

Net worth 582

Jama Bendi
mutation

Rs. 14000/- GST

Rs. 1000/- Conveyance

Ankit Jain

Saurabh Rao Land

9582372982

Agricultural Land of 2.06 Acres Near Rewari

Summary For Buyers

February 2020

918

(A) Executive Summary

The Rao family, a leading family in village Majra Gurdas on the border of Rewari, owns c.a 10 acres, of which two demarcated plots of total 2.06 acres are for sale. The land GPS location is 28.168932, 76.659977.

(B) Land Summary

Rao Amar Singh Yadav owned ca. 10.5 acres of agricultural land in Village Majra Gurdas, split between one parcel of 9.5 acres and another of 1 acre. This land was passed to his heirs prior to his death in 2002 via a conveyance deed. These heirs comprised:

- His four sons
 - o Satyendra Singh Rao
 - o Ravindra Kumar Rao
 - o Devendra Kumar Rao
 - o Brijendra Kumar Rao
- Saurabh Rao, the son of Rao Amar Singh Yadav's deceased fifth son, Surendra Singh Rao.

The land has since been divided and mutated in the individual names of the parties, and the shares of the parties are as under (in acres):

	Land Holding
Satyendra Singh Rao	3.09
Ravindra Kumar Rao	2.06
Devendra Kumar Rao	1.03
Brijendra Kumar Rao	2.06
Saurabh Rao	2.06
Total	10.30

The land holdings are divided into two land parcels, as shown in the map in Annexure B. Khasra wise summary is provided in Annexure A

(C) Location

As covered above, the land GPS location is 28.168932, 76.659977.

The land is:

- 2.5km from Rewari boundary, and 5.5km from Rewari city centre.
- 2.7km from Delhi-Jaipur NH48 (erstwhile NH8), connected by a good quality 2 lane road.

- Ca. 3km from the nearest station of the under construction Delhi-Gurgaon-Dharuhera-Rewari-Bawal-Alwar rapid rail transport system (RRTS). (see details below)
- Ca. 0.5km from the under construction new stretch of National Highway 11.
- 3.5km from Jhajjar-Rohtak NH 352 (erstwhile NH 71), connected by a good quality 2 lane road except for the last section of 600 metres, which is a one lane road.

The village Majra Gurdas is prosperous, with adequate water for agriculture, a primary school, and well educated residents having regular employment or retired from regular employment]

Construction of a new stretch of National Highway #11 is underway, which will be built along the boundary of Majra Gurdas village, and land for the same was acquired in 2019 for a price of Rs 1.64 crore/ acre (comprising a base price of Rs 1.34 crore/ acre and a bonus of Rs 30 lakh/ acre to villagers to avoid litigation).

This new highway will connect the village directly to the Delhi-Gurgaon-Dharuhera-Rewari-Bawal-Alwar RRTS (rapid rail transport system) station on NH 48, ca. 3km from the village. Contracts for the RRTS work have already been awarded and soil testing work is underway.

(D) Land Valuation

Due to the new highway and upcoming RRTS, the valuation of the land should be at a premium to the most recent benchmark of Rs 1.64crore. The seller is however willing to leave such premium to the buyer in order to incentivise a quick sale.

The price sought therefore is 2.06 acres * Rs. 1.64 Crore = Rs 3.37 Crore.

Annexure A
Khasra Wise Summary of Land

Khasra Number	Area			Individual Shares					
	Kanal	Marla	Acre	Satyendra Rao	Ravindra Rao	Devendra Rao	Brijendra Rao	Saurabh Rao	
7//15/2/1	0	16	0.1						
7//15/2/2	0	11	0.06875						
7//16	8	0	1						
7//25	8	0	1						
7//17/1	4	2	0.5125						
7//24/1	0	7	0.04375						
8//11/2	1	2	0.1375						
8//20	8	0	1						
8//21	8	0	1						
11//1	8	0	1						
11//10/1	2	13	0.33125						
11//10/2	5	7	0.66875						
11//11/1	2	16	0.35						
12//5	8	0	1						
12//6	8	0	1						
12//15/1	2	16	0.35						
12//22/2	7	6	0.9125						
19/3/2/2	0	10	0.0625						
		38	0.2375						
		1648	10.300						

Annexure B

Map of Land

Saurabh Rao's share highlighted in orange. Access from main road marked in blue.

