

VALUATION REPORT

**Valuation of Immovable Property – Industrial Plot No 1/3 at Mile
Stone, Khandsa Road, Gurugram, Haryana-122001**

**Owned By
M/s Remsons Industries Ltd**

A/C: M/s Remsons Industries Ltd

**Prepared for SBI-IE, Kandivali (Mumbai)-Plot No 11B, Govt. Industrial
Estate, Kandivali, Mumbai**

Fair Market Value of The Property	: Rs 38,82,45,000.00
Realizable Value of The Property: 85%	: Rs 33,00,08,250.00
Distress Value of The Property : 75%	: Rs 29,11,83,750.00
Guide Line Value	: Rs 14,76,42,656.00
Insurance Value (Approx.)	: Rs 5,70,00,000.00

Prepared By:

**Er & Vr Rajan Chadha
BE (Civil), PDCM, FIV, AMIE,
Chartered Engineer (India)
Empaneled Valuer State Bank of India**

**Address**

**GX 12b, GF, Ild Trade Centre,
Gurugram, Haryana, Pin 122003
Email: bcrcvaluers@gmail.com; chadharajan63@gmail.com
Mobile: 9818318231; L/L 0124-2326346**



Panel Engineer/ Valuer
Er & Vr Rajan Chadha
BE (Civil), PDCM, FIV, AMIE, C.E.
Empaneled Valuer, State Bank of India,
1981, Sector 4, Gurugram, Haryana

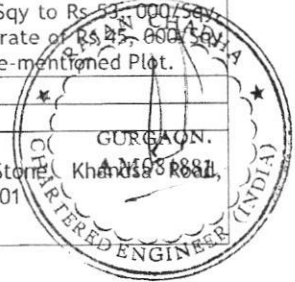
To
SBI-IE, Kandivali (Mumbai)-Plot No 11B, Govt.
Industrial Estate, Kandivali, Mumbai

Ref No: BCRC/SBI/VAL/1635/2022-23
Date: 14/03/2023

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

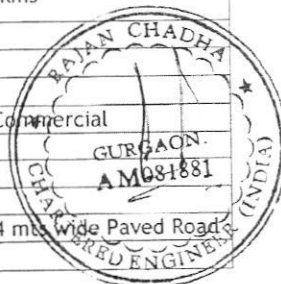
(To be filled in by the Approved Valuer)

I.	GENERAL		
1.	Purpose for which the valuation is made		Bank Loan
2.	a)	Date of inspection	: 14/03/2023
	b)	Date on which the valuation is made	: 14/03/2023
3.	List of documents produced for perusal		i) Bainama ii) Valuation Report Dated 03/03/2020 iii) Valuation Report dated 23/02/2021
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)		Owned By M/s Remsons Industries Ltd Mob:9818697912 (Mr S K Tiwari)
5.	Brief description of the property (Including leasehold / freehold etc)		1. The above mentioned Property consists of Ground + Two Floors measuring plot area 5978.26 Sqm or approx. 7150 Sqy. Building possesses RCC Coverage of approx. 6716.72 Sqm or approx. 72,298.10 Sft at GF & First Floor and 465 Sqm or approx. 5005 Sft at Second Floor (Shed). Above said Building is facing towards West direction with approx. 24 mts wide paved road, at left side, Vacant Plot (Earlier Owned by M/s Hema Engineering Industries Ltd) is there, at right side Vacant Plot is located and at Rear side also Vacant Plot (Earlier Owned by M/s Hema Engineering Industries Ltd) exists. 2. Property Longitude 77.0.31 E & Latitude 28.26.27 N 3. Accommodation: Offices/ Administrative Section, Factory area , Store Rooms, Auto Winder Section, DG Set Room, Transfer Room, Pantry Room, Security Cabin & Canteen. 4. Land & Building Method is used to arrive at the market value of the above mentioned Property. 5. The present market rate of the similar Plot ranges from Rs 45, 000/Sqy to Rs 55, 000/Sqy. We have considered the rate of Rs 45, 000/Sqy for the valuation of above-mentioned Plot.
6.	Location of property		
	a)	Plot No. / Survey No.	:
	b)	Door No.	:
	c)	T. S. No. / Village	:
	d)	Ward / Taluka	:
	e)	Mandal / District	:
			Plot No 1/3 at Mile Stone, Khandis Road, Gurugram, Haryana-122001



7.	Postal address of the property	Plot No 1/3 at Mile Stone, Khandsa Road, Gurugram, Haryana-122001
8.	City / Town	: Gurgaon
	Residential Area	: No
	Commercial Area	: No
	Industrial Area	: Yes
9.	Classification of the area	:
	i) High / Middle / Poor	: Middle Class
	ii) Urban / Semi Urban / Rural	: Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	: MCG
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	: No(as investigated at site)
12	In case it is an agricultural land, any conversion to house site plots is contemplated	: N/A
13.	Boundaries of the property	:
	West	: Facing approx. 24 mts wide paved Road
	North	: Vacant Plot
	East	: Vacant Plot (Earlier Owned by M/s Hema Engineering Industries Ltd)
	South	: Vacant Plot (Earlier Owned by M/s Hema Engineering Industries Ltd)
14.1	Dimensions of the site	: A B As per the Deed Actuals
	West	:
	North	:
	East	:
	South	:
14.2	Latitude, Longitude and Coordinates of the site	: Property Longitude 77.0.31 E & Latitude 28.26.27 N
15	Extent of the site	: Plot Area 5978.26 Sqm or 7150 Sqy
16	Extent of the site considered for valuation (least of 14 A & 14 B)	: Plot Area 5978.26 Sqm or 7150 Sqy
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	: Owner Occupied

II.	CHARACTERISTICS OF THE SITE	
1.	Classification of locality	Industrial & Commercial
2.	Development of surrounding areas	Industrial & Commercial
3.	Possibility of frequent flooding / sub-merging	Flood Details data not provided but it is approved area
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	All within 1-2 kms
5.	Level of land with topographical conditions	Levelled
6.	Shape of land	Rectangle
7.	Type of use to which it can be put	Industrial
8.	Any usage restriction	Industrial and Commercial
9.	Is plot in town planning approved layout?	Yes
10.	Corner plot or intermittent plot?	Intermittent
11.	Road facilities	Yes, Available
12.	Type of road available at present	Yes, approx. 24 mts wide Paved Road
13.	Width of road - is it below 20 ft. or more than 20 ft.	Above 20ft





14	Is it a land - locked land?	No
15	Water potentiality	Yes
16	Underground sewerage system	Yes
17	Is power supply available at the site?	Yes
18	Advantage of the site	Delhi Jaipur Highway road Approx. 600 mts away from the Property
19	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	No

Part - A (Valuation of land)		
1.	Size of plot	Plot Area 5978.26 Sqm or 7150 Sqy
	North & South	Plot Area 5978.26 Sqm or 7150 Sqy
	East & West	
2.	Total extent of the plot	Plot Area 5978.26 Sqm or 7150 Sqy
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	Rs 45,000/Sqy to Rs 53,000/Sqy (Checked with Property Dealer Named : Mr Bhupender Kumar Arora, Mob - 9910212373 Google Search- 99 Acres & other websites
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Circle rate of Plot=Rs 12,000/Sqy, Const Rs 800/Sft (12,000X 7150= 8,58,00,000.00) + Const. (800 X 77,303.32 = 6,18,42,656.00) Total: 14,76,42,656.00
5.	Assessed / adopted rate of valuation	Rs 45,000/Sqy (By Internal analysis based on market rates from Property dealer, Google Search and other key factors like location etc)
6.	Estimated value of land	45,000X7150= 32,17,50,000.00
Part - B (Valuation of Building)		
1.	Technical details of the building	
	a)	Type of Building (Residential / Commercial / Industrial)
	b)	Type of construction (Load bearing / RCC / Steel Framed)
	c)	Year of construction
	d)	Number of floors and height of each floor including basement, if any
	e)	Plinth area floor-wise
	f)	Condition of the building
	i)	Exterior - Excellent, Good, Normal, Poor
	ii)	Inferior - Excellent, Good, Normal, Poor
	g)	Date of issue and validity of layout of approved map / plan
	h)	Approved map / plan issuing authority
	i)	Whether genuineness or authenticity of approved map / plan is verified
	j)	Any other comments by our empanelled valuers on authentic of approved plan



Specifications of construction (floor-wise) in respect of

S. No.	Description	Ground Floor	Two floors
1.	Foundation	RCC +Load Bearing	N/A
2.	Basement	N/A	N/A
3.	Superstructure	RCC + Load Bearing	RCC + Load Bearing
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	M. Steel, Aluminium	M. Steel, Aluminium
5.	RCC works	Yes	Yes
6.	Plastering	Yes	Yes
7.	Flooring, Skirting, dadoing	Kotta Stone, Tile, IPS, Epoxy	Kotta Stone, Tile, IPS, Epoxy
8.	Special finish as marble, granite, wooden paneling, grills, etc	No	No
9.	Roofing including weather proof course	Yes	Yes
10.	Drainage	Yes	Yes

Details of valuation

Sno	Description	Type	Roof Height (Rft)	Area In Sqm	Area in Sft (a)	Age of Building	Present Replacement Rate (Rs)...b	Present Replacement Cost in Rs a x b=X	Depreciation (RCC 33%, Shed 12%) in Rs ...Y	Depreciated Cost in Rs (X-Y)
1	Office Building	RCC	12	1177.8	12677.72	22	1600	20284354.27	6693836.9	13590517
2	Factory Building	RCC	20	3442.8	37057.95	22	1200	44469545.9	14674950	29794596
3	Store Area	RCC	12	614.6	6615.49	22	1200	7938591.528	2619735.2	5318856
4	Auto Winder Dept	RCC	20	1204.72	12967.49	22	1,200	15560982.73	5135124.3	10425858
5	D G Set Room	RCC	20	164.92	1775.18	22	1,000	1775182.388	585810.19	1189372
6	Transfer Room	RCC	20	60.76	654.01	22	1,000	654014.564	215824.81	438190
7	Pantry Room	RCC	12	12.70	136.70	22	1,000	136701.53	45111.505	91590
8	Security cabin	RCC	20	38.42	413.55	22	1,000	413549.038	136471.18	277078
		Sub Total 1		6716.72	72298.10					61126058
9	Canteen Shed	Shed	25	465	5005.21	4	500	2502606.75	300312.81	2202294
		Sub Total 2		465	5005.21					2202294
		Sub Total 1+2=A		7181.72	77303.32					63328352
10	5% for external infrastructural works...B									3166417.68
	Grand Total A+B									66494769
										AM081881





Part C- (Extra Items)

Included in Depreciated Rate

1.	Portico	:	N/A
2.	Ornamental front door	:	-do-
3.	Sit out/ Verandah with steel grills	:	-do-
4.	Overhead water tank	:	-do-
5.	Extra steel/ collapsible gates	:	-do-
	Total	:	-do-

Part D- (Amenities)

Included in Depreciated Rate

1.	Wardrobes	:	N/A
2.	Glazed tiles	:	-do-
3.	Extra sinks and bath tub	:	-do-
4.	Marble / Ceramic tiles flooring	:	-do-
5.	Interior decorations	:	-do-
6.	Architectural elevation works	:	-do-
7.	Panelling works	:	-do-
8.	Aluminium works	:	-do-
9.	Aluminium hand rails	:	-do-
10.	False ceiling	:	-do-
	Total	:	-do-

Part E- (Miscellaneous)

Included in Depreciated Rate

1.	Separate toilet room	:	N/A
2.	Separate lumber room	:	-do-
3.	Separate water tank/ sump	:	-do-
4.	Trees, gardening	:	-do-
	Total	:	-do-

Part F- (Services)

Included in Depreciated Rate

1.	Water supply arrangements	:	N/A
2.	Drainage arrangements	:	-do-
3.	Compound wall	:	-do-
4.	C. B. deposits, fittings etc.	:	-do-
5.	Pavement	:	-do-
	Total	:	-do-

Total abstract of the entire property

Part- A	Land	:	Rs. 32,17,50,000.00
Part- B	Building	:	Rs. 66494769.00
Part- C	Extra Items	:	Included
Part- D	Amenities	:	Included
Part- E	Miscellaneous	:	Included
Part- F	Services	:	Included
	Total	:	Rs. 38,82,44,769.00
	Say	:	Rs. 38,82,45,000.00



Valuation: The above-mentioned Property consists of Ground + Two Floors measuring plot area 5978.26 Sqm or approx. 7150 Sqy. Building possesses RCC Coverage of approx. 6716.72 Sqm or approx. 72,298.10 Sft (GF & First Floor) and 465 Sqm or approx. 5005 Sft at Second Floor (Shedarea). Above said Plot is facing towards West direction with approx. 24 mts wide paved road, at left side, Vacant Plot (Earlier Owned by M/s Hema Engineering Industries Ltd) is there, at right side Vacant Plot is located and at Rear side also Vacant Plot (Earlier Owned by M/s Hema Engineering Industries Ltd) exists.

Distress Value of the entire Property including Land and Building (75%): Rs 29,11,83,750.00

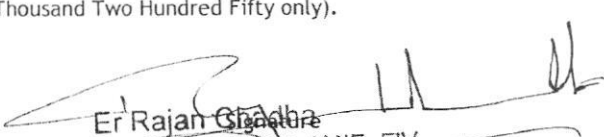
- i) Saleability; Location of the Property is very good and market trend in the locality is demanding.
- ii) Likely rental value in future: Prevailing rent of the similar Property ranges between Rs 40/Sft to Rs 50/Sft may be high in future.
- iii) Any likely income it may generate may be discussed: Location of the Plot is very good situated at the Heart of the City.

Encl:

1. Photograph of owner/representative with property in background
2. Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites
3. Evidence of prevailing market rates
4. Circle rate
5. Google Map

As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the above mentioned property in the prevailing condition with aforesaid specifications is Rs 33,00,08,250.00 (Rupees Thirty-Three Crore Eight Thousand Two Hundred Fifty only).




Er. Rajan Chadha
B.E. (Civil), PDCM, AMIE, FIV
(Name and Official Engineer of the Approved Valuer)
Registered Approved & Panel Valuer
Gurugram (Haryana)
Phone: 0124-2326346, Mob: 9818318231
Email: chadharajan63@gmail.com

The undersigned has inspected the property detailed in the Valuation Report dated on --/--/----. We are satisfied that the fair and reasonable market value of the property is Rs. ----- (-----).

Signature

(Name of the Branch Manager with Official seal) Date:

Encl:

TO BE OBTAINED FROM VALUERS ALONGWITH THE VALUATION REPORT

1. Declaration-cum-undertaking from the valuer (Annexure-I)
2. Model code of conduct for valuer (Annexure II)

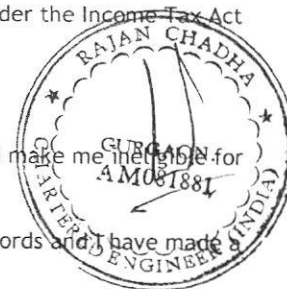


(Annexure-I)

**Format of undertaking to be submitted by Individuals/ proprietor/ partners/ directors DECLARATION-
CUM- UNDERTAKING**

I, **Rajan Chadha** son of **Late Sh. B.L. Chadha** do hereby solemnly affirm and state that:

- a. I am a citizen of India
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me
- c. The information furnished in my valuation report dated **14-03-2023** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I have personally inspected the property with my team on **14-03-2023**. The work is not subcontracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the Bank.
- f. I have not been de panelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such de panelment.
- f. I have not been removed/dismissed from service/employment earlier
- g. I have not been convicted of any offence and sentenced to a term of imprisonment
- h. I have not been found guilty of misconduct in professional capacity
- i. I have not been declared to be unsound mind
- j. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- k. I am not an undischarged insolvent
- l. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- m. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- n. My PAN Card number/Service Tax number as applicable is **AFLPC0268C**
- o. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- p. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure





- q. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability
- r. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable
- s. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)
- t. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the proprietor, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- y. Further, I hereby provide the following information.

Sl. No.	Particulars	Valuer comment
1	background information of the asset being valued;	Plot No 1/3 at Mile Stone, Khandsa Road, Gurugram, Haryana-122001
2	purpose of valuation and appointing authority	Fair market value for SBI-IE, Kandivali (Mumbai)-Plot No 11B, Govt. Industrial Estate, Kandivali, Mumbai
3	identity of the valuer and any other experts involved in the valuation;	Empanelled with State Bank of India since June 2020
4	disclosure of valuer interest or conflict, if any;	No
5	date of appointment, valuation date and date of report;	14-03-2023, 14-03-2023
6	inspections and/or investigations undertaken;	Inspection of site made by myself/my Technical Team
7	nature and sources of the information used or relied upon;	Personal enquiry & other sources such as brokers and surrounding persons
8	procedures adopted in carrying out the valuation and valuation standards followed;	Land & Building method
9	restrictions on use of the report, if any;	No
10	major factors that were taken into account during the valuation;	Local enquiry about property





11	major factors that were not taken into account during the valuation;	Detailed enquiry from the market
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	---do---



Signature

(Name of the Approved Valuer and Seal of the Firm / Company)

Er Rajan Chadha
B.E. (Civil), PDCM, AMIE, FIV
Chartered Engineer (India)
Registered Approved & Panel Valuer
Gurugram (Haryana)
Phone: 0124-2326346, Mob: 9818318231
Email: chadharajan63@gmail.com

MODEL CODE OF CONDUCT FOR VALUERS**Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.





14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

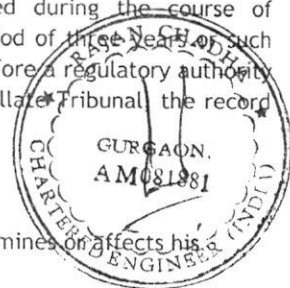
20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.





Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service. Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

32. A valuer shall follow this code as amended or revised from time to time

Signature of the valuer :

Name of the Valuer : Er & Vr Rajan Chadha

Address of the valuer : House Rajan Chadha-4, U.E,
Gurugram, Haryana
B.E. (Civil), PDCM, AMIE, FIV
Chartered Engineer (India)
Registered Approved & Panel Valuer
Gurugram (Haryana)
Phone: 0124-2326346, Mob: 9818318231
Email: chadharajan63@gmail.com





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Rate for T-100 Gurgaon Proposed Rates for the year 2022

Sr. No	Industrial	2nd Half Rates for the Year of 2019-2020		Rates for the Year of 2021-2022		Proposed Rates for the Year of 2022	
		Commercial (Rs. Per Sq. Yards)	Constructed Building	Commercial (Rs. Per Sq. Yards)	Constructed Building	Commercial (Rs. Per Sq. Yards)	Constructed Building
1	Manufactured Area (Including Vastu) Phase I & II	30000	Land Cost + 2000 Per Sq. Feet	30000	Land Cost + 2000 Per Sq. Feet	40000	Land Cost + 2000 Per Sq. Feet
2	Phase II, Industrial, Sec 94	32000	Land Cost + 2000 Per Sq. Feet	32000	Land Cost + 2000 Per Sq. Feet	35000	Land Cost + 2000 Per Sq. Feet
3	Sec 94 (Opposite Sec 14)	24000	Land Cost + 2000 Per Sq. Feet	24000	Land Cost + 2000 Per Sq. Feet	25000	Land Cost + 2000 Per Sq. Feet
4	Industrial Area from Railway Futa to (Opposite) with MC Area	16000	Land Cost + 2000 Per Sq. Feet	20000	Land Cost + 2000 Per Sq. Feet	22000	Land Cost + 2000 Per Sq. Feet
5	Any Land converted into Industrial use	10000	Land Cost + 2000 Per Sq. Feet	10000	Land Cost + 2000 Per Sq. Feet	12000	Land Cost + 2000 Per Sq. Feet

Rate for T-100 Gurgaon Proposed Rates for the year 2022

Sr. No	Industrial	2nd Half Rates for the Year of 2019-2020		Rates for the Year of 2021-2022		Proposed Rates for the Year of 2022	
		Commercial (Rs. Per Sq. Yards)	Constructed Building	Commercial (Rs. Per Sq. Yards)	Constructed Building	Commercial (Rs. Per Sq. Yards)	Constructed Building
1	Sec 18, 30, 44	23000	Land Cost + 2000 Per Sq. Feet	23000	Land Cost + 2000 Per Sq. Feet	23000	Land Cost + 2000 Per Sq. Feet
2	Industrial up to 100000 sq. ft. in Phase I & II	23000	Land Cost + 2000 Per Sq. Feet	23000	Land Cost + 2000 Per Sq. Feet	23000	Land Cost + 2000 Per Sq. Feet
3	Industrial up to 100000 sq. ft. in Phase I & II	23000	Land Cost + 2000 Per Sq. Feet	23000	Land Cost + 2000 Per Sq. Feet	23000	Land Cost + 2000 Per Sq. Feet
4	Industrial up to 100000 sq. ft. in Phase I & II	23000	Land Cost + 2000 Per Sq. Feet	23000	Land Cost + 2000 Per Sq. Feet	23000	Land Cost + 2000 Per Sq. Feet

11:06

MAGNETIC FIELD 50 UT

280° W

28°26'27" N 77°0'31" E

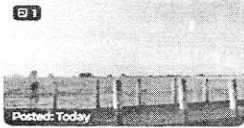
IAN CHADHA

GURGAON.

AM 081881

REGISTERED ENGINEER (INDIA)





Industrial Land for Sale in Sector 10

2500 sqm

100% Free New Property

Posted: Today

Agent: Gurgaon Realtors

12.50 Cr

Contact Agent

Get Phone No.



Industrial Land for Sale in Sector 14

1500 sqm

100% Free New Property


Posted: Today

Agent: Gurgaon Realtors

7.50 Cr

Contact Agent

Get Phone No.



Industrial Land for Sale in Sector 13

1500 sqm

100% Free New Property

Posted: Today

Agent: Gurgaon Realtors

6 Cr

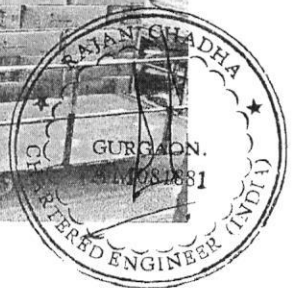
Contact Agent

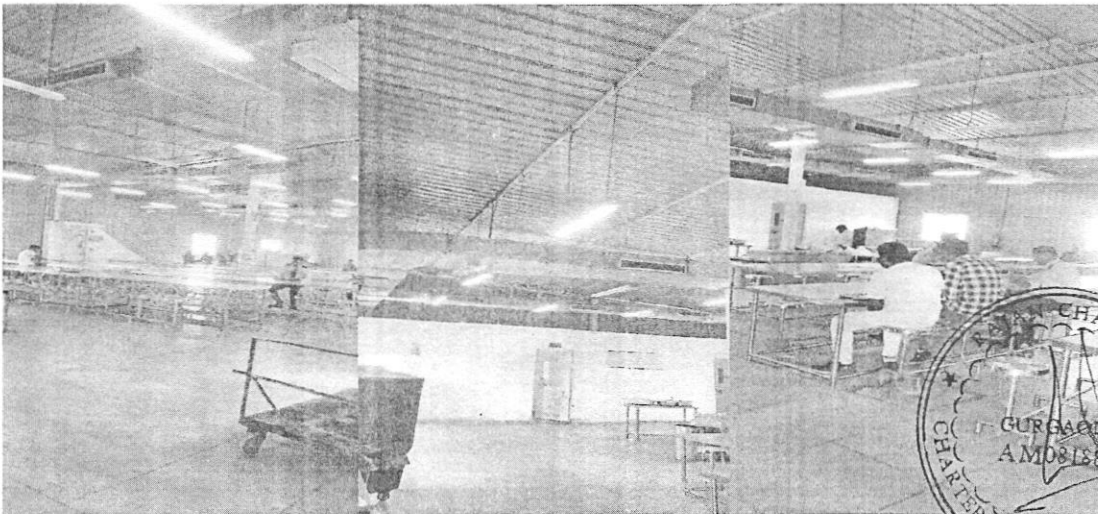
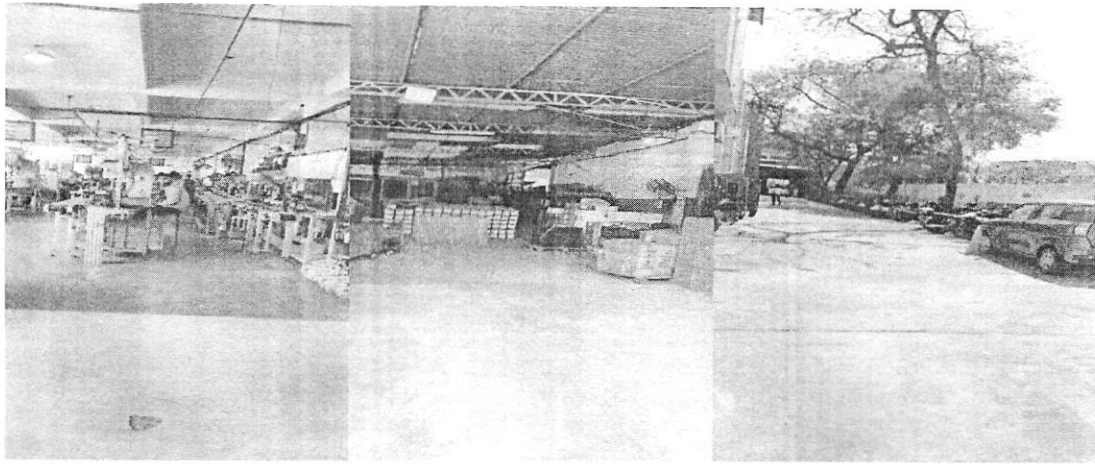
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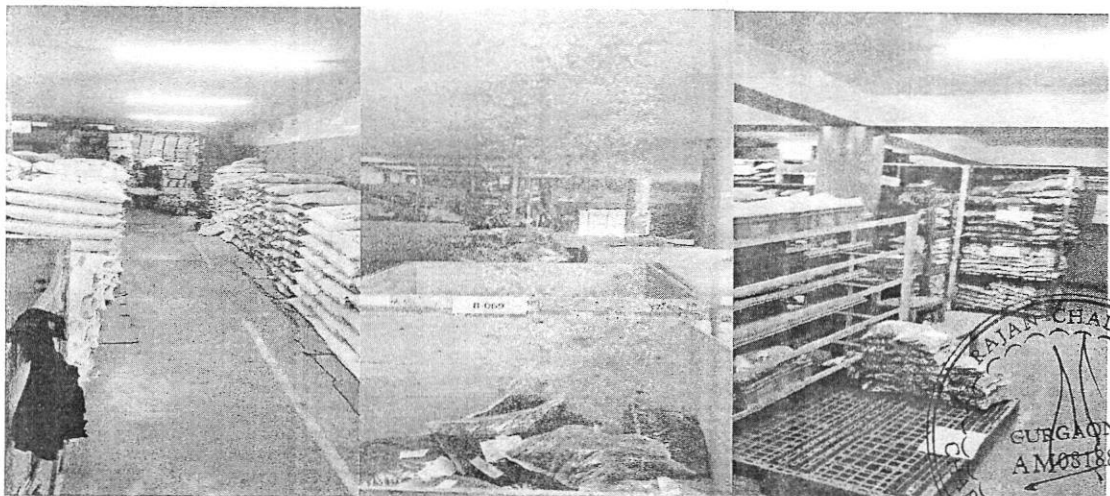


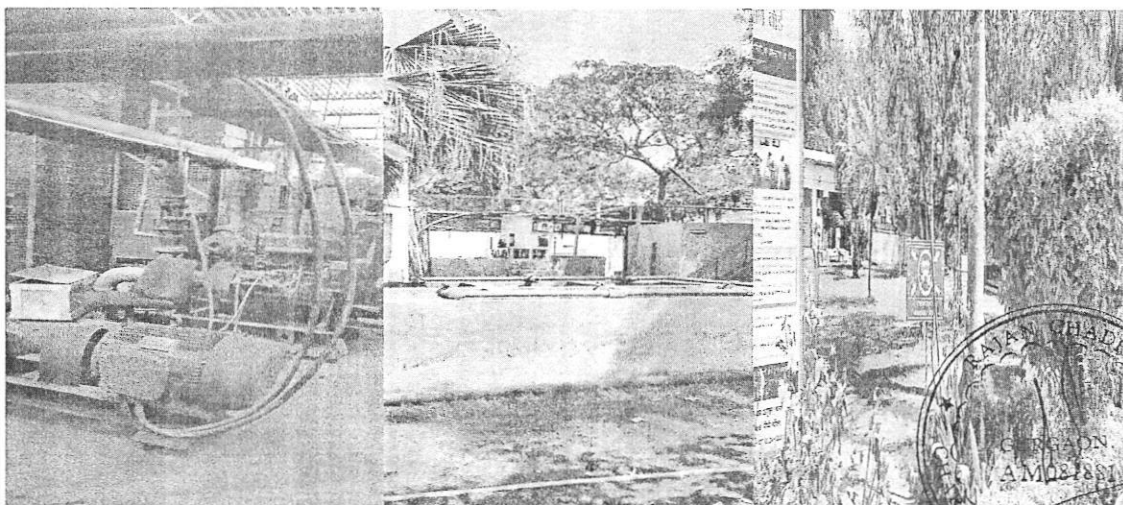
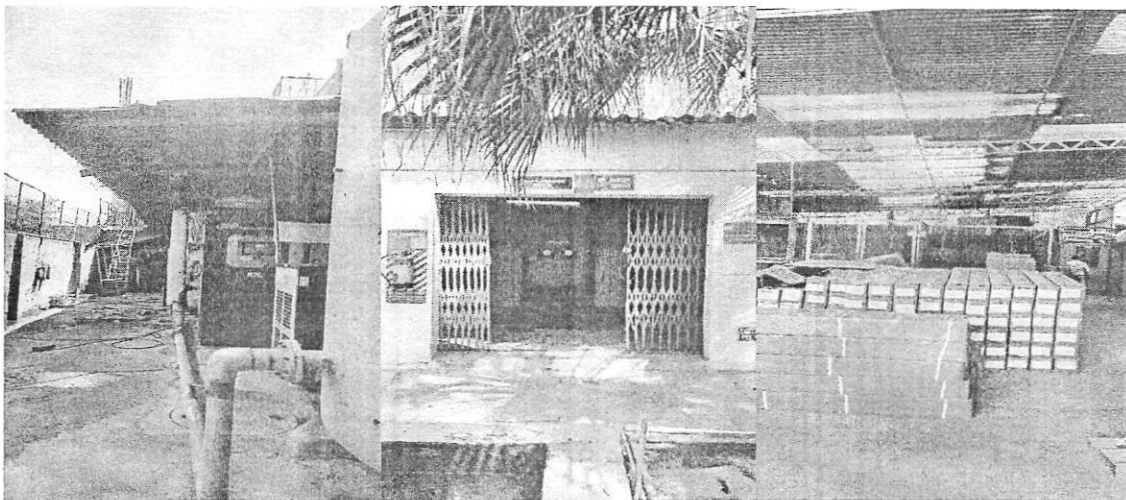
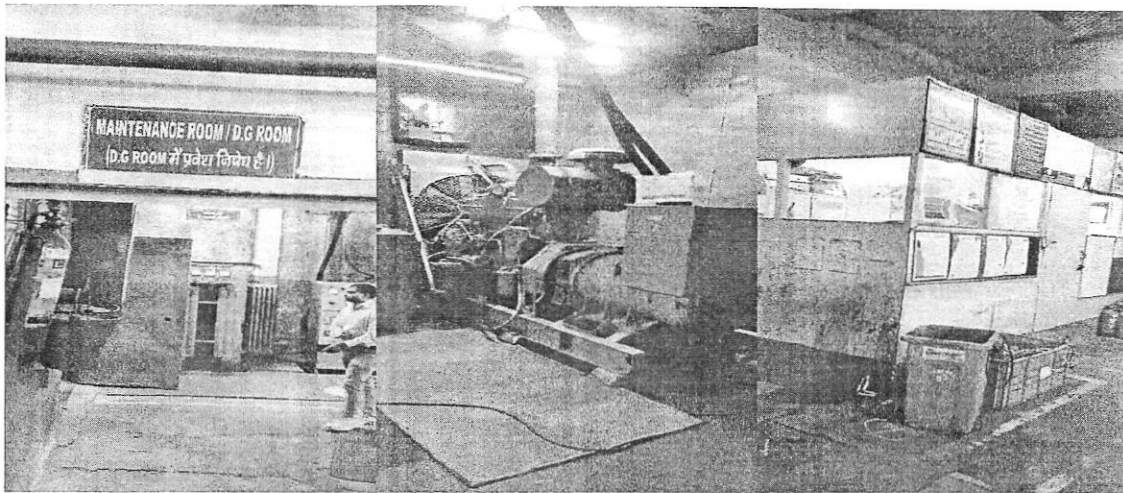


Site Pictures of Plot No 1/3 at Mile Stone, Khandsa Road, Gurugram,
Haryana-122001









15/03/2023, 13:12

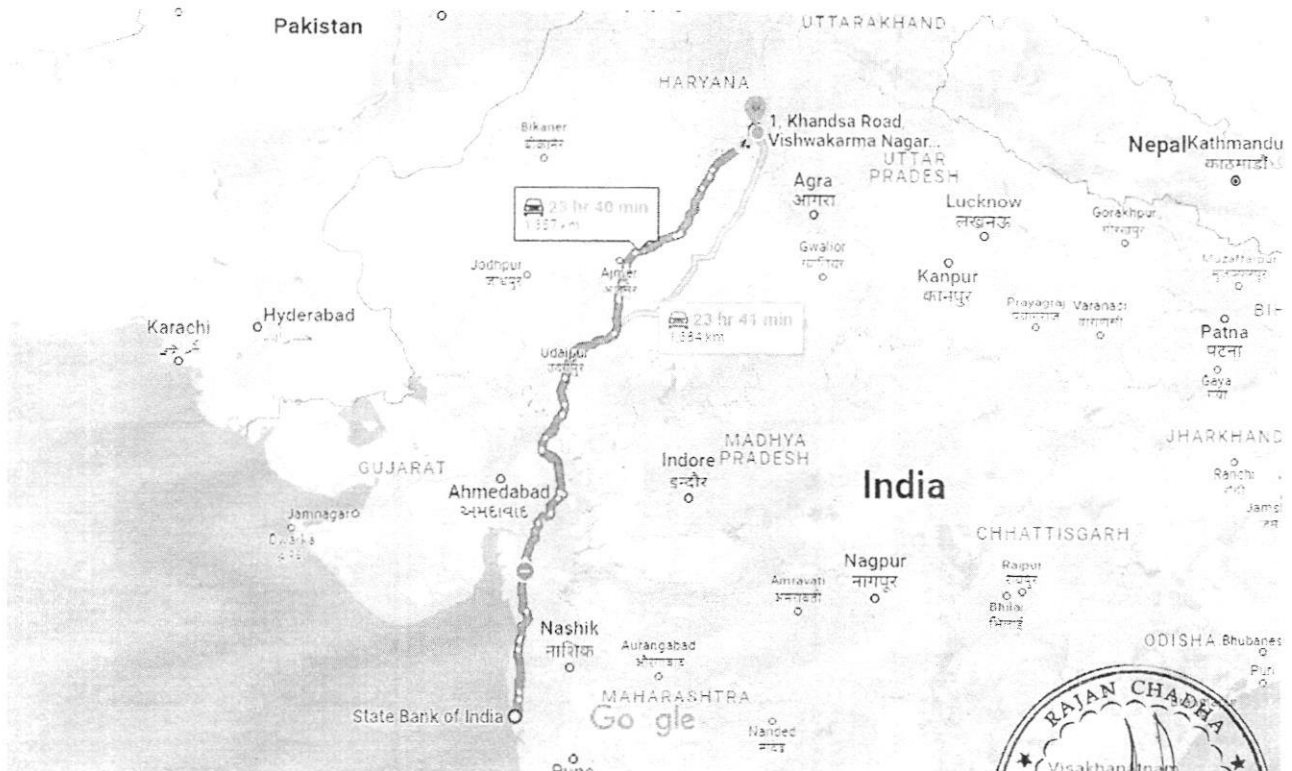
State Bank of India to 1, Khandsa Rd, Vishwakarma Nagar, Sector 10A, Gurugram, Haryana 122001 - Google Maps

Google Maps

State Bank of India, Plot No 11 AB Govt

Drive 1,357 km, 23 hr 40 min

Industrial Estate, Kandivali West, Mumbai, Maharashtra 400067 to 1, Khandsa Rd, Vishwakarma Nagar, Sector 10A, Gurugram, Haryana 122001



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