

REAL VALUE CONSULTANTS

VALUERS, ENGINEERS & ARCHITECTS

GOVT. APPROVED VALUER(WEALTH TAX)

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

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PROJECT TIE UP REPORT

OF

“INDEPENDENT FLOORS- PHASE-2D”

SITUATED AT

DLF GARDEN CITY, SECTOR-91/92, GURUGRAM, HARYANA

PROMOTER/ DEVELOPER

M/S DLF UTILITIES LIMITED



ON BEHALF OF

**STATE BANK OF INDIA, HLST BRANCH,
ROOM NO. 107, 1ST FLOOR, STATE BANK OF INDIA CRM CAMPUS-2,
PLOT NO. 79, SECTOR-18, GURUGRAM, HARYANA, PIN-122015**

Our Ref: SBI/HLST/PR/2022-23/003

DATED:12.10.2023

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PART- A

CHARACTERISTICS & DESCRIPTION OF THE PROPERTY

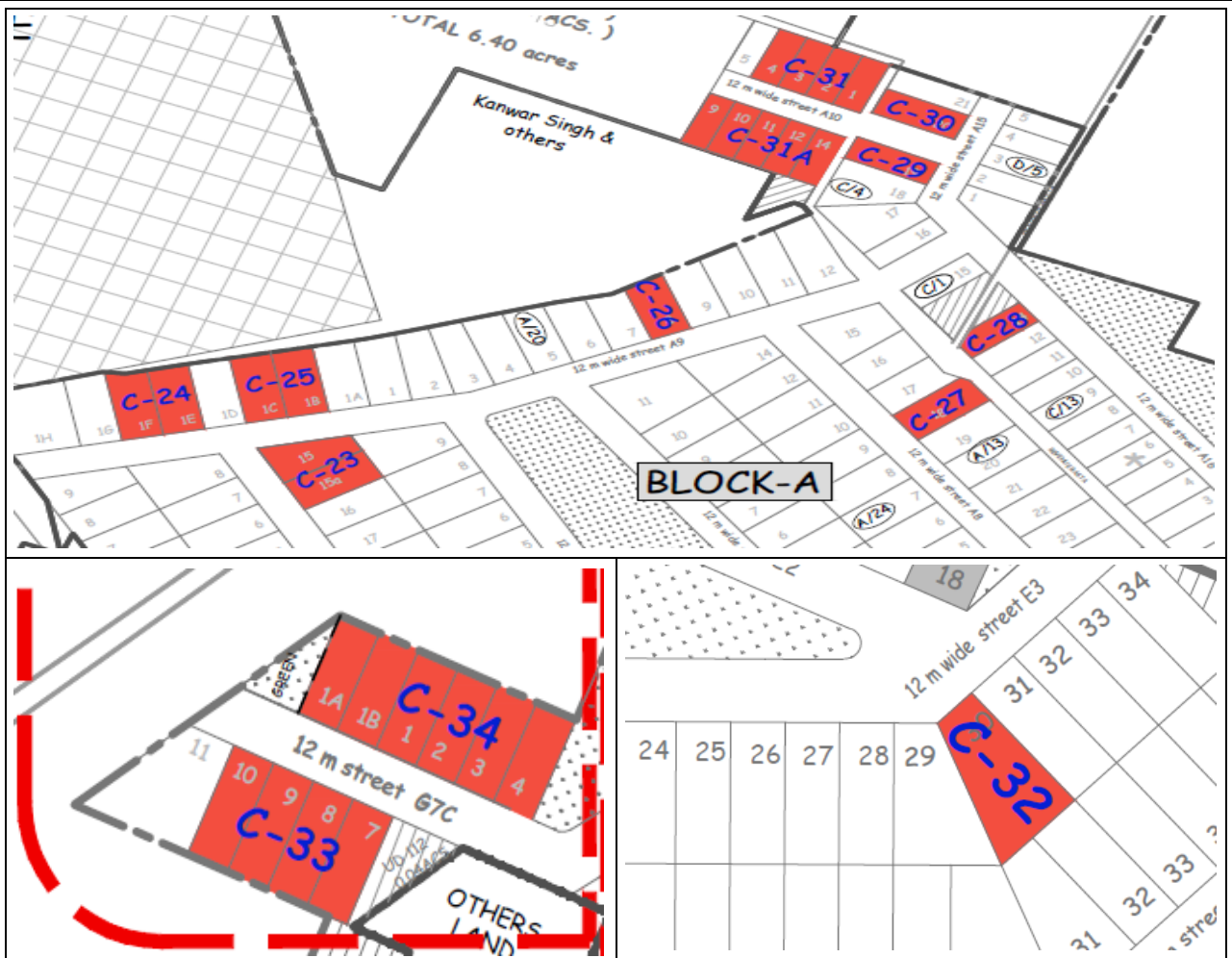
Our Ref: SBI/HLST/PR/2022-23/003

DATED: 12.10.2023

S.No.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of the Developer / Promoter	M/s DLF Utilities Limited
b.	Name of the Land Owner/s	M/s DLF Utilities Limited
c.	Property Address	“Independent Floors- Phase-2D” Situated at DLF Garden City, Sector-91/92, Gurugram, and Haryana.
d.	Address & Phone Number of the Developer / promoters	M/s DLF Utilities Limited Registered Office: 3 rd Floor, Shopping Mall, Arjun Marg, DLF City, Phase-1, Gurugram, Haryana-122002
e.	Date of Survey	12 October 2023
f.	Date of Valuation Report	12 October 2023
g.	Purpose of the Valuation	Project tie up report for independent floor financing
h.	Report Type	Project tie up report
i.	Type of the Property	Residential Plotted Colony
j.	Type of Developer	Private developer promoted M/s DLF Utilities Limited
k.	Documents Available	<ul style="list-style-type: none"> Form LC-V - Formal Grant of License for setting up Residential Plotted Colony from DTCP (HR Govt.) Renewal of License of Residential Plotted Colony from DTCP (HR Govt.) BRS-III - Building Plans are approved under Self-certification Policy, (Haryana Govt.) Online Scrutiny Reports from Haryana Govt. Unit Inventory of Independent floors RERA Registration Certificate of Phase-2D from Real Estate Regulatory Authority, Haryana
2.	PHYSICAL CHARACTERISTICS & LOCATION ATTRIBUTES OF THE PROPERTY:	
	Description of the Project: This Project Tie up Report is prepared for the independent floors project named as “Independent Floors- Phase-2D” part of planned residential plotted colony DLF Garden City with total licensed area of 180.3115 Acres / 729693.60 sq. mtr (approx). Total area for Plotted development of this phase registered in RERA is 2.246 Acres / 9087.29 sq mtr. consists of 31 residential plots.	

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Site Demarcation Plan of Phase-2D of DLF Garden City

Information regarding this Independent floors Project under Residential Plotted Colony is taken from Revised Layout Plan, Building Plans approved under Self-certification Policy, (Haryana Govt.), Online Scrutiny Reports from (Haryana Govt.) & other related documents provided to us by the bank or developer and price trend from real estate agents / property sites. However latest development work is assessed during site survey carried out by our Engineer. This project tie up report has been done independently as per the latest information gathered by us.

Bank should obtain Sanctioned Building Plan of independent plot while considering any credit facility for any floor. We have considered FAR and Non FAR area calculation as per submission plan.

As per information the project land is owned by **M/s DLF Utilities Limited**. The whole residential plotted colony is approved by the DTCP, Haryana Govt. and Building plans of independent floors approved under Self-certification Policy, (Haryana Govt.). **M/s DLF Utilities Limited** is the **Promoter / Developer** of this independent floors project with all amenities & luxurious facilities.

In this plotted development, the developer has obtained Building Plans approved under Self-certification Policy, (Haryana Govt.) for **31 plots (124 Independent floors)** considered in this Project Tie up Report. The developer has planned for construction of Basement plus stilt plus four storey building (Residential floors) on each plot.

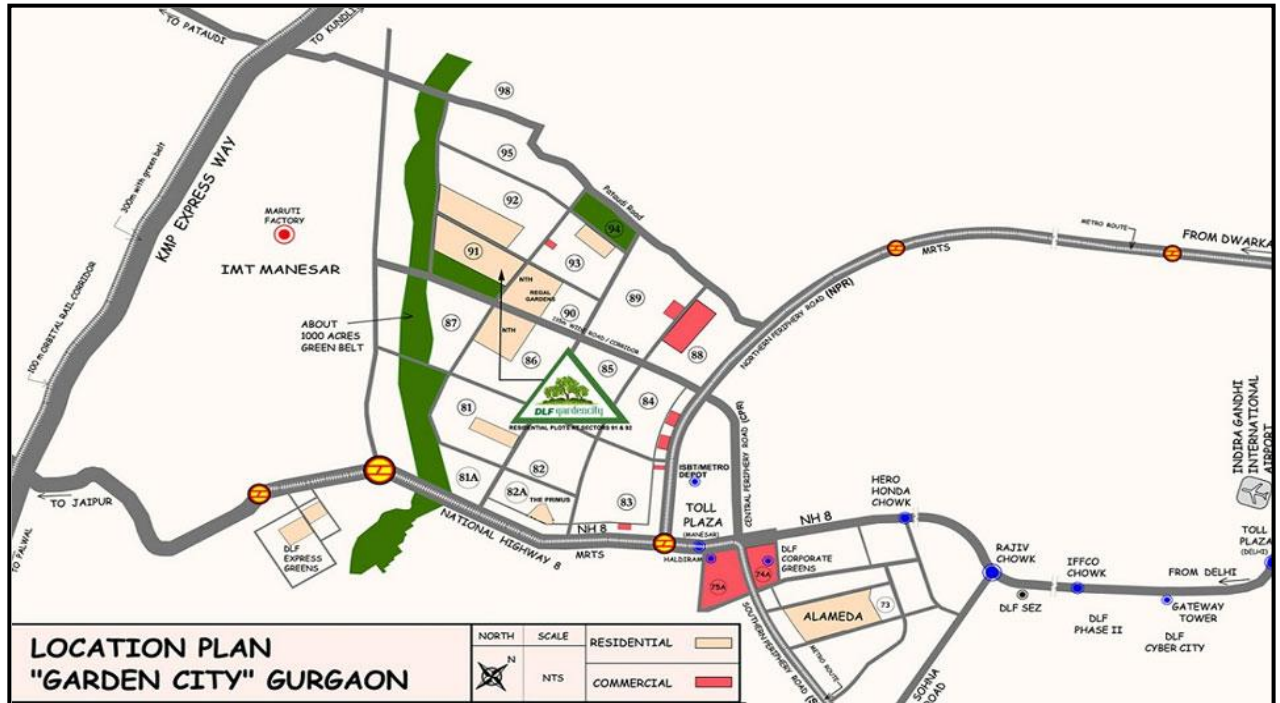
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The developer has planned this project phase of independent floors under DLF Garden City named **"Phase-2D"** with 4 BHK & 4 BHK+Office/Study independent floors. The break-up of unit sizes of the project is attached in **Annexure-II** of this Tie up report.

As per current site survey superstructure of the all plots has been completed and finishing work is going on 22 plots and plastering work is going on remaining 9 plots and same details is attached below **Annexure-II**.

The project is located in fast developing sector-91/92 of Gurugram near National Highway (NH-8), Pataudi Road & Dwarka Expressway, Gurugram, Haryana.



a.	Location attribute of the property	
i.	Landmark	Near "Meoka" & "Dhorka" Villages
ii.	Postal Address of the Property	"Independent Floors- Phase-2D" Situating at DLF Garden City, Sector-91/92, Gurugram, Haryana.
iii.	Area of the Land	Total Licensed Area: 180.3115 Acres Plots Area for this Phase registered in RERA: 2.246 Acres / 9087.29 sq mtr.
iv.	Type of Land	Solid / Road level
v.	Independent access/ approach to the property	Clear 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 : National Highway (NH-8) Approach Road: 60 mtr., 24 mtr. wide Sector Road & 12 mtr. wide Internal Road
viii.	Co-ordinates of the property	Latitude: 28° 24' 04.1" NL Longitude: 76° 54' 53.7" EL
ix.	Description of adjoining property	Other residential group housing societies

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x.	Plot No. / Survey No.		Please refer to title deeds	
xi.	Village		Villages-Meoka, Dhorka & Bhangrola	
xii.	Sub registrar		Harsaru	
xiii.	District		Gurugram, Haryana	
xiv.	Boundaries of the Property			
	North	South	East	West
	Other plots of DLF Garden City / 12 mtr. wide internal road	Other plots of DLF Garden City / 12 mtr. wide internal road	Other plots of DLF Garden City / 12 mtr. wide internal road	Other Land / Other plots of DLF Garden City
3.	TOWN PLANNING/ ZONING PARAMETERS:			
a.	Master Plan provisions related to property in terms of Land use		Residential Plotted	
	i. Any conversion of land use done		Agriculture to Residential	
	ii. Current activity done in the property		Residential Plotted Colony (Earth excavation & Raft preparation works are in progress)	
	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	
b.	Area Details as per Revised Layout Plan			
	Licensed Area (Under License No. 59 of 2011 & 14 of 2012)		164.0615 Acres	
	Additional area (Under License No. 13 of 2019 dt. 06.02.2019)		16.2500 Acres	
	Total Licensed Area		180.3115 Acres	
	Net Planned Area		165.1765 Acres	
	Area under Residential Plots		84.1600 Acres	
	Plots Area for this Phase registered in RERA		2.246 Acres / 9087.29 sq mtr.	
c.	Sanctioned Area Details under Self Certification Scheme			
		Total Allowable		Proposed
	i. FAR/FSI	22874.50 sq. mtr. 246221 sq. ft.		22627.48 sq. mtr. 243562 sq. ft.
	ii. NON FAR (Basement, Stilt etc.)	NA		10985.67 sq. mtr. / 118250 sq. ft.
	iii. Ground coverage	5718.64 sq. mtr. / 61555 sq. ft.		5663.64 sq. mtr. / 60963 sq. ft.
	iv. Number of floors	As per Sanctioned Building Plan under Self Certification Scheme from DTCP, Haryana		Refer to Attached Annexure-II
	v. Height restrictions	As per Height Clearance from AAI		Not Applicable since low rise buildings

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	vi. Front/ Back/ Side Setback	As Per DTCP Norms	As per Sanctioned Bldg. Plan
d.	Status of Completion/ Occupational certificate	As per current site survey superstructure of all the plots has been completed and finishing work is going on 22 plots and plastering work is going on remaining 9 plots.	
e.	Comment on unauthorized construction if any	No	
f.	Comment on Transferability of developmental rights	As per regulation of DTCP, Haryana	
g.	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 of Gurugram	
h.	Developmental controls/ Authority	Director of Town & Country Planning, Haryana	
i.	Zoning regulations	Residential	
j.	Comment on the surrounding land uses & adjoining properties in terms of uses	Adjacent properties are used for Residential Purpose	
k.	Comment on Demolition proceedings if any	No	
l.	Comment on Compounding/ Regularization proceedings	No	
m.	Any other aspect		
	i. Any information on encroachment	No	
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)	
n.	Any other aspect	-----	
4.	DOCUMENT DETAILS AND LEGAL OWNERSHIP ASPECTS OF THE PROPERTY:		
a.	Ownership documents provided	<ul style="list-style-type: none">Legal Search Report not provided to us.License to develop the plotted residential Colony, License No. 59 of 2011 dt. 28.06.2011, 14 of 2012 dt. 27.02.2012 & 13 of 2019 dt. 06.02.2019.RERA Certificate Regn. No. 90 of 2021 dt. 20.12.2021	
b.	Constitution of the Property	Free Hold	
c.	Transferability rights of the property	Free hold, complete transferable rights	
d.	Type of Land	Residential	
e.	Any conversion of land use done	From Agricultural to Residential	
f.	Since how long owners owing the Property	Please refer to Title Deeds	
g.	Year of Acquisition/ Purchase	Please refer to Title Deeds	
h.	Property presently occupied/ possessed by	M/s DLF Utilities Limited	
i.	Title verification	To be done by Panel Advocate	

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TABLE VESICER OF MIMO VADLEY PROPERTIES

j.	Details of leases if any	Not Applicable	
k.	Agreements of easements if any	Not Applicable	
l.	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	Not Applicable
		Receipt number	Not Applicable
		Receipt in the name of	Not Applicable
		Tax amount	Not Applicable
m.	Any known existing mortgages/ charges/ encumbrances on the property	No information available. Bank to obtain details from the owner.	Not Available
n.	Whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Not known to us.	Details Not Available
o.	Any other aspect	NA	
5.	ECONOMIC ASPECTS OF THE PROPERTY:		
a.	Property presently occupied/ possessed by	M/s DLF Utilities Limited	
b.	Number of tenants	Not applicable	
c.	Reasonable letting value	Not applicable	
d.	Details of ground rent payable	Not applicable	
e.	Amount of monthly rent received	Not applicable	
f.	Expected market monthly rental	Not applicable	
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	
7.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES:		
a.	Utility of spaces provided within the building	Yes	
b.	Car parking facilities	Yes, Proposed	
c.	Balconies	Yes	
d.	Sewerage / sanitation	Yes	
e.	Drainage arrangements	Yes	
f.	Water Treatment Plant	No	
g.	Power Supply arrangements	Permanent	Yes, available as per Individual floor requirements
		Auxiliary	DG Sets to be installed as per requirement

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TABLE VENDOR OF MMS VALLEY PROPERTIES)

h.	Class of electrical fittings		Superior Quality Fittings				
i.	Class of sanitary & water supply fittings		Superior Quality Fittings				
j.	System of air conditioning		Not provided from developer's side				
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, Proposed				
q.	Internal development						
	Garden/ Park/ Landscaping	Water bodies	Internal Roads	Pavements	Boundary Wall		
	Yes, Proposed	Yes, Proposed	Yes, Proposed	Yes, Proposed	Yes, Proposed		
8.	INFRASTRUCTURE AVAILABILITY:						
a.	Aqua Infrastructure availability						
i.	Water Supply		Yes, by the municipal corporation & ground water, Proposed				
ii.	Sewerage Treatment Plant (STP)		Yes, Proposed				
iii.	Storm water drainage		Yes				
b.	Other Physical Infrastructure						
i.	Solid waste management		Yes, by the HUDA, Proposed				
ii.	Electricity		Yes, by the DHBVN, Proposed				
iii.	Road and Public Transport connectivity		Yes, available				
iv.	Availability of other public utilities nearby		School, Transport, Market, Hospital etc. are available in the vicinity of the project.				
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	2 km	4 km	5-6 km	2 km	7 km	21 km	35 km
9.	MARKETABILITY ASPECTS OF THE PROPERTY:						
a.	Development of surrounding area		Good, residential high rise & plotted development projects coming up in the vicinity of the project.				
b.	Location attributes		Good, situated in developing sector of Gurugram				
c.	Scarcity		Similar kinds of properties being developed by other developers are available in the locality.				
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		Developing sector of Gurugram, near National Highway (NH-8) & Pataudi Road with other residential group housing projects coming up in the vicinity.				
f.	Any negativity/ defect/ disadvantages in the property/ location		No				

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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	Good Quality Material Used / RCC Framed Structure with modern technology as per the Architectural plan		
c.	Appearance/ Condition of structures	Internal –Finishing and plastering work is going on the plots		
		External – Finishing and plastering work is going on the plots		
d.	Roof	Floors/Blocks	Types of roof	
		B+S+4 floors	RCC Roofs	
e.	Type of flooring	Living/Dining : Imported marble flooring Bedrooms: Laminated wooden flooring Kitchen / Toilets: Anti-skid tiles flooring Balcony Area : Tiles flooring		
f.	Doors/ Windows	Doors: Entrance Door: Painted / Polished frame with laminated flush door (Proposed) Internal Doors: Painted frame with painted flush doors (Proposed) Windows / External Glazing: Single glass unit with clear glass UPVC / Aluminium / MS frames & shutters in habitable rooms. Frosted / Clear glass in toilets. (Proposed)		
g.	Floor height	Approx10 ft. each floor		
h.	Maintenance issues	No, newly constructed building		
i.	Visible damage in the building if any	No, newly constructed building		
j.	Year of construction/ Age of building/ Remaining life expected	2023	Newly constructed	Approx. 65-70 years
k.	Structural safety	RCC Framed Structure being designed by M/s J W Consultant , supposed to be designed in conformity with relevant IS codes.		
l.	Protection against natural disasters viz. earthquakes etc.	Earthquake Resistant RCC Structure designed for Zone IV as stipulated by the code, ensuring better safety.		
m.	Is construction as per approved plan	Yes		
n.	Status of Building Plans/ Maps	Building Plans are approved under Self Certification Scheme from DTCP Haryana		
o.	Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	Permissible Alterations		No, project is as per map
		Not permitted alteration		
p.	Is this being regularized	Not known		

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11.	ENVIRONMENTAL FACTORS:	
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No, Normal quality brick used
b.	Provision of rainwater harvesting	Yes, Proposed
c.	Use of solar heating and lighting systems, etc.	Yes, Proposed
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Normal vehicular pollution is present in the vicinity.
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:	
a.	Name of the Architect	M/s Arcop Associates Pvt. Ltd. <u>Regd. Add:-</u> A-15, Pamposh Enclave, Greater Kailash - 1, New Delhi, Delhi 110048
b.	Developer market reputation	Builder has successfully delivered world-class Residential, Commercial, Retail and Hospitality developments across the world. DLF Group has grown to become one of India's biggest corporate houses.
c.	Proposed completion date of the Project	As per registration in RERA, Completion date of Phase-2D of the Project is 31st March 2025.
d.	Progress of the Project	As per current site survey superstructure of the all plots has been completed and finishing work is going on 22 plots and plastering work is going on remaining 9 plots.
e.	Other Salient Features of the Project (Proposed)	
	<ul style="list-style-type: none"> • Kids Play Area • Sports facilities • Parking Space • Squash court. • Spa. • Cafe. • Bar. • Swimming pool with clean blue waters. 	<ul style="list-style-type: none"> • Modern Designed Apartments • Exclusive Clubhouse with ultra modern recreational activities. • World class education at a modern school. • A completely secure gated community. • 24x7 security with CCTV surveillance. • Retail complex with world class facilities. • 100% power backup system installed. • Advanced fire fighting system installed.

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ANNEXURE-I : Sanctioned Area Details under Self Certification Scheme

(All area details taken from primarily scrutiny reports, Links share by the builder)

DLF Garden City (Phase-2D)

			GROUND COVERAGE				FAR / FSI								NON FAR
Sr. No.	Plot No.	Plot Size	Permissible		Provided		Permissible		Purchased		Max. Allowed		Provided		(sq.mtr)
		(sq.mtr)	(sq.mtr)	%age	(sq.mtr)	%age	(sq.mtr)	%age	(sq.mtr)	%age	(sq.mtr)	%age	(sq.mtr)	%age	
1	A5/15	387.75	232.65	60%	228.82	59.01%	465.30	120%	465.30	120%	930.60	240%	930.31	240%	403.36
2	A5/15A	420.00	252.00	60%	249.18	59.33%	504.00	120%	504.00	120%	1008.00	240%	1007.27	240%	479.39
3	A8/18	420.00	252.00	60%	249.18	59.33%	504.00	120%	504.00	120%	1008.00	240%	1007.27	240%	479.39
4	A9/8	360.50	216.30	60%	215.50	59.78%	432.60	120%	432.60	120%	865.20	240%	859.13	238%	424.65
5	A9/1B	426.93	256.16	60%	255.51	59.85%	512.32	120%	512.32	120%	1024.64	240%	1016.07	238%	515.74
6	A9/1C	430.85	258.51	60%	255.51	59.30%	517.02	120%	517.02	120%	1034.04	240%	1016.07	236%	515.74
7	A9/1E	437.50	262.50	60%	255.51	58.40%	525.00	120%	525.00	120%	1050.00	240%	989.48	226%	512.26
8	A9/1F	440.30	264.18	60%	255.51	58.03%	528.36	120%	528.36	120%	1056.72	240%	989.48	225%	512.26
9	A10/1	241.80	159.59	66%	158.10	65.38%	350.61	145%	287.74	119%	638.35	264%	634.49	262%	304.91
10	A10/2	241.80	159.59	66%	158.10	65.38%	350.61	145%	287.74	119%	638.35	264%	634.49	262%	304.91
11	A10/3	241.80	159.59	66%	158.10	65.38%	350.61	145%	287.74	119%	638.35	264%	634.49	262%	304.91
12	A10/4	241.80	159.59	66%	158.10	65.38%	350.61	145%	287.74	119%	638.35	264%	634.49	262%	304.91
13	A10/9	224.87	148.41	66%	147.71	65.69%	326.06	145%	267.60	119%	593.66	264%	586.21	261%	273.42
14	A10/10	241.80	159.59	66%	158.10	65.38%	350.61	145%	287.74	119%	638.35	264%	634.49	262%	304.91
15	A10/11	241.80	159.59	66%	158.10	65.38%	350.61	145%	287.74	119%	638.35	264%	634.49	262%	304.91
16	A10/12	241.80	159.59	66%	158.10	65.38%	350.61	145%	287.74	119%	638.35	264%	634.49	262%	304.91
17	A10/14	241.80	159.59	66%	158.10	65.38%	350.61	145%	287.74	119%	638.35	264%	634.49	262%	304.91
18	A15/19	314.90	188.94	60%	185.96	59.05%	393.63	125%	362.14	115%	755.77	240%	744.79	237%	344.59
19	A15/20	358.08	214.85	60%	211.71	59.12%	429.70	120%	429.70	120%	859.40	240%	848.15	237%	410.86
20	A16/14	281.06	168.64	60%	165.64	58.93%	351.33	125%	323.22	115%	674.55	240%	673.59	240%	321.37
21	E3/30	371.79	223.07	60%	222.98	59.97%	446.15	120%	446.15	120%	892.30	240%	892.10	240%	412.60
22	G7C/1A	219.83	145.09	66%	144.86	65.90%	318.75	145%	261.60	119%	580.35	264%	576.52	262%	293.98
23	G7C/1B	219.83	145.09	66%	144.86	65.90%	318.75	145%	261.60	119%	580.35	264%	576.52	262%	293.98
24	G7C/1	219.83	145.09	66%	144.86	65.90%	318.75	145%	261.60	119%	580.35	264%	576.52	262%	293.98
25	G7C/2	219.83	145.09	66%	144.86	65.90%	318.75	145%	261.60	119%	580.35	264%	576.52	262%	293.98
26	G7C/3	219.83	145.09	66%	144.86	65.90%	318.75	145%	261.60	119%	580.35	264%	576.52	262%	293.98
27	G7C/4	219.70	144.98	66%	144.86	65.95%	318.51	145%	261.40	119%	579.91	264%	576.52	262%	283.98
28	G7C/7	239.88	158.32	66%	157.74	65.76%	347.83	145%	285.86	119%	633.29	264%	633.13	264%	296.72
29	G7C/8	239.88	158.32	66%	157.74	65.76%	347.83	145%	285.86	119%	633.29	264%	633.13	264%	296.72
30	G7C/9	239.88	158.32	66%	157.74	65.76%	347.83	145%	285.86	119%	633.29	264%	633.13	264%	296.72
31	G7C/10	239.88	158.32	66%	157.74	65.76%	347.83	145%	285.86	119%	633.29	264%	633.13	264%	296.72
		9087.30	5718.64		5663.64						22874.50		22627.48		10985.67

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PART-B

VALUATION OF THE PROPERTY

	GUIDELINE VALUE OF THE PROJECT				
	Specifications		Circle Rate (GLR)		
(a)	Prevailing Guideline Rate		Rs. 6,500/- per sq. ft.		
(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)		Rs. 6,500/- per sq. ft. <i>(As per government notification rate of Independent floors on plots in licensed colonies)</i>		
(c)	Rate adopted considering all characteristics of the Flats / Floors		Rs. 6,500/- per sq. ft.		
(d)	Category of the Locality		Good		
(e)	Land Use Factor		Residential Plotted Colony / Independent Floors		
(f)	Subject Phase Development Land Area as per RERA		2.246 Acres / 9087.29 sq mtr.		
(g)	Total Permissible / Allowed FAR		22874.50 sq. mtr. 246221 sq. ft.		
(h)	Total Saleable / Super Area of Project		324768 sq. ft.		
(i)	Valuation methodology		Private Builder Floor Rate (As per Haryana Govt. Guideline Rates-2023-24)		
(j)	Total Guideline Value of the Project		246221 sq. ft. X Rs. 6,500/- per sq. ft.		
			Rs. 1,60,04,36,500/-		
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/resale value	NA	Construction Rates Adopted for FAR	Rs. 2,100/- per sq ft.	
			Construction Rates Adopted for NONFAR	Rs. 1,300/- per sq ft.	
(b)	Age Factor	2000 onwards (1.0)	Under Construction		
(c)	Structure Type/ Condition	Pucca (1.0)	RCC Framed Structure Under Construction		
(d)	Total Construction replacement value* (For present built-up area)	(243562 sq.ft. + 118250 sq.ft) =361812 sq.ft.	ACTUAL	FAR	NON FAR
				243562 sq. ft. x Rs.2,100/-	118250 sq. ft. x Rs.1,300/-
				Rs. 51,14,80,200/-	Rs. 15,37,25,000/-
			TOTAL (B)	Rs. 66,52,05,200/-	

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

C.	CONSOLIDATED VALUE		
	Description	Value by adopting	
	Valuation of the Property	GLR (Rs.)	PMR (Rs.)
(a)	Saleable Value of Flats / Floors (A)	Rs. 1,60,04,36,500/-	Rs. 292,29,12,000/-
(b)	Additional Building & Site Development Value (B)	----	<i>Includes in Saleable Value of Floors</i>
(c)	Total Add (A+B)	Rs. 1,60,04,36,500/-	Rs. 292,29,12,000/-
(d)	Rounded Off	NA	Rs. 292,00,00,000/-
(e)	Cost of Construction for Insurance purpose	NA	Rs. 53,00,00,000/-

Date: 12.10.2023

Place: New Delhi

For Real Value Consultants

(Ravi Mohan Bhardwaj)

CAT-1/624/174/2020-21

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

D. SALEABLE VALUE OF THE FLATS			
(a)	Total No. Dwelling Units	Main Units	124- Independent Floors
(b)	Total Proposed Saleable Area of independent floors	Please refer to Annexure-II	
(c)	Guideline Circle Rate of Independent floors on plots in DLF Garden City, Sector- 91/92	Rs. 6,500/- per sq ft	
(d)	Current Market Rate (approx.)	Independent Floors	
		Rs. 8,500/- to Rs. 9,200/- per sq ft for second and third floor	
		Rs. 8,800/- to Rs. 9,500/- per sq ft for first and fourth floor	
(e)	Remark/s	<p>➤ Refer Annexure-II for break-up of fair market value of Independent floors.</p> <p>➤ Rates adopted on Saleable / Super Area (Including exclusive area charges).</p>	
		<p>Note: Current rate mentioned above includes Onetime cost of additional amenities like Township Corpus fund, One time maintenance fund, Development Charges (EDC / IDC), Preferred Location Charges (PLC), Covered Car Parking, Club Charges, Electricity Fittings, Fire Fighting, Administrative Charges, One time Generator Charges, Electricity / waste / Sewerage Board one time charges / deposit which are permanent in nature and add up to the realizable value of property / Security.</p>	
(e)	Remark/s	<p>The project is newly launched and sale instance in open market are not available in the market which varies as per floor, size and location of the plot / floor. These Independent floors are being developed as Low rise modern housing society with all amenities. The information received from real estate agents & property sites.</p>	
		<p>There is always a scope of negotiation and discount schemes are offered by the developer according to demand and supply situation and market fluctuations resulting into variation in final prices.</p>	

Date: 12.10.2023

Place: New Delhi

For Real Value Consultants

(Ravi Mohan Bhardwaj)

CAT-1/624/174/2020-21

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

ANNEXURE-II : Break up of Fair Market Value of Independent Floors

Sr. No.	Plot No.	Plot Size	Unit No.	Floors	Unit Type	Saleable / Super Area	Carpet Area	Balcony Area	Adopted Market Rate per sq ft on Super Area		Fair Market Value (FMV) of Independent Floor		Average Market Value of Independent Floor for Calculation Purpose	Stage of Construction
		(sq.mtr)				(sq.ft.)	(sq.ft.)	(sq.ft.)	Min (In INR)	Max (In INR)	Min (In INR)	Max (In INR)	(In INR)	
						A			B	C	D=AxB	E=Ax C	F=(D+E)/2	
1	A5/15	387.75	A	First	4 BHK+Office/Study	3446	2200	660	8800	9500	30324800	32737000	31530900	Plastering work is going on
			B	Second	4 BHK+Office/Study	3446	2200	660	8500	9200	29291000	31703200	30497100	
			C	Third	4 BHK+Office/Study	3446	2200	660	8500	9200	29291000	31703200	30497100	
			D	Fourth	4 BHK+Office/Study	3446	2200	660	8800	9500	30324800	32737000	31530900	
2	A5/15A	420.00	A	First	4 BHK+Office/Study	3471	2349	539	8800	9500	30544800	32974500	31759650	Finishing work is going on
			B	Second	4 BHK+Office/Study	3471	2349	539	8500	9200	29503500	31933200	30718350	
			C	Third	4 BHK+Office/Study	3471	2349	539	8500	9200	29503500	31933200	30718350	
			D	Fourth	4 BHK+Office/Study	3471	2349	539	8800	9500	30544800	32974500	31759650	
3	A8/18	420.00	A	First	4 BHK+Office/Study	3471	2349	539	8800	9500	30544800	32974500	31759650	Finishing work is going on
			B	Second	4 BHK+Office/Study	3471	2349	539	8500	9200	29503500	31933200	30718350	
			C	Third	4 BHK+Office/Study	3471	2349	539	8500	9200	29503500	31933200	30718350	
			D	Fourth	4 BHK+Office/Study	3471	2349	539	8800	9500	30544800	32974500	31759650	
4	A9/1B	426.93	A	First	4 BHK+Office/Study	3552	2384	528	8800	9500	31257600	33744000	32500800	Plastering work is going on
			B	Second	4 BHK+Office/Study	3552	2384	528	8500	9200	30192000	32678400	31435200	
			C	Third	4 BHK+Office/Study	3552	2384	528	8500	9200	30192000	32678400	31435200	
			D	Fourth	4 BHK+Office/Study	3552	2384	528	8800	9500	31257600	33744000	32500800	
5	A9/1C	430.85	A	First	4 BHK+Office/Study	3552	2389	528	8800	9500	31257600	33744000	32500800	Plastering work is going on
			B	Second	4 BHK+Office/Study	3552	2389	528	8500	9200	30192000	32678400	31435200	
			C	Third	4 BHK+Office/Study	3552	2389	528	8500	9200	30192000	32678400	31435200	
			D	Fourth	4 BHK+Office/Study	3552	2389	528	8800	9500	31257600	33744000	32500800	
6	A9/1E	437.50	A	First	4 BHK+Office/Study	3478	2318	541	8800	9500	30606400	33041000	31823700	Plastering work is going on
			B	Second	4 BHK+Office/Study	3478	2318	541	8500	9200	29563000	31997600	30780300	
			C	Third	4 BHK+Office/Study	3478	2318	541	8500	9200	29563000	31997600	30780300	
			D	Fourth	4 BHK+Office/Study	3478	2318	541	8800	9500	30606400	33041000	31823700	
7	A9/1F	440.30	A	First	4 BHK+Office/Study	3478	2317	541	8800	9500	30606400	33041000	31823700	Plastering work is going on
			B	Second	4 BHK+Office/Study	3478	2317	541	8500	9200	29563000	31997600	30780300	
			C	Third	4 BHK+Office/Study	3478	2317	541	8500	9200	29563000	31997600	30780300	
			D	Fourth	4 BHK+Office/Study	3478	2317	541	8800	9500	30606400	33041000	31823700	
8	A9/8	360.50	A	First	4 BHK	3116	1936	602	8800	9500	27420800	29602000	28511400	Plastering work is going on
			B	Second	4 BHK	3116	1936	602	8500	9200	26486000	28667200	27576600	
			C	Third	4 BHK	3116	1936	602	8500	9200	26486000	28667200	27576600	
			D	Fourth	4 BHK	3116	1936	602	8800	9500	27420800	29602000	28511400	
9	A10/1	241.80	A	First	4 BHK	2303	1467	344	8800	9500	20266400	21878500	21072450	Finishing work is going on
			B	Second	4 BHK	2303	1467	344	8500	9200	19575500	21187600	20381550	
			C	Third	4 BHK	2303	1467	344	8500	9200	19575500	21187600	20381550	
			D	Fourth	4 BHK	2303	1467	344	8800	9500	20266400	21878500	21072450	

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

10	A10/2	241.80	A	First	4 BHK	2303	1467	344	8800	9500	20266400	21878500	21072450	Finishing work is going on
			B	Second	4 BHK	2303	1467	344	8500	9200	19575500	21187600	20381550	
			C	Third	4 BHK	2303	1467	344	8500	9200	19575500	21187600	20381550	
			D	Fourth	4 BHK	2303	1467	344	8800	9500	20266400	21878500	21072450	
11	A10/3	241.80	A	First	4 BHK	2303	1467	344	8800	9500	20266400	21878500	21072450	Finishing work is going on
			B	Second	4 BHK	2303	1467	344	8500	9200	19575500	21187600	20381550	
			C	Third	4 BHK	2303	1467	344	8500	9200	19575500	21187600	20381550	
			D	Fourth	4 BHK	2303	1467	344	8800	9500	20266400	21878500	21072450	
12	A10/4	241.80	A	First	4 BHK	2303	1467	344	8800	9500	20266400	21878500	21072450	Finishing work is going on
			B	Second	4 BHK	2303	1467	344	8500	9200	19575500	21187600	20381550	
			C	Third	4 BHK	2303	1467	344	8500	9200	19575500	21187600	20381550	
			D	Fourth	4 BHK	2303	1467	344	8800	9500	20266400	21878500	21072450	
13	A10/9	224.87	A	First	4 BHK	2303	1355	323	8800	9500	20266400	21878500	21072450	Plastering work is going on
			B	Second	4 BHK	2303	1355	323	8500	9200	19575500	21187600	20381550	
			C	Third	4 BHK	2303	1355	323	8500	9200	19575500	21187600	20381550	
			D	Fourth	4 BHK	2303	1355	323	8800	9500	20266400	21878500	21072450	
14	A10/10	241.80	A	First	4 BHK	2303	1467	344	8800	9500	20266400	21878500	21072450	Finishing work is going on
			B	Second	4 BHK	2303	1467	344	8500	9200	19575500	21187600	20381550	
			C	Third	4 BHK	2303	1467	344	8500	9200	19575500	21187600	20381550	
			D	Fourth	4 BHK	2303	1467	344	8800	9500	20266400	21878500	21072450	
15	A10/11	241.80	A	First	4 BHK	2303	1467	344	8800	9500	20266400	21878500	21072450	Finishing work is going on
			B	Second	4 BHK	2303	1467	344	8500	9200	19575500	21187600	20381550	
			C	Third	4 BHK	2303	1467	344	8500	9200	19575500	21187600	20381550	
			D	Fourth	4 BHK	2303	1467	344	8800	9500	20266400	21878500	21072450	
16	A10/12	241.80	A	First	4 BHK	2303	1467	344	8800	9500	20266400	21878500	21072450	Finishing work is going on
			B	Second	4 BHK	2303	1467	344	8500	9200	19575500	21187600	20381550	
			C	Third	4 BHK	2303	1467	344	8500	9200	19575500	21187600	20381550	
			D	Fourth	4 BHK	2303	1467	344	8800	9500	20266400	21878500	21072450	
17	A10/14	241.80	A	First	4 BHK	2303	1467	344	8800	9500	20266400	21878500	21072450	Finishing work is going on
			B	Second	4 BHK	2303	1467	344	8500	9200	19575500	21187600	20381550	
			C	Third	4 BHK	2303	1467	344	8500	9200	19575500	21187600	20381550	
			D	Fourth	4 BHK	2303	1467	344	8800	9500	20266400	21878500	21072450	
18	A15/19	314.90	A	First	4 BHK	2610	1756	337	8800	9500	22968000	24795000	23881500	Plastering work is going on
			B	Second	4 BHK	2610	1756	337	8500	9200	22185000	24012000	23098500	
			C	Third	4 BHK	2610	1756	337	8500	9200	22185000	24012000	23098500	
			D	Fourth	4 BHK	2610	1756	337	8800	9500	22968000	24795000	23881500	
19	A15/20	358.08	A	First	4 BHK	3017	2014	387	8800	9500	26549600	28661500	27605550	Plastering work is going on
			B	Second	4 BHK	3017	2014	387	8500	9200	25644500	27756400	26700450	
			C	Third	4 BHK	3017	2014	387	8500	9200	25644500	27756400	26700450	
			D	Fourth	4 BHK	3017	2014	387	8800	9500	26549600	28661500	27605550	
20	A16/14	281.06	A	First	4 BHK	2364	1581	304	8800	9500	20803200	22458000	21630600	Finishing work is going on
			B	Second	4 BHK	2364	1581	304	8500	9200	20094000	21748800	20921400	
			C	Third	4 BHK	2364	1581	304	8500	9200	20094000	21748800	20921400	
			D	Fourth	4 BHK	2364	1581	304	8800	9500	20803200	22458000	21630600	

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

21	E3/30	371.79	A	First	4 BHK	3202	2102	512	8800	9500	28177600	30419000	29298300	Finishing work is going on
			B	Second	4 BHK	3202	2102	512	8500	9200	27217000	29458400	28337700	
			C	Third	4 BHK	3202	2102	512	8500	9200	27217000	29458400	28337700	
			D	Fourth	4 BHK	3202	2102	512	8800	9500	28177600	30419000	29298300	
22	G7C/1	219.83	A	First	4 BHK	2094	1335	297	8800	9500	18427200	19893000	19160100	Finishing work is going on
			B	Second	4 BHK	2094	1335	297	8500	9200	17799000	19264800	18531900	
			C	Third	4 BHK	2094	1335	297	8500	9200	17799000	19264800	18531900	
			D	Fourth	4 BHK	2094	1335	297	8800	9500	18427200	19893000	19160100	
23	G7C/1A	219.83	A	First	4 BHK	2094	1335	297	8800	9500	18427200	19893000	19160100	Finishing work is going on
			B	Second	4 BHK	2094	1335	297	8500	9200	17799000	19264800	18531900	
			C	Third	4 BHK	2094	1335	297	8500	9200	17799000	19264800	18531900	
			D	Fourth	4 BHK	2094	1335	297	8800	9500	18427200	19893000	19160100	
24	G7C/1B	219.83	A	First	4 BHK	2094	1335	297	8800	9500	18427200	19893000	19160100	Finishing work is going on
			B	Second	4 BHK	2094	1335	297	8500	9200	17799000	19264800	18531900	
			C	Third	4 BHK	2094	1335	297	8500	9200	17799000	19264800	18531900	
			D	Fourth	4 BHK	2094	1335	297	8800	9500	18427200	19893000	19160100	
25	G7C/2	219.83	A	First	4 BHK	2094	1335	297	8800	9500	18427200	19893000	19160100	Finishing work is going on
			B	Second	4 BHK	2094	1335	297	8500	9200	17799000	19264800	18531900	
			C	Third	4 BHK	2094	1335	297	8500	9200	17799000	19264800	18531900	
			D	Fourth	4 BHK	2094	1335	297	8800	9500	18427200	19893000	19160100	
26	G7C/3	219.83	A	First	4 BHK	2094	1335	297	8800	9500	18427200	19893000	19160100	Finishing work is going on
			B	Second	4 BHK	2094	1335	297	8500	9200	17799000	19264800	18531900	
			C	Third	4 BHK	2094	1335	297	8500	9200	17799000	19264800	18531900	
			D	Fourth	4 BHK	2094	1335	297	8800	9500	18427200	19893000	19160100	
27	G7C/4	219.70	A	First	4 BHK	2094	1335	296	8800	9500	18427200	19893000	19160100	Plastering work is going on
			B	Second	4 BHK	2094	1335	296	8500	9200	17799000	19264800	18531900	
			C	Third	4 BHK	2094	1335	296	8500	9200	17799000	19264800	18531900	
			D	Fourth	4 BHK	2094	1335	296	8800	9500	18427200	19893000	19160100	
28	G7C/7	239.88	A	First	4 BHK	2286	1474	335	8800	9500	20116800	21717000	20916900	Finishing work is going on
			B	Second	4 BHK	2286	1474	335	8500	9200	19431000	21031200	20231100	
			C	Third	4 BHK	2286	1474	335	8500	9200	19431000	21031200	20231100	
			D	Fourth	4 BHK	2286	1474	335	8800	9500	20116800	21717000	20916900	
29	G7C/8	239.88	A	First	4 BHK	2286	1474	335	8800	9500	20116800	21717000	20916900	Finishing work is going on
			B	Second	4 BHK	2286	1474	335	8500	9200	19431000	21031200	20231100	
			C	Third	4 BHK	2286	1474	335	8500	9200	19431000	21031200	20231100	
			D	Fourth	4 BHK	2286	1474	335	8800	9500	20116800	21717000	20916900	
30	G7C/9	239.88	A	First	4 BHK	2286	1474	335	8800	9500	20116800	21717000	20916900	Finishing work is going on
			B	Second	4 BHK	2286	1474	335	8500	9200	19431000	21031200	20231100	
			C	Third	4 BHK	2286	1474	335	8500	9200	19431000	21031200	20231100	
			D	Fourth	4 BHK	2286	1474	335	8800	9500	20116800	21717000	20916900	
31	G7C/10	239.88	A	First	4 BHK	2286	1474	335	8800	9500	20116800	21717000	20916900	Finishing work is going on
			B	Second	4 BHK	2286	1474	335	8500	9200	19431000	21031200	20231100	
			C	Third	4 BHK	2286	1474	335	8500	9200	19431000	21031200	20231100	
			D	Fourth	4 BHK	2286	1474	335	8800	9500	20116800	21717000	20916900	
		9087.30				324768							2922912000	

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

DECLARATION- CUM- UNDERTAKING

I, son/ daughter of do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 12.10.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. Our professional engineer inspected the property on 12.10.2023. The work is not sub-contracted to any other valuer and carried out by myself. Valuation report is submitted in the format as prescribed by the Bank.
- e. I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- f. I have not been removed/dismissed from service/employment earlier
- g. I have not been convicted of any offence and sentenced to a term of imprisonment
- h. I have not been found guilty of misconduct in professional capacity. I have not been declared to be unsound mind.
- i. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt.
- j. I am not an undischarged insolvent.
- k. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- l. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and My PAN Card number/Service Tax number as applicable.
- m. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- n. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- o. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- p. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable
- q. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
(Annexure V- A signed copy of same to be taken and kept along with this declaration)
- r. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- s. I am valuer registered with Insolvency & Bankruptcy Board of India (1BBI) (Strike off, if not applicable)
- t. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- u. I am the proprietor / partner / authorized official of the firm 1 company, who is competent to sign this valuation report.
- v. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMSILOS) only.
- w. Further, I hereby provide the following information.

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

SR. NO.	PARTICULARS	VALUER COMMENT
1	Background information of the asset being valued	Residential Plotted Colony
2	Purpose of valuation and appointing authority	Tie up Report / SBI, HLST, Gurugram, Haryana
3	Identity of the valuer and any other experts involved in the valuation;	Ravi Mohan Bhardwaj
4	Disclosure of valuer interest or conflict, if any;	No Interest
5	Date of appointment, valuation date and date of report;	Project tie up report appointed for group housing project on 12.10.2023, Project inspected on 12.10.2023 & Report prepared on 12.10.2023.
6	Inspections and/or investigations undertaken;	Project inspected on dated 12.10.2023.
7	Nature and sources of the information used or relied upon;	Project details received from Developer
8	Procedures adopted in carrying out the valuation and Valuation standards followed;	Land & Building / Direct Sales Comparable method approach, Thorough study of market trends as enquired from real estate agents and available in public domain.
9	Restrictions on use of the report, if any;	Only for Bank purpose
10	Major factors that were taken into account during the valuation;	Mentioned in this Tie up report
11	Major factors that were not taken into account during The valuation;	---
12	Caveats, limitations and disclaimers to the extent They explain or elucidate the limitations faced by Valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Bank should obtain Sanctioned Building Plan of independent plot while considering any credit facility for any floor. We have considered FAR and Non FAR area calculation as per submission plan.

Date: 12.10.2023

Place: New Delhi

For Real Value Consultants

(Ravi Mohan Bhardwaj)

CAT-1/624/174/2020-21

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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 Residential Plotted Colony from DTCP (HR Govt.)	License No. 59 of 2011 Dated: 28.06.2011 Endst No. LC-2523-JE(VA)/2011/8644 Dated: 28.06.2011 License No. 14 of 2012 Dated: 27.02.2012 Endst No. LC-2523-H-JE(VA)/2012/3420 Dated: 28.02.2012 License No. 13 of 2019 Dated: 06.02.2019 Endst No. LC-2523-K-Asstt.(AK)-2019/3782 Dated: 08.02.2019 Valid Upto: 05.02.2024	Approved
2	Renewal of License of Residential Plotted Colony from DTCP (HR Govt.)	Renewal of License No. 59 of 2011 Memo No. LC-2523(A+B+C+D)/Asstt.(AK)/2020/6457 Dated: 11.03.2020 Valid Upto: 27.06.2024 Renewal of License No. 14 of 2012 Memo No. LC-2523-H/Asstt.(AK)/2020/8103 Dated: 14.05.2020 Valid Upto: 26.02.2025	Approved
3	BRS-III - Building Plans are approved under Self-certification Policy, (Haryana Govt.)	Under Self-certification Policy, (Haryana Govt.)	Obtained
4	NOC for Pollution from Haryana State Pollution Control Board (HR Govt.)	---	Not Provided
5	Clarification letter regarding applicability of forest laws on non forest land	---	Not Provided
6	Aravali NOC for project land does not fall under MOEF Aravali	---	Not Provided
7	NOC for Height Clearance from Airport Authority of India	Top elevation of the low rise independent floor building is less than the permissible top elevation. Hence AAI NOC is not required.	Not Required
8	NOC from DHVBN for power load requirement	---	Not Provided
9	RERA Registration	RERA Registration No. 90 of 2022 Memo No. RC/REP/HARERA/GGM/522/254/2021/90 Dated: 20.12.2021	Approved

NOTE: It is assumed that clearances and NOC's mentioned at Sr. No. 5,6,7,9 and any others as required for project approval have been obtained by the developer.

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APPROVAL DETAILS


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Case No	Colony Name	BR-III (BP sanction Letter)	BR-VII (OC permission Letter)	LC-IX (Completion Certificate)	File/Case ID	License No	License Issue Date	Purpose	Area (Acre)	Dev. Plan	Valid/Renewal Upto	Sector Covered	Developer Name	Land Schedule
LC-2523	<ul style="list-style-type: none"> DLF GUR-01-92 RPL (Additional License Layout) DLF GUR-01-92 RPL (Proposed Site Plan of High School, Primary School & Nursery School) DLF GUR-01-92 RPL (Earlier approved on 28/06/2013) DLF GUR-01-92 RPL (In-principle approval on 10/07/2018) 				LC-2523A	59 OF 2011	28/06/2011	RPL	101.22	GURGAON-MANESAR	27/06/2017	91.92	DLF Utilities	View Land Schedule


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Case No	Colony Name	BR-III (BP sanction Letter)	BR-VII (OC permission Letter)	LC-IX (Completion Certificate)	File/Case ID	License No	License Issue Date	Purpose	Area (Acre)	Dev. Plan	Valid/Renewal Upto	Sector Covered	Developer Name	Land Schedule
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Select District
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Enter License Year
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 13 of 2019

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Case No	Colony Name	BR-III (BP sanction Letter)	BR-VII (OC permission Letter)	LC-IX (Completion Certificate)	File/Case ID	License No	License Issue Date	Purpose	Area (Acre)	Dev. Plan	Valid/Renewal Upto	Sector Covered	Developer Name	Land Schedule
LC-2523	<ul style="list-style-type: none"> DLF GUR-91-92 RPL (Additional License Layout) DLF GUR-91-92 RPL (Proposed Site Plan of High School, Primary School & Nursery School) DLF GUR-91-92 RPL (Earlier approved on 28/06/2013) DLF GUR-91-92 RPL (In-principle approval on 10/07/2018) 				LC-2523K	13 OF 2019	08/02/2019	RPL	16.25	GURGAON-MANESAR	05/02/2024	91, 92	DLF Utilities Ltd.	View Land Schedule
Case No	Colony Name	BR-III (BP sanction Letter)	BR-VII (OC permission Letter)	LC-IX (Completion Certificate)	File/Case ID	License No	License Issue Date	Purpose	Area (Acre)	Dev. Plan	Valid/Renewal Upto	Sector Covered	Developer Name	Land Schedule


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Serial No.	Registration Certificate Number	Project ID	Project Name	Builder	Project Location	Project District	Registered With	Details of Project(Form A-H)	View Certificate	View Quarterly Progress	Monitoring Orders	View OC/CC/PCC
245	GGM/522/254/2021/90 DATED 20.12.2021	RERA-GRG-974-2021	INDEPENDENT FLOORS AT DLF GARDENCITY	DLF UTILITIES LIMITED	DLF GARDENCITY, SECTOR 91/92	GURUGRAM	HRERA			---	--	

RERA REGISTRATION

Rate List of Sub Tehsil Harsru District Gurugram for the Year 2023-2024 (w.e.f.....)			
Sr. No.	Multi Story Group Housing (Licensed) by developers/Independent Floors	Rates for the Year of 2022-23	Purposed Rates for the Year of 2023-2024
		(Rs. Per Sq. Feet)	(Rs. Per Sq. Feet)
1	Flats in Group Housing Societies In plots of Licensed Colonies in Sector 88, 88A, 89, 89A	4000	4400
2	Flats in Group Housing Societies In plots of Licensed Colonies in Sector 88B, 95, 95A, 95B, 94, 89B, 99A,90,91,92,93	4000	4400
3	Floor in License Colony / Huda Sector (In Sq. Feet)	4800	5000
4	Flats in New Town Heights,Garden City,Regal Garden	4000	4500
5	Floor in New Town Heights,Garden City,Regal Garden	6000	6500


Joint Sub Registrar
Sub- Tehsil Harsaru


SDO (C) West
Gurugram


DRO
Gurugram






Deputy Commissioner-cum-
Registrar, Gurugram

CIRCLE RATE

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RESALE PRICE TREND REFERENCES OF THE SIMILAR RELATED PROPERTIES AVAILABLE

	<p>4 BHK Independent Builder Floor in Sector 92 Gurgaon</p> <p>DLF Garden City Floors</p> <p>₹ 2 Cr 2,421 sq.ft. 4 BHK ₹ 8,261/sq.ft. (225 sq.m.) Super built-up Area 5 Baths</p> <p>We are proud owners of builder floor available for sale in new gurg... more</p> <p>UNDER CONSTRUCTION RESALE</p>
 <p>2 people already contacted this week</p>	<p>4 BHK Independent Builder Floor in Sector 92 Gurgaon</p> <p>DLF Garden City Floors</p> <p>₹ 1.7 Cr 1,835sq.ft. 4 BHK ₹ 9,264/sq.ft. (170 sq.m.) Super built-up Area 4 Baths</p> <p>✓ East Facing ✓ Private Garden ✓ Pranavananda International Within 1k... ✓</p> <p>We have 4 bhk+servant room+store for sale in dlf garden city flo... more</p> <p>UNDER CONSTRUCTION RESALE RERA</p>
 <p>Photo not available Request Photos</p>	<p>3 BHK Independent Builder Floor in Sector 92 Gurgaon</p> <p>DLF Garden City Floors</p> <p>₹ 1.45 Cr 1,500 sq.ft. 3 BHK ₹ 9,666/sq.ft. (139 sq.m.) Super built-up Area 3 Baths</p> <p>This is a 200 square yard floor in dlf garden city. Sector 92 gurgaon ... more</p> <p>READY TO MOVE RESALE RERA</p>
 <p>2 people already contacted today</p>	<p>3 BHK Independent Builder Floor in Sector 92 Gurgaon</p> <p>DLF Garden City Floors</p> <p>₹ 1.5 Cr 1,501sq.ft. 3 BHK ₹ 9,660/sq.ft. (139 sq.m.) Built-up Area 3 Baths</p> <p>✓ East Facing ✓ Private Garden ✓ RBS School Within 500m ✓ Aarvy Ho... ✓</p> <p>We have 3 bhk+store for sale in dlf garden city floor-92, gurugra... more</p> <p>UNDER CONSTRUCTION RESALE RERA</p>



PHOTOGRAPHS OF PROJECT "INDEPENDENT FLOORS- PHASE-2D", SITUATED AT DLF GARDEN CITY, SECTOR-91/92, GURUGRAM, HARYANA

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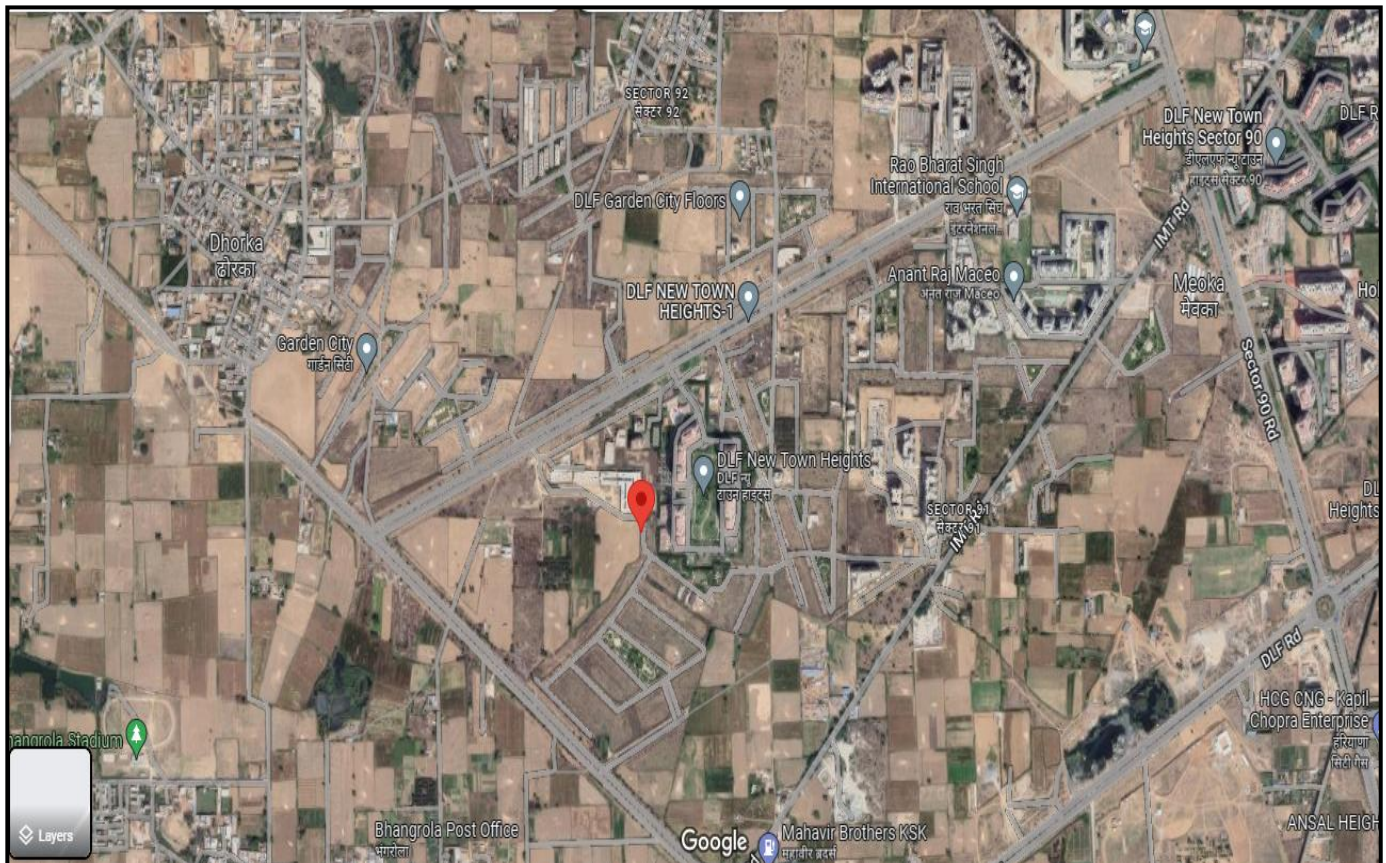
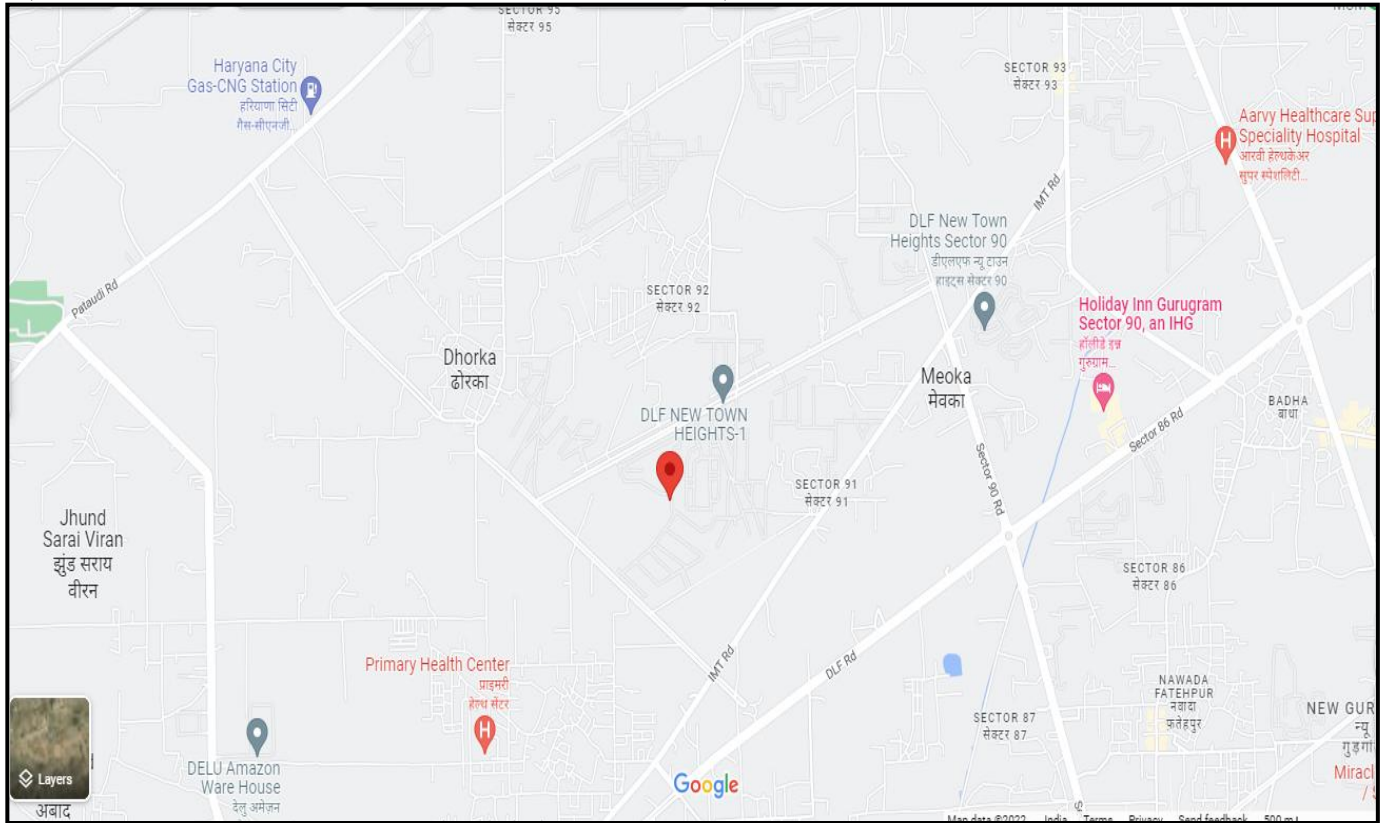
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GOOGLE LOCATION OF “INDEPENDENT FLOORS- PHASE-2D”, SITUATED AT DLF GARDEN CITY

