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Dated:05.03.2021

PROJECT TIE -UP REPORT

OF

GROUP HOUSING SOCIETY

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

SITUATED AT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM MANESAR URBAN
COMPLEX, TEHSIL AND DISTT. GURUGRAM, HARYANA

DEVELOPED & PROMOTED BY

M/S. EXPERION DEVELOPERS PVT. LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

****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.**

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VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

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. Experion Developers Pvt. Ltd.															
d.	Name of Property Owner	M/s. Experion Real Estate Developers Pvt. Ltd. & M/s. Experion reality Pvt. Ltd.															
e.	Address & Phone Number of the owner	F-9, 1 st Floor, Manish Plaza I, Plot #7, MLU, Sector-10, Dwarka, New Delhi-110075															
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	1 January 2021															
k.	Date of Valuation Report	5 March 2021															
l.	Surveyed in presence of	No One NA															
m.	Purpose of the Valuation	Project Tie-up for individual Flat Financing															
n.	Scope of the Report	Project Tie- Up Report															
o.	Out-of-Scope of Report	<p>i. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end.</p> <p>ii. Legal aspects of the property are out-of-scope of this report.</p> <p>iii. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.</p> <p>iv. Getting cizra map or coordination with revenue officers for site identification is not done at our end.</p> <p>v. Measurement is only limited upto sample random measurement.</p> <p>vi. Measurement of the property as a whole is not done at our end.</p> <p>vii. Drawing Map & design of the property is out of scope of the work.</p>															
p.	Documents provided for perusal	<table><tr><th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr><tr><td>Total 05 documents requested.</td><td>Total 08 documents provided.</td><td>03</td></tr><tr><td>Property Title document</td><td>Old Valuation Report</td><td>Dated: 06/08/2018</td></tr><tr><td>Approved Map</td><td>Approve Map</td><td>Dated: 30/05/2012</td></tr><tr><td>Copy of TIR</td><td>RERA Certificate</td><td>Dated: 03/10/2019 Dated: 28/08/2017</td></tr></table>	Documents Requested	Documents Provided	Documents Reference No.	Total 05 documents requested.	Total 08 documents provided.	03	Property Title document	Old Valuation Report	Dated: 06/08/2018	Approved Map	Approve Map	Dated: 30/05/2012	Copy of TIR	RERA Certificate	Dated: 03/10/2019 Dated: 28/08/2017
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Approved Map	Approve Map	Dated: 30/05/2012															
Copy of TIR	RERA Certificate	Dated: 03/10/2019 Dated: 28/08/2017															

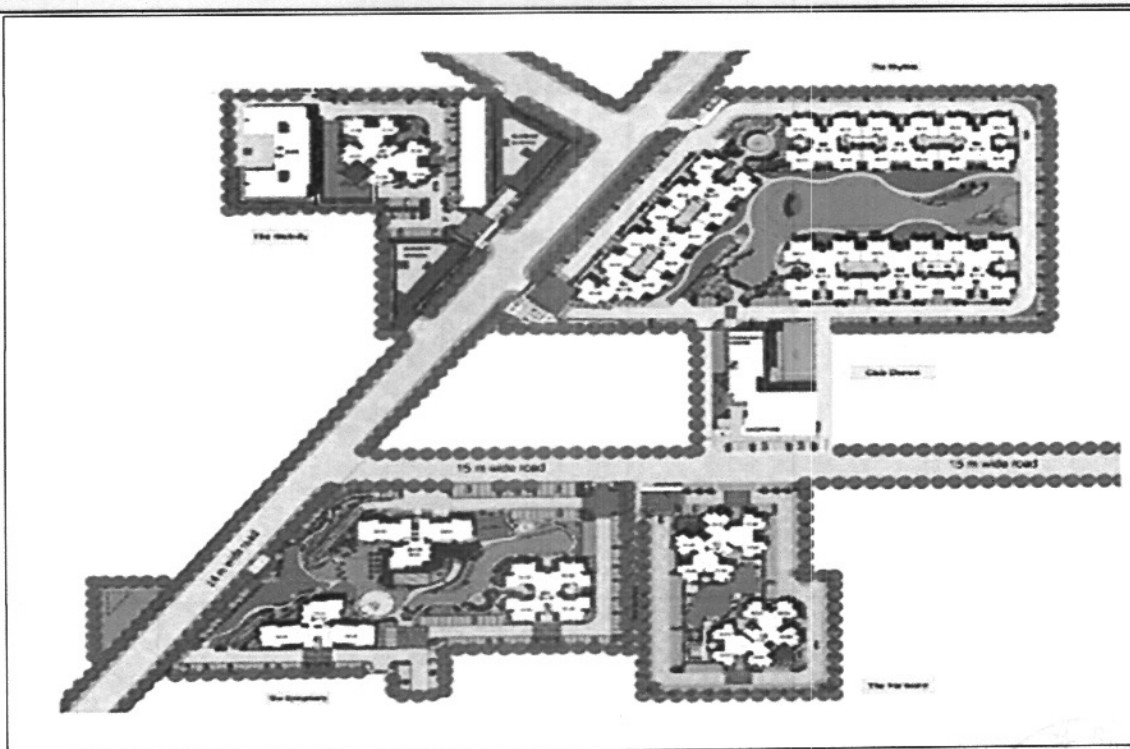
VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

				Dated: 17/10/2017
		Copy of TIR		Dated: 19/12/2017
			Occupation Certificate (05 in nos.)	Dated: 02/05/2018
				Dated: 01/06/2017
				Dated: 02/03/2017
				Dated: 30/06/2016
		Project Approval Letter	None	---
		Project NOC's issued from the concern authority	None	---

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 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 is prepared for the Group Housing project "**Experion Heartsong**" being developed at aforesaid address on a total land area of 60803.92 m² (15.025 acres) and area as per zoning for the development of the project is also the same.

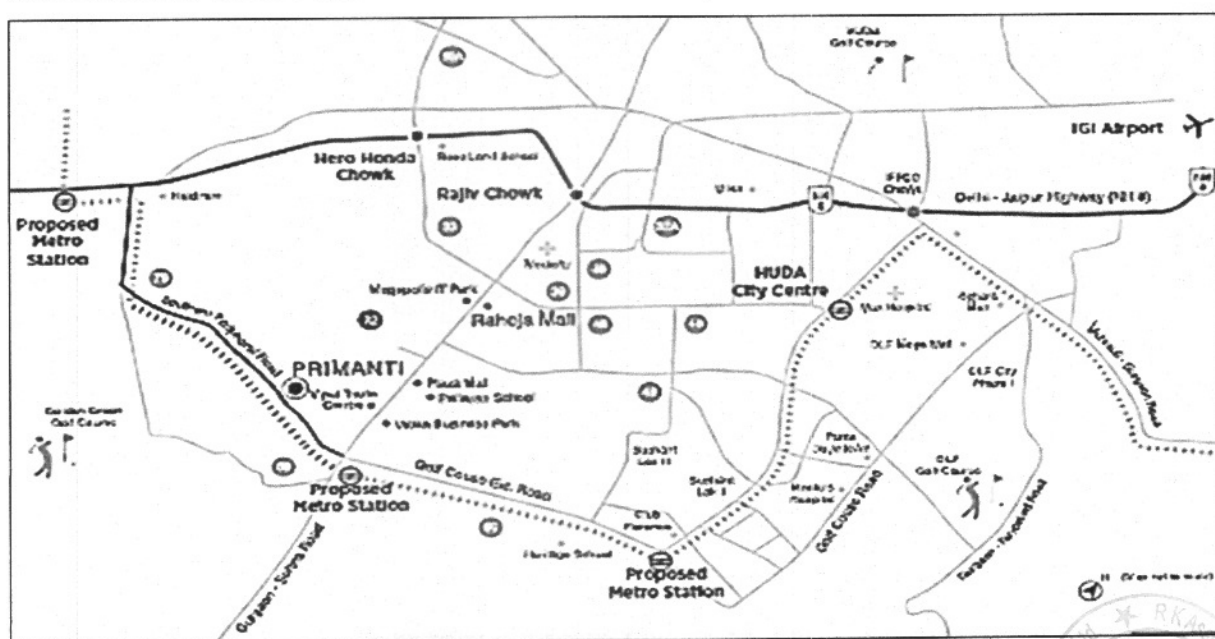
The information like ownership, NOCs and other technical data regarding the subject project is taken from the old valuation report and occupation certificate obtained from the DTCP Haryana website. However latest construction updates have been taken as per the site survey carried out by our engineer.

As per the copy of RERA certificate the project land is owned by M/s. Experion Real Estate Developers Pvt. Ltd. & M/s. Experion reality Pvt. Ltd. The whole project is approved by the DTCP and other concerned authorities to develop a modern group housing society.

The developer has constructed a total of 811 Dwelling Units comprising in 15 high rise towers. Apart from these 144 EWS Dwelling Units are also developed. The subject project is completed & ready to move, Occupation Certificate for the whole project is also obtained from the concerned authority. The details of the flats as per the copy of old valuation report are tabulated below:

Type Of Flat	Super Area (sq.ft.)
2BHK+ Utility	1282
3BHK+ Study+ Utility	1758,2003,2338
4BHK+ Study	2631,2779
Penthouse	4184,4747,4801

The Location of The Subject Project is in a good developing sector-108, Gurugram in which other group housing projects are also developing and some are proposed in future. Subject project is located on 24 mtr. wide Road and located approx. 300 mtr. from Dharampur Main road.



VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

No one was available from the developer's company during the site survey, and security guard refused our surveyor to enter the subject project. So, the survey has been done from outside of the project only.

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

3. ENCLOSURES

a.	Part B	Valuation Report as per SBI Format Annexure-II
b.	Part C	Area description of the Property
c.	Part D	Valuation Assessment of the Property
d.	Enclosure 1	Valuer's Remark - Page No. 26-27
e.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 28-31
f.	Enclosure 3	Google Map – Page No. 32
g.	Enclosure 4	Photographs – Page No. 33
h.	Enclosure 5	Copy of Circle Rate – Page no. 34
i.	Enclosure 6	Survey Summary Sheet – Pages x
j.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages 05



VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

PART B

SBI FORMAT OF VALUATION REPORT

Name & Address of Branch	State Bank of India, HLST Branch, Gurugram
Name of Promoter	M/s. Experion Developers Pvt. Ltd.

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Property Owner	M/s. Experion Real Estate Developers Pvt. Ltd. & M/s. Experion reality Pvt. Ltd.
	Address & Phone Number of the Owner	F-9, 1 st Floor, Manish Plaza I, Plot #7, MLU, Sector-10, Dwarka, New Delhi-110075
b.	Purpose of the Valuation	Project Tie-up Report
c.	Date of Inspection of the Property	1 January 2021
d.	Date of Valuation Report	5 March 2021
e.	Name of the Developer of the Property	M/s. Experion Developers Pvt. Ltd.
	Type of Developer	Private developer promoted

2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY	
a.	Location attribute of the property	
i.	Nearby Landmark	Near Dharampur Village
ii.	Postal Address of the Property	Experion Heartsong, Sector-108, Gurugram Manesar Urban Complex, Tehsil and Distt. Gurugram, Haryana
iii.	Area of the Plot/ Land	15.025 acres (60803 sq.mtr) <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°30'44.6"N 76°59'03.1"E
vii.	Details of the roads abutting the property	
	1. Main Road Name & Width	Dharampur Main Road 120 ft. wide Road
	2. Front Road Name & width	Service Road 24 mtr. wide Road
	3. Type of Approach Road	Bituminous Road
	4. Distance from the Main Road	30 mtr. main road only
viii.	Description of adjoining property	few Residential Project nearby
ix.	Plot No./ Survey No.	As per the title document
x.	Zone/ Village	Residential Dharampur
xi.	Sub registrar	Gurugram
xii.	District	Gurugram, Haryana

VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

xiii.	Any other aspect	<p>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 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>		
	1. 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 type="checkbox"/> Identified by the developer'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. Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
	3. Is the property merged or colluded with any other property	No, it is an independent single bounded property NA		
	4. City Categorization	Metro City		Urban
	5. Characteristics of the locality	Good		Within developing Residential zone
	6. Property location classification	On Wide Road	Road Facing	None
	7. Property Facing	North Facing		
b.	Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	Please refer to the attached sheet below. <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>		
c.	Boundaries schedule of the Property			
i.	Are Boundaries matched	No, boundaries are not mentioned in the documents.		
ii.	Directions	As per Sale Deed/TIR	Actual found at Site	
	North	---	24 Mtr. Road	

VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

	South	---	Vacant Land
	East	---	Vacant Land
	West	---	Vacant Land

3.	TOWN PLANNING/ ZONING PARAMETERS		
a.	Master Plan provisions related to property in terms of Land use	Residential	
	i. Any conversion of land use done	Yes, since license has been taken for setting up of group housing project	
	ii. Current activity done in the property	Group Housing Society	
	iii. Is property usage as per applicable zoning	Yes, 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	Occupation certificate has been obtained.	Occupation certificate has been obtained.
d.	Comment on unauthorized construction if any	No, since occupation certificate has been obtained from the concerned authority	
e.	Comment on Transferability of developmental rights	As per regulation of DTCP Haryana	
f.	i. Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP	
	ii. Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP - 2031	
	iii. Municipal limits	Gurgaon Municipal Corporation	
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	No	
l.	Any other aspect		
	i. Any information on encroachment	No	
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)	

4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	Occupational Certificate	None	None

VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

b.	Names of the Legal Owner/s	M/s. Experion Real Estate Developers Pvt. Ltd. & M/s. Experion reality 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, Chandigarh	
	ii. Name of the office of the Authority	Director of Town and Country Planning, Chandigarh	
	iii. Any violation from the approved Building Plan	No, since occupation certificate has been obtained from the concerned authority	
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	
q.	Any other aspect		
	i. Since how long owners owing the Property	As per the Title Document	
	ii. Year of Acquisition/ Purchase	As per the Title Document	
	iii. Property presently occupied/ possessed by	Partially by individual flat owners and partially by the developer	
	iv. Title verification	To be done by the competent Advocate	

VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

v. Details of leases if any

NA

5. ECONOMIC ASPECTS OF THE PROPERTY

a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	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

6. SOCIO - CULTURAL ASPECTS OF THE PROPERTY

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

7. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES

a.	Description of the functionality & utility of the property in terms of :	
	i. Space allocation	Yes
	ii. Storage spaces	Yes
	iii. Utility of spaces provided within the building	Yes
	iv. Car parking facilities	Yes
	v. Balconies	Yes
b.	Any other aspect	
	i. Drainage arrangements	Yes
	ii. Water Treatment Plant	Yes
	iii. Power Supply arrangements	Permanent Will be obtained as per required capacity by individual flat owners
		Auxiliary DG set will be installed
	iv. HVAC system	No
	v. Security provisions	Yes/ Private security guards
	vi. Lift/ Elevators	Yes
	vii. Compound wall/ Main Gate	Yes
	viii. Whether gated society	Yes

VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

ix. Internal development				
Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
Yes	Yes	Yes/ RCC, interlocking tiles	Yes/ Interlocking chequered tiles / RCC	Yes/ 6' high 9" brick wall,

8. INFRASTRUCTURE AVAILABILITY

a.	Description of Aqua Infrastructure availability in terms of:						
	i. Water Supply			Yes, by the municipal corporation & by the ground water			
	ii. Sewerage/ sanitation system			Underground			
	iii. Storm water drainage			Yes			
b.	Description of other Physical Infrastructure facilities in terms of:						
	i. Solid waste management			Yes, done by the authority			
	ii. Electricity			Yes			
	iii. Road and Public Transport connectivity			Yes			
	iv. Availability of other public utilities nearby			Transport, Market, Hospital etc. are available in the close vicinity.			
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	1 Km	4.3 Km.	1.5 meter	1.5 Km	9 Km.	11.5 Km.	20 Km
	Availability of recreation facilities (parks, open spaces etc.)			Yes ample recreational facilities are available in the vicinity.			

9. MARKETABILITY ASPECTS OF THE PROPERTY:

a.	Marketability of the property in terms of		
	i. Location attribute of the subject property	Good	
	ii. Scarcity	Similar kind of properties are easily available on demand.	
	iii. Market condition related to demand and supply of the kind of the subject property in the area	Good demand of such properties in the market.	
	iv. Comparable Sale Prices in the locality	Please refer to Part C: Valuation Assessment of the Property.	
b.	Any other aspect which has relevance on the value or marketability of the property		No
	i. Any New Development in surrounding area	Yes	Some other group housing projects are proposed in near future
	ii. Any negativity/ defect/ disadvantages in the property/ location	No	NA

10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:

VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

a.	Type of construction & design	RCC framed structure	
b.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
c.	Specifications		
	i. Class of construction	Class A construction (Very Good)	
	ii. Appearance/ Condition of structures	Internal -Good External -Good	
	iii. Roof	Floors/ Towers High Rise Towers	Type of Roof RCC
	iv. Floor height	Approx. 10 feet each floor	
	v. Type of flooring	Vitrified tiles, Ceramic Tiles, Marble chips, Wooden & Granite	
	vi. Doors/ Windows	Wooden frame & panel doors & Aluminum flushed doors & windows	
	vii. Interior Finishing	Designer false ceiling & Neatly plastered and putty coated walls	
	viii. Exterior Finishing	Simple plastered walls	
	ix. Interior decoration/ Special architectural or decorative feature	Beautifully & aesthetically designed interiors	
	x. Class of electrical fittings	Internal/ High quality fittings used	
	xi. Class of sanitary & water supply fittings	Internal/ High quality fittings used	
d.	Maintenance issues	Newly built structure so currently no maintenance issues	
e.	Age of building/ Year of construction	Approx. 1 year	Approx. 1 year
f.	Total life of the structure/ Remaining life expected	Approx. 60-65 years	Approx. 60-65 years
g.	Extent of deterioration in the structure	No deterioration came into notice through visual observation	
h.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable	
i.	Protection against natural disasters viz. earthquakes etc.	Proposed to be designed for seismic consideration for Zone IV	
j.	Visible damage in the building if any	No newly constructed structures	
k.	System of air conditioning	As per requirement by individual flat owners on their own	
l.	Provision of firefighting	Yes	
m.	Status of Building Plans/ Maps	Building plans are approved by the development authority	
	i. Is Building as per approved Map	Yes, since occupation certificate has been issued by the concerned authority	
	ii. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	iii. Is this being regularized	No information provided	

VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

11.	ENVIRONMENTAL FACTORS:	
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No information available to us
b.	Provision of rainwater harvesting	Yes
c.	Use of solar heating and lighting systems, etc.	Yes
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere

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 Buildings

13.	PROJECT DETAILS:	
a.	Name of the Developer	M/s. Experion Developers Pvt. Ltd.
b.	Name of the Architect	M/s. N+U Design Studio
c.	Developer market reputation	Mid scale builder with successful track record of Project deliveries.
d.	Proposed completion date of the Project	Completed & ready to move
e.	Progress of the Project	Completed & ready to move and occupation certificate issued by the concerned authority
f.	Other Salient Features of the Project (Proposed)	<input checked="" type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input 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

14.	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.

VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

	i. Guideline Value	Rs.144,24,00,000/- (land value only)
	1. Land	Rs.144,24,00,000/-
	2. Building	NA
	ii. Prospective Fair Market Value	Rs.445,00,00,000/-
	iii. Expected Realizable Value	Rs.378,25,00,000/-
	iv. Distress Value	Rs.333,75,00,000/-
	v. Valuation of structure for Insurance purpose	NA
e.	i. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation assessment factors.
	ii. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey 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.

15.	Declaration (Also see Enclosure: 1 Valuer's Remarks)	<p>i. The information provided is true and correct to the best of my knowledge and belief.</p> <p>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 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 Sachin Pandey has visited the subject property on 1 January 2021 in the presence of no one</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>ix. 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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VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

16. VALUATION COMPANY DETAILS:

a.	Name & Address of Valuer company	Wealth Tax Registration No.	Signature of the authorized person
b.	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D-39, 2 nd Floor, Sector-02, Noida 201301	2303/ 1988	
c.	Total Number of Pages in the Report with enclosures	34	
d.	Engineering Team worked on the report	SURVEYED BY: AE Sachin Pandey PREPARED BY: AE Namrata Rawat REVIEWED BY: HOD Valuations	

17. ENCLOSED DOCUMENTS:

a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Enclosed with the report
b.	Building Plan	Enclosed with the report
c.	Floor Plan	Enclosed with the report
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Enclosed with the report
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makaan.com etc	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	i. Part C: Area Description of the Property 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 - Page No.33 vii. Copy of Circle Rate - Page No. 34 viii. Survey Summary Sheet - Pages x ix. Copy of relevant papers from the property documents referred in the Valuation - Pages 05



VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

PART C**AREA DESCRIPTION OF THE PROPERTY**

1.	Licensed Area of Site		60803.92 m ² (15.025 acres)		
2.	Ground Coverage Area	Proposed	10297.004 m ²		
		Permissible	21281.37 m ²		
3.	Covered Area	UNDER FAR		Proposed	Present Status (As per Occupation Certificates)
		Residential		101619.57 m ²	103751.58 m ²
		Commercial		283.656 m ²	303.782 m ²
		Community Building		1235.648 m ²	1229.848 m ²
		EWS		3091.717 m ²	3046.144m ²
		TOTAL	Proposed	106230.599 m ² (1143487.413 ft.²)	108331.354 m ² (2065259.87 ft.²)
			Permissible	106406.86 m ²	NA
		UNDER NON-FAR			
		Basement Area		33558.084 m ²	33616.583 m ²
		Stilt		8512.485 m ²	----
		Guard Room		----	60.653 m ²
		Nursery School		1601.604 m ²	----
		TOTAL	Proposed	43672.173 m ² (470096 ft.²)	33677.236 m ² (362508.50 ft.²)
			Permissible	NA	NA
		4.	Open/ Green Area	Minimum Required	9120.59 sq. mtr. (19.62%)
Proposed	10644.727 sq. mtr. (15%)				
5.	Density	Proposed	299.967 PPA		
		Permissible	300 PPA		
6.	Plinth/ Built-up Area (As per IS 3861-1966)		149902.772 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		



VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

Total Blocks/ Floors/ Flats			
1.	Approved as per Sanctioned Plan	Actually provided (as per occupation certificate)	Current Status
	Tower A1: S+9 = 54 DUs Tower B1: S+13 = 39 DUs Tower B2: S+13 = 52 DUs Tower B3: S+11= 44DUs Tower B4: S+12= 48 DUs Tower B5: S+13= 52 DUs Tower B6: S+14= 56 DUs Tower B7: S+14= 56 DUs Tower B8: S+14= 56 DUs Tower B9: S+14= 56 DUs Tower C1: S+14= 84 DUs Tower C2: S+14= 84 DUs Tower D1: S+14= 52 DUs Tower D2: S+14= 39 DUs Tower D3: S+14= 39DUs	Tower A1: S+9 = 54 DUs Tower B1: S+13 = 39 DUs Tower B2: S+13 = 52 DUs Tower B3: S+11= 44DUs Tower B4: S+12= 48 DUs Tower B5: S+13= 52 DUs Tower B6: S+14= 56 DUs Tower B7: S+14= 56 DUs Tower B8: S+14= 56 DUs Tower B9: S+14= 56 DUs Tower C1: S+14= 84 DUs Tower C2: S+14= 84 DUs Tower D1: S+14= 52 DUs Tower D2: S+14= 39 DUs Tower D3: S+14= 39DUs	Project is completed & ready to move. Occupation Certificates have also been obtained for the whole project.
2.	Total no. of Flats/ Units	Main Units	811 DUs
		EWS Units	144 DUs
	Type of Flats	Please refer to the sheet attached below.	
	Number of Car Parking available	Required	957 ECS
		Proposed	1433 ECS
		Stilt	262 ECS
		Basement	696 ECS
		Open	475 ECS
		Total	1433 ECS

Type Of Flat	Super Area (sq.ft.)
2BHK+ Utility	1282
3BHK+ Study+ Utility	1758,2003,2338
4BHK+ Study	2631,2779
Penthouse	4184,4747,4801



VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

PART D

PROJECT APPROVAL DETAILS

S.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	LC-III - Letter of Intent for grant of license from DTCP (HR Govt.)	----	Approved
2.	Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	License No. 38 of 2010 Dated: 14.05.2010	Approved
3.	BR-III - Approval of Building Plans Letter from DTCP (HR Govt.)	Memo No. ZP-540/JD(BS)/2012/18512 Dated: 18.09.2012	Approved
4.	Approved Building Plans from HUDA	Letter No. SE(HQ)/224 Dated: 30.05.2012	Approved
5.	NOC for Height Clearance from Airport Authority of India	Sr. No. AAI/NOC/2011/591/5142 Dated: 27.01.2012	Approved
6.	Environmental clearance NOC from SEIAA	SEIAA/HR/2012/303 Dated: 08.10.2012	Approved
7.	NOC from Pollution Control Board	----	No information available to us.
8.	NOC from Fire Services Department, Haryana	Memo No.DFS/FA/2016/487/4326 Dated:18.01.2017 Memo No.DFS/FA/2017/579/46776 Dated:16.05.2017	Approved
9.	NOC from Deputy Conservator of Forests, Gurgaon (Haryana)	Memo No. HSPCB/GR/2011/6487	Approved
10.	NOC from Department of mines & Geology, Gurugram, Haryana	Permit No. 1170 Memo No. 2243 Dated:20.06.2012	Approved
11.	NOC for Electrical Load	Memo No.Ch.74/Drg.PLC Dated:27/06/2012	Approved
12.	NOC for Non Forest Land	Sr. No.014 Dated:08.05.2012	Approved
13.	RERA Certificate	Memo No. HRERA(Reg.)120(a)/2017/730 Dated:28.08.2017 Memo No. HRERA-120(a)/2017/1468 Dated:17.10.2017 Unique No. RERA-GRG-PROJ-249-2019 Dated:03.10.2019	Approved
14.	Structural Stability Certificate	----	No information available to us.
15.	Occupation Certificate	Memo No.- ZP-753/SD(BS)/2016/13138 Dated: 30.06.2016 Memo No.- ZP-753/SD(BS)/2017/3963	Approved

VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

		Dated: 02.03.2017 Memo No.- ZP-753/SD(BS)/2017/11887 Dated: 01.06.2017 Memo No.- ZP-753-Vol-II/SD(BS)/2017/32799 Dated: 19.12.2017 Memo No.- ZP-753-Vol-II/SD(BS)/2018/13423 Dated: 02/05/2018	
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OBSERVATIONS: - Project meets preliminary necessary compliance statutory approvals as per the copy of old valuation report and also occupation certificate has been issued by the concerned authority.



VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

PART E

VALUATION ASSESSMENT OF THE PROPERTY

1.	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		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
		Metro City	Good	On wide approach road	Not Applicable
			Property within developing Residential zone	NA	
				NA	
		Property Facing	North 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	The subject property located in the amidst of well-developing residential area.			
i.	Overall property usability Factor	Good			
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 Gurugram 2019-20			
		Market Value: Land Value is assessed based on comparable Global FSI method for permissible FAR of an approved Project Land and Building Value is assessed based on expected construction cost as per proposed Built-up area			
		For knowing comparable market sales, significant local enquiries has been made from our side representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors			

VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

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.

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)

Name:	NA
Contact No.:	----
Nature of reference:	----
Size of the Property:	----
Location:	----
Rates/ Price informed:	----
Any other details/ Discussion held:	----
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 the mixed information for the group housing land in this developing sector and no other sale/ purchase has taken place in current market due to the low demand & current economical & real estate market condition for similar kind of property.

As per information available in public domain the FSI rate is prevailing in this sector is between Rs1,500/- to Rs.1,700/- per sq. ft. And taking into consideration all the factors like size of the land and demand of flat in this sector we have taken Rs.1,600/- per sq.ft., which is reasonable in our view.



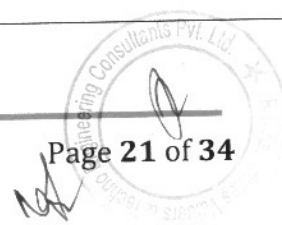
VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

2.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	4 X Rs.2,40,00,000/- per acre (As per government norm- for the Residence Group Housing, the land is four times of the Agricultural land)	Rs.1,500/- to 1,700/- per sq.ft.
b.	Rate adopted considering all characteristics of the property	Rs.9,60,00,000/- per acre	Rs.1,600/- per sq.ft.
c.	Total Development Land Area considered (documents vs site survey whichever is less)	60803.92 m ² (15.025 acres)	60803.92 m ² (15.025 acres)
d.	Total Permissible FAR	106230.599 m ² (1143487.413 ft. ²)	106230.599 m ² (1143487.413 ft. ²)
e.	Total Value of land (A)	15.025 acre X Rs.9,60,00,000/- per acre	1143487.413 sq.ft. X Rs.1,600/- per sq.ft.
		Rs.144,24,00,000/-	Rs.182,95,79,860/-

3.	VALUATION OF BUILDING CONSTRUCTION			
	Particulars		Expected Building Construction Value	
			FAR	NON FAR
	Structure Construction Value	Rate range	Rs.1,200/- to 1,800/- per sq. ft.	Rs.800/- to 1,200/- per sq.ft.
		Rate adopted	Rs.1,500/- per sq.ft.	Rs.1,200/- per sq.ft.
		Covered Area	106230.599 m ² (1143487.413 ft. ²)	43672.173 m ² (470096 ft. ²)
		Valuation Calculation	1143487.413 ft. ² x Rs.1,500/-per sq. ft.	470096 ft. ² x Rs.1,200/-per sq. ft.
		Total Value	Rs.171,52,31,119/-	Rs.56,41,15,200/-
a.	Depreciation percentage (assuming salvage value % per year)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor		New Construction	
c.	Structure Type/ Condition		RCC framed structure	
d.	Construction Depreciated Replacement Value (B)		Rs.227,93,46,319/-	

4.	VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	----
b.	Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	Rs.15,00,00,000/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Rs.10,00,00,000/-



VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	Rs.10,00,00,000/-
e.	Depreciated Replacement Value (C)	NA	Rs.35,00,00,000/-

5.	MARKET/ SALABLE VALUE OF THE FLATS	
a.	Total No. of DU	811 DUs
b.	Total No. Villas	144 DUs
c.	Total No. of Studio apartments	NA
d.	Total Proposed Salable Area for flats	NA
e.	Launch Price = (approx.) (including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.7,000/- per sq.ft.
	Government Circle rate	Rs.2,700 per sq.ft.
	Present Market Rate (New Booking Price) (including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.5,500/- to 6,500/- per sq.ft. (for Super Area)
f.	Remark	<i>The market value of the Flats varies from floor to floor, size of the flat and Vastu Compliance status and will depend upon the direction of the flat and also on which floor flat is situated. It also greatly depends upon the quality of construction, amenities and internal finishing and furnishing done by the builder. This is a modern society and the builder proposes to construct modern flats. As per information gathered from the public domain & dealers of that area, and it is found that present market resale rates for these flats may vary in between Rs.5,500/- to 6,500/- per sq. ft.</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.



VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

6.	CONSOLIDATED VALUE		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land (A)	Rs.144,24,00,000/-	Rs.182,95,79,860/-
b.	Structure Construction Value(B)	NA	Rs.227,93,46,319/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs. 35,00,00,000/-
d.	Total Add (A+B+C)	Rs.144,24,00,000/-	Rs.445,89,26,179/-
e.	Additional Premium if any	----	
	Details/ Justification	----	
f.	Deductions charged if any	----	
	Details/ Justification	NA	NA
g.	Total Prospective Fair Market Value[#]	NA	Rs.445,89,26,179/-
h.	Rounded Off	----	Rs.445,00,00,000/-
i.	Expected Realizable Value	----	Rs.378,25,00,000/-
j.	Distress Value	----	Rs.333,75,00,000/-
k.	Valuation of structure for Insurance purpose	NA	NA

(Rupees Four Hundred Forty Five Crores Only)

7.	Concluding comments if any	<p>a. Valuation of the asset is done as found on as-is-where basis.</p> <p>b. 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>c. 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>d. 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>
----	----------------------------	---

8.	ASSUMPTIONS REMARKS LIMITING CONDITIONS
a.	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.
b.	Forced, compulsion, constraint, obligatory sales transactions data doesn't forms part of the Fair Market Valuation exercise.
c.	Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset.
d.	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.

VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

e.	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.
f.	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.
g.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
h.	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.
i.	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/ Financer 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.
j.	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.
k.	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.
l.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
m.	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.
n.	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.
o.	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.

VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

p.	Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest, etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.
q.	Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.
r.	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.
s.	At the outset, it is to be noted that Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formulae to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However our Valuation analysis can definitely help the stakeholders to make them informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.

R.K ASSOCIATES IMPORTANT NOTES:

1. **DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. 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.
2. **COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

IF REPORT IS USED FOR BANK/ FIs

NOTE: As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.

At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

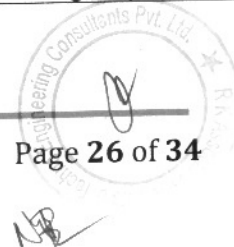


VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

ENCLOSURE: 1- VALUER'S REMARKS

1.	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/ 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.
2.	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.
3.	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.
4.	Best rates are rationally adopted based on the facts of the case came to our knowledge during the course of the assignment considering many factors like nature of the property, size, location, approach, market situation and trends.
5.	Construction rates are adopted based on present replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition, specifications based on the visual observation of the structure. No structural, physical tests have been carried out in respect of it.
6.	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.
7.	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.
8.	No employee or member of R.K Associates has any direct/ indirect interest in the property.
9.	Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
10.	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.
11.	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.
12.	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.
13.	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.
14.	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.



VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

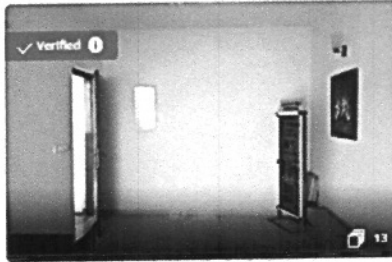
15.	Value varies with the Purpose/ Date/ Condition of the market. This report should not to be referred if any of these points are different from the one mentioned aforesaid in the Report. The Value indicated in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
16.	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.
17.	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.
18.	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.
19.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
20.	Defect Liability Period is 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.
21.	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.
22.	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.
23.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
24.	R.K Associates never releases any report doing alterations or modifications from pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
25.	If this report is prepared for the matter under litigation in any Indian court, no official or employee of R.K Associates will be under any obligation to give in person appearance in the court as a testimony. For any explanation or clarification, only written reply can be submitted on payment of charges by the plaintiff or respondent which will be 10% of the original fees charged where minimum charges will be Rs.2500/-.



VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

ENCLOSURE: 2- REFERENCE FROM PUBLIC DOMAIN



3 BHK Residential Apartment in Sector-108 Gurgaon
Experion The Heartsong

₹ 1.2 Cr 2,003 sq.ft. 3 BHK
₹ 5,992/sq.ft. (186 sq.m.) Super built-up Area 4 Baths

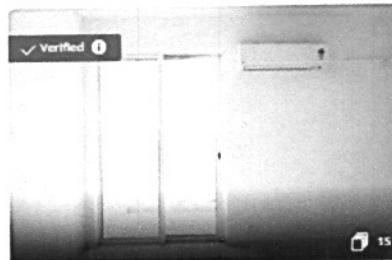
A north facing 3 bhk resale flat is available in the promising locality ... more

7th Floor Overlooking Park/Garden

Posted on 04th Feb, 2021 by RERA Registered Dealer
Gupta Realtors

[View Phone Number](#)

[Contact Dealer](#)



3 BHK Residential Apartment in Sector-108 Gurgaon
Experion The Heartsong

₹ 1.18 Cr 2,003 sq.ft. 3 BHK
₹ 5,891/sq.ft. (186 sq.m.) Super built-up Area 4 Baths

A 3 bedroom resale flat, located in sector-108, gurgaon, is available... more

11th Floor Overlooking Park/Garden Piped Gas

Posted on 28th Jan, 2021 by RERA Registered
A S Realty

[View Phone Number](#)

[Contact Dealer](#)



3 BHK Residential Apartment in Sector-108 Gurgaon
Experion The Heartsong

₹ 1.12 Cr 2,003 sq.ft. 3 BHK
₹ 5,591/sq.ft. (186 sq.m.) Super built up Area 4 Baths

This is a meticulously designed 3 bhk resale apartment located in s... more

6th Floor

Posted on 02nd Feb, 2021 by RERA Registered Dealer
Invest N Grow

[View Phone Number](#)

[Contact Dealer](#)



3 BHK Residential Apartment in Sector-108 Gurgaon
Experion The Heartsong

₹ 1.15 Cr 2,003 sq.ft. 3 BHK
₹ 5,741/sq.ft. (186 sq.m.) Super built up Area 3 Baths

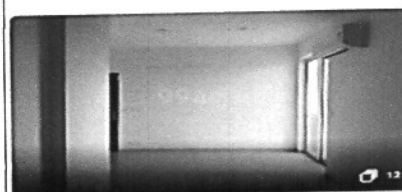
Kindly call urban castles for a transparent and hassle free property ... more

7th Floor Power Back up

Posted on 07th Jan, 2021 by Dealer
Urban Castles

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3 BHK Residential Apartment in Sector-108 Gurgaon
Experion The Heartsong

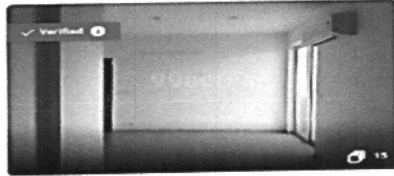
₹ 93 Lac 1,758 sq.ft. 3 BHK
₹ 5,290/sq.ft. (163 sq.m.) Super built up Area 3 Baths

Experion heartsong is a luxury project bang on 75mtr road, its a 17... more

7th Floor Overlooking Park/Garden Full Power Back up

VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM



3 BHK Residential Apartment in Sector-108 Gurgaon Experion The Heartsong

₹ 1.15 Cr 2,003 sq.ft. 3 BHK
₹ 5,741/sq.ft. (186 sq.m.) Super built up Area 4 Baths

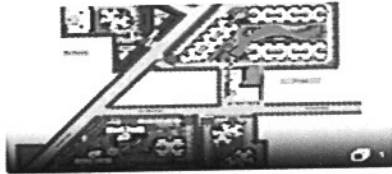
Experion heart song is heart of the city .Just 15 min drive from dwa... more

5th Floor Power Back up Piped Gas

Posted on 03rd Mar, 2021 by RERA Registered Dealer
Prop hunters

[View Phone Number](#)

[Contact Dealer](#)



3 BHK Residential Apartment in Sector-108 Gurgaon Experion The Heartsong

₹ 1.15 Cr 2,003 sq.ft. 3 BHK
₹ 5,741/sq.ft. (186 sq.m.) Super built up Area 4 Baths

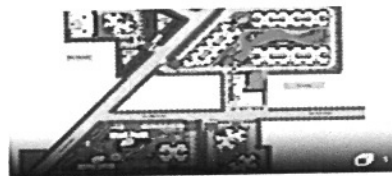
A 3 bkh flat is available for sale in gurgaon sector-108 gurgaon. This... more

5th Floor Overlooking Park/Garden Power Back up

Posted on 05th Feb, 2021 by RERA Registered Dealer
Right Concepte

[View Phone Number](#)

[Contact Dealer](#)



2 BHK Residential Apartment in Sector-108 Gurgaon Experion The Heartsong

₹ 75 Lac 1,283 sq.ft. 2 BHK
₹ 5,845/sq.ft. (119 sq.m.) Super built up Area 3 Baths

This is an east facing semi-Furnished 2 bkh flat for sale in sector-10... more

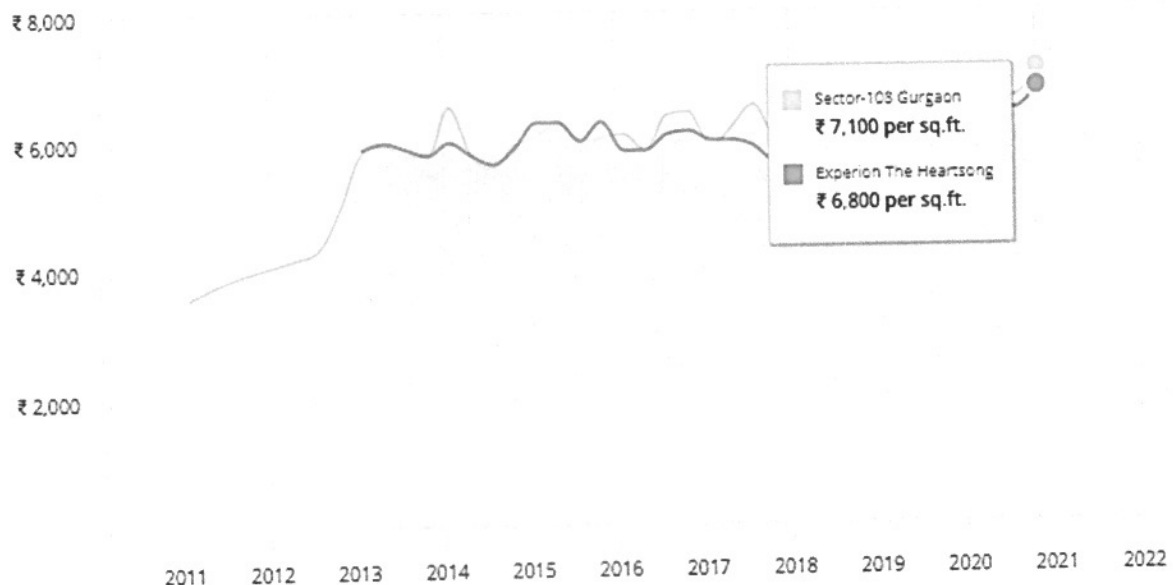
2nd Floor Overlooking Park/Garden Power Back up

Posted on 05th Feb, 2021 by RERA Registered Dealer
Right Concepte

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Compare price trends in this area



Source: 99acres.com

VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM



11 Photos

₹ 96 Lac
[See other Charges](#)

3 BHK Apartment for Sale in experion heartsong, Sector 108

CARPET AREA 1200 sqft	STATUS Ready to Move	FLOOR 4 out of 4 floors	TRANSACTION New Property
--------------------------	-------------------------	----------------------------	-----------------------------

☒ Newly Constructed Property
 ☒ East Facing Property

good project with all Amenities

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

Bijendra Tomer

Certified Agent

Locality Superstar Sector 108

100+ Buyers Served

Posted: Today



2 Photos

₹ 99 Lac
[See other Charges](#)

3 BHK Apartment for Sale in experion heartsong, Sector 108

CARPET AREA 1350 sqft	STATUS Ready to Move	FLOOR 3 out of 15 floors	TRANSACTION New Property
--------------------------	-------------------------	-----------------------------	-----------------------------

☒ Newly Constructed Property
 ☒ East Facing Property

bang on 75 meters upper Dwarka expressway very good location delhi reserved green area 80%g...

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[Share Feedback](#)

Agent: 7th Avenue

2000+ Buyers Served

Posted: Yesterday



11 Photos

₹ 1.58 Cr
[See other Charges](#)

4 BHK Apartment for Sale in experion heartsong, Sector 108

CARPET AREA 2631 sqft	STATUS Ready to Move	FLOOR 10 out of 15 floors	TRANSACTION Resale
--------------------------	-------------------------	------------------------------	-----------------------

The Heartsong in Gurgaon is an exquisite offering of beautifully a... [read more](#)

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

Agent
The Rising Sun...

Operating Since: 2010

[View Agent Profile](#)

1000+ Buyers Served

Posted: Mar 05, '21

2 Photos

₹ 1.30 Cr
[See other Charges](#)

3 BHK Apartment for Sale in experion heartsong, Sector 108

CARPET AREA 1600 sqft	STATUS Ready to Move	TRANSACTION New Property	FURNISHING Semi-Furnished
--------------------------	-------------------------	-----------------------------	------------------------------

☒ East Facing Property

The Heartsong in Gurgaon is an exquisite offering of beautifully a... [read more](#)

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

Sameer Singh

Certified Agent

Locality Superstar Sector 108

3500+ Buyers Served

Posted: Mar 06, '21

1 Photo

₹ 79 Lac
[See other Charges](#)

2 BHK Apartment for Sale in experion heartsong, Dharampur, Sector 108

CARPET AREA 900 sqft	STATUS Ready to Move	FLOOR 8 out of 14 floors	TRANSACTION New Property
-------------------------	-------------------------	-----------------------------	-----------------------------

Experion The Heartsong in Sector-108 Gurgaon, Gurgaon by Experion Developers is a residential ... [read more](#)

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

Agent:
Nitesh Shokeen

2500+ Buyers Served

Posted: Jan 07, '21

6 Photos

₹ 1.15 Cr
₹ 5741 per sqft
[See other Charges](#)

3 BHK Apartment for Sale in experion heartsong, Sector 108

SUPER AREA 2003 sqft	STATUS Ready to Move	FLOOR 10 out of 15 floors	TRANSACTION Resale
-------------------------	-------------------------	------------------------------	-----------------------

☒ East Facing Property

The Heartsong in Gurgaon is an exquisite offering of beautifully and efficiently designed air-condi... [read more](#)

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Agent:
Synergy Real ...

500+ Buyers Served

Posted: Yesterday

VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM



₹ 95 Lac
₹ 5403 per sqft
[See other Charges](#)

3 BHK Apartment for Sale in experion heartsong, Sector 108


SUPER AREA	STATUS	FLOOR	TRANSACTION
1758 sqft	Ready to Move	8 out of 14 floors	Resale

Multistory apartment is available for sale in Experion The Heart Song sec 108 very prime location... [read more](#)

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Agent: Capital Partners
1000+ Buyers Served

Posted: Yesterday



₹ 74 Lac
₹ 5692 per sqft
[See other Charges](#)

2 BHK Apartment for Sale in experion heartsong, Sector 108

SUPER AREA	STATUS	FLOOR	TRANSACTION
1300 sqft	Ready to Move	4 out of 12 floors	Resale

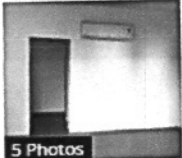
☉ East Facing Property
centrally located at sector 108 near to market hospital

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Agent: Property Point
1000+ Buyers Served

Posted: Mar 06, '21

MAGICBRICKS EXCLUSIVE



₹ 1.10 Cr
₹ 6257 per sqft
[See other Charges](#)

3 BHK Apartment for Sale in experion heartsong, Sector 108

SUPER AREA	STATUS	FLOOR	TRANSACTION
1758 sqft	Ready to Move	4 out of 14 floors	New Property


☉ Newly Constructed Property ☉ East Facing Property
This is a meticulously designed 3 BHK apartment located in Sector 108, Gurgaon. It is a freehold p... [read more](#)

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

Owner: Karan

Posted: Jan 26, '21

MAGICBRICKS EXCLUSIVE



₹ 1.30 Cr
₹ 6490 per sqft
[See other Charges](#)

3 BHK Apartment for Sale in experion heartsong, Dharampur, Sector 108

SUPER AREA	STATUS	FLOOR	TRANSACTION
2003 sqft	Ready to Move	3 out of 14 floors	Resale

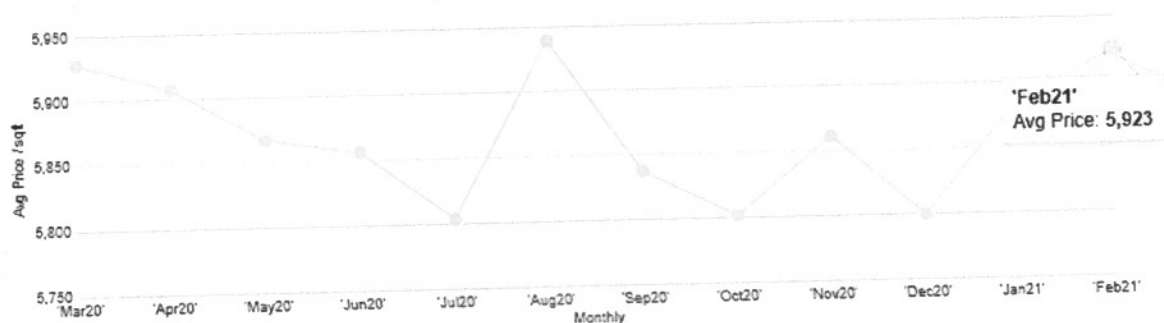
Full Power backup::Municipal water supply::School buses comes::Shuttle to MG Road metro st... [read more](#)

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

Owner: Shekhar

Price Trends

The Average Price of property in experion heartsong is estimated to be ₹5923 for the 'Feb21' month and it witnessed an increase of 0.6% from 'Jan21' month.

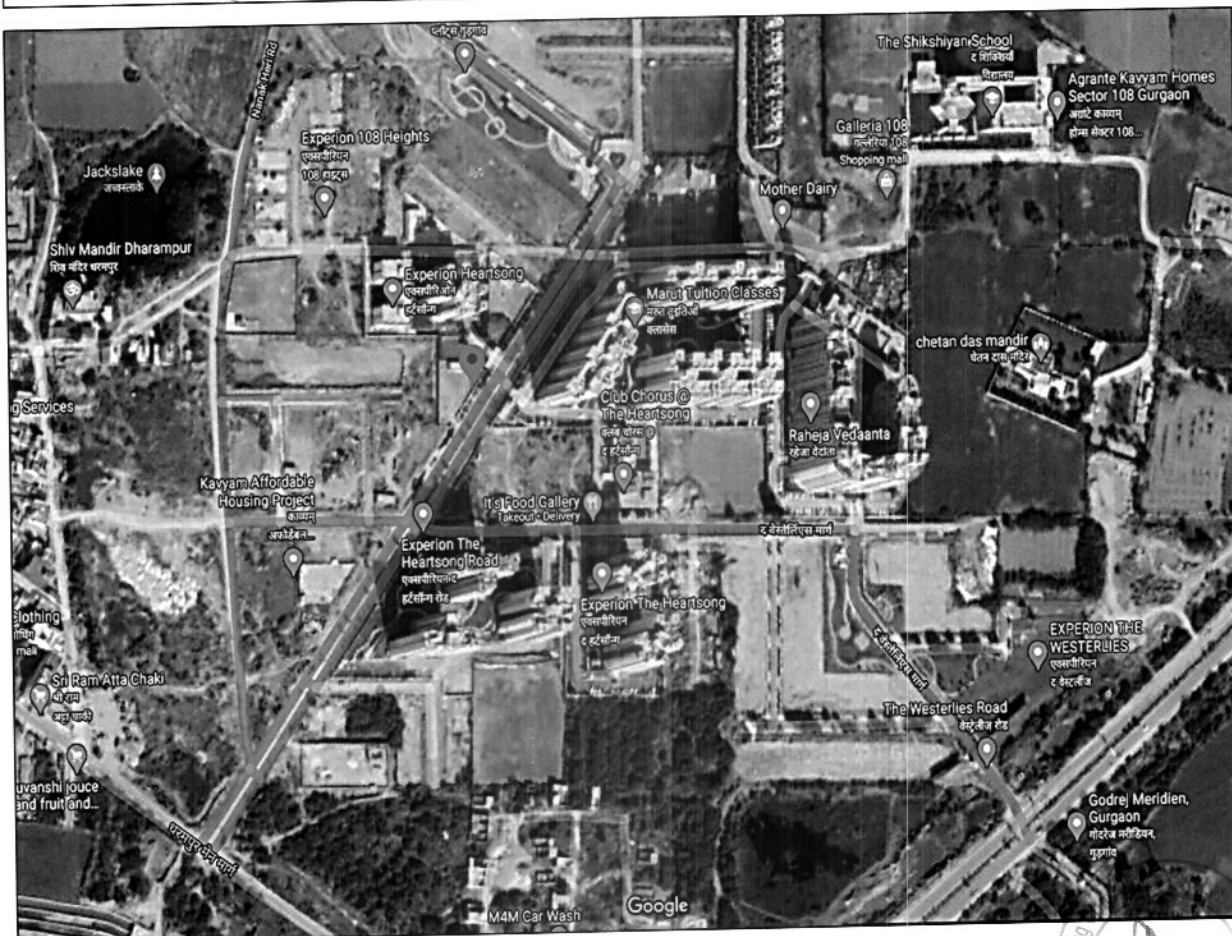
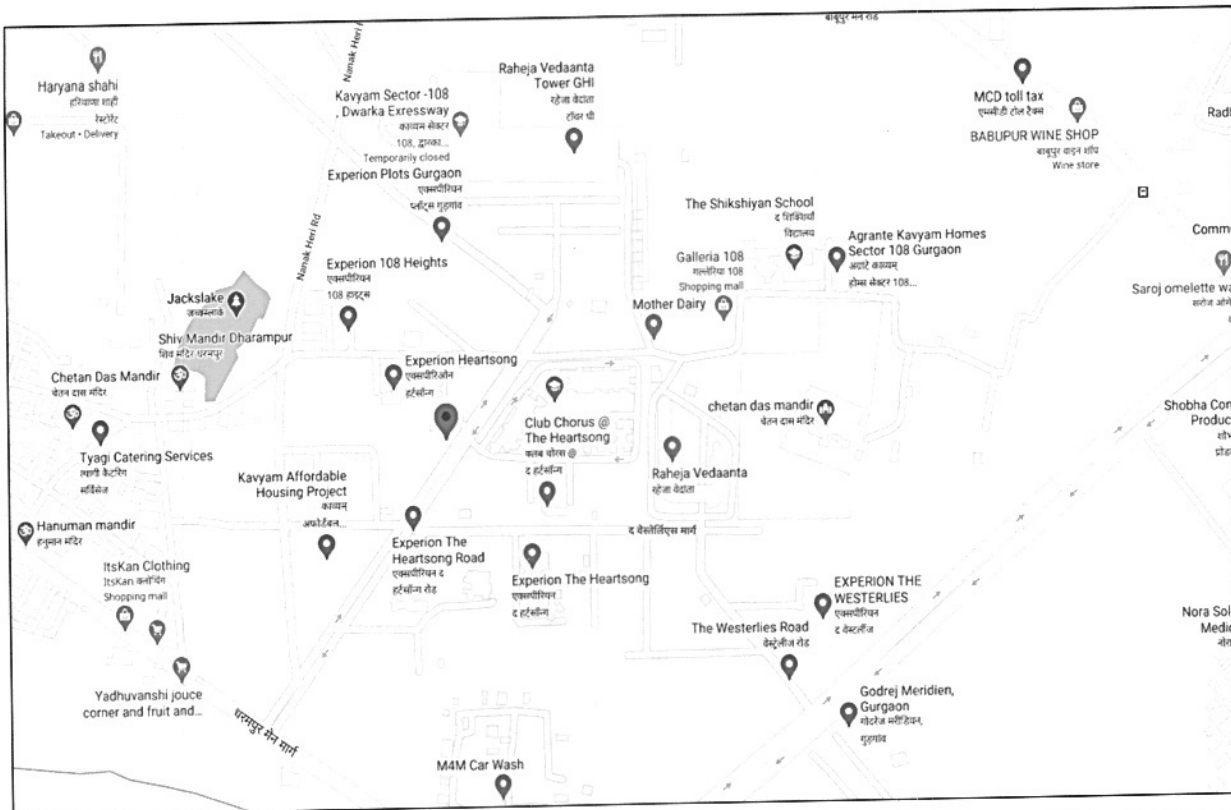


Source: Magicbricks.com

VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

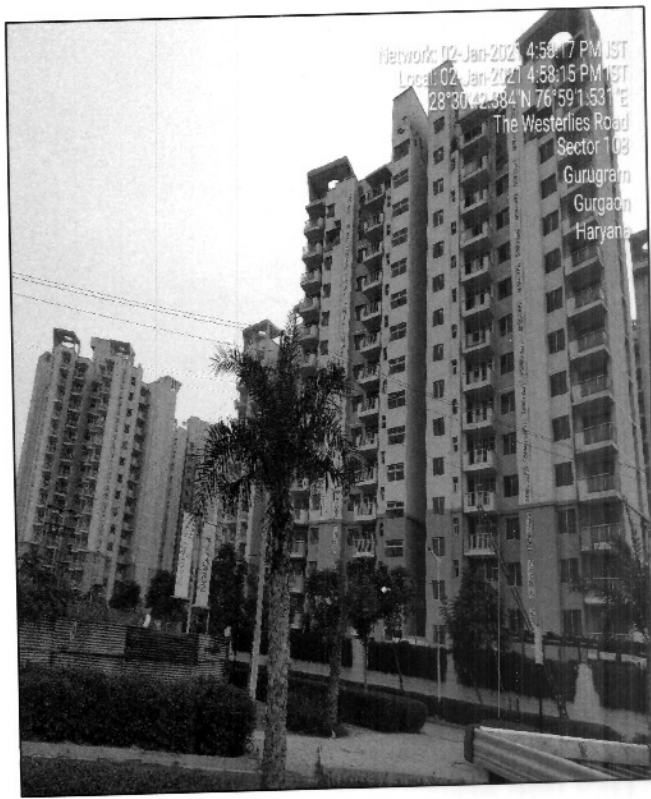
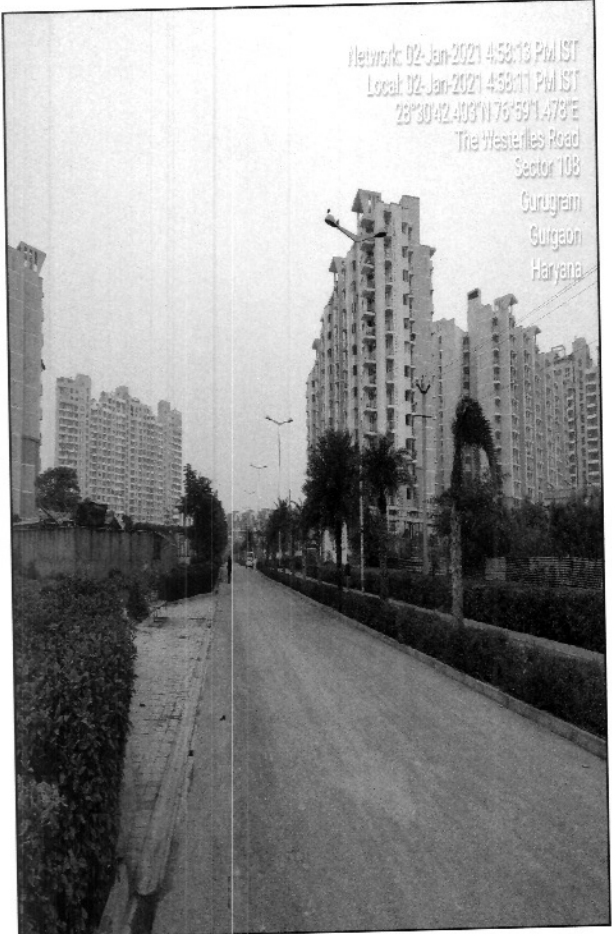
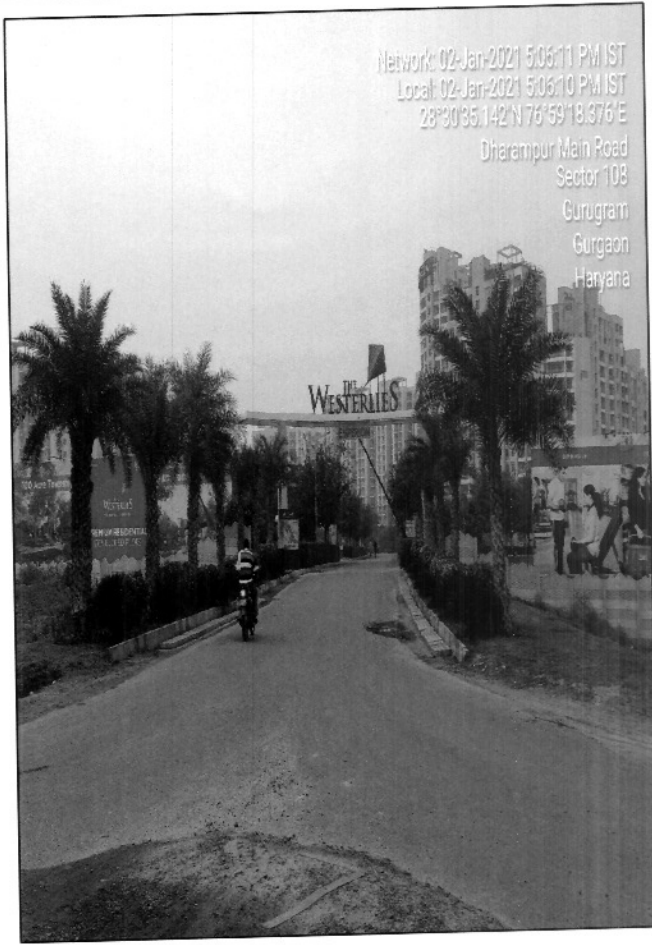
ENCLOSURE: 3- GOOGLE MAP LOCATION



VALUATION REPORT

EXPERION HEARTSONG, SECTOR-108, GURUGRAM

ENCLOSURE: 4- PHOTOGRAPHS



Engineering Consultants Pvt. Ltd.
Rajiv Kumar
P. S. Saini

ENCLOSURE: 5- CIRCLE RATES

Rate list of Sub Tehsil Kadipur District Gurugram for the year 2019-2020 w.e.f from 10/2/2020																			
Revised Rates for the Year of 2019-2020																			
Purpose 2nd Half Rates for the Year of 2019-2020																			
Name of Village	Area in # Zone/Outside R Zone	Agricultural Land (H. Per Acre)	Residential (H. Per Sq Yards)	Commercial	Rates of Land upto 2 Acres depth from N/A-48 25%/Major District Roads 30%	Agricultural Land (H. Per Acre)	Residential (H. Per Sq Yards)	Commercial	Rates of Land upto 2 Acres depth from N/A-48 25%/Major District Roads 30%										
Dhamwari AREA WITH IN NaraGarh Drain	Mu:1 No 1 Khara No 11, 16, 17, 24, 25																		
	Mu:1 No 11 Khara No 2, 8																		
	Mu:1 No 2 Khara No 11, 19, 20, 21, 22, 23																		
	Mu:1 No 3 Khara No 21																		
	Mu:1 No 4 Khara No 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 3, 7, 8, 9	NA	NA	NA	NA	NA	NA	NA	2000000	NA	NA	NA	NA	NA	NA				
	Mu:1 No 5 Khara No 14, 15/1, 15/2, 16, 17, 24, 25, 4, 5, 6, 7																		
	Mu:1 No 6 Khara No 15, 16, 4, 5, 6, 7																		
	Mu:1 No 7 Khara No 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 3, 4, 5, 6, 7, 8, 9																		
	Mu:1 No 8 Khara No 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 3, 4, 5, 6, 7, 8, 9																		
	Mu:1 No 9 Khara No 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 3, 4, 5, 6, 7, 8, 9																		
Dhamwari AREA WITH IN RES/COMME ZONE Industrial Zone	Mu:1 No 10 Khara No 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 3, 4, 5, 6, 7, 8, 9	24000000	10000	18000	NA	NA	25%	30000000	NA	NA	24000000	10000	18000	NA	NA	25%	30000000	NA	NA
	Mu:1 No 11 Khara No 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 3, 4, 5, 6, 7, 8, 9																		
	Mu:1 No 12 Khara No 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 3, 4, 5, 6, 7, 8, 9																		
	Mu:1 No 13 Khara No 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 3, 4, 5, 6, 7, 8, 9																		
	Mu:1 No 14 Khara No 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 3, 4, 5, 6, 7, 8, 9																		
	Mu:1 No 15 Khara No 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 3, 4, 5, 6, 7, 8, 9																		
	Mu:1 No 16 Khara No 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 3, 4, 5, 6, 7, 8, 9																		
	Mu:1 No 17 Khara No 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 3, 4, 5, 6, 7, 8, 9																		
	Mu:1 No 18 Khara No 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 3, 4, 5, 6, 7, 8, 9																		
	Mu:1 No 19 Khara No 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 3, 4, 5, 6, 7, 8, 9																		
Dhamwari AREA WITH IN NaraGarh Drain	Mu:1 No 20 Khara No 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 3, 4, 5, 6, 7, 8, 9	24000000	10000	18000	NA	NA	25%	30000000	NA	NA	24000000	10000	18000	NA	NA	25%	30000000	NA	NA
	Mu:1 No 21 Khara No 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 3, 4, 5, 6, 7, 8, 9	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	Mu:1 No 22 Khara No 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 3, 4, 5, 6, 7, 8, 9																		
	Mu:1 No 23 Khara No 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 3, 4, 5, 6, 7, 8, 9																		
	Mu:1 No 24 Khara No 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 3, 4, 5, 6, 7, 8, 9																		
Gadoli Kalan	Mu:1 No 25 Khara No 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 3, 4, 5, 6, 7, 8, 9	24000000	10000	18000	NA	NA	25%	30000000	NA	NA	24000000	10000	18000	NA	NA	25%	30000000	NA	NA
	Mu:1 No 26 Khara No 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 3, 4, 5, 6, 7, 8, 9	24000000	10000	18000	NA	NA	25%	30000000	NA	NA	24000000	10000	18000	NA	NA	25%	30000000	NA	NA
Gadoli Khurd	Mu:1 No 27 Khara No 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 3, 4, 5, 6, 7, 8, 9	24000000	10000	18000	NA	NA	25%	30000000	NA	NA	24000000	10000	18000	NA	NA	25%	30000000	NA	NA
	Mu:1 No 28 Khara No 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 3, 4, 5, 6, 7, 8, 9	24000000	10000	18000	NA	NA	25%	30000000	NA	NA	24000000	10000	18000	NA	NA	25%	30000000	NA	NA
Kadipur	Mu:1 No 29 Khara No 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 3, 4, 5, 6, 7, 8, 9	24000000	10000	18000	NA	NA	25%	30000000	NA	NA	24000000	10000	18000	NA	NA	25%	30000000	NA	NA
	Mu:1 No 30 Khara No 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 3, 4, 5, 6, 7, 8, 9	24000000	10000	18000	NA	NA	25%	30000000	NA	NA	24000000	10000	18000	NA	NA	25%	30000000	NA	NA
Khandua	Mu:1 No 31 Khara No 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 3, 4, 5, 6, 7, 8, 9	24000000	10000	18000	NA	NA	25%	30000000	NA	NA	24000000	10000	18000	NA	NA	25%	30000000	NA	NA
	Mu:1 No 32 Khara No 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 2, 20, 21, 22, 23, 24, 25, 3, 4, 5, 6, 7, 8, 9	24000000	10000	18000	NA	NA	25%	30000000	NA	NA	24000000	10000	18000	NA	NA	25%	30000000	NA	NA

Note

1 Any and for which change of land use (CUL) has been obtained the following rate will be applicable:

2 Use as a water course - Four times of Agriculture Collector's rate

3 Residential Group Housing - Four times of Agriculture Collector's rate

4 Commercial - Two times of Agriculture Collector's rate

5 Warehouse - Two times of Agriculture Collector's rate

6 Industrial and - Three times of Agriculture Collector's rate

7 Land for open Gutugram or semi road or Gutugram - Thereby the value of land will be 10% more up to extent of 2 Acres

8 and for open Village - 10% the value of land will be 20% more up to extent of 2 Acres

9 and for other - 100% the value of land will be as per standard valuation

Sd/- [Signature] Gurugram


SDO (IC) STS Gurugram

[Signature] Gurugram


[Signature]

Deputy Commissioner
Registrar, Gurugram


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



Joint Sub Registrar
Sub- Tehsil Kadipur



SDO (C) Gurugram
Gurugram



Deputy Commissioner-cum-Registrar, Gurugram



FORM REP-III (See rule 5 (1))

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM



CONDITIONS OF REGISTRATION

This registration is granted subject to the following conditions, namely:—

- The promoter shall enter into an agreement for sale with the allottees as prescribed by The Haryana Real Estate (Regulation and Development) Rules, 2017;
- The promoter shall offer to execute and register a conveyance deed in favor of the allottee or the association of the allottees within stipulated period as the case may be, of the unit/apartment, plot or building as the case may be;
- The promoter shall convey/allow usage of common areas as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017.
- The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4;
- The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and applicable in the State;
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- The promoter shall comply with all other terms and conditions as mentioned in the attached brief and as conveyed by the Authority from time to time. Additional terms and conditions given at the end of the attached brief and if any observation same may be rectified within three months.

VALIDITY OF REGISTRATION

The registration of this phase shall be valid for the period commencing from 3rd October 2019 and ending with 13th May, 2020 unless extended by the Authority in accordance with the Act and rules made thereunder subject to compliance of provisions of rule 5(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

REVOCATION OF REGISTRATION

If, the above-mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

REGISTRATION NO. 54 OF 2019

RC/REP/HARERA/GGM/360/92/2019/54

DATE 03-10-2019

UNIQUE NO. GENERATED ONLINE

RERA-GRG-PROJ-249-2019

REGISTRATION CERTIFICATE REAL ESTATE PROJECT THE HEARTSONG PHASE 6

This registration is granted
under section 5 of
the Real Estate (Regulation & Development) Act, 2016
to the following project under project registration number
as mentioned above

PARTICULARS OF THE NEW PROJECT

S.N.	Particular	Detail
1.	Name of the project	The HeartSong Phase 6
2.	Location	Sector 108, Dharampur, Gurugram
3.	Total licensed area of the project	15.025 acres
4.	Area of phase for registration	0.585 acres
5.	Nature of the project	Group Housing Colony
6.	Total FAR of the phase registered	5964.69 sq.m
7.	Number of Towers	4 towers (B7-8, B8-16, B9-4, C1-24)
8.	Number of Units	52

NAME OF THE PROMOTERS

S.N.	Particular	Detail
1.	Promoter 1/License holder	M/s Experion Real Estate Developers Pvt Ltd M/s Experion Reality Pvt Ltd
2.	Promoter 2/Collaborator	M/s Experion Developers Pvt Ltd

PARTICULARS OF THE PROMOTER 2/ DEVELOPER

S.N.	Particular	Detail
1.	Name	M/s Experion Developers Pvt Ltd
3.	Registered Address	F-9, 1 st floor, Manish Plaza I, Plot #7, MLU, Sector 10, Dwarka, New Delhi-110075
4.	Corporate Office Address	2 nd floor, Plot No-18, sector 32, Gurugram
5.	Local Address	2 nd floor, Plot No-18, sector 32, Gurugram
6.	CIN	U70109DL2006FTC151343
7.	PAN	AACCG8138L
8.	Status	Active
9.	Mobile No.	+91-9560454296
10.	Landline No.	+0124-6281630
11.	Email-Id	Vaibhav.shivhare@experion.net.in
12.	Authorized Signatory	Mr. Vaibhav Kumar Shivhare

This registration certificate is based on the information supplied by the promoter and an authenticated brief of which is annexed herewith, which shall be read as part of this registration certificate.

Dated:
Place:



(Dr. K.K. Khandelwal)

Chairman
Haryana Real Estate Regulatory Authority
Gurugram

DR. KRISHANA KUMAR KHANDELWAL, IAS (R)
CHAIRMAN
HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY,
HUDA COMPLEX, SECTOR- 6, PANCHKULA-134109**

FORM 'REP-III'
[See rule 5(1)]

**REGISTRATION CERTIFICATE OF PROJECT
(Regd. No. 113 of 2017 dated 28.08.2017)**

To

Experion Developers Pvt. Ltd.
F-9, First Floor, Manish Plaza-1,
Plot No. 7, MLU, Sector-10,
Dwarka, New Delhi 110075

Mem. No. HRERA(Reg.)120(a)/2017/730

Dated 28.08.2017

Subject: Registration of Real Estate Project Area 0.517 Acres Group Housing Colony ("The HeartSong, Phase-5, 2 No. Nursery School") situated in Village Dharampur, Sector 108, Gurugram, Haryana by Experion Developers Pvt. Ltd. under RERA Act, 2016 and HRERA Rules, 2017

Ref: Your application dated 25.07.2017

Your request for registration of Group Housing Colony for 0.517 Acres, situated in Village Dharampur, Sector 108, Gurugram, Haryana with regard to License no. 38 of 2010 dated 14.05.2010 issued by the Director, Town and Country Planning Department, Haryana, has been examined vis-a-vis the provisions of the Real Estate (Regulation and Development) Act, 2016 and HRERA Rules, 2017 and accordingly a registration certificate is herewith issued with following terms and conditions:-

- (i) The Promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (ii) The Promoter shall deposit seventy percent of the amount to be realized from the allottees by the Promoter in a separate account to be maintained in a schedule bank to meet exclusively the cost of land and construction purpose as per provision of Section 4 (2) (L) (D);
- (iii) The registration shall be valid for a period commencing from 28.08.2017 to 27.08.2019;
- (iv) The Promoter shall enter into an agreement for sale with the allottees as prescribed in the Act and Rules made thereunder;
- (v) The Promoter shall offer to execute and register a conveyance deed in favour of the allottees or the association of the allottees, as the case may be, of the apartment, plot or building as the case may be, or on the common areas as



**HARYANA REAL ESTATE REGULATORY AUTHORITY,
HUDA COMPLEX, SECTOR- 6, PANCHKULA-134109**

FORM 'REP-III'
[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT
[Regd. No. 306 of 2017 dated 17.10.2017]

To

Experion Developers Pvt. Ltd.
F-9, First Floor, Manish Plaza-1, Plot No. 7,
MLU Sector 10, Dwarka,
New Delhi 110075

Memo No. HRERA-120(a)/2017/ 1468

Dated 17.10.2017

Subject:

Registration of Real Estate Project namely "The Heartsong", Phase-4, Pocket-D (Block D1, D2 & D3) in Area 4.389 Acres Group Housing Colony situated in Village Dharampur, Sec-108, Gurugram, Haryana by Experion Developers Pvt. Ltd. under RERA Act, 2016 and HRERA Rules, 2017

Ref:

Your application dated 31.07.2017 and 26.09.2017

Your request for registration of Area 4.389 Acres Group Housing Colony situated in Village Dharampur, Sec-108, Gurugram, Haryana with regard License No. 38 of 2010 dated 14.05.2010 issued by the Director, Town and Country Planning Department, Haryana, has been examined vis-a-vis the provisions of the Real Estate (Regulation and Development) Act, 2016 and HRERA Rules, 2017 and accordingly a registration certificate is herewith issued with following terms and conditions:-

- (i) The Promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (ii) The Promoter shall deposit seventy percent of the amount to be realized from the allottees by the Promoter in a separate account to be maintained in a schedule bank to meet exclusively the cost of land and construction purpose as per provision of Section 4 (2) (L) (D);
- (iii) The registration shall be valid for a period commencing from 17.10.2017 to 16.10.2018;
- (iv) The Promoter shall offer to execute and register a conveyance deed in favour of the allottees or the association of the allottees, as the case may be, of the apartment, plot or building as the case may be, or on the common areas as per provision of section 17 of the Act;
- (v) The Promoter shall take all the pending approvals from various competent authorities on time;
- (vi) The Promoter shall pay all outstanding payment i.e. land cost, construction cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other



REGD.

FORM BR-VII
(See Code 4.10(2), (4) and (5))
Form of Occupation Certificate

From

Director,
Town & Country Planning Department,
Haryana, SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana6@gmail.com
Website www.tcpharyana.gov.in

To

Experion Realty Pvt. Ltd. & Experion Real Estate Pvt. Ltd.
in collaboration with Experion Developers Pvt. Ltd.
F-9, 1st Floor, Manish Plaza-I,
Plot No. 7, MLU, Sector-10, Dwarka,
New Delhi-75.

Memo No. ZP-753-Vol-II/SD(BS)/2017/ 32799

Dated: 19-12-2017

Whereas Experion Realty Pvt. Ltd. & Experion Real Estate Pvt. Ltd. in collaboration with Experion Developers Pvt. Ltd. has applied for the issue of an occupation certificate on 17.10.2017 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 38 of 2010 dated 14.05.2010.
- Total area of the Group Housing Colony measuring 15.025 acres.
- Sector-108, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units	No. of Floors	FAR Sanctioned in complete block		FAR Achieved in complete block	
			Area in Sq.m.	%	Area in Sq.m.	%
Tower-B7	8	13 th & 14 th Floor	7653.760	12.588	7653.760	12.588
Tower-B8	16	11 th & 14 th Floor	7653.760	12.588	7653.760	12.588
Tower-B9	4	14 th Floor	7653.760	12.588	7679.609	12.630
Tower-C1	24	11 th to 14 th Floor	7646.031	12.575	2170.704	3.570
Total	52		56958.05	93.678	57095.939	93.903

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director, Fire Services, Haryana, Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. Lokesh Kumar Tyagi, M-Tech (Structure), Public Health Functional reports received from Superintending Engineer (HQ), HUDA, Panchkula & Chief Engineer, HUDA, Panchkula & Certificate of Registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana and after charging the composition charges amount of ₹ 1,69,064/- for the variations vis-à-vis approved building plans with following conditions: -

1. The building shall be used for the purposes for which the occupation certificate is being granted and in accordance with the uses defined in the approved Zoning Regulations/Zoning Plan and terms and conditions of the licence.
2. That you shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed thereunder. All the flats for which occupation certificate is being granted shall have to be compulsorily registered and a deed of declaration will have to be filed by you within the time schedule as prescribed under the Haryana Apartment Ownership Act 1983. Failure to do so shall invite legal proceedings under the statute.
3. That you shall apply for the connection for disposal of sewerage, drainage & water supply from HUDA as and when the services are made available, within 15 days from its availability. You shall also maintain the internal services to the satisfaction of the Director till the colony is handed over after granting final completion.
4. That you shall be fully responsible for supply of water, disposal of sewerage and storm water of your colony till these services are made available by HUDA/State Government as per their scheme.
5. That in case some additional structures are required to be constructed as decided by HUDA at later stage, the same will be binding upon you.

REGD.

FORM BR-VII

(See Code 4.10(2), (4) and (5))
Form of Occupation Certificate

From

Director General,
Town & Country Planning Department,
Haryana, SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana6@gmail.com
Website www.tcpharyana.gov.in

To

SKN Developers Pvt. Ltd. & others,
in collaboration with Experion Developers Pvt. Ltd.
F-9, 1st Floor, Manish Plaza-I,
Plot No. 7, MLU, Sector-10, Dwarka,
New Delhi-75.

Memo No. ZP-753-Vol-II/SD(BS)/2018/ 13423

Dated: 02-05-18

Whereas SKN Developers Pvt. Ltd. & others in collaboration with Experion Developers Pvt. Ltd. has applied for the issue of an occupation certificate on 17.10.2017 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -


- Licence No. 38 of 2010 dated 14.05.2010.
- Total area of the Group Housing Colony measuring 15.025 acres.
- Sector-108, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units	No. of Floors	FAR Sanctioned		FAR Achieved	
			Area in Sqm.	%	Area in Sqm.	%
Tower-D1	52	Stilt Floor to 14 th Floor	8424.216	13.855	8450.471	13.898
Tower-D2	39	Stilt Floor to 14 th Floor	7224.267	11.881	7741.347	12.732
Tower-D3	39	Stilt Floor to 14 th Floor	8241.181	13.554	7989.47	13.140
Convenient Shops		Ground Floor	283.656	0.467	56.184	0.092
Non-FAR Area in Sqm.						
Basement under Tower-D1 to D3			9171.30		8989.88	
Guard Room			0.00		11.80	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director General, Fire Services, Haryana, Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. Lokesh Kumar Tyagi, M-Tech (Structure), Public Health Functional reports received from Superintending Engineer (HQ), HUDA, Panchkula & Chief Engineer-I, HUDA, Panchkula & Certificate of Registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana and after charging the composition charges amount of ₹ 6,61,175/- for the variations vis-à-vis approved building plans with following conditions: -

1. The building shall be used for the purposes for which the occupation certificate is being granted and in accordance with the uses defined in the approved Zoning Regulations/Zoning Plan and terms and conditions of the licence.
2. That you shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed thereunder. All the flats for which occupation certificate is being granted shall have to be compulsorily registered and a deed of declaration will have to be filed by you within the time schedule as prescribed under the Haryana Apartment Ownership Act 1983. Failure to do so shall invite legal proceedings under the statute.
3. That you shall apply for the connection for disposal of sewerage, drainage & water supply from HUDA as and when the services are made available, within 15 days from its availability. You shall also maintain the internal services to the satisfaction of the Director till the colony is handed over after granting final completion.
4. That you shall be fully responsible for supply of water, disposal of sewerage and storm water of your colony till these services are made available by HUDA/State Government as per their scheme.
5. That in case some additional structures are required to be constructed as decided by HUDA at later stage, the same will be binding upon you.
6. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time as per the provisions of Haryana Building Code, 2017.
7. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
8. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.

9. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
10. That you shall comply with all the stipulations mentioned in the Environment clearance issued by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2012/303 dated 08.10.2012.
11. That you shall comply with all conditions laid down in the Memo. No. DFS/Supdt/2017/701/87396 dated 07.12.2017 of the Director General, Fire Services, Haryana, Panchkula with regard to fire safety measures.
12. You shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, HUDA Primary School Building, Block-C-2, Sushant Lok-I, Gurugram.
13. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
14. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
15. That you shall impose a condition in the allotment/possession letter that the allottee shall use Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.
16. That you shall apply for connection of Electricity within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DHBVN.
17. That provision of parking shall be made within the area earmarked/designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
18. Any violation of the above said conditions shall render this occupation certificate null and void.

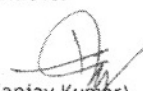

 (T.L. Satyaprakash, IAS)
 Director General, Town and Country Planning,
 Haryana, Chandigarh.

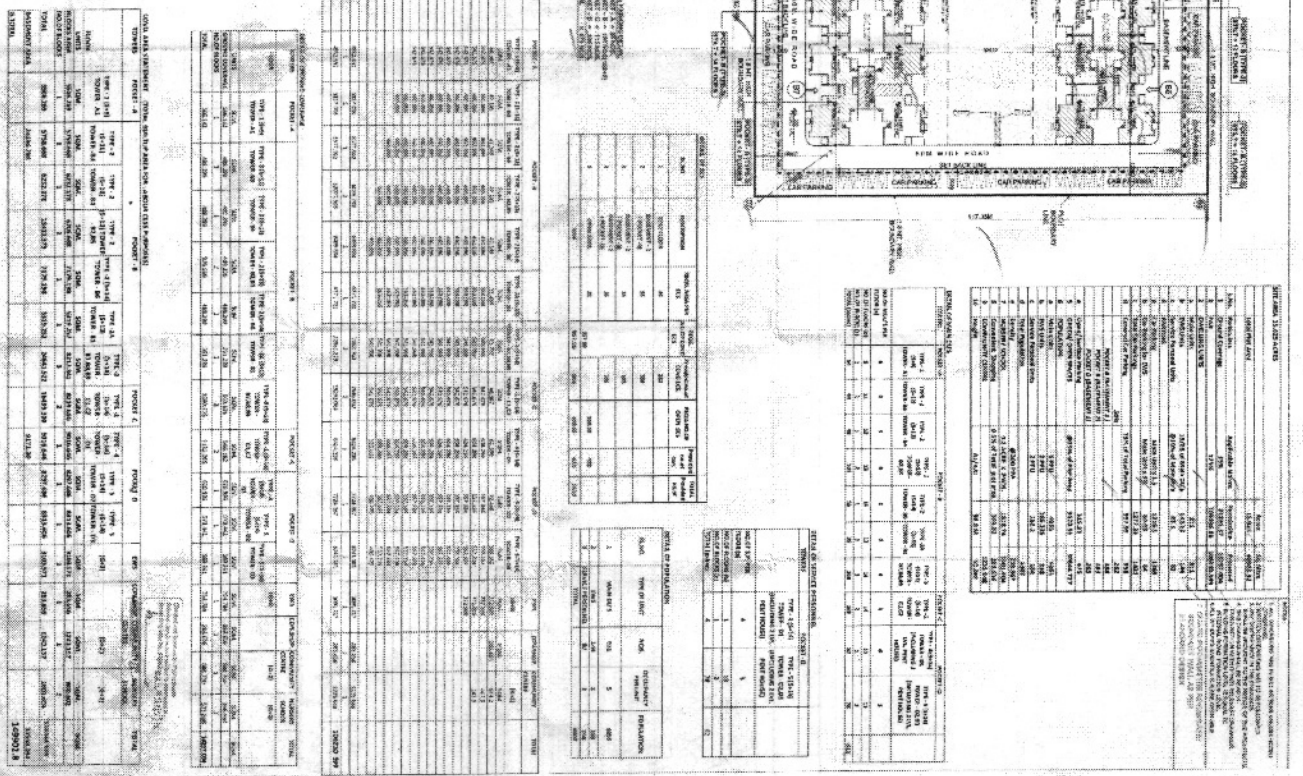
Endst. No. ZP-753-Vol-II/SD(BS)/2018/ 13429

Dated: - 02-05-18

A copy is forwarded to the following for information and necessary action: -

1. The Director General, Fire Services, Haryana, Panchkula with reference to his office Memo. No. DFS/Supdt/2017/701/87396 dated 07.12.2017 vide which no objection certificate for occupation of the above-referred buildings have been granted. It is requested to ensure compliance of the conditions imposed by your letter under reference. Further in case of any lapse by the owner, necessary action as per rules should be ensured. In addition to the above, you are requested to ensure that adequate fire fighting infrastructure is created at Gurugram for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation.
2. Chief Engineer-I, HUDA, Panchkula with reference to his office memo no. 239300 dated 13.12.2017.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 239285 dated 15.12.2017.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 372 dated 12.01.2018.
5. District Town Planner, Gurugram with reference to his office memo. No. 207 dated 05.01.2018.
6. ☒ Nodal Officer, website updation.


 (Sanjay Kumar)
 District Town Planner (HQ),
 For Director General, Town and Country Planning,
 Haryana, Chandigarh.



REGD.

FORM BR-VII

(See Code 4.11(2), (4) and (5))
Form of Occupation Certificate

From

Director,
Town & Country Planning Department,
Haryana, SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana5@gmail.com
Website www.tcpharyana.gov.in

To

Experion Realty Pvt. Ltd. & Experion Real Estate Pvt. Ltd.
in collaboration with Experion Developers Pvt. Ltd.
F-9, 1st Floor, Manish Plaza-I,
Plot No. 7, MLU, Sector-10, Dwarka,
New Delhi-75.

Memo No. ZP-753/SD(BS)/2017/

Dated: -

Whereas Experion Realty Pvt. Ltd. & Experion Real Estate Pvt. Ltd. in collaboration with Experion Developers Pvt. Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 38 of 2010 dated 14.05.2010.
- Total area of the Group Housing Colony measuring 15.025 acres.
- Sector-108, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units	No. of Floors	FAR Sanctioned in complete block		FAR Achieved in complete block	
			Area in Sqm.	%	Area in Sqm.	%
Tower-B1	12	10 th Floor to 13 th Floor	4771.722	7.848	4790.822	7.879
Tower-B2	12	11 th Floor to 13 th Floor	6038.798	9.932	6038.798	9.932
Tower-B3	4	11 th Floor	5117.006	8.416	5139.901	8.453
Tower-B4	4	12 th Floor	5577.902	9.174	5577.902	9.174
Tower-B5	8	12 th Floor & 13 th Floor	6038.798	9.932	6038.798	9.932
Tower-B6	4	14 th Floor	6452.544	10.612	6522.589	10.727
Tower-B7	48	Stillt, 1 st Floor to 12 th Floor	7653.760	12.588	7653.760	12.588
Tower-B8	40	Stillt, 1 st Floor to 10 th Floor	7653.760	12.588	7653.760	12.588
Tower-B9	52	Stillt, 1 st Floor to 13 th Floor	7653.760	12.588	7679.609	12.630
Total	184		56958.05	93.678	57095.939	93.903
1 st Basement parking Pocket-B					3168.84	
2 nd Basement parking Pocket-B					3168.84	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director, Fire Services, Haryana, Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. Lokesh Kumar Tyagi, M-Tech (Structure), Public Health Functional reports received from Superintending Engineer (HQ), HUDA, Panchkula & Chief Engineer, HUDA, Panchkula & Certificate of Registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana and after charging the composition charges amount of ₹ 1,69,064/- for the variations vis-à-vis approved building plans with following conditions: -

1. The building shall be used for the purposes for which the occupation certificate is being granted and in accordance with the uses defined in the approved Zoning Regulations/Zoning Plan and terms and conditions of the licence.
2. That you shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed thereunder. All the flats for which occupation certificate is being granted shall have to be compulsorily registered and a deed of declaration will have to be filed by you within the time schedule as prescribed under the Haryana Apartment Ownership Act 1983. Failure to do so shall invite legal proceedings under the statute.
3. That you shall apply for the connection for disposal of sewerage, drainage & water supply from HUDA as and when the services are made available, within 15 days from its availability. You shall also maintain the

REGD.

FORM BR-VII

(See Code 4.11(2), (4) and (5))

Form of Occupation Certificate

From

Director,
Town & Country Planning Department,
Haryana, SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana3@gmail.com
Website www.tcpharyana.gov.in

To

Experion Realty Pvt. Ltd. & Experion Real Estate Pvt. Ltd.
in collaboration with Experion Developers Pvt. Ltd.
F-9, 1st Floor, Manish Plaza-I,
Plot No. 7, MLU, Sector-10, Dwarka,
New Delhi-75.

Memo No. ZP-753/SD(BS)/2017/

Dated:-

Whereas Experion Realty Pvt. Ltd. & Experion Real Estate Pvt. Ltd. in collaboration with Experion Developers Pvt. Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below:-

DESCRIPTION OF BUILDING

City: Gurugram:-

- Licence No. 38 of 2010 dated 14.05.2010.
- Total area of the Group Housing Colony measuring 15.025 acres.
- Sector-108, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units	No. of Floors	FAR Sanctioned of complete Block		FAR Achieved of complete Block	
			%	Area in Sqm.	%	Area in Sqm.
Tower-A1	54	Stilt Floor, 1 st Floor to 9 th Floor	8.112	4932.651	8.156	4958.963
Tower-B1	27	Stilt Floor, 1 st Floor to 9 th Floor	7.848	4771.722	7.879	4790.822
Tower-B2	40	Stilt Floor, 1 st Floor to 10 th Floor	9.932	6038.798	9.932	6038.798
Tower-B3	40	Stilt Floor, 1 st Floor to 10 th Floor	8.416	5117.006	8.453	5139.901
Tower-B4	44	Stilt Floor, 1 st Floor to 11 th Floor	9.174	5577.902	9.174	5577.902
Tower-B5	44	Stilt Floor, 1 st Floor to 11 th Floor	9.932	6038.798	9.932	6038.798
Tower-B6	52	Stilt floor, 1 st Floor to 13 th Floor	10.690	6499.693	10.727	6522.589
EWS Block	108	Ground Floor, 1 st Floor to 3 rd Floor	5.085	3091.716	3.738	2272.608
			81.764	49714.317	71.561	43511.085
Basement under B1, B2, B3, B4, B5, B6						
1 st Basement parking Pocket-B				18022.454		12821.724
2 nd Basement parking Pocket-B				6370.375		5467.299
Guard Room (Pocket-A)						11.80
Guard Room (Pocket-B)						11.061

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director, Fire Services, Haryana, Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. Lokesh Kumar Tyagi, M-Tech (Structure), Public Health Functional reports received from Superintending Engineer (HQ), HUDA, Panchkula & Chief Engineer, HUDA, Panchkula & Certificate of Registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana and after charging the composition charges amount of ₹ 61,44,299/- for the variations vis-à-vis approved building plans with following conditions:-

1. The building shall be used for the purposes for which the occupation certificate is being granted and in accordance with the uses defined in the approved Zoning Regulations/Zoning Plan and terms and conditions of the licence.
2. That you shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed thereunder. All the flats for which occupation certificate is being granted shall have to be compulsorily registered and a deed of declaration will have to be filed by you within the time schedule as prescribed under the Haryana Apartment Ownership Act 1983. Failure to do so shall invite legal proceedings under the statute.
3. That you shall apply for the connection for disposal of sewerage, drainage & water supply from HUDA as and when the services are made available, within 15 days from its availability. You shall also maintain the