorized surveyor by name of AE Sachin Pandey has surveyed the subject property on 2 January 2021 in the presence of the developer's representative.</li> <li>vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.</li> <li>vii. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank.</li> <li>viii. We have submitted Valuation report directly to the Bank.</li> <li>ix. This valuation work is carried out by our Engineering team on the request from <b>STATE BANK OF INDIA, HLST BRANCH, GURUGRAM</b></li> </ul>
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<b>16.</b>	<b>VALUATION COMPANY DETAILS:</b>		
a.	<b>Name &amp; Address of Valuer company</b>	<b>Wealth Tax Registration No.</b>	<b>Signature of the authorized person</b>
a.	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D-39, 2 <sup>nd</sup> Floor, Sector-02, Noida 201301	2303/ 1988	
b.	<b>Total Number of Pages in the Report with enclosures</b>	34	
c.	<b>Engineering Team worked on the report</b>	<b>SURVEYED BY: AE Sachin Pandey</b>	
		<b>PREPARED BY: AE Namrata Rawat</b>	
		<b>REVIEWED BY: HOD Valuations</b>	

<b>17.</b>	<b>ENCLOSED DOCUMENTS:</b>	
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates
b.	Building Plan	Enclosed with the report
c.	Floor Plan	Enclosed with the report
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	Enclosed with the report

# VALUATION REPORT

OYSTER GRANDE, SECTOR-102 &102A, GURUGRAM

	office	
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 style="list-style-type: none"><li>i. <b>Part C: Area Description of the Property</b></li><li>ii. <b>Part D: Valuation Assessment of the Property</b></li><li>iii. Assumption, Remarks&amp; Limiting conditions</li><li>iv. Valuer's Remark - Page No.27-28</li><li>v. Google Map – Page No.31</li><li>vi. Photographs – Page No. 33-34</li><li>vii. Copy of Circle Rate – Page No. 32</li><li>viii. Survey Summary Sheet – Pages x</li><li>Copy of relevant papers from the property documents referred in the Valuation – Pages 04</li></ul>

**PART C**

**AREA DESCRIPTION OF THE PROPERTY**

1.	Licensed Area of Site		77821.05m <sup>2</sup> (19.23 Acres)		
2.	Development Land Area as per Zoning		70799.64m <sup>2</sup> (17.49 Acres)		
3.	Ground Coverage Area	Permitted	24779.87 m <sup>2</sup> (35%)		
		Proposed	11006.186 m <sup>2</sup> (15.55%)		
4.	Covered Built-up Area	UNDER FAR		Proposed	Present Status (As per Occupation Certificates)
		Residential		123673.70 m <sup>2</sup>	102615.741 m <sup>2</sup>
		EWS			3090.741 m <sup>2</sup>
		Community Building- X1			1089.329 m <sup>2</sup>
		Convenient shopping-2			352.205 m <sup>2</sup>
		Total	Proposed	123673.70 m <sup>2</sup> (1331212.63 ft. <sup>2</sup> ) (174.68%)	107148.016 m <sup>2</sup>
			Permitted	123899.37m <sup>2</sup> (1333641.72 ft. <sup>2</sup> ) (175%)	NA
		UNDER NON FAR		Proposed	Present Status
		Lower Basement Area		67118.80 m <sup>2</sup>	30273.661 m <sup>2</sup>
		Upper Basement Area			30434.12 m <sup>2</sup>
		Other Area			---
		Nursery School			---
		Total	Proposed	67118.80 m <sup>2</sup> (722460.75 ft. <sup>2</sup> )	60707.781 m <sup>2</sup> (653470.69 ft. <sup>2</sup> )
			Permitted	NA	NA
5.	Open/ Green Area	Minimum Required	Not legible in the approved site plan.		
		Proposed	Not legible in the approved site plan.		
6.	Density	Permitted	Not legible in the approved site plan.		
		Proposed	Not legible in the approved site plan.		
7.	Plinth/ Built-up Area (As per IS 3861-1966)		190792.5 m <sup>2</sup> (FAR + Non FAR)		
8.	Carpet Area		NA		
9.	Net Floor Area		NA		
10.	Super Area		NA		
11.	Shed Area		NA		
12.	Salable Area		NA		

Total Blocks/ Floors/ Flats			
1.	Approved as per Sanctioned Plan	Actually provided (as per the occupation certificate)	Current Status of construction
	Tower A: G+21 Floors = <b>87 DU</b> Tower B: G+21 Floors = <b>87 DU</b> Tower C: G+21 Floors = <b>87 DU</b> Tower D: G+21 Floors = <b>87 DU</b> Tower E: G+21 Floors = <b>87 DU</b> Tower F: G+21 Floors = <b>87 DU</b> Tower G: S+24 Floors = <b>58 DU</b> Tower H: S+23 Floors = <b>88 DU</b> Tower J: S+23 Floors = <b>88 DU</b>  Community Block-X1: G+1 Floor Community Block-X2:G+1 Floor  Convenient Shopping	Tower A:- G+21 Floors= <b>87 DU</b> Tower B:- G+21 Floors= <b>87 DU</b> Tower C:- G+21 Floors= <b>87 DU</b> Tower D:- G+21 Floors= <b>87 DU</b> Tower E:- G+21 Floors= <b>87 DU</b> Tower F:- G+21 Floors= <b>87 DU</b> Tower H:- S+23 Floors= <b>88 DU</b> Tower J:- S+23 Floors = <b>88 DU</b> EWS:- G+7 Floors = <b>134 DU</b> Community Building:- G+2 Floor Convenient Shopping:- G Floor	The construction of Tower-A, B, C, D, E, F, H & J is completed and ready to move and developer has obtained occupation certificate from the concerned authority. The construction of Tower-G is in progress.
2.	Total no. of Flats/ Units	<b>Main Units</b> 756 DU	698 DU
		<b>EWS</b> 134 DU	134 DU
3.	Type of Flats	Please refer to attached sheet below	
4.	Number of Car Parking available	Required	Not legible in the approved site plan.
		Proposed	
		Open	
		EWS(Stilt)	
		Basement	
		<b>Total</b>	

Sr. No	Flat Description	Tower	Super Area (in Sq. ft)
1	3BHK	D & E	1689
			1699
2	3BHK + Servant room	A,C & F	1889
			1898
3	3BHK + Servant room + Study	B	2579
			2598
4	3BHK + Powder room + Servant room	J	2550
5	4BHK + Powder room+ Servant room	H & J	3188
			3198
6	4BHK + Powder room+ Servant room + Family Lounge	G	4548
7	4BHK Penthouse	J	4750
8	5BHk Penthouse	G,H & J	5790
			5826
			7283
Remarks:			
1. All the details pertaining to the subject property has been taken from the old valuation report.			

**PART C**

**PROJECT APPROVAL DETAILS**

S.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	LC-III - Letter of intent for grant of license from DTCP (HR Govt.)	-----	Not Provided
2.	Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	License No.29 & 30 of 2012 Dated:-10/04/2012	Approved
3.	Approved Building Plans from HUDA	Memo No. ZP-797/JD(BS)/2012/20300 Dated: 10/10/2012	Approved
4.	Approval of Building Plans letter from HUDA	-----	Not provided
5.	NOC for Height Clearance from Airport Authority of India	Sr. No. AAI / NOC / 2012 / 68 / 241 Dated: 26.04.2012	Approved
6.	Environmental clearance NOC from SEIAA	Memo No. SEIAA/HR/2013/1535 Dated: 21/12/2013	Approved As per OC
7.	NOC from Pollution Control Board	---	Not provided
8.	Provisional NOC from Fire Authority	Memo No. DFS/Supdt/2017/695/85861 Dated:29/11/2017	Approved As per OC
9.	NOC from Deputy Conserver of Forests, Gurgaon (Haryana)	-----	Not provided
10.	RERA Certificate (Tower-G)	Memo No. HRERA (Reg.)340/2017/297 Dated:10/08/2017	Approved
11.	BR-VII Occupation certificate	<b>Tower D, E, EWS, Lower and Upper basement</b> Memo No.ZP-797/SD(BS)/2017/31661 Dated:11/12/2017 <b>Tower A, B, C, &amp; F</b> Memo No.ZP-797/SD(BS)/2017/33011 Dated:- 20/12/2017 <b>Tower J, H, Community building X-1, Convenient shopping-2, Basement-1 &amp; 2</b> Memo No.ZP-797/AD(RA)/2019/4153 Dated:12/02/2019	Approved
12.	Structural Stability Certificate	-----	Not Provided

**OBSERVATIONS:**

- As per the copy of old valuation report, the subject project meets all the preliminary & statutory approvals and occupation certificate is also issued by DTCP, Haryana for the constructed tower in the subject project.



**PART D**

**VALUATION OF THE PROPERTY**

1.	ASSESSMENT FACTORS				
a.	Valuation Type	Land & Building Value		Group Housing Society Value	
b.	Scope of the Valuation	To assess Project Establishment Replacement Value			
c.	Property Use factor	Group Housing Society Project			
d.	Legality Aspect Factor <i>(Refer clauses 2 &amp; 4 of Part-E)</i>	Positive as per documents produced to us			
e.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio
		Irregular	Large	On Road Level	Normal frontage
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Metro City	Good	Near to Proposed Metro Station	NA
			Property within developing Residential zone	On wide approach road	
				NA	
g.	Any New Development in surrounding area	Other development		Other Group Housing Societies are coming up fast in this area and many are already in habited.	
h.	Property overall usability Factor	Good			
i.	Comment on Property Salability Outlook	Easily sellable			
j.	Comment on Demand & Supply in the Market	Good demand of such properties in the market			
k.	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	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
n.	Methodology/ Basis of Valuation	Land Value is assessed based on comparable sales approach for an approved Project Land and Building Value is assessed based on expected construction cost as per proposed Built-up area.			
		For knowing comparable market sales, significant local enquiries has been made representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been judiciously taken seeing the market scenario.			

# VALUATION REPORT

## OYSTER GRANDE, SECTOR-102 & 102A, GURUGRAM

		Kindly please refer below section to know the name & contact numbers from whom enquiries have been made.
o.	Details of the sources from where the information is gathered on prevailing market Rate/Price trend of the property (from property search sites & local information)	
	Name:	NA
	Contact No.:	----
	Nature of reference:	----
	Size of the Property:	----
	Location:	----
	Rates/ Price informed:	----
	Any other details/ Discussion held:	----
p.	Adopted Justification Rates	<p>This land is used for the specific purpose to develop group housing society. As per the present market survey &amp; 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 &amp; current economical &amp; real estate market condition for similar kind of property.</p> <p>As per information available in public domain the FSI rate is prevailing in this sector is between Rs.1,400/- to Rs.1,800/- 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.1,600/- per sq. ft., which is reasonable in our view.</p>

2.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	4 x Rs.2,00,00,000/- per acre (As per government norm- for the Residence Group Housing, the land is four times of the Agricultural land)	Rs.1,400/- to Rs.1,800/- per sq.ft.
b.	Rate adopted considering all characteristics of the property	Rs.8,00,00,000/-per acre	Rs.1,600/- per sq.ft.
c.	Total Development Land Area considered (documents vs site survey whichever is less)	70799.64 m <sup>2</sup> (17.49Acres)	70799.64 m <sup>2</sup> (17.49Acres)
d.	Total permissible FAR	123899.37 m <sup>2</sup> (1333641.72 ft. <sup>2</sup> )	123899.37 m <sup>2</sup> (1333641.72 ft. <sup>2</sup> )
e.	Total Value of land (A)	17.49 x Rs.8,00,00,000/-per acre	1333641.72 ft. <sup>2</sup> x Rs.1,600/- per sq.ft.
		<b>Rs.139,92,00,000/-</b>	<b>Rs.213,38,26,752/-</b>

3.	VALUATION OF BUILDING CONSTRUCTION		
	Particulars		Expected Building Construction Value
			FAR NON FAR
	Proposed Cost of Construction of proposed Building	Rate range	Rs.1,500/- to 1,700/- per sq. ft. Rs.1,200/- to 1,400/-per sq. ft.
		Rate adopted	Rs.1,600/- per sq. ft. Rs.1,300/- per sq. ft.
		Covered Area	123673.70m <sup>2</sup> (1331212.63 ft. <sup>2</sup> ) 67118.80 m <sup>2</sup> (722460.75 ft. <sup>2</sup> )

# VALUATION REPORT

OYSTER GRANDE, SECTOR-102 & 102A, GURUGRAM

		Valuation Calculation	1331212.63 ft. <sup>2</sup> X Rs.1,600/- per sq. ft.	722460.75 ft. <sup>2</sup> X Rs.1,300/- per sq. ft.
		<b>Total Value</b>	<b>Rs.212,99,40,208/-</b>	<b>Rs.93,91,98,975/-</b>
a.	Depreciation percentage (assuming salvage value % per year)	NA (Above replacement rate is calculated after deducting the prescribed depreciation)		
b.	Age Factor	0-2 years old construction		
c.	Structure Type/ Condition	RCC framed structure		
d.	Construction Depreciated Replacement Value (B)	<b>Rs.306,91,39,183/-</b>		

4.	<b>VALUATION OF ADDITIONAL BUILDING &amp; SITE AESTHETIC WORKS</b>		
	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	NA
b.	Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	Rs.10,00,00,000/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Rs.15,00,00,000/-
d.	Add extra for internal & external development and other facilities (Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach road, Play Area, etc.)	----	Rs.10,00,00,000/-
e.	<b>Expected Construction Value (C)</b>	<b>NA</b>	<b>Rs.35,00,00,000/-</b>

5.	<b>MARKET/ SALABLE VALUE OF THE FLATS</b>	
a.	Total No. of DU	756 DU
	Total No. of DU for which occupation certificate issued	698 DU
b.	Total No. of EWS	134 EWS
c.	Total Proposed Salable Area for flats	NA
d.	Launch Price	No information available
	Government Rate	Rs.2,700/- per sq. ft.
	Current Market Rate (including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.5,400/- to 6,000/- per sq. ft. (On Super Area)

e.	Remark	<i>The market value of the proposed Flats varies from floor to floor, size of the flat and Vastu Compliance status and will depend upon the direction of the flat and also on which floor flat is situated. It also greatly depends upon the quality of construction, amenities and internal finishing and furnishing to be 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 &amp; dealers of that area, and it is found that present market resale rates for these flats may vary in between Rs.5,400/- to 6,000/- per sq. ft., &amp; considering the market condition of the real estate due to covid pandemic as the demand for the flats is also subdued in the subject locality.</i>
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**Note:** Normally, apart from the Basic Sale Price (BSP) mentioned in the Agreement to Sale, a one time 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.

6.	<b>CONSOLIDATED VALUE</b>		
	<b>Particulars</b>	<b>Govt. Circle/ Guideline Value</b>	<b>Prospective Fair Market Value</b>
a.	Land Value (A)	<b>Rs.139,92,00,000/-</b>	<b>Rs.213,38,26,752/-</b>
b.	Building Construction Value (B)	NA	<b>Rs.306,91,39,183/-</b>
c.	Additional Building & Site Aesthetic Works Value (C)	NA	<b>Rs. 35,00,00,000/-</b>
d.	<b>Total Add (A+B+C)</b>	<b>Rs.139,92,00,000/- (land value only)</b>	<b>Rs.555,29,65,935/-</b>
e.	<b>Rounded Off</b>	----	<b>Rs.555,00,00,000/-</b>
f.	<b>Expected Realizable Value</b>	----	<b>Rs.444,00,00,000/-</b>
g.	<b>Distress Value</b>	----	<b>Rs.416,25,00,000/-</b>
h.	Value for Insurance purpose	NA	<b>Rs.300,00,00,000/-</b>

**(Rupees Five Hundred Fifty Five Crores Only)**

7.	<b>Concluding comments if any</b>	<p>a. Valuation of the asset is done as found on as-is-where basis.</p> <p>. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.</p> <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.</p> <p>. As per the scope of the assignment, Value assessment is subject to <b><u>Assumptions, Remarks &amp; Limiting Conditions mentioned in Point '7' below, R.K Associates Important Notes and Valuer's Remarks(Enclosure: 1)&amp; other enclosed documents</u></b> with the Report which will remain part &amp; parcel of the report. Without these enclosures/ documents report shall stand null &amp; void.</p>
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8.	<b>ASSUMPTIONS   REMARKS   LIMITING CONDITIONS</b>
b.	Information of the average market rates is taken based on the verbal market survey in the subject area from the local people, property agents, recent deals, demand-supply, internet postings which has been relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.
c.	Forced, compulsion, constraint, obligatory sales transactions data doesn't forms part of the Fair Market Valuation exercise.
d.	Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset.
e.	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.
f.	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 financier 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 advanced money safe in case of any such situation.
g.	This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
h.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
i.	All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents which has been relied upon.
j.	Legal aspects for eg. ownership rights, lien, charge, mortgage, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has first got the legal verification cleared by the competent Advocate before requesting for the Valuation report. In case Valuation is obtained before taking legal scrutiny or opinion then it is expected from the Bank to inform back the Valuer timely about such change of rights on the property as soon as it comes into the notice of the Bank/ Financier 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.
k.	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.
l.	Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. At our end we can just cross verify the identification of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest.
m.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due 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 it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
n.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then it is assumed that the Banker or the concerned organization has satisfied themselves with the approval of the Group Housing Society/ particular floor & building before allotting the Valuation case to the Valuer company.
o.	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.
p.	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.

q.	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.
r.	Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.
s.	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.
t.	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. **DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at [valuers@rkassociates.org](mailto: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 [valuers@rkassociates.org](mailto:valuers@rkassociates.org) 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.
2. **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 / FIs 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.**

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


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

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



**ENCLOSURE: 2- REFERENCE FROM PUBLIC DOMAIN**

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19 Photos

₹ 1.92 Cr

₹ 6004 per sqft

4 BHK Apartment for Sale In Oyster Grande, Sector 102

SUPER AREA 3198 sqft	STATUS Ready to Move	TRANSACTION New Property	FURNISHING Semi-Furnished
-------------------------	-------------------------	-----------------------------	------------------------------

Presenting Oyster Grande Luxury Apartments, a sprawling new abode spread over 19 acres, part... [read more](#)

Contact Builder


Enquire Now

Share Feedback

Builder  
Perna Singh

Posted: Jan 06, '21

MAGICBRICKS EXCLUSIVE



18 Photos

₹ 1.18 Cr

3 BHK Apartment for Sale In Oyster Grande, Sector 102

CARPET AREA 1800 sqft	STATUS Ready to Move	FLOOR 17 out of 20 floors	TRANSACTION Resale
--------------------------	-------------------------	------------------------------	-----------------------

3 BHK, Multistorey Apartment is available for Sale in Sector 102, Gurgaon for 1.1 Crore(s)


Contact Owner

Get Phone No.

Share Feedback

Owner  
Meghna Magon

Posted: Nov 28, '20



11 Photos

₹ 1.83 Cr

₹ 5740 per sqft

[See other Charges](#)

4 BHK Apartment for Sale In Oyster Grande, Sector 102

SUPER AREA 3188 sqft	STATUS Possession by Feb '21	FLOOR 8 out of 20 floors	TRANSACTION Resale
-------------------------	---------------------------------	-----------------------------	-----------------------

East Facing Property

Near to IGI Airport, Dwarka Expressway and other major destinations

Adani Oyster Grande is a project developed by Adani M2K Project... [read more](#)

Contact Agent

Get Phone No.

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Unitzone Realtors Privat...

Certified Agent


Trusted by Users

Genuine Listings

1500+ Buyers Served

Posted: Jan 06, '21

MAGICBRICKS EXCLUSIVE



19 Photos

₹ 2 Cr

4 BHK Apartment for Sale In Oyster Grande, Sector 102

CARPET AREA 2187 sqft	STATUS Ready to Move	FLOOR 19 out of 23 floors	TRANSACTION Resale
--------------------------	-------------------------	------------------------------	-----------------------

East Facing Property

Near to Airport, hospitals, schools like DPS, metro station.


Brand new East facing property with well equipped Amenities like air conditioners , geysers and ... [read more](#)

Contact Owner

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Share Feedback

Owner  
Dheeraj



19 Photos

₹ 1.57 Cr

₹ 6088 per sqft

3 BHK Apartment for Sale in Oyster Grande, Sector 102

SUPER AREA 2579 sqft	STATUS Ready to Move	TRANSACTION New Property	FURNISHING Semi-Furnished
-------------------------	-------------------------	-----------------------------	------------------------------

Presenting Oyster Grande Luxury Apartments, a sprawling new abode spread over 19 acres, part... [read more](#)


Contact Builder

Enquire Now

Share Feedback

Builder  
Perna Singh

Posted: Yesterday



7 Photos

₹ 1.52 Cr

₹ 5894 per sqft

[See other Charges](#)

3 BHK Apartment for Sale in Oyster Grande, Sector 102

SUPER AREA 2579 sqft	STATUS Ready to Move	FLOOR 5 out of 23 floors	TRANSACTION New Property
-------------------------	-------------------------	-----------------------------	-----------------------------

The smartly furnished 4 and 5 BHK apartments and amazingly executed penthouses in Oyster Gr... [read more](#)


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Share Feedback

Agent : VSJ Infratech  
100+ Buyers Served

Posted: Today



19 Photos

₹ 1.88 Cr

[See other Charges](#)

4 BHK Apartment for Sale in Oyster Grande, Sector 102

CARPET AREA 2750 sqft	STATUS Ready to Move	FLOOR 9 out of 24 floors	TRANSACTION New Property
--------------------------	-------------------------	-----------------------------	-----------------------------

Newly Constructed Property

East Facing Property

We are Authorized RERA registered Channel partner. We have multiple options available with dis... [read more](#)

Contact Agent


Get Phone No.

Share Feedback

Agent  
Fortune Realty

Posted: Jan 06, '21

VERIFIED PROPERTY



18 Photos

₹ 1.90 Cr

[See other Charges](#)

4 BHK Apartment for Sale in Oyster Grande, Sector 102

CARPET AREA 2400 sqft	STATUS Ready to Move	FLOOR 12 out of 23 floors	TRANSACTION New Property
--------------------------	-------------------------	------------------------------	-----------------------------

Newly Constructed Property

Newly Constructed Property

oyster grande luxury apartments, a sprawling new abode spread ... [read more](#)

Contact Agent

Get Phone No.

Share Feedback

Dharmender Dharwal


Certified Agent

Trusted by Users

Genuine Listings

Market Knowledge

Posted: Yesterday



₹ 1.89 Cr

[See other Charges](#)

4 BHK Apartment for Sale in Oyster Grande, Sector 102

CARPET AREA 2635 sqft	STATUS Ready to Move	FLOOR 9 out of 20 floors	TRANSACTION New Property
--------------------------	-------------------------	-----------------------------	-----------------------------

Newly Constructed Property


FILE NO.: RKA/FY20-21/269

Page 27 of 34



# VALUATION REPORT

## OYSTER GRANDE, SECTOR-102 & 102A, GURUGRAM



**₹ 1.95 Cr**  
₹ 6116 per sqft  
[See other Charges](#)

**4 BHK Apartment** for Sale in Oyster Grande, Sector 102


SUPER AREA	STATUS	FLOOR	TRANSACTION
3188 sqft	Ready to Move	10 out of 21 floors	Resale

Adani realty is one of the youngest arms of India's top infrastructure and development conglomerate...[read more](#)

[Contact Agent](#) [Get Phone No.](#) [Share Feedback](#)

Agent: Synergy Real...  
100+ Buyers Served

Posted: Jan 06, '21



**₹ 1.91 Cr**  
[See other Charges](#)

**4 BHK Apartment** for Sale in Oyster Grande, Sector 102

CARPET AREA	STATUS	FLOOR	TRANSACTION
2551 sqft	Ready to Move	8 out of 26 floors	New Property


Oyster Grande Luxury Apartments, a sprawling new abode spread over 19 acres is part of a total ...[read more](#)

[Contact Agent](#) [Get Phone No.](#) [Share Feedback](#)

Agent: Gupta Associates

Posted: Jan 01, '21

**MAGICBRICKS EXCLUSIVE**



**₹ 1.65 Cr**

**3 BHK Apartment** for Sale in Oyster Grande, Sector 102

CARPET AREA	STATUS	FLOOR	TRANSACTION
2000 sqft	Ready to Move	5 out of 22 floors	Resale


It is newly constructed property on 5th floor. The club house, swimming pool is for selected few r...[read more](#)

[Contact Owner](#) [Get Phone No.](#) [Share Feedback](#)

Owner: Sunil Gupta

Posted: Sep 27, '20


**VERIFIED PROPERTY**



**₹ 1.83 Cr**  
₹ 5756 per sqft  
[See other Charges](#)




**4 BHK Apartment** for Sale in Oyster Grande, Sector 102

SUPER AREA	STATUS	FLOOR	TRANSACTION
3196 sqft	Ready to Move	10 out of 22 floors	New Property

 Newly Constructed Property Newly Constructed Property

Best Deals Thru JLS, call for an Experience....The Project is spread...[read more](#)

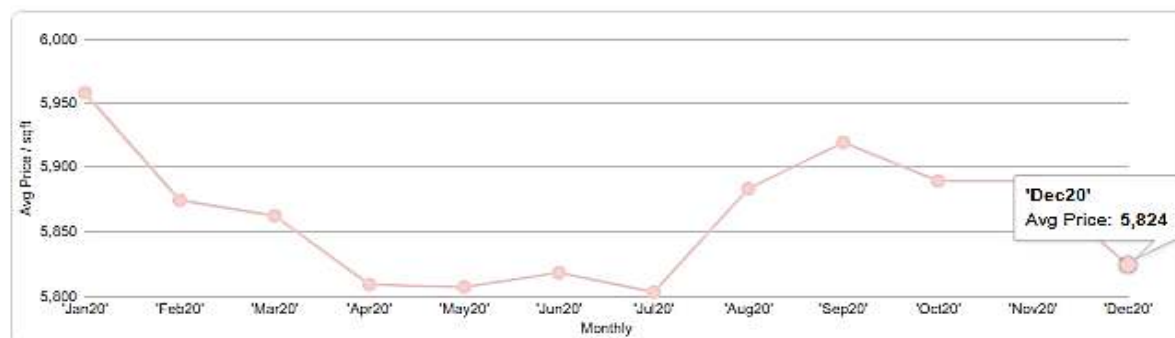
[Contact Agent](#) [Enquire Now](#) [Share Feedback](#)

JLS Propmart  
 Certified Agent  
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100+ Buyers Served

Posted: Jan 06, '21

## Price Trends


The Average Price of property in Oyster Grande is estimated to be ₹5824 for the 'Dec20' month and it witnessed an decrease of 1.1% from 'Nov20' month.



Source: [www.magicbricks.com](http://www.magicbricks.com)

# VALUATION REPORT

## OYSTER GRANDE, SECTOR-102 & 102A, GURUGRAM




**5 BHK Residential Apartment in Sector-102 Gurgaon**  
**Adani M2K Oyster Grande**

₹ 3.25 Cr    5,790 sq.ft.    5 BHK  
₹ 5,613/sq.ft.    (538 sq.m.) Super built-up Area    6 Baths

A 5 bedroom resale flat, located in sector-102, gurgaon, is available... more

22nd Floor    Overlooking Park/Garden    Flood Gas

Posted on 25th Nov, 2020 by RERA Registered **Expressway Realty**    View Phone Number    **Contact Dealer**




**4 BHK Residential Apartment in Sector-102 Gurgaon**  
**Adani M2K Oyster Grande**

₹ 1.7 Cr    3,188 sq.ft.    4 BHK  
₹ 5,332/sq.ft.    (296 sq.m.) Super built-up Area    4 Baths

A 4bhk flat available in resale at a ver good price compared to the b... more

7th Floor

Posted on 21st Dec, 2020 by RERA Registered **Global Proptech**    View Phone Number    **Contact Dealer**




**3 BHK Residential Apartment in Sector-102 Gurgaon**  
**Adani M2K Oyster Grande**

₹ 1.1 Cr    1,889 sq.ft.    3 BHK  
₹ 5,823/sq.ft.    (175 sq.m.) Super built-up Area    3 Baths

A 3 bhk flat is available for sale in gurgaon sector-102 gurgaon. This... more

21st Floor

Posted on 17th Dec, 2020 by RERA Registered **Global Proptech**    View Phone Number    **Contact Dealer**




**3 BHK Residential Apartment in Sector-102 Gurgaon**  
**Adani M2K Oyster Grande**

₹ 99 Lac    1,699 sq.ft.    3 BHK  
₹ 5,826/sq.ft.    (158 sq.m.) Super built-up Area    3 Baths

A 3bhk flat available for resale at less than market price. Do contact... more

18th Floor




**3 BHK Residential Apartment in Sector-102 Gurgaon**  
**Adani M2K Oyster Grande**

₹ 1.14 Cr    1,889 sq.ft.    3 BHK  
₹ 5,717/sq.ft.    (175 sq.m.) Super built-up Area    4 Baths

This 3 bhk flat in sector-102, gurgaon is available for sale. It is a par... more

2nd Floor

Posted on 17th Dec, 2020 by RERA Registered **Global Proptech**    View Phone Number    **Contact Dealer**




**3 BHK Residential Apartment in Sector-102 Gurgaon**  
**Adani M2K Oyster Grande**

₹ 1.14 Cr    1,889 sq.ft.    3 BHK  
₹ 6,034/sq.ft.    (175 sq.m.) Super built-up Area    4 Baths

Available for sale Prime location apartment higher floor Balcony fac... more

19th Floor    Overlooking Pool    Power Back up

Posted on 23rd Oct, 2020 by RERA Registered Dealer **Expressway Realty**    View Phone Number    **Contact Dealer**




**3 BHK Residential Apartment in Sector-102 Gurgaon**  
**Adani M2K Oyster Grande**

₹ 1.12 Cr    1,898 sq.ft.    3 BHK  
₹ 5,906/sq.ft.    (176 sq.m.) Super built-up Area    3 Baths

Brokers excuse. Adani oyster grande property experts. We have m... more

18th Floor    Overlooking Park/Garden    Power Back up

Posted on 19th Oct, 2020 by RERA Registered Dealer **VIBGYOR Realtors**    View Phone Number    **Contact Dealer**



4 BHK Residential Apartment in Sector-102 Gurgaon  
**Adani M2K Oyster Grande**


**₹ 1.75 Cr**    **3,198 sq.ft.**    **4 BHK**  
₹ 5,472/sq.ft.    (297 sq.m.) Super built-up Area    5 Baths

Brokers excuse. We have multiple options available of all sizes. 4bh... more

6th Floor    Overlooking Park/Garden    Power Back up

Posted on 18th Oct, 2020 by RERA Registered Dealer  
**VIBGYOR Realtors**

[View Phone Number](#)    [Contact Dealer](#)



3 BHK Residential Apartment in Sector-102 Gurgaon  
**Adani M2K Oyster Grande**


**₹ 1.38 Cr**    **2,579 sq.ft.**    **3 BHK**  
₹ 5,350/sq.ft.    (240 sq.m.) Super built-up Area    4 Baths

A beautiful 3 bhk apartment in sector-102, gurgaon. The property i... more

8th Floor    Overlooking Main Road    Full Power Back up

Posted on 04th Dec, 2020 by RERA Registered Dealer  
**Expressway Realty**

[View Phone Number](#)    [Contact Dealer](#)



3 BHK Residential Apartment in Sector-102 Gurgaon  
**Adani M2K Oyster Grande**

**₹ 1.43 Cr**    **2,579 sq.ft.**    **3 BHK**  
₹ 5,544/sq.ft.    (240 sq.m.) Super built-up Area    3 Baths

A 3 bhk flat is available for sale in gurgaon sector-102 gurgaon. This... more

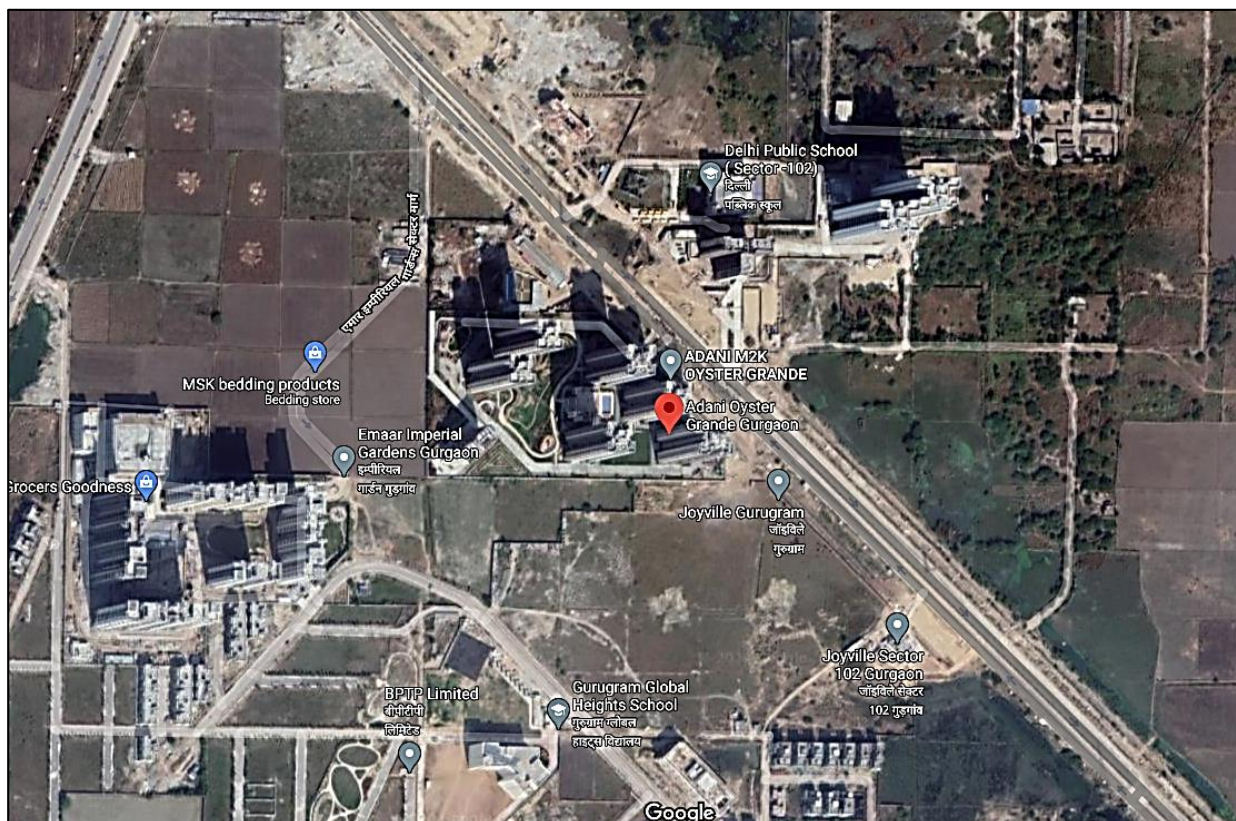
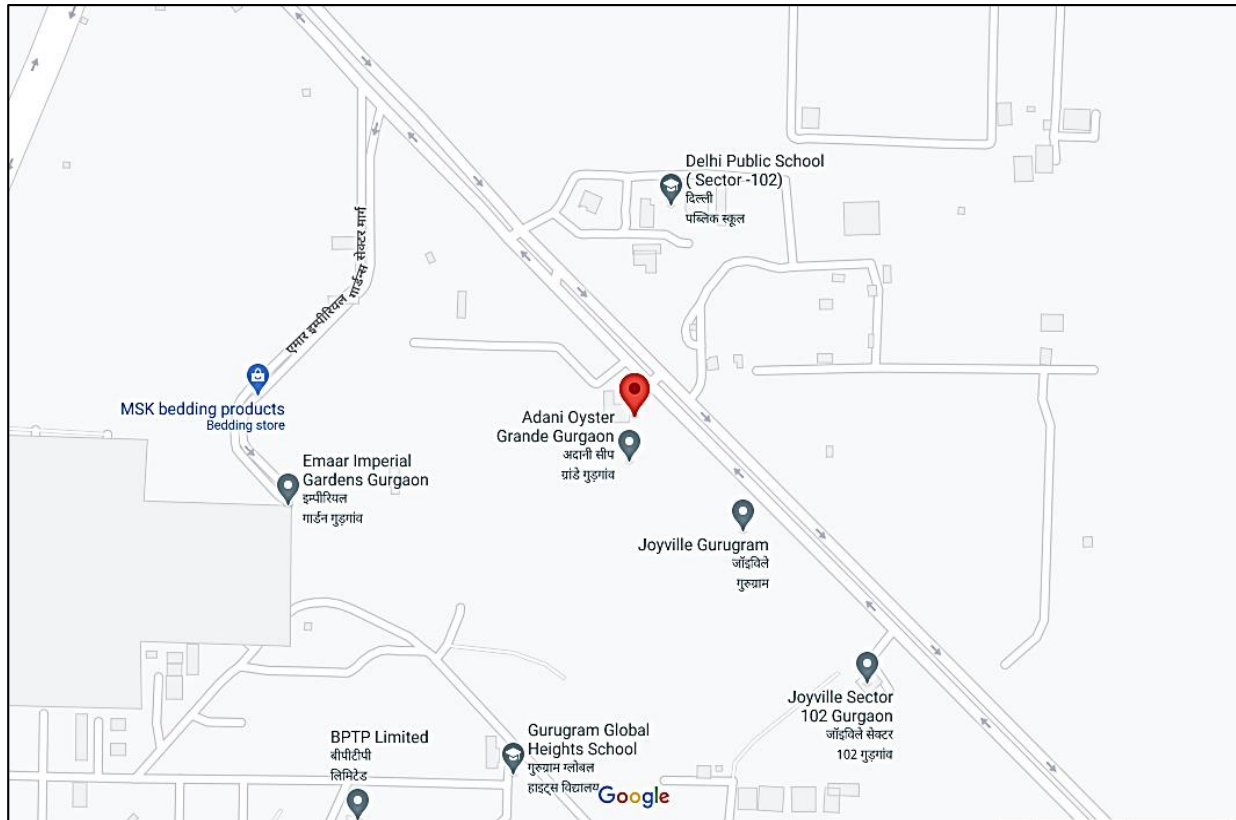
7th Floor



Source: [www.99acres.com](http://www.99acres.com)



**ENCLOSURE: 3- GOOGLE MAP LOCATION**



**ENCLOSURE: 4- CIRCLE RATES**

Rate list of Sub Tehsil Kadipur District Gurugram for the year 2019-2020 w.e.f from 10/2/2020											
Sr No	Name of Village	Revised Rates for the Year of 2019-2020					Proposed 2nd Half Rates for the Year of 2019-2020				
		Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards.)	Commercial	Rates of Land upto 2 Acres depth from NH-48 25%/Major District Roads 10%		Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards.)	Commercial	Rates of Land upto 2 Acres depth from NH-48 25%/Major District Roads 10%	
	Area in R Zone/outside R Zone										
									</		

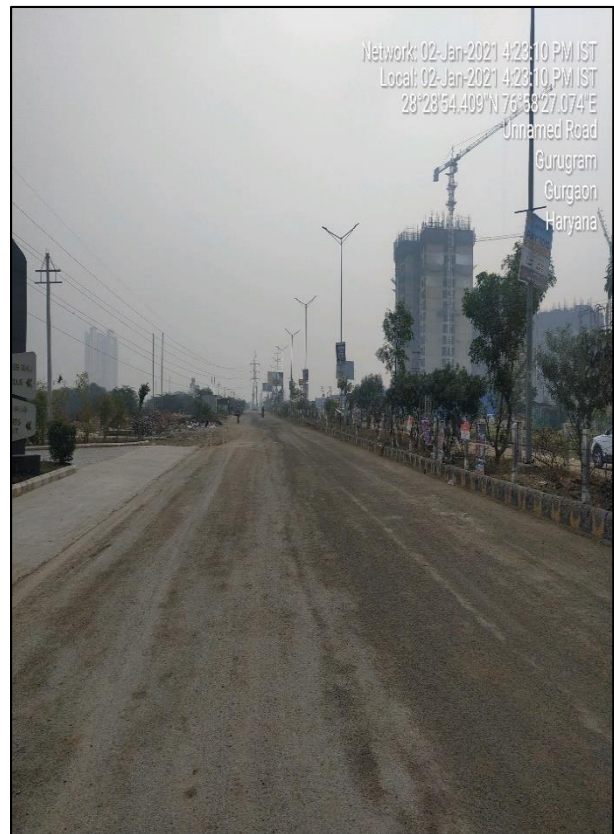
11	Kherki Majra AREA WITH IN RESI./COMME. ZONE Institutional / Industrial Zone	MUSTIL NO 71/1, 2, 3, 4, 5min, 6min, 7, 8, 9, 10, 11, 12, 13min, 14min, 17, 18, 19, 20, 21, 22, 23min Mustil No 76/1, 5, 6 Mustil No 75/2, 5 Mustil No 80/2, 3min, 9min Mustil No 74/1, 3, 4, 5, 6min, 7min, 8min, 9min, 12min, 13min, 14min, 15min, 16min, 17min, 18, 19, 20, 21, 22, 23, 24, 25min Mustil No 73/1, 2min, 3min, 8min, 9, 10, 11min, 12min, 20min, 21min Mustil No 68/1, 5, 16, 17, 23, 24, 25 Mustil No 69/1, 1min, 10, 9min, 8min, 11, 12, 13min, 14min, 17min, 18, 19, 20, 21, 22, 23, 24min, 41/1, 7min, 8min, 12min, 13min, 14min, 17min, 18min, 19min, 21min, 22, 23, 24, 25min Mustil No 42/1, 2min Mustil No 45/1, 1min, 2min, 9min, 10min, 11, 12, 13min, 17min, 18, 19, 20min, 21min, 22, 23, 24, 25min Mustil No 46/1, 2, 3, 4, 5, 6min, 7, 8, 9, 10min, 11, 12min, 13min, 14min, 15min, 16min, 17min, 18min, 19, 20, 21, 22, 23, 24min, 25min Mustil No 47/1, 15min, 16min, 25min Mustil No 52/1, 4min, 5, 6, 7min, 15, 14, 13min, 16, 17, 18min, 19min, 20, 21, 22, 23min, 24, 25	20000000	12000	24000	NA	NA	25%	25000000	NA	NA	20000000	12000	24000	NA	NA	25%	25000000	NA	NA
		MUSTIL NO 61/1, 4, 5 Mustil No 53/2, 5 Mustil No 54/1, 2, 3, 4, 5, 6, 7, 8 9min, 10min, 11min, 12min, 13min, 14min, 15, 16, 17, 18min, 19min, 20, 21 22, 23min, 24min, 25 Mustil No 55/1, 2min, 10, 9min, 11, 12, 13min, 17min, 18, 19, 20, 21, 22, 23, 24min, 25min Mustil No 57/1, 10, 11, 12, 13, 14, 15, 16min, 17, 18, 19, 20min, 21, 22, 23, 24min, 25min Mustil No 59/1, 2, 3, 4min, 5min, 6min, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16min, 17, 18, 19, 20, 21, 22, 23, 24min, 25min Mustil No 60/1, 2min, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23 Mustil No 62/1, 5, 6, 14, 15, 16, 17, 24, 25, 31/5min, 5, 7min, 4min, 15, 16, 17min, 18min, 23min, 24, 25 Mustil No 41/3 4min, 5, 6, 7min, 15min Mustil No 40/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 Mustil No 42/1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20min, 22min, 23, 24, 25 Mustil No 43/1, 3min, 4, 5, 6, 7min, 15min, 16min, 25min Mustil No 44/1, 2, 3min, 9min, 10, 11, 12min, 20min Mustil No 43/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15min, 16min, 17min, 18, 19, 20, 21, 22, 23min, 24min Mustil No 39/1, 9min, 10, 11, 12, 13min, 18min, 19, 20, 21, 22, 23, 24min, 25min, Mustil No 63/1, 2, 3min, 4min, 5, 6, 7, 8min, 9, 10, 11, 12min, 13min, 14, 15, 16, 17, 18, 19, 20min, 21min, 22, 23, 24, 25 Mustil No 64/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17min, 18, 19, 20, 21, 22, 23min, Mustil No 65/1, 2min, 10min Mustil No 66/1, 2, 3, 4, 5, 6min, 7, 8, 9, 10, 11min, 12min, 13, 14, 15min, 17min, 18min, 19min, 20min, 21, 22, 23min Mustil No 67/1, 3, 4min, 5min, 6min, 7, 8, 13, 14, 15, 16, 17, 18min, 24min, 25min Mustil No 68/1, 5min, 6min, 7min, 12min, 13min, 14min, 15min, 20min, 21min, 22min Mustil No 28/1, 19, 20, 21, 22, 23	10000000	12000	24000	NA	NA	25%	12500000	NA	NA	10000000	12000	24000	NA	NA	25%	12500000	NA	NA
		Agriculture, open space, industrial, Public utility as per master plan 2031																		
	Mustil No 11 Kharsa No 25																			
	Mustil No 11 Kharsa No 2, 3/1, 3/2, 4, 7, 8																			

Note:	
1. Any land for which change of land use (CLU) has been obtained the following rate will be applicable :-	
A. Residential Plotted Colony - Three times of Agriculture Collector rate.	
B. Residential Plotted Colony - Four times of Agriculture Collector rate.	
C. Commercial - Five times of Agriculture Collector rate.	
D. Warehouse - Two times of Agriculture Collector rate.	
E. Institutional Land - Three times of Agriculture Collector rate.	
F. Land falling on Gurugram Sonra Road and Gurugram - Patidar Road, the value of land will be 10% more upto depth of 2 Acres.	
G. Land falling on NH-48 & NPR the value of land will be 25% more upto depth of 2 Acres.	
H. Land less than 1000 sq. Yd. will be treated as residential for stamp duty collection.	
Sub Tehsil Kadipur Gurugram	Deputy Commissioner-cum-Registrar, Gurugram

RATE List of Sub Tehsil Kadipur District Gurugram for the Year 2019-2020 (w.e.f 10/2/2020)			
Sr. No.	Multi Story Group Housing (Licensed) by developers/Independent Floors	Revised Rates for the Year of 2019-2020	Proposed 2nd Half Rates for the Year of 2019-2020
		(Rs. Per Sq. Feet)	(Rs. Per Sq. Feet)
1	Group Housing Licence Colony in Sector 9, 9A, 9B, 10, 10A, 33, 34, 35, 36, 37, 37A	5000	5000
2	Group Housing Licence Colony in Sector 72A, 73, 74, 75, 75A	3300	3300
3	Group Housing Licence Colony in Sector 99 to 110	2700	2700
4	In Case of Floor Licence Colonies/Huda Sector	5500	5500
5	Group Housing Licence Colony in Sector 37C, 37D	3700	3700
Joint Sub Registrar Sub- Tehsil Kadipur	SDO (C) Gurugram		Deputy Commissioner-cum-Registrar, Gurugram



**ENCLOSURE: 5- PHOTOGRAPHS**





# VALUATION REPORT

## OYSTER GRANDE, SECTOR-102 & 102A, GURUGRAM

