

File No.: VIS(2021-22)-PL340-305-369

Dated:24.08.2021

PROJECT TIE -UP REPORT

OF

GROUP HOUSING SOCIETY

GODREJ NATURE+

SOHNA, GURUGRAM

SITUATED AT

SECTOR-33, VILLAGE DHUNELA, SOHNA, DISTRICT GURUGRAM, HARYANA

DEVELOPED & PROMOTED BY

M/S. GODREJ HIGHVIEW LLP

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM, HARYANA

***Important - In case of any query/ issue or escalation you may please contact Incident Manager at 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.

PART A

SUMMARY OF THE PROJECT TIE-UP 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. Godrej Highview LLP			
d.	Name of Property Owner	M/s. Aum Shri Hotels and Resorts Pvt. Ltd.			
e.	Address & Phone Number of the owner	Registered Office: Godrej One, 5 th Floor, Pirojshanagar, Eastern Highway, Vikhroli (East), Mumbai-400079			
f.	Type of the Property	Group Housing society			
g.	Type of Loan	NA			
h.	Type of Valuation	Project Tie-up Report			
i.	Report Type	Project Tie-Up Report			
j.	Date of Inspection of the Property	17 August 2021			
k.	Date of Valuation Report	26 August 2021			
l.	Surveyed in presence of	Developer's Representative	Mr. Manjit Mishra Contact No. 8285788205		
m.	Purpose of the Valuation	Project Tie- up Report			
n.	Scope of the Report	Project Tie- Up Report			
o.	Out-of-Scope of Report	i. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. ii. Legal aspects of the property are out-of-scope of this report. iii. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. iv. Getting cizra map or coordination with revenue officers for site identification is not done at our end. v. Measurement is only limited upto sample random measurement. vi. Measurement of the property as a whole is not done at our end. vii. Drawing Map & design of the property is out of scope of the work.			
p.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.	
		Total 05 documents requested.	Total 04 documents provided.	04	
		Property Title document	LC-III - Letter of intent for grant of license from DTCP (HR Govt.)	Dated 21/06/2013	
		Approved Map	Renewal of Form LC-V - Formal Grant of license for setting Group Housing	Dated 24/05/2013	

		Society from DTCP	
		Copy of TIR	BR-III - Approval of building plans Letter from DTCP (HR Govt.) Dated 29/01/2021
		Project Approval Letter	Other Approval & NOCs ---
		Project NOC's issued from the concern authority	Old Valuation Report Dated 20/10/2020
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 Promoter's 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	

2. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION



This project tie-up report is prepared for group housing project “**Godrej Nature Plus**” developed at the aforesaid address having total site area admeasuring 18.744 Acres/ 75854.27 m² and development area as per zoning is 17.6175 Acres/ 71295.49 m² as per the copy of approved map provided to us.

We have only been provided with the old valuation report and approved map so all the information like ownership, FAR details, Non-FAR details, covered area details, NOCs and other technical data regarding the subject project is taken as per old valuation report & approved map only. However, latest construction updates & current market rates of flats have been taken as per the site survey carried out by our engineer.

As per the old valuation report the owner of the subject project is M/s. Aum Shri Hotels and Resorts Pvt. Ltd. The subject project is developed and promoted by M/s. Godrej Highview LLP which has proposed to develop modern flats in this group housing project with all the basic & urban facilities and amenities.

As per the old valuation report and information gathered on site, the project has approval for 13 high rise towers having a total of 1094 DU and one EWS tower having 195 DU. The developer has taken the revised RERA certificate for the complete project which comprised of 12 tower. Only two Towers named A & B has not been launched by the developer till now. The flat type details of the launched towers are tabulated below: -

Type of Flat	Area as per RERA (sq.ft.)	Super Area (sq.ft.)
2BHK	995	1385
2BHK Suites + Private Deck	1209	1739
2BHK + Private Deck	1057	1528
3BHK	1121	1557
3BHK + Servant Room (Type-A)	1393	1898
3BHK + Servant Room (Type-B)	1389	1929

As per the old valuation report the developer has obtained most of the preliminary necessary statutory approvals from different government agencies to develop this modern Affordable group housing society comprising of 13 high rise towers (including 1 EWS Tower). This is modern housing society, developed with all the basic & urban facilities and amenities.

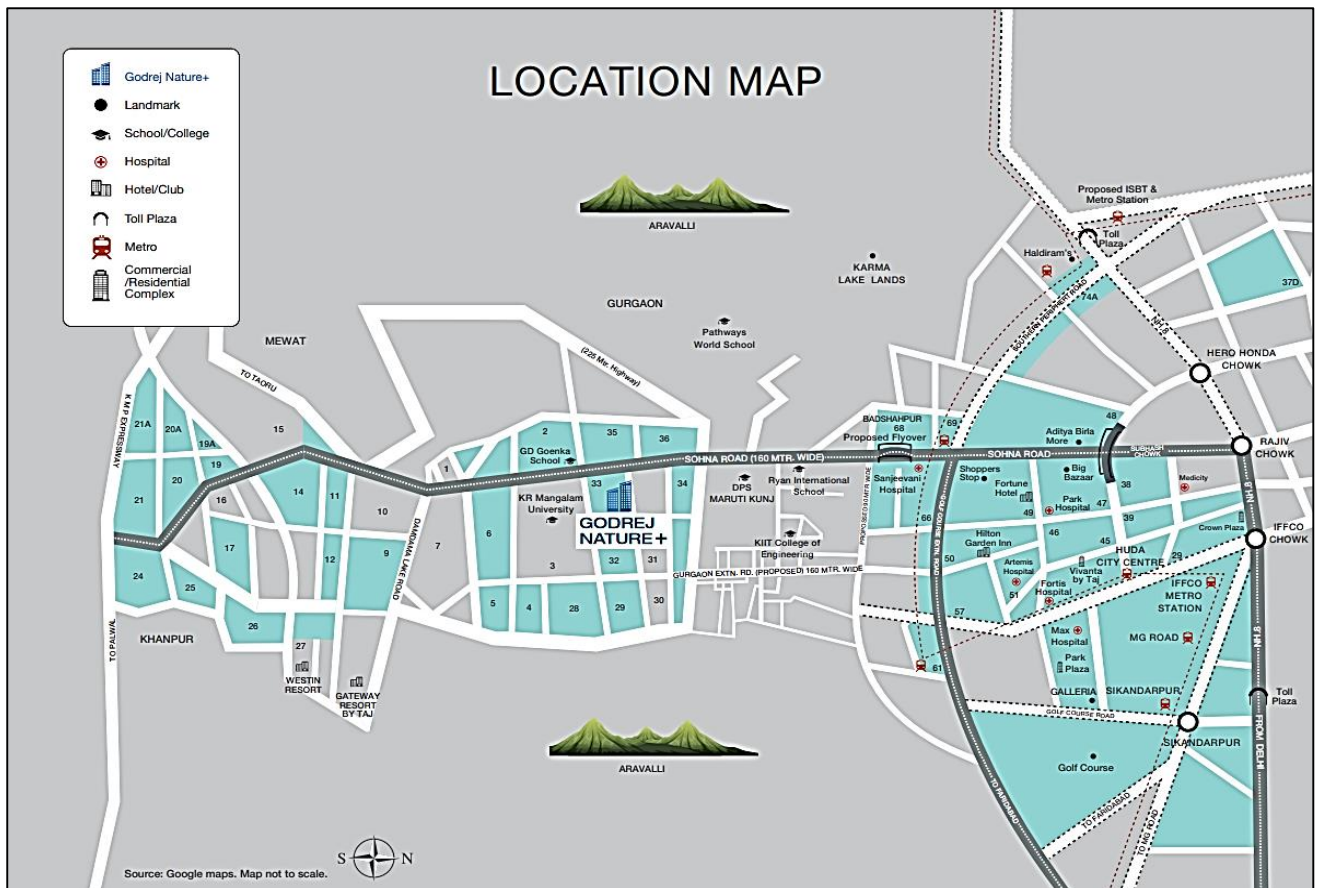
In this valuation report we have considered the project cost of whole project since the Land Area, FAR & Non-FAR Area bifurcation for individual towers is not mentioned the provided documents.

As per the observation during site survey and information provided by the developer's representative, the construction status of the subject project is as follows: -

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- Tower E : Structure completed, finishing work is in progress
- Tower-F: Slab casting work completed up to 11th Floor, 12th floor is in progress
- Tower-G: Structure completed, finishing work is in progress
- Tower-H: Structure completed, finishing work is in progress
- Tower-J: Structure completed, finishing work is in progress
- Tower-T3: Slab casting and block work completed.
- Tower-T4: Slab casting work completed up to 21st Floor
- Tower-C: Construction yet to be start
- Tower-D1: Construction yet to be start
- Tower-D2: Construction yet to be start
- Amenities & Club House work is in progress
- Tower-A: will be launched in near future
- Tower-B: will be launched in near future



The location of the subject project is in a good developing Sector-33, Sohna in which other group housing projects are also under development. Subject project is located on 60 mtr. wide Sohna Gurugram Road. More infrastructure developments are proposed in this area in future.

3.	ENCLOSURES	
a.	Part B	Valuation Report as per SBI Format Annexure-II
b.	Part C	Area description of the Property

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c.	Part D	Valuation Assessment of the Property
d.	Enclosure 1	Valuer's Remark - Page No.25-26
e.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No.27-30
f.	Enclosure 3	Google Map – Page No.31
g.	Enclosure 4	Photographs – Pages 02
h.	Enclosure 5	Copy of Circle Rate – Page 02
i.	Enclosure 6	Survey Summary Sheet – Pages xx
j.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages 02

PART B SBI FORMAT OF VALUATION REPORT

Name & Address of Branch	State Bank of India, HLST Branch, Gurugram
Name of Promoter	M/s. Godrej Highview LLP

S.NO.	CONTENTS	DESCRIPTION
i.	INTRODUCTION	
a.	Name of Property Owner	M/s. Aum Shri Hotels and Resorts Pvt. Ltd.
	Address & Phone Number of the Owner	Registered Office: Godrej One, 5 th Floor, Pirojshanagar, Eastern Highway, Vikhroli (East), Mumbai-400079
b.	Purpose of the Valuation	Project Tie-up Report
c.	Date of Inspection of the Property	17 August 2021
d.	Date of Valuation Report	26 August 2021
e.	Name of the Developer of the Property	M/s. Godrej Highview LLP
	Type of Developer	Private developer promoted

ii.	PHYSICAL CHARACTERISTICS OF THE PROPERTY	
1.	Location attribute of the property	
i.	Nearby Landmark	Near KR Mangalam University
ii.	Postal Address of the Property	Godrej Nature Plus, Sector-33, Village Dhunela, Sohna, District Gurugram, Haryana
iii.	Area of the Plot/ Land	Total Land Area: 75854.27 sq.mtr. (18.744 acres) Net Zoned Area: 71295.49 sq.mtr. (17.6175 acres) <i>Also please refer to Part-B Area description of the property. 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.</i>
iv.	Type of Land	Solid/ On road level
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°16'46.5"N 77°04'05.4"E
vii.	Details of the roads abutting the property	
	a. Main Road Name & Width	Sohna Gurugram Road 60 mtr.
	b. Front Road Name & width	Sohna Gurugram Road 60 mtr.
	c. Type of Approach Road	Bituminous Road
	d. Distance from the Main Road	On Sohna Gurugram Road
viii.	Description of adjoining property	Other Residential Project nearby
ix.	Plot No./ Survey No.	Please refer to the copy of deeds
x.	Zone/ Village	Residential Dhunela
xi.	Sub registrar	Sohna
xii.	District	Gurugram, Haryana
xiii.	Any other aspect	Valuation is done for the property identified to us by the owner/

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		<p>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 have just cross verified the identification of the property with reference to the documents which client could provide to us for perusal as per our standard checklist of the documents requested from them. Method by which identification of the property is carried out is also mentioned in the report clearly. In case the property mentioned in the Valuation report is not the same on which security mortgage has been or has to be created then please inform the Valuer office immediately.</p> <p>Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.</p> <p>Getting cizra map or coordination with revenue officers for site identification is out of scope of this assignment and has not been done and has not been done at our end.</p>		
	a. 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's 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	
	b. Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
	c. Is the property merged or colluded with any other property	No, it is an independent single bounded property		
		NA		
	d. City Categorization	Scale-B City		Urban developing
	e. Characteristics of the locality	Good		Within developing Residential zone
	f. Property location classification	On Wide Road	Road Facing	None
	g. Property Facing	West Facing		
	h. Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	Please refer to the area description section of the report		
		<i>Also please refer to Part C - Area description of the property. 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.</i>		
2.	Boundaries schedule of the Property			
i.	Are Boundaries matched	Not applicable since boundaries are not mentioned in provided documents		
ii.	Directions	As per Sale Deed/ TIR		Actual found at Site
	North	NA		Central Park Project

	South	NA	Vacant Land
	East	NA	Vacant Land
	West	NA	Sohna-Gurugram Road

iii.	TOWN PLANNING/ ZONING PARAMETERS		
a.	Master Plan provisions related to property in terms of Land use	Residential	
	i. Any conversion of land use done	The license has been granted by DTCP for setting up a group housing project as per the old valuation report.	
	ii. Current activity done in the property	Construction of Residential Apartment in multistoried building	
	iii. Is property usage as per applicable zoning	Yes proposed to be used as Group Housing as per zoning	
	iv. Any notification on change of zoning regulation	NA	
	v. Street Notification	Residential	
b.	Provision of Building by-laws as applicable	PERMITTED	CONSUMED
	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	Not Applicable since construction of the project is going on	Not Applicable since construction of the project is going on
d.	Comment on unauthorized construction if any	Cannot comment since copy of approved map not provided to us and also since construction is still in progress.	
e.	Comment on Transferability of developmental rights	As per the regulation of DTCP, Haryana	
f.	a. Planning Area/ Zone	DTCP GGN SOHNA FDP	
	b. Master Plan currently in force	DTCP GGN SOHNA FDP 2031	
	c. Municipal limits	Municipal Council, Sohna	
g.	Developmental controls/ Authority	Director of Town and Country Planning, Haryana	
h.	Zoning regulations	Residential	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	Other Group Housing Societies	
j.	Comment of Demolition proceedings if any	No information available to us	
k.	Comment on Compounding/ Regularization proceedings	None as per old valuation report	
l.	Any other aspect		
	• Any information on encroachment	No	

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	• Is the area part of unauthorized area/ colony	No (As per general information available)
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iv.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	Old Valuation Report Provided	Approved Map	None
b.	Names of the Legal Owner/s	M/s. Aum Shri Hotels and Resorts 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. Bank to obtain details from the Developer	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 Developer.	NA	
k.	Building plan sanction:			
	i. Authority approving the plan	DTCP, Haryana		
	ii. Name of the office of the Authority	Director, Town & Country Planning Haryana		
	iii. Any violation from the approved Building Plan	Cannot comment since copy of approved building plans not provided to us and also the construction is still in progress.		
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	---	
		Receipt number	---	
		Receipt in the name of	---	
		Tax amount	---	
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us		
	1. Is property tax been paid for this property	Not available. Please confirm from the owner.		
	iii. 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 provided to us		
p.	Qualification in TIR/Mitigation suggested if any	Copy of TIR not given to us, hence cannot comment		

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q.	Any other aspect	
	a. Since how long owners owning the Property	Refer to Tile Deeds
	b. Year of Acquisition/ Purchase	Refer to Tile Deeds
	c. Property presently occupied/ possessed by	Developer
	d. Title verification	To be done by the competent Advocate
	e. Details of leases if any	Not known to us as only old valuation report provided to us

v. 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	Owner/Developer company to provide this information
d.	Property Insurance details	Owner/Developer company to provide this information
e.	Monthly maintenance charges payable	Owner/Developer company to provide this information
f.	Security charges, etc.	Owner/Developer company to provide this information
g.	Any other aspect	NA

vi. 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

vii. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES

a.	Description of the functionality & utility of the property in terms of :	
	i. Space allocation	Yes (Proposed)
	ii. Storage spaces	Yes (Proposed)
	iii. Utility of spaces provided within the building	Yes (Proposed)
	iv. Car parking facilities	Yes (Proposed)
	v. Balconies	Yes (Proposed)
b.	Any other aspect	
	i. Drainage arrangements	Yes (Proposed)
	ii. Water Treatment Plant	No

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	iii. Power Supply arrangements	Permanent	Will be obtained as per required capacity by individual flat owners after completion		
		Auxiliary	DG will be installed		
	iv. HVAC system		No		
	v. Security provisions		Yes/ Private security guards		
	vi. Lift/ Elevators		Yes (Proposed)		
	vii. Compound wall/ Main Gate		Yes (Proposed)		
	viii. Whether gated society		Yes (Proposed)		
	ix. Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes (Proposed)	Yes (Proposed)	Yes (Proposed)	Yes (Proposed)	Yes

viii	INFRASTRUCTURE AVAILABILITY						
a.	Description of Aqua Infrastructure availability in terms of:						
	i. Water Supply			Yes (Proposed)			
	ii. Sewerage/ sanitation system			Underground (Proposed)			
	iii. Storm water drainage			Yes (Proposed)			
b.	Description of other Physical Infrastructure facilities in terms of:						
	k. Solid waste management			Yes, to be done by the authority			
	l. Electricity			Yes, for office & construction purpose at present			
	m. Road and Public Transport connectivity			Yes			
	n. Availability of other public utilities nearby			Transport, Market, Hospital etc. are available in a radius of 5-10 Km.			
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	2 km	4 km	2 km	3 km	25 km	28 km	45 km
	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby			

ix. MARKETABILITY ASPECTS OF THE PROPERTY:							
a.	Marketability of the property in terms of						
	a. Location attribute of the subject property			Normal			
	b. Scarcity			Similar kind of properties are easily available on demand.			
	c. 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.			
	d. Comparable Sale Prices in the locality			Please refer to Part C: Valuation Assessment of the Property.			
c.	Any other aspect which has relevance on the value or marketability of the property			No			
	1. Any New Development in surrounding			Yes	Many residential projects are proposed		

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	area		and some projects are in progress
	2. Any negativity/ defect/ disadvantages in the property/ location	No	NA

x. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
d.	Type of construction & design	RCC framed structure (Proposed)	
e.	Method of construction	Construction done using professional contractor workmanship based on architect plan (Proposed)	
f.	Specifications		
	1. Class of construction	Under construction	
	2. Appearance/ Condition of structures	Internal -Under construction	
		External -Under construction	
	3. Roof	Floors/ Towers	Type of Roof
		12 Towers proposed to be G+18 to G+24 Floors, One EWS	RCC (Proposed)
	4. Floor height	Approx.10 feet (Proposed)	
	5. Type of flooring	Vitrified tiles, Granite, Simple marble (Proposed)	
	6. Doors/ Windows	Wooden frame & panel doors (Proposed)	
	7. Interior Finishing	Neatly plastered and putty coated walls (Proposed)	
	8. Exterior Finishing	Simple plastered walls (Proposed)	
	9. Interior decoration/ Special architectural or decorative feature	Good looking interiors. Medium use of interior decoration. (Proposed)	
	10. Class of electrical fittings	Internal/ Normal quality fittings (Proposed)	
	11. Class of sanitary & water supply fittings	Internal/ Normal quality fittings (Proposed)	
g.	Maintenance issues	Not Applicable since construction work is in progress.	
h.	Age of building/ Year of construction	Under Construction	Under Construction
i.	Total life of the structure/ Remaining life expected	Approx. 60-65 years (After completion)	Approx. 60-65 years (After completion)
j.	Extent of deterioration in the structure	Not Applicable as construction work is in progress	
k.	Structural safety	Not Applicable since construction work of the project is in progress	
l.	Protection against natural disasters viz. earthquakes etc.	Proposed to be designed for seismic consideration for Zone IV	
m.	Visible damage in the building if any	Not Applicable since construction work of the project is in progress	
n.	System of air conditioning	To be installed by individual flat buyers as per their requirements	
o.	Provision of firefighting	Yes (Proposed)	
p.	Status of Building Plans/ Maps	Building plans are approved by the development authority.	
	1. Is Building as per approved Map	Yes, as per visual observation	
	2. Details of alterations/ deviations/	<input type="checkbox"/> Permissible Alterations	Not Applicable

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	illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Not permitted alteration	Not Applicable
	3. Is this being regularized	No	

xii.	ENVIRONMENTAL FACTORS:		
b.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Yes (Proposed)	
c.	Provision of rainwater harvesting	Yes (Proposed)	
d.	Use of solar heating and lighting systems, etc.	Yes (Proposed)	
e.	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	

xii.	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 Yes (Proposed)	

4.	PROJECT DETAILS:		
a.	Name of the Developer	M/s. Godrej Highview LLP	
b.	Name of the Architect	Mr. Kulmeet Shangar	
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	30 January 2026	
e.	Progress of the Project	Tower E : Structure completed, finishing work is in progress Tower-F: Slab casting work completed up to 11 th Floor, 12 th floor is in progress Tower-G: Structure completed, finishing work is in progress Tower-H: Structure completed, finishing work is in progress Tower-J: Structure completed, finishing work is in progress Tower-T3: Slab casting and block work completed. Tower-T4: Slab casting work completed up to 21 st Floor Tower-C: Construction yet to be start Tower-D1: Construction yet to be start Tower-D2: Construction yet to be start	

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		Amenities & Club House work is in progress. Tower-A: will be launched in near future Tower-B: will be launched in near future
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 type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area

xiii.	VALUATION:	
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Sub-Point ‘n’ of Point 1 of Part D: Valuation Assessment Factors of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the Sub-Point ‘o’ of Point 1 of Part D: Valuation Assessment Factors 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 Part D: Valuation Assessment Factors of the report and the screenshot annexure in the report.
d.	Summary of Valuation	For detailed Valuation calculation please refer to Point 1, 2, 3 & 4 of the Part D: Valuation Assessment Factors of the report.
	i. Guideline Value	Rs.201,54,42,000/- (Land Value Only)
	i. Land	Rs.201,54,42,000/-
	ii. Building	NA
	ii. Prospective Fair Market Value	Rs.531,00,00,000/- (When Completed)
	iii. Expected Realizable Value	Rs.424,80,00,000/-
	i. Distress Sale Value	Rs.371,70,00,000/-
	iv. Valuation of structure for Insurance purpose	Rs.279,00,00,000/- (When Completed)
e.	a. 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.
	b. 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 is mentioned in Point ‘o’ of Part D: Valuation Assessment Factors of the report and the screenshots of the references are annexed in the report for reference.

5.	Declaration (Also see Enclosure: 1)	I. The information provided is true and correct to the best of my knowledge and belief. II. The analysis and conclusions are limited by the reported assumptions, limiting conditions and the information came to knowledge during the course of the work. Please
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	Valuer's Remarks)	<p>see the Assumptions Remarks & Limiting conditions described in Part D: Valuation assessment section of the Report.</p> <p>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.</p> <p>IV. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>V. Our authorized surveyor by name of AE Harshit Mayank has visited the subject property on 17 August 2021 in the presence of the developer's representative.</p> <p>VI. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.</p> <p>VII. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank.</p> <p>VIII. We have submitted Valuation report directly to the Bank.</p> <p>/X. This valuation work is carried out by our Engineering team on the request from STATE BANK OF INDIA, HLST BRANCH, GURUGRAM.</p>
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xiv	VALUATION COMPANY DETAILS:		
1.	Name & Address of Valuer company	Wealth Tax Registration No.	Signature of the authorized person
d.	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D-39, 2 nd Floor, Sector-02, Noida 201301	2303/ 1988	
e.	Total Number of Pages in the Report with enclosures	36	
f.	Engineering Team worked on the report	SURVEYED BY: AE Harshit Mayank	
		PREPARED BY: AE Vibhanshu Vaibhav	
		REVIEWED BY: HOD Valuations	

xv.	ENCLOSED DOCUMENTS:	
X.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates
XI.	Building Plan	Not provided by the owner/ client
XII.	Floor Plan	Not provided by the owner/ client
XIII.	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
XIV.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Not provided by the owner/ client
XV.	Google Map location of the property	Enclosed with the Report
XVI.	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
XVII.	Any other relevant documents/extracts	i. Part C: Area Description of the Property

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(All enclosures & annexures to remain integral part & parcel of the main report)

- ii. **Part D: Valuation Assessment of the Property**
- iii. Assumption, Remarks& Limiting conditions
- iv. Valuer's Remark - Page No.26-27
- v. Google Map – Page No.32
- vi. Photographs – Pages 02
- vii. Copy of Circle Rate – Pages 02
- viii. Survey Summary Sheet – Pages xx
- ix. Copy of relevant papers from the property documents referred in the Valuation – Pages 02

PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed Area of Site		75854.27 m ² (18.744 acres)		
	Development Land Area as per Zoning		71295.49 m ² (17.6175 acres)		
2.	Ground Coverage Area	Proposed	9670.774 m ² (13.56%)		
		Permissible	24953.383 m ² (35%)		
3.	Covered Area	UNDER FAR		Proposed	Present Status
		Residential		118648.552 m ²	
		EWS		4333.278 m ²	
		Convenient Shopping		356.189 m ²	
		Community Building & Multipurpose Hall		1279.235 m ²	
		Proposed		124617.254 m ² (1341367.66 ft.²)	
		Permissible		124766.915 m ² (1342978.596 ft.²)	
		UNDER NON-FAR			
		Basement Area		42321.113 m ²	Project is under construction
		Other Misc. Area		12163.046 m ²	
		Mumty & Machine Rooms		1289 m ²	
		Primary School		4001.02 m ²	
		Nursery School		763.019 m ²	
		Podium Area		----	
		TOTAL	Proposed	60537.198 m ² (649678.84 ft.²)	
			Permissible	NA	
4.	Open/ Green Area	Proposed	13595.404 m ²		
		Minimum Required	10694.31 m ²		
5.	Density	Proposed	345.22 PPA		
		Permissible	150 to 400 PPA		
6.	Plinth/ Built-up Area (As per IS 3861-1966)		185154.422 m ² (FAR + NON-FAR)		
7.	Carpet Area		NA		
8.	Net Floor Area		NA		
9.	Super Area		NA		
10.	Shed Area		NA		
11.	Salable Area		NA		

Total Blocks/ Floors/ Flats

1.	Approved as per Sanctioned Plan	Actually provided (as per information gathered on site)	Current Status
	Tower E: G+22 Floors Tower F: G+22 Floors Tower G: G +22 Floors	Tower E: G+22 Floors = 88 DU Tower F: G+22 Floors = 88 DU Tower G: G+22 Floors = 88 DU	Tower E : Structure completed, finishing work is in progress Tower-F: Slab casting work completed

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	Tower H: G +22 Floors Tower J : G +22 Floors Tower T3: G +24 Floors Tower T4: G +24 Floors Tower C: G +18 Floors Tower D1: G +24 Floors Tower D2: G +24 Floors Tower A: G +18 Floors Tower B: G +18 Floors		Tower H: G+22 Floors = 88 DU Tower J: G+22 Floors = 88 DU Tower T3: G+24 Floors = 69 DU Tower T4: G+24 Floors = 69 DU Tower C: G+18 Floors = 74 DU Tower D1: G+24 Floors =147 DU Tower D2: G+24 Floors =147 DU Tower A: G+18 Floors = 74 DU Tower B: G+18 Floors = 74 DU		up to 11 th Floor, 12 th floor is in progress Tower-G: Structure completed, finishing work is in progress Tower-H: Structure completed, finishing work is in progress Tower-J: Structure completed, finishing work is in progress Tower-T3: Slab casting and block work completed. Tower-T4: Slab casting work completed up to 21 st Floor Tower-C: Construction yet to be start TowerD1: Construction yet to be start Tower-D2: Construction yet to be start Amenities & Club House work is in progress. Tower-A: will be launched in near future Tower-B: will be launched in near future
2.	Total no. of Flats/ Units	Main Units	Main Units = 1094 DU		
		EWS = 195 DU	EWS = 195 DU		
	Type of Flats		Type of Flat	Area as per RERA (sq.ft.)	Super Area (sq.ft.)
			2BHK	995	1385
			2BHK Suites + Private Deck	1209	1739
			2BHK + Private Deck	1057	1528
			3BHK	1121	1557
			3BHK + Servant Room (Type-A)	1393	1898
			3BHK + Servant Room (Type-B)	1389	1929
	Number of Car Parking available		Required	1641 ECS	
			Surface	415 ECS	
			Basement	1235 ECS	
			Total Parking Provided	1650 ECS	

(All the above details are taken as per the approved map and old valuation report provided to us by the bank & information gathered during site survey)

PART D

PROJECT APPROVAL DETAILS

VALUATION REPORT

GODREJ NATURE PLUS, SECTOR-33, SOHNA

S.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Form LC-V – Formal Grant of License for setting up group housing from DTCP (Hr. Govt.)	License No.01 of 2014 Dated: 08.01.2014	Approved
2.	LC-III - Letter of Intent for grant of license from DTCP (Hr. Govt.)	Memo No. LC-2800-JE(S)-2013/43563 Dated: 21/06/2013	Approved
3.	Renewal of License for Setting up Group Housing Society	Memo No. LC-2800/Asst. (AK)/2019/3672 Dated: 07/02/2020	Approved
4.	BR-III – Approval of Building Plan from DTCP (HR Govt.)	Memo No. ZP-1017/AD(RA)2014/26014 Dated: 11.11.2014	Approved
5.	Approved Building Plan from DTCP Haryana	Letter No. SE(HQ)/500 Dated: 29/09/2014	Approved
6.	NOC for Height Clearance from Airport Authority of India	Ref. No.AAI/RHQ/NR/ATM/NOC/2014/349/7832-35 Dated: 11/09/2014	Approved
7.	NOC from Pollution control Board	Ref No. HSPCB/Consent/: 329962318GUNOCTE4935117 Dated: 05/02/2018	Approved
8.	Environmental clearance NOC from SEIAA	Ref No. SEIAA/HR/2014/870 Dated: 30/06/2014	Approved
9.	NOC from Deputy Conservator of Forest, Gurugram (Haryana)	Memo No.3898/S.K.2 Dated: 04/03/2014	Approved
10.	NOC for land not falling under Aravalli Hills Region	---	Not Provided
11.	Provisional NOC from Fire Authority	Memo No.DFS/Supdt/2017/733/79258 Dated: 17/10/2017	Approved
12.	NOC from Mine & Geology Department	Memo No.2136 Dated: 13/11/2017	Approved
13.	NOC issued from NHIA Department	Memo No.PIU/GA/08/10/10/2017-18/1504 Dated: 09/10/2017	Approved
14.	RERA Registration Certificate	Memo No. HRERA-2018/1394/265 Dated:30/01/2018	Approved
15.	Structural Stability Certificate	----	NA

OBSERVATIONS: - Project meets preliminary necessary compliance statutory approvals as per the old valuation report.

PART E

VALUATION ASSESSMENT OF THE PROPERTY

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16.	ASSESSMENT FACTORS				
a.	Valuation Type	Group Housing Society Value		Group Housing Society Value	
b.	Scope of the Valuation	To assess Project Establishment Replacement Value			
c.	Property Use factor	Current Use		Highest & Best Use	
		Group Housing Society (Under Construction)		Group Housing Society	
d.	Legality Aspect Factor (Refer sub clause I & j of Point 7)	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
		Scale-B City	Average	On wide approach road	Not Applicable
			Property within developing Residential zone	NA	
				NA	
		Property Facing	West Facing		
g.	Any New Development in surrounding area	Other development		Development of other group housing project is going on.	
h.	Any specific advantage/ drawback in the property	No			
i.	Overall property usability Factor	Normal			
j.	Comment on Property Salability Outlook	Easily sellable			
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	Govt. Guideline Value: Collector rate of Sohna, Gurugram 2019-20			
		Market Value: Land Value is calculated on the basis of 'Market Comparable Sales approach' and Building construction value is calculated on the basis of 'Depreciated Replacement Cost approach'			
		For knowing comparable market sales, significant local enquiries has been made from our side 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. Kindly please refer below section to know the name & contact numbers from whom enquiries have been made.			

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o.	References on prevailing market Rate/Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)		
	i.	Name:	NA
		Contact No.:	----
		Nature of reference:	----
		Size of the Property:	----
		Location:	----
		Rates/ Price informed:	----
		Any other details/ Discussion held:	----
	ii.	Name:	NA
		Contact No.:	----
		Nature of reference:	----
		Size of the Property:	----
		Location:	----
		Rates/ Price informed:	----
		Any other details/ Discussion held:	----
Adopted Rates Justification	This land is used for the specific purpose to develop group housing society. As per the present market survey & verbal communication with local dealer we got 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 & current economical & real estate market condition for similar kind of property. As per information available in public domain the FSI rate prevailing in this sector is between Rs.1,400/- to Rs.1,600/- 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.1,500/- per sq.ft., which is reasonable in our view.		

2.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	4 x Rs.2,86,00,000/- per acre <i>(As per government norm- for the Residence Group Housing, the land is four times of the Agricultural land)</i>	Rs.1,400/- to Rs.1,600/- per ft. ² (FSI Rate)
b.	Rate adopted considering all characteristics of the property	Rs.11,44,00,000/- per acre	Rs.1,500/- per ft. ² (FSI Rate)
c.	Total Development Land Area considered <i>(documents vs site survey whichever is less)</i>	71295.49 m ² (17.6175 acres)	71295.49 m ² (17.6175 acres)
d.	Total Permissible FAR	124766.915 m ² (1342978.596 ft. ²)	124766.915 m ² (1342978.596 ft. ²)
e.	Total Value of land (A)	17.6175 acres x Rs.11,44,00,000/- per acre	1342978.596 ft. ² x Rs.1,500/- per ft. ²
		Rs.201,54,42,000/-	Rs.201,44,67,894/-

3.	VALUATION OF BUILDING CONSTRUCTION	
	Particulars	Expected Building Construction Value

			FAR	NON FAR
	Structure Construction Value	Rate range	Rs.1,400/- to 1,800/- per ft. ²	Rs.1,100/- to 1,400/- per ft. ²
		Rate adopted	Rs.1,550/-per ft. ²	Rs.1,250/- per ft. ²
		Covered Area	124617.254 m ² (1341367.66 ft. ²)	60537.198 m ² (649678.84 ft. ²)
		Valuation Calculation	Rs.1,550/- per ft. ² X 1341367.66 ft. ²	Rs.1,100/-per ft. ² X 649678.84 ft. ²
		Total Value	Rs.207,91,19,873/-	Rs.71,46,46,724/-
a.	Depreciation percentage <i>(assuming salvage value % per year)</i>		NA <i>(Above replacement rate is calculated after deducting the prescribed depreciation)</i>	
b.	Age Factor		Under construction	
c.	Structure Type/ Condition		RCC framed structure (Proposed)	
d.	Construction Depreciated Replacement Value (B)		Rs.279,37,66,597/-	

4.	VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	Particulars	Specifications	Depreciated Replacement Value
f.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	----
g.	Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	Rs.18,00,00,000/-
h.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Rs.18,00,00,000/-
i.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	Rs.14,00,00,000/-
j.	Depreciated Replacement Value (C)	NA	Rs.50,00,00,000/-

5.	MARKET/ SALABLE VALUE OF THE FLATS	
c.	Total No. of DU	1094 DU
d.	Total No. of EWS	195 DU
e.	Total No. Villas	NA
f.	Total No. of Studio apartments	NA
g.	Total Proposed Salable Area for flats	NA
h.	Launch Price (including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.5,500/- per sq.ft. on super area
	Government Circle rate	Rs.3,100/- per sq.ft

	New Booking Rate (including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.7,500/- to Rs.8,000/- per sq.ft. on super area
i.	Remark	<i>The new booking rates of the Flats in this society varies from floor to floor, size of the flat and location of the flat i.e. park facing, corner etc. This is a modern society and the builder has constructed modern flats as per the information available on public domains and the brochure. As per information gathered from the public domain & market participants of that area it is found that fresh booking rate of flats in this society varies between Rs.7,500/- to Rs.8,000/- per sq.ft. on super area. The booking rates of these flats is higher as compared to the prevailing resale rates of flats in the subject project.</i>

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.

17.	CONSOLIDATED VALUE		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land (A)	Rs.201,54,42,000/-	Rs.201,44,67,894/-
b.	Structure Construction Value(B)	NA	Rs.279,37,66,597/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs. 50,00,00,000/-
d.	Total Add (A+B+C)	Rs.201,54,42,000/- (Land Value Only)	Rs.530,82,34,491/-
e.	Additional Premium if any	----	----
	Details/ Justification	----	----
f.	Deductions charged if any	----	----
	Details/ Justification	----	----
g.	Total Prospective Fair Market Value[#]	NA	Rs.530,82,34,491/- (When Completed)
h.	Rounded Off	----	Rs.531,00,00,000/- (When Completed)
i.	EXPECTED REALIZABLE VALUE[^]	----	Rs.424,80,00,000/-
j.	Distress VALUE[*]	----	Rs.371,70,00,000/-
k.	Valuation of structure for Insurance purpose	NA	Rs.279,00,00,000/- (When Completed)

**(Rupees Five Hundred Thirty One Crores Only)
(When Completed)**

6.	Concluding comments if any	<p>e. Valuation of the asset is done as found on as-is-where basis.</p> <p>h. 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>i. 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>j. As per the scope of the assignment, Value assessment is subject to <u>Assumptions, Remarks & Limiting Conditions mentioned in Point '7' below, R.K Associates Important Notes and Valuer's Remarks(Enclosure: 1)& other enclosed documents</u> with the Report which will remain part & parcel of the report. Without these enclosures/ documents report shall stand null & void.</p>
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18.	ASSUMPTIONS REMARKS LIMITING CONDITIONS
i.	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.
ii.	Forced, compulsion, constraint, obligatory sales transactions data doesn't forms part of the Fair Market Valuation exercise.
iii.	Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset.
iv.	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.
v.	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.
vi.	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.
vii.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
viii.	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.
ix.	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.
x.	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.
xi.	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.
xii.	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

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	get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
xiii.	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.
xiv.	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.
xv.	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.
xvi.	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.
xvii.	Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.
xviii.	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.
xix.	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:

g. **DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at 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 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.

h. **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

c.	Fair Market Value [#] suggested by the competent Valuer is that prospective estimated amount of the subject asset/ property in his expert & prudent opinion without any prejudice after he has carefully & exhaustively evaluated all the facts & information related to the subject asset at which the subject asset/ property should be exchanged 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 on the date of the Valuation.
d.	Realizable Value [^] 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 various salability prospects of the subject property.
e.	Forced/ Distress Sale Value [*] is the value when the property has to be sold due to any compulsion or constraint like financial encumbrances, dispute, as a part of a recovery process, any defect in the property, having unclear title or any such sort of condition or situation. In this type of sale minimum disposable value is assessed which varies from 20-35% less from the Fair Market Value based on the nature, size & salability prospects of the property. In this type of sale negotiation power of the buyer is always more than the seller and eagerness of selling the property is more than buying it. Therefore the Forced/ Distress Sale Value always fetches less value.
f.	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 the property, size, location, approach, market situation and trends.
g.	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 structural, physical tests have been carried out in respect of it.
h.	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.
i.	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 risk and should loan conservatively to keep the advanced money safe in case of any such situation.
j.	No employee or member of R.K Associates has any direct/ indirect interest in the property.
k.	Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
l.	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.
m.	This report is having limited scope as per its fields to provide only the general basic idea of the value of the property prevailing in the market based on the documents/ data/ information provided by the client. The suggested value should be considered only if transaction is happened as free market transaction.
n.	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.
o.	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.
p.	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.
q.	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


VALUATION REPORT

GODREJ NATURE PLUS, SECTOR-33, SOHNA

	holds good only upto the period of 3 months from the date of Valuation.
r.	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.
12.	This report is prepared on the RKA V-L6 (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.
s.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ 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.
t.	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.
u.	Defect Liability Period is 30 DAYS . 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.
v.	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at valuers@rkassociates.org 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.
w.	Our Data retention policy is of ONE YEAR . 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.
x.	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.
y.	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.
z.	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

Resale Rate available in Public domain.



3 BHK Residential Apartment in Sohna Road

Godrej Nature Plus


₹ 71 L **1,996 sq.ft.** **3 BHK**
₹ 3,557/sq.ft. (185 sq.m.) Carpet Area 3 Baths

Presenting a one-Of-Its-Kind home that takes care of you. A home t... [more](#)

OVERLOOKING PARK/GARDEN

Posted on 16th Aug, 2021 by RERA Registered Dealer
PropMaestro Pvt Ltd

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



2 BHK Residential Apartment in Sohna Road

Godrej Nature Plus


₹ 81 L **1,310 sq.ft.** **2 BHK**
₹ 6,183/sq.ft. (122 sq.m.) Carpet Area 2 Baths

The said project is centrally located and aravale view can be seen fr... [more](#)

15TH FLOOR

Posted on 17th Jul, 2021 by RERA Registered Dealer
Arihant Prime Realtors LLP

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



3 BHK Residential Apartment in Sohna Road

Godrej Nature Plus


₹ 1.3 Cr **1,929 sq.ft.** **3 BHK**
₹ 6,739/sq.ft. (179 sq.m.) Built-up Area 3 Baths

Spacious room , wooden flooring , spacious bedroom and drawing ... [more](#)

1ST FLOOR OVERLOOKING PARK/GARDEN

Posted on 19th Aug, 2021 by Owner
NARENDRA SHARMA

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



3 BHK Residential Apartment in Sohna Road

Godrej Nature Plus


₹ 71 L **2,000 sq.ft.** **3 BHK**
₹ 3,550/sq.ft. (186 sq.m.) Carpet Area 3 Baths

Presenting a one-Of-Its-Kind home that takes care of you. A home t... [more](#)

10TH FLOOR OVERLOOKING PARK/GARDEN

Posted on 16th Aug, 2021 by RERA Registered Dealer
PropMaestro Pvt Ltd

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



3 BHK Residential Apartment in Sohna Road

Godrej Nature Plus

₹ 1.2 Cr
₹ 6,063/sq.ft.

1,979 sq.ft. ▼
(184 sq.m.) Super built-up Area


3 BHK
3 Baths

4/3 apartments per floor/all corner units High ceiling height 6 acre ... [more](#)

1ST FLOOR OVERLOOKING PARK/GARDEN

Posted on 03rd Aug, 2021 by Owner
NARENDRA SHARMA

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



2 BHK Residential Apartment in Sohna Road

Godrej Nature Plus

₹ 78.3 L
₹ 6,055/sq.ft.

1,293 sq.ft. ▼
(120 sq.m.) Super built-up Area


2 BHK
2 Baths

1) payment 10:90 plan - This is the only unit out for sale with 10:90 ... [more](#)

3RD FLOOR

Posted on 02nd Aug, 2021 by Owner
A Bhatia

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



₹ 1.04 Cr
₹ 6341 per sqft

3 BHK Apartment for Sale in Godrej Nature Plus, Sohna Sector 33


SUPER AREA 1640 sqft	TRANSACTION New Property	FURNISHING Semi-Furnished	SOCIETY Godrej Nature Plus
-------------------------	-----------------------------	------------------------------	-------------------------------

Presenting a one-of-its-kind home that takes care of you. A home that has been thoughtfully plan... [read more](#)

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

Agent
Veena Estates

Posted: Aug 24, '21



₹ 1.04 Cr
[See other Charges](#)

2 BHK Apartment for Sale in Godrej Nature Plus, Sohna Sector 33


CARPET AREA 1385 sqft	STATUS Possession by Jun '23	FLOOR 1 out of 23 floors	TRANSACTION New Property
--------------------------	---------------------------------	-----------------------------	-----------------------------

Presenting a one-of-its-kind home that takes care of you. A home ... [read more](#)

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

Agent
EXP Global India
[View Agent Profile](#)

Posted: Jul 11, '21



₹ 81 Lac
[See other Charges](#)

2 BHK Apartment for Sale in Godrej Nature Plus, Sohna Sector 33

CARPET AREA 1250 sqft	FLOOR 3 out of 14 floors	TRANSACTION New Property	FURNISHING Unfurnished
--------------------------	-----------------------------	-----------------------------	---------------------------

North East facing, world class Library room, Mini Theatre, club house, picnic spot, squash court,... [read more](#)


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

Agent
Upscale Landholdings

Posted: Jul 24, '21

VALUATION REPORT

GODREJ NATURE PLUS, SECTOR-33, SOHNA



₹ 70 Lac
[See other Charges](#)

2 BHK Apartment for Sale in Godrej Nature Plus, Sohna Sector 33


CARPET AREA 1020 sqft	STATUS Possession by Jun '23	FLOOR 5 out of 22 floors	TRANSACTION New Property
--------------------------	---------------------------------	-----------------------------	-----------------------------

✓ Near to G.D. Goenka University
Godrej is the number one property, 200 years old company, According to time line constructio... [read more](#)

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

Posted: Aug 21, '21

Agent
Platinum Property



₹ 98 Lac
[See other Charges](#)

3 BHK Apartment for Sale in Godrej Nature Plus, Sohna Sector 33


CARPET AREA 1600 sqft	STATUS Possession by Dec '22	FLOOR 8 out of 18 floors	TRANSACTION Resale
--------------------------	---------------------------------	-----------------------------	-----------------------

Godrej Nature Plus in Sohna Road, Gurgaon by Value Homz Grou... [read more](#)

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

Posted: Jul 18, '21

Agent
Flatsfly
Crisil Certified
Operating Since: 2008
[View Agent Profile](#)



₹ 81 Lac
[See other Charges](#)

2 BHK Apartment for Sale in Godrej Nature Plus, Sohna Sector 33


CARPET AREA 1000 sqft	STATUS Possession by Jun '24	FLOOR 8 out of 18 floors	TRANSACTION New Property
--------------------------	---------------------------------	-----------------------------	-----------------------------

Introducing at Godrej Serenity, that purifies your living spaces, whi... [read more](#)

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

Posted: Yesterday

Shivsan Buildwell Pvt. Lt...
✓ Certified Agent
✓ Trusted by Users
✓ Genuine Listings
6500+ Buyers Served



₹ 1.40 Cr

3 BHK Apartment for Sale in Godrej Nature Plus, Sohna Sector 33

CARPET AREA 1746 sqft	STATUS Ready to Move	FLOOR 10 out of 22 floors	TRANSACTION New Property
--------------------------	-------------------------	------------------------------	-----------------------------

3 BHK, Multistorey Apartment is available for Sale in Sohna Sector 33, Gurgaon for 1.4 Crore(s)

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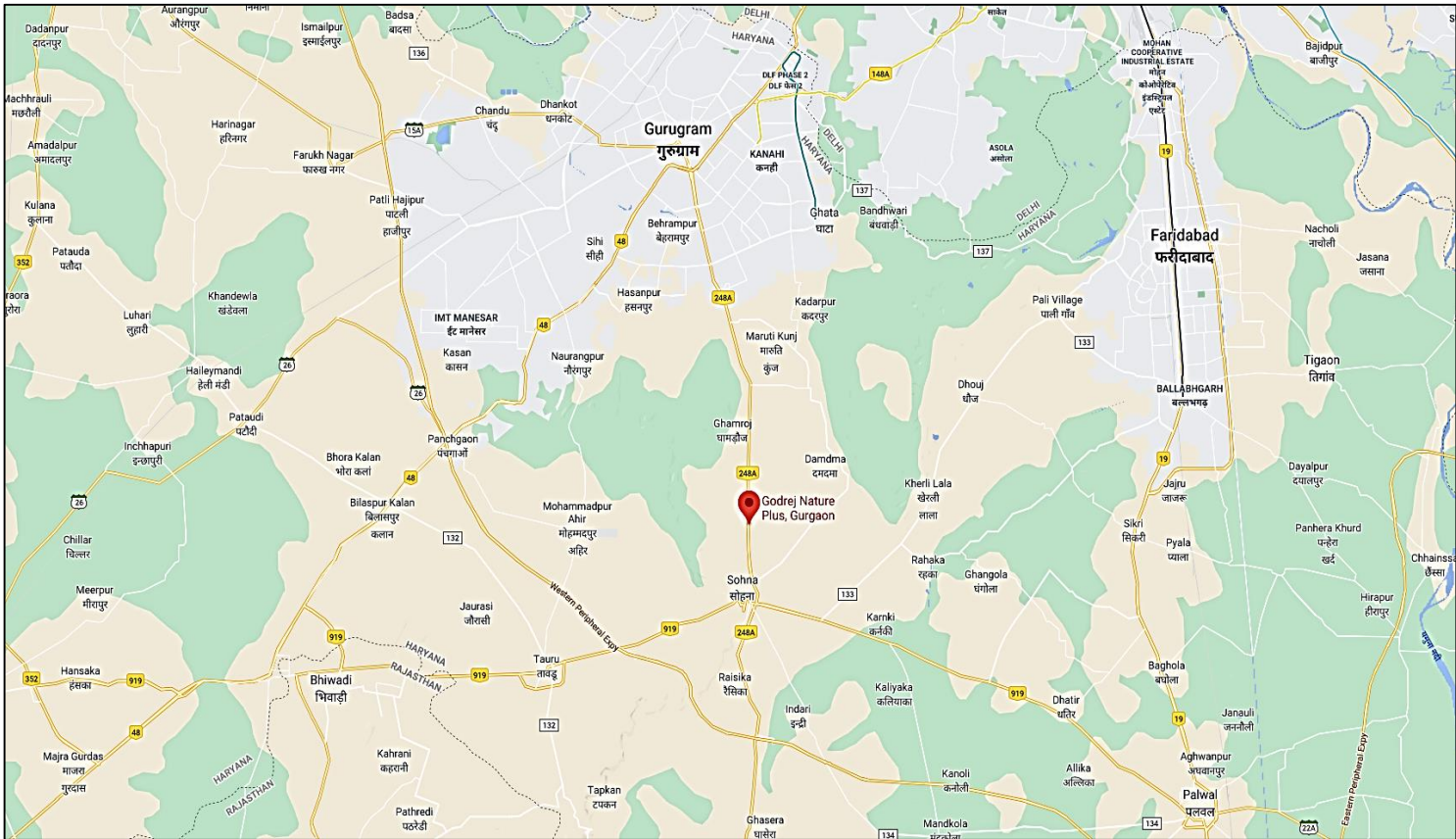
Posted: Aug 24, '21

Agent
MR Realty

Compare price trends in this area



ENCLOSURE: 3- GOOGLE MAP LOCATION



ENCLOSURE: 4- CIRCLE RATES

Rate List Tehsil Sohna District Gurugram 2019-2020,Second Half (W.e.f) 10/2/2020									
S.No	Name of Village	R-ZONE AREA	Rates for the Year,2019-2020,First Half						
			Agriculture Land (Rs. Per Acre)	Bhud Banjar Kadim(Rs Per Acre)	Residential (Rs. Per Sq. Yards.)	Commercial (Rs. Per Sq. Yards.)	Rates of Land upto 2 acer depth from NH Is 25% more and 5H or all major Roads Is 10% more		
14	Daula		4347800	-	2800	3600	NA	NA	
15	Dhunela INSIDE R-ZONE & Commercial/Institutional & Industrial	Mustil no And Salam Mustil no 1/4/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1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VALUATION REPORT

GODREJ NATURE PLUS, SECTOR-33, SOHNA

Rate List Tehsil Sohna District Gurugram 2019-2020, Second Half (W.e.f) 10/2/2020

Sr. No	Residential/Independent Floors	Rates for the Year, 2019-2020, First Half		Rates for the Year, 2019-2020, Second Half	
		Residential Floor Without Roof Right (Rs. Per Sq. Feet)	Commercial Without Roof Right (Rs. Per Sq. Feet)	Residential Floor Without Roof Right (Rs. Per Sq. Feet)	Commercial Without Roof Right (Rs. Per Sq. Feet)
1	Group Housing Co-operative Societies (In Sq. Feet)	2900/-	NA	2900/-	NA
2	Group Housing Liscensed Colony (In Sq. Feet)	3100/-	3400	3100/-	3400
3	Floor in Liscensed Colony (In Sq. Feet)	3500/-	NA	3500/-	NA
4	Shop in rest of Sohna without Roof Right (In Sq. Feet)	NA	6800/-	NA	6800/-

Sub-Registrar
Sohna

उप सहायक न्यायिकारी (न.)
SDO (C) Sohna
गुरुग्राम
DRD
Gurugram

Deputy Commissioner-Cum-
Registrar Gurugram.

ENCLOSURE: 5- PHOTOGRAPHS

