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VALUERS & TECHNO ENGINEERING CONSULTANTS (P) LTD.
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Dated:03.10.2020

PROJECT TIE -UP REPORT

OF

GROUP HOUSING SOCIETY

M3M WOODSHIRE™
Sector-107, Dwarka Expressway, Gurgaon

SITUATED AT

SECTOR-107, VILLAGE DHARAMPUR, GURUGRAM MANESAR URBAN COMPLEX, GURUGRAM, HARYANA

DEVELOPED & PROMOTED BY

M/S. M3M INDIA PVT. LTD.

REPORT PREPARED FOR
STATE BANK OF INDIA, HLST BRANCH, GURUGRAM, HARYANA

***Important - In case of any query/ issue or escalation you may please contact Incident Manager at valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.*

NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which report will be considered to be correct.

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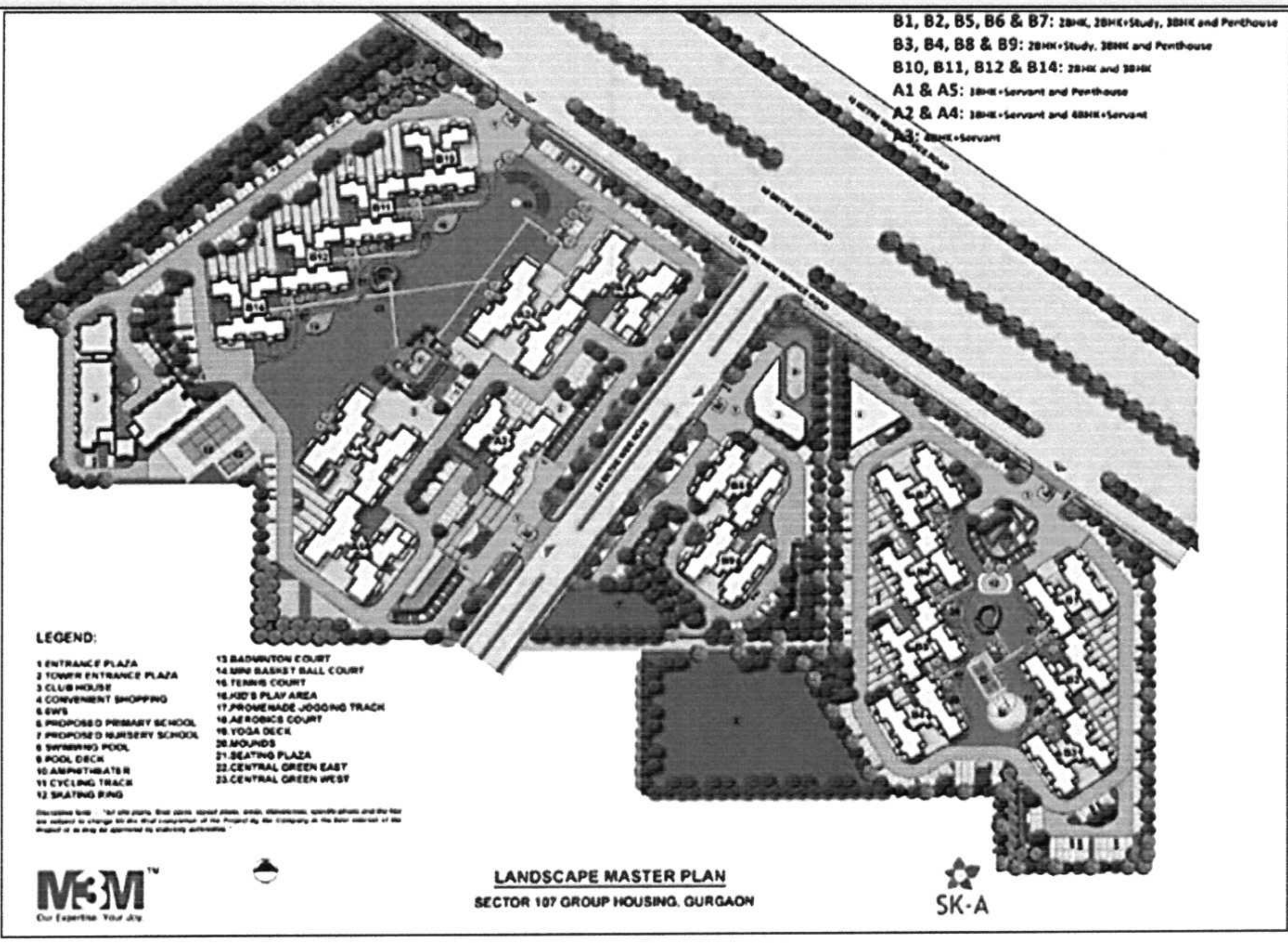
PART A	SUMMARY OF THE PROJECT TIE-UP REPORT

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. M3M India Pvt. Ltd.		
d.	Name of Property Owner	M/s. Cogent Realtors Pvt. Ltd. C/o Manglam Multiplex Pvt. Ltd.		
e.	Address & Phone Number of the owner	GF-1, Vipul Plaza, Sector-54, Gurugram-122002		
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	16 September 2020		
k.	Date of Valuation Report	3 October 2020		
l.	Surveyed in presence of	Developer's Representative	---	
m.	Purpose of the Valuation	Project Tie- up Report		
n.	Scope of the Report	Project Tie- Up Report		
o.	Out-of-Scope of Report	i. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. ii. Legal aspects of the property are out-of-scope of this report. iii. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. iv. Getting cizra map or coordination with revenue officers for site identification is not done at our end. v. Measurement is only limited upto sample random measurement. vi. Measurement of the property as a whole is not done at our end. vii. Drawing Map & design of the property is out of scope of the work.		
p.	Documents provided for perusal	**Documents Requested**	**Documents Provided**	**Documents Reference No.**
		Total **05** documents requested.	Total **01** documents provided.	**01**
		Property Title document	Old Valuation Report	Dated 10/10/2018
		Approved Map	None	---
		Copy of TIR	None	---
		Project Approval Letter	None	---
		Project NOC's issued from the	None	---

		concern authority	
q.	Identification of the property	☐	Cross checked from boundaries of the property mentioned in the deed
		☒	Done from the name plate displayed on the property
		☒	Identified by the Promoter's representative
		☐	Enquired from local residents/ public
		☐	Identification of the property could not be done properly
		☐	Survey was not done
2.	**BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION**		



This project tie-up report is prepared for group housing project **"M3M Woodshire"** developed at the aforesaid address having total licensed area admeasuring 76409.71 sq.mtr./ 18.88125 acres and net plot area after deduction of road widening area is 75312.89 sq.mtr./ 18.61025 acres as per the old valuation report provided to us.

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

As per the old valuation report the owner of the subject project is M/s. Cogent Realtors Pvt. Ltd. C/o Manglam Multiplex Pvt. Ltd. The subject project is developed and promoted by M/s. M3M India Pvt. Ltd. which has developed modern flats in this group housing project with all the basic & urban facilities and amenities.

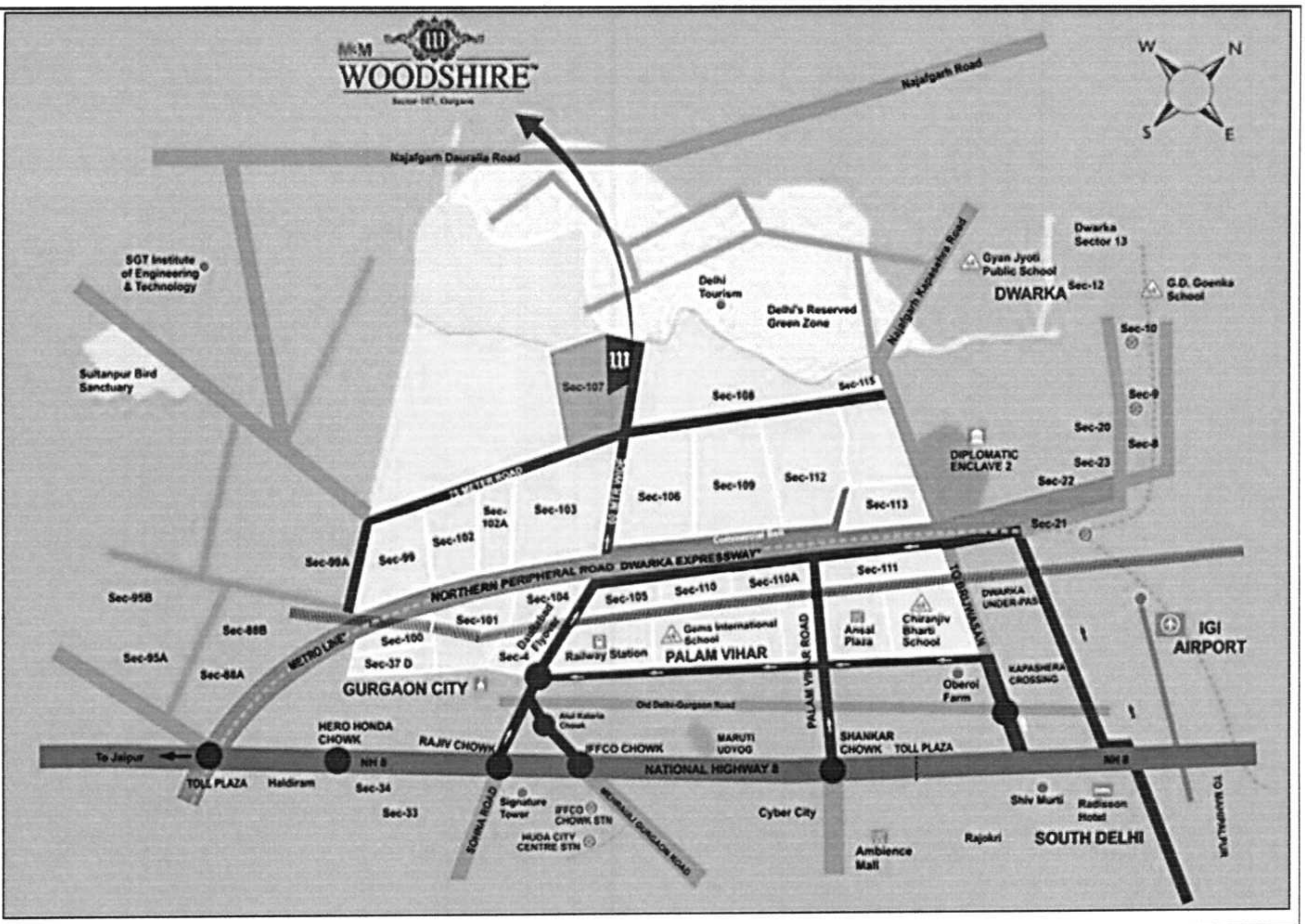
As per the old valuation report, the project has approval for 18 high rise towers having a total of 991 DU but the developer has constructed 995 DU i.e. 4 extra DU but for the same occupation certificate has been provided to the previous valuer company. So, in reference to the information mentioned in the old valuation report we have assumed that these extra 4 DU has been sanctioned in the occupation certificate although copy of the occupation certificate is not provided to us. The configuration and size of the flats in subject project is tabulated below: -

Type of Flat	**Super Area** *(sq.ft.)*
2BHK	1366
2BHK + Study	1534
3BHK	1943
3BHK + Servant Room	2361
4BHK + Servant Room	2746

As per the old valuation report the developer has obtained most of the preliminary necessary statutory approvals from different government agencies to develop this modern affordable group housing society comprising of 18 high rise towers. This is modern housing society, developed with all the basic & urban facilities and amenities.

As per the observation during site survey and information provided by the developer's representative, the construction work of all the towers is completed and the project is ready to move. Many families have already moved into their respective flats.

The location of the subject project is in good developing Sector-107, Gurugram in which other group housing projects are also under development. Subject project is located on 45 ft. wide Dharampur Road and located approx. 3.5 km from Dwarka Expressway. More infrastructure developments are proposed in this area in future. The subject project is abutted to Najafgarh Drain.



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.25-26
e.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No.27-30
f.	Enclosure 3	Google Map – Page No.31
g.	Enclosure 4	Photographs – Pages 03
h.	Enclosure 5	Copy of Circle Rate – Page 02
i.	Enclosure 6	Survey Summary Sheet – Pages xx
j.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages 02

PART B SBI FORMAT OF VALUATION REPORT

Name & Address of Branch	State Bank of India, HLST Branch, Gurugram
Name of Promoter	M/s. M3M Woodshire Pvt. Ltd.

S.NO.	CONTENTS	DESCRIPTION	
1.	**INTRODUCTION**		
a.	Name of Property Owner	M/s. Cogent Realtors Pvt. Ltd. C/o Manglam Multiplex Pvt. Ltd.	
	Address & Phone Number of the Owner	GF-1, Vipul Plaza, Sector-54, Gurugram-122002	
b.	Purpose of the Valuation	Project Tie-up Report	
c.	Date of Inspection of the Property	16 September 2020	
d.	Date of Valuation Report	3 October 2020	
e.	Name of the Developer of the Property	M/s. M3M India Pvt. Ltd.	
	Type of Developer	Private developer promoted	
2.	**PHYSICAL CHARACTERISTICS OF THE PROPERTY**		
a.	**Location attribute of the property**		
i.	Nearby Landmark	Near Village Dharampur	
ii.	Postal Address of the Property	M3M Woodshire, Sector-107, Village Dharampur, Gurugram Manesar Urban Complex, Gurugram, Haryana	
iii.	Total Licensed Area	76409.71 sq.mtr. (18.88125 acres)	
	Net Plot Area	75312.89 sq.mtr. (18.61025 acres)	
		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.	
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°30'53.9"N 76°58'23.5"E	
vii.	Details of the roads abutting the property		
	1. Main Road Name & Width	Dwarka Expressway	60 mtr.
	2. Front Road Name & width	Dharampur Road	45 ft.
	3. Type of Approach Road	Bituminous Road	
	4. Distance from the Main Road	3.5 km from Dwarka Expressway	
viii.	Description of adjoining property	Vacant Land, Residential Colony & Other Residential Project nearby	
ix.	Plot No./ Survey No.	Please refer to the copy of deeds	
x.	Zone/ Village	Residential	Dharampur
xi.	Sub registrar	Kadipur	
xii.	District	Gurugram, Haryana	

xiii.	Any other aspect	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. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. 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.		
	1. Identification of the property	☐ Cross checked from boundaries of the property mentioned in the deed ☒ Done from the name plate displayed on the property ☒ Identified by the owner's representative ☐ Enquired from local residents/ public ☐ Identification of the property could not be done properly ☐ Survey was not done		
	2. Is property clearly demarcatedby 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 developing	
	5. Characteristics of the locality	Good	Within developing Residential zone	
	6. Property location classification	Ordinary location within the locality	None	None
	7. Property Facing	East Facing		
b.	Covered Built-up area description *(Plinth/ Carpet/ Saleable Area)*	Please refer to the area description section of the report *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.*		
c.	**Boundaries schedule of the Property**			
i.	Are Boundaries matched	Not applicable since boundaries are not mentioned in provided documents		
ii.	**Directions**	**As per Sale Deed/ TIR**	**Actual found at Site**	

	North	NA	Drain
	South	NA	Signature Global Solera
	East	NA	Dharampur Road
	West	NA	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	The license has been granted by DTCP for setting up a group housing project as per the old valuation report.	
	ii. Current activity done in the property	Residential Apartment in multistoried building	
	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	Obtained as per old valuation report	Obtained as per old valuation report
d.	Comment on unauthorized construction if any	Not applicable since occupation certificate has been issued by the concerned authority as per old valuation report	
e.	Comment on Transferability of developmentalrights	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	Vacant Land, residential colony & Other Group Housing Socities	
j.	Comment of Demolition proceedings if any	No information available to us	
k.	Comment on Compounding/ Regularization proceedings	Not applicable since occupation certificate has been issued by the concerned authority as per old valuation report	
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	Only Old Valuation Report Provided	None	None
b.	Names of the Legal Owner/s	M/s. Cogent Realtors Pvt. Ltd. C/o Manglam Multiplex 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*(personal or corporate)* as the case may be	No Information available to us. Bank to obtain details from the Developer.	NA	
k.	**Building plan sanction:**			
	i. Authority approving the plan	DTCP, Haryana		
	ii. Name of the office of the Authority	Director, Town & Country Planning Haryana		
	iii. Any violation from the approved Building Plan	Not applicable since occupation certificate has been issued by the concerned authority as per old valuation report		
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 *(property tax, water tax, electricity bill)*	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	Refer to Tile Deeds
	ii. Year of Acquisition/ Purchase	Refer to Tile Deeds
	iii. Property presently occupied/ possessed by	Developer and individual flat owners
	iv. Title verification	To be done by the competent Advocate
	v. Details of leases if any	Not known to us as only old valuation report provided to us

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			No	
	iii. Power Supply arrangements	Permanent		Will be obtained as per required capacity by individual flat owners	
		Auxiliary		DG 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	
	ix. Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes	Yes	Yes	Yes	Yes

8.	**INFRASTRUCTURE AVAILABILITY**						
a.	Description of Aqua Infrastructure availability in terms of:						
	i. Water Supply			Yes, by the Authority			
	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 a radius of 5-10 Km.			
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	5 km	7 km	10 km	500 mtr.	6 km	14 km	24 km
	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby			

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	Many residential projects are proposed and some projects are in progress
	ii. Any negativity/ defect/ disadvantages in the property/ location	No	NA

10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:		
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 B construction (Good)	
	ii. Appearance/ Condition of structures	Internal -Good	
		External -Good	
	iii. Roof	**Floors/ Towers**	**Type of Roof**
		18 towers – G+14 Floors	RCC
	iv. Floor height	10 feet	
	v. Type of flooring	Vitrified tiles, Granite, Simple marble	
	vi. Doors/ Windows	Wooden frame & panel doors	
	vii. Interior Finishing	Neatly plastered and putty coated walls	
	viii. Exterior Finishing	Simple plastered walls	
	ix. Interior decoration/ Special architectural or decorative feature	Good looking interiors. Medium use of interior decoration.	
	x. Class of electrical fittings	Internal/ Normal quality fittings	
	xi. Class of sanitary & water supply fittings	Internal/ Normal quality fittings	
d.	Maintenance issues	Newly built structure so currently no maintenance issues.	
e.	Age of building/ Year of construction	Approx. 2 Years	Approx. 2018
f.	Total life of the structure/ Remaining life expected	Approx. 60-65 years	Approx. 60-65 years
g.	Extent of deterioration in the structure	Not applicable, Newly constructed buildings	
h.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable.	
i.	Protection against natural disasters viz. earthquakes etc.	All the structures are designed for seismic consideration for Zone IV	
j.	Visible damage in the building if any	No	
k.	System of air conditioning	Individual AC as per buyer's requirement.	
l.	Provision of firefighting	Yes	
m.	Status of Building Plans/ Maps	Building plans are approved by the development authority as per old valuation report.	
	i. Is Building as per approved Map	Not applicable since occupation certificate has ben issued by the concerned authority as per old valuation report	
	ii. Details of alterations/ deviations/ illegal	☐Permissible Alterations	Not Applicable

	construction/ encroachment noticed in the structure from the original approved plan	☐Not permitted alteration	Not Applicable
	iii. Is this being regularized	No	

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.	No information provided to us
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 Structure

13.	PROJECT DETAILS:	
a.	Name of the Developer	M/s. M3M India Pvt. Ltd.
b.	Name of the Architect	M/s. RSP India Principal Architect
c.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.
d.	Proposed completion date of the Project	Project is Completed and ready to move
e.	Progress of the Project	Project is Completed and ready to move and occupation certificate has been issued by the concerned authority as per old valuation report.
f.	Other Salient Features of the Project	☐ High end modern apartment, ☒ Ordinary Apartments, ☐ Affordable housing, ☒ Club, ☒ Swimming Pool, ☒ Play Area, ☒ Walking Trails, ☒ Gymnasium, ☒ Convenient Shopping, ☒ Parks, ☐ Multiple Parks, ☒ 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 1of Part D: Valuation Assessment Factors*** of the report and the screenshot annexure in the report.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to ***Part D: Valuation Assessment Factors*** of the report and the screenshot annexure in the report.
d.	**Summary of Valuation**	For detailed Valuation calculation please refer to ***Point 1, 2, 3 & 4 of the Part D: Valuation Assessment Factors*** of the report.
	i. Guideline Value	**Rs.148,88,20,000/- (Land Value Only)**
	1. Land	**Rs.148,88,20,000/-**
	2. Building	NA
	ii. Prospective Fair Market Value	**Rs.478,00,00,000/-**
	iii. Expected Realizable Value	**Rs.382,40,00,000/-**
	iv. Liquidation Value	**Rs.334,60,00,000/-**
	v. Valuation of structure for Insurance purpose	**Rs.256,00,00,000/-**
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 reportfor reference.

15.	**Declaration** *(Also see Enclosure: 1 Valuer's Remarks)*	i. The information provided is true and correct to the best of my knowledge and belief. ii. The analysis and conclusions are limited by the reported assumptions, limiting conditions and the information came to knowledge during the course of the work. Please see the Assumptions Remarks & Limiting conditions described in Part D: Valuation assessment section of the Report. 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. iv. No employee or member of R.K Associates has any direct/ indirect interest in the property. v. Our authorized surveyor by name of SE Inderjeet Rathee has visited the subject property on 16 September 2020 in the presence of the developer's representative. vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.

		vii. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank. viii. We have submitted Valuation report directly to the Bank. ix. This valuation work is carried out by our Engineering team on the request from **STATE BANK OF INDIA, HLST BRANCH, 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. G-183, Preet Vihar, Delhi-110092**	2303/ 1988	
c.	**Total Number of Pages in the Report with enclosures**	36	
d.	**Engineering Team worked on the report**	***SURVEYED BY:*** *SE Inderjeet Rathee*	
		PREPARED BY: *SE Jitender Sharma*	
		REVIEWED BY: HOD Valuations	

17.	**ENCLOSED DOCUMENTS:**	
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates
b.	Building Plan	Not provided by the owner/ client
c.	Floor Plan	Not provided by the owner/ client
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	Not provided by the owner/ client
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, Makan.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.25-26 **v.** Google Map – Page No.31 **vi.** Photographs – Pages 03 **vii.** Copy of Circle Rate – Pages 02 **viii.** Survey Summary Sheet – Pages xx **ix.** Copy of relevant papers from the property documents referred in the Valuation – Pages 02

PART C AREA DESCRIPTION OF THE PROPERTY

<table>
<tr><td rowspan="2">1.</td><td colspan="2">Total Licensed Area</td><td colspan="2">76409.71 m² (18.88125 acres)</td></tr>
<tr><td colspan="2">Net Plot Area</td><td colspan="2">75312.89 m² (18.61025 acres)</td></tr>
<tr><td rowspan="2">2.</td><td rowspan="2">Ground Coverage Area</td><td>Proposed</td><td colspan="2">12453 m² (17%)</td></tr>
<tr><td>Permissible</td><td colspan="2">26359.51 m² (35%)</td></tr>
<tr><td rowspan="15">3.</td><td rowspan="15">Covered Area</td><td>UNDER FAR</td><td>Proposed</td><td>Present Status (As per Occupation Certificate)</td></tr>
<tr><td>Residential</td><td>130678.483 m²</td><td>130481.893 m²</td></tr>
<tr><td>Community Building</td><td>481.369 m²</td><td>820.094 m²</td></tr>
<tr><td>Convenient Shopping</td><td>372.7 m²</td><td>3375.416 m²</td></tr>
<tr><td>Proposed</td><td>131532.552 m² (1415804.61 ft.²)</td><td>131677.403 m² (1417363.77 ft.²)</td></tr>
<tr><td>Permissible</td><td>131797.56 m² (1418657.13 ft.²)</td><td>---</td></tr>
<tr><td colspan="3">UNDER NON-FAR</td></tr>
<tr><td>Basement Area</td><td>21952.925 m²</td><td rowspan="5">28115.63 m² (302634.123 ft.²)</td></tr>
<tr><td>Stilt area</td><td>3628.34 m²</td></tr>
<tr><td>Nursery & Primary School</td><td>2484.46 m²</td></tr>
<tr><td>Change Room</td><td>49.905 m²</td></tr>
<tr><td>TOTAL Proposed</td><td>28115.63 m² (302634.123 ft.²)</td></tr>
<tr><td>Permissible</td><td>NA</td><td>---</td></tr>
<tr><td rowspan="2">4.</td><td rowspan="2">Open/ Green Area</td><td>Proposed</td><td colspan="2">No such information provided to us</td></tr>
<tr><td>Minimum Required</td><td colspan="2">No such information provided to us</td></tr>
<tr><td rowspan="2">5.</td><td rowspan="2">Density</td><td>Proposed</td><td colspan="2">No such information provided to us</td></tr>
<tr><td>Permissible</td><td colspan="2">No such information provided to us</td></tr>
<tr><td>6.</td><td colspan="2">Plinth/ Built-up Area (As per IS 3861-1966)</td><td colspan="2">159793.033 m² (FAR + NON-FAR)</td></tr>
<tr><td>7.</td><td colspan="2">Carpet Area</td><td colspan="2">NA</td></tr>
<tr><td>8.</td><td colspan="2">Net Floor Area</td><td colspan="2">NA</td></tr>
<tr><td>9.</td><td colspan="2">Super Area</td><td colspan="2">NA</td></tr>
<tr><td>10.</td><td colspan="2">Shed Area</td><td colspan="2">NA</td></tr>
<tr><td>11.</td><td colspan="2">Salable Area</td><td colspan="2">NA</td></tr>
</table>

	Total Blocks/ Floors/ Flats			
1.	Approved as per Sanctioned Plan		Actually provided (as per Occupation Certificate)	Current Status
	Tower A1: S/G+14 Floors = 55 DU **Tower A2:** S/G+14 Floors = 58 DU **Tower A3:** S/G+14 Floors = 43 DU **Tower A4:** S/G+14 Floors = 58 DU **Tower A5:** S/G+14 Floors = 55 DU **Tower B1:** S/G+14 Floors = 57 DU **Tower B2:** S/G+14 Floors = 57 DU **Tower B3:** S/G+14 Floors = 56 DU **Tower B4:** S/G+14 Floors = 58 DU **Tower B5:** S/G+14 Floors = 57 DU **Tower B6:** S/G+14 Floors = 57 DU **Tower B7:** S/G+14 Floors = 57 DU **Tower B8:** S/G+14 Floors = 56 DU **Tower B9:** S/G+14 Floors = 57 DU **Tower B10:** S/G+14 Floors = 60 DU **Tower B11:** S/G+14 Floors = 60 DU **Tower B12:** S/G+14 Floors = 45 DU **Tower B13:** S/G+14 Floors = 45 DU Community Building Shopping (CS1) Shopping (CS2)		**Tower A1:** S+14 Floors = 55 DU **Tower A2:** G+14 Floors = 59 DU **Tower A3:** S/G+14 Floors = 43 DU **Tower A4:** G+14 Floors = 59 DU **Tower A5:** S+14 Floors = 55 DU **Tower B1:** S/G+14 Floors = 57 DU **Tower B2:** S/G+14 Floors = 57 DU **Tower B3:** S/G+14 Floors = 56 DU **Tower B4:** S/G+14 Floors = 58 DU **Tower B5:** S/G+14 Floors = 58 DU **Tower B6:** S/G+14 Floors = 58 DU **Tower B7:** S/G+14 Floors = 57 DU **Tower B8:** S/G+14 Floors = 56 DU **Tower B9:** S/G+14 Floors = 57 DU **Tower B10:** G+14 Floors = 60 DU **Tower B11:** G+14 Floors = 60 DU **Tower B12:** G+14 Floors = 45 DU **Tower B13:** G+14 Floors = 45 DU Community Building Shopping (CS1) Shopping (CS2) Shopping (CS3)	The project completed and ready to move and occupation certificate has been issued by the authority as per old valuation report.
2.	Total no. of Flats/ Units	**Main Units = 991 DU**	**Main Units = 995 DU**	
		EWS = 175 DU	**EWS = 176 DU**	
	Type of Flats		**Type of Flat**	**Super Area** *(sq.ft.)*
			2BHK	1366
			2BHK + Study	1534
			3BHK	1943
			3BHK + Servant Room	2361
			4BHK + Servant Room	2746
	Number of Car Parking available		Required	No information Provided to us
			Stilt	No information Provided to us
			Surface	No information Provided to us
			Basement	No information Provided to us
			Total Parking Provided	No information Provided to us

(All the above details are taken as per the old valuation report provided to us by the bank)

PART D PROJECT APPROVAL DETAILS

S.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Form LC-V – Formal Grant of License for setting up group housing from DTCP (Hr. Govt.)	License No.33 of 2012 Dated: 12/04/2012	Approved
2.	LC-III - Letter of Intent for grant of license from DTCP (Hr. Govt.)	---	Not Provided
3.	BR-III – Approval of Building Plan from DTCP (HR Govt.)	File No. ZP-809/JD(BS)/2012/20466 Dated: 12.10.2012	Approved
4.	Building Plan from DTCP Haryana	---	Not Provided
5.	NOC for Height Clearance from Airport Authority of India	Sr. No. AAI/NOC/2012/253/2141 Dated: 26/09/2012	Approved
6.	NOC from Pollution control Board	---	Not Provided
7.	Environmental clearance NOC from SEIAA	---	Approved
8.	NOC from Deputy Conservator of Forest, Gurugram (Haryana)	---	Obtained
9.	NOC for land not under Aravalli Hills	---	Not Provided
10.	Provisional NOC from Fire Authority, Gurugram	---	Approved
11.	RERA Registration Certificate	---	Not Provided
12.	Structural Stability Certificate	---	NA

OBSERVATIONS: - *Project meets preliminary necessary compliance statutory approvals and occupation certificate is also issued by the concerned authority as per the old valuation report*

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	Ordinary location within the locality	Not Applicable
			Property within developing Residential zone	NA	
				NA	
		Property Facing	East Facing		
g.	Any New Development in surrounding area	Other development		Development of other group housing project is going on.	
h.	Any specific advantage/ drawback in the property	No			
i.	Overall property usability Factor	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 calculated on the basis of 'Market Comparable Sales approach' and Building construction value is calculated on the basis of 'Depreciated Replacement Cost approach'			
		For knowing comparable market sales, significant local enquiries has been made from our side representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been judiciously taken seeing			

			the market scenario. Kindly please refer below section to know the name & contact numbers from whom enquiries have been made.
o.	References on prevailing market Rate/Price trend of the property and Details of the sources from where the information is gathered *(from property search sites & local information)*		
	i.	Name:	NA
		Contact No.:	----
		Nature of reference:	----
		Size of the Property:	----
		Location:	----
		Rates/ Price informed:	----
		Any other details/ Discussion held:	----
	ii.	Name:	NA
		Contact No.:	----
		Nature of reference:	----
		Size of the Property:	----
		Location:	----
		Rates/ Price informed:	----
		Any other details/ Discussion held:	----
	Adopted Rates Justification		*This land is used for the specific purpose to develop group housing society. As per the present market survey & verbal communication with local dealer we got mixed information for the group housing land in this developing sector and no other sale/ purchase has taken place in current market due to the low demand & current economical & real estate market condition for similar kind of property. As per information available in public domain the FSI rate prevailing in this sector is between Rs.1,200/- to Rs.1,500/- 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. 1,350/- per sq. ft., which is reasonable in our view.*

2.	**VALUATION OF LAND**		
	Particulars	**Govt. Circle/ Guideline Value**	**Prospective Fair Market Value**
a.	Prevailing Market Rate range	4 x Rs.2,00,00,000 /- per acre *(As per government norm- for the Residence Group Housing, the land is four times of the Agricultural land*	Rs.1,200/- to Rs.1,500/- per ft.^{2} (FSI Rate)
b.	Rate adopted considering all characteristics of the property	Rs.8,00,00,000/- per acre	Rs.1,350/- per ft.^{2} (FSI Rate)
c.	Total Development Land Area considered *(documents vs site survey whichever is less)*	75312.89 m^2 (18.61025 acres)	75312.89 m^2 (18.61025 acres)
d.	Total Permissible FAR	131797.56 m^2 (1418657.13 ft.^{2})	131797.56 m^2 (1418657.13 ft.^{2})
e.	**Total Value of land (A)**	18.61025 acres x Rs.8,00,00,000/- per acre	1418657.13 ft.^{2} x Rs.1,350/- per ft.^{2}
		Rs.148,88,20,000/-	**Rs.191,51,87,125/-**

3.	**VALUATION OF BUILDING CONSTRUCTION**
Particulars	**Expected Building Construction Value**

			FAR	NON FAR
	Structure Construction Value	Rate range	Rs.1,300/- to 1,700/-per ft.^{2}	Rs.1,100/- to 1,300/-per ft.^{2}
		Rate adopted	Rs.1,550/-per ft.^{2}	Rs.1,200/- per ft.^{2}
		Covered Area	131677.403 m^2 (1417363.77 ft.^{2})	28115.63 m^2 (302634.123 ft.^{2})
		Valuation Calculation	Rs.1,550/- per ft.^{2} X 1417363.77 ft.^{2}	Rs.1,200/-per ft.^{2} X 302634.123 ft.^{2}
		Total Value	**Rs.219,69,13,843/-**	**Rs.36,31,60,947/-**
a.	Depreciation percentage *(assuming salvage value % per year)*		NA *(Above replacement rate is calculated after deducting the prescribed depreciation)*	
b.	Age Factor		2-5 years old construction	
c.	Structure Type/ Condition		RCC framed structure	
d.	Construction Depreciated Replacement Value **(B)**		**Rs.256,00,74,790/-**	

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. 9,00,00,000/-
c.	Add extra for services *(Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)*	----	Rs. 9,00,00,000/-
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.12,00,00,000/-
e.	**Depreciated Replacement Value (C)**	**NA**	**Rs.30,00,00,000/-**

5.	**MARKET/ SALABLE VALUE OF THE FLATS**	
a.	Total No. of DU	995 DU
b.	Total No. of EWS	176 DU
c.	Total No. Villas	NA
d.	Total No. of Studio apartments	NA
e.	Total Proposed Salable Area for flats	NA
f.	Launch Price (including PLC + Car Parking + EDC + IDC + Club & other charges)	NA
	Government Circle rate	Rs.2,700/- per sq.ft

	Present Market Rate (including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.4,500/- to Rs.5,500/- per sq.ft. on super area
g.	Remark	*The resale value of the Flats varies from floor to floor, size of the flat and location of the flat i.e. park facing, corner etc. This is a modern society and the builder constructed modern flats as per the information available on public domains. As per information gathered from the public domain & market participants of that area, and it is found that resale rate for these flats is between Rs.4,500/- to Rs.5,500/- per sq.ft. on super area.*

6.	CONSOLIDATED VALUE		
	Particulars	**Govt. Circle/ Guideline Value**	**Prospective Fair Market Value**
a.	Land (A)	**Rs.148,88,20,000/-**	**Rs.191,51,87,125/-**
b.	Structure Construction Value(B)	NA	**Rs.256,00,74,790/-**
c.	Additional Building & Site Aesthetic Works Value (C)	NA	**Rs. 30,00,00,000/-**
d.	**Total Add (A+B+C)**	**Rs.148,88,20,000/- (Land Value Only)**	**Rs.477,52,61,915/-**
e.	Additional Premium if any	----	----
	Details/ Justification	----	----
f.	Deductions charged if any	----	----
	Details/ Justification	----	----
g.	**Total Prospective Fair Market Value#**	**NA**	**Rs.477,52,61,915/-**
h.	**Rounded Off**	----	**Rs.478,00,00,000/-**
i.	**EXPECTED REALIZABLE VALUE^(@ ~20% less)**	----	**Rs.382,40,00,000/-**
j.	**Distress VALUE*(@ ~30% less)**	----	**Rs.334,60,00,000/-**
k.	Valuation of structure for Insurance purpose	NA	**Rs.256,00,00,000/-**

(Rupees Four Hundred Seventy-Eight Crores Only)

7.	Concluding comments if any	
		a. Valuation of the asset is done as found on as-is-where basis. b. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation. 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. d. As per the scope of the assignment,Value assessment is subject to **Assumptions, Remarks & Limiting Conditions mentioned in Point '7' below, R.K Associates Important Notes and Valuer's Remarks(*Enclosure: 1*)& other enclosed documents**with the Report which will remain part & parcel of the report. Without these enclosures/ documents report shall stand null & void.

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.
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 financer 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 ornot 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 anddue 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.
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.orgwithin 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.

ENCLOSURE: 1– VALUER'S REMARKS

1.	**Fair Market Value#**suggested by the competent Valueris that prospective estimated amountof the subject asset/ property in his expert & prudent opinionwithout any prejudiceafter he has carefully & exhaustively evaluated all the facts & information related the subject asset at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.
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 financer 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 originalshas 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.
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/-.

ENCLOSURE: 2– REFERENCE FROM PUBLIC DOMAIN

3 BHK Residential Apartment in Sector-107 Gurgaon
M3M Woodshire

₹ 89 Lac — ₹ 4,581/sq.ft.
1,943 sq.ft. — (181 sq.m.) Super built up Area
3 BHK — 3 Baths

M3m woodshire is the luxury property at sector 107, dwarka expre... more

READY TO MOVE RESALE

Posted on 01st Jul, 2020 by RERA Registered Dealer
ISVR Realty

View Phone Number | Contact Dealer

4 BHK Residential Apartment in Sector-107 Gurgaon
M3M Woodshire

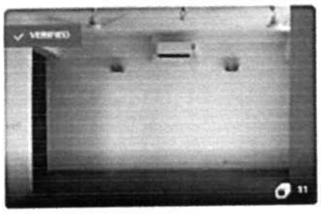
₹ 1.14 Cr — ₹ 4,152/sq.ft.
2,746 sq.ft. — (255 sq.m.) Super built up Area
4 BHK — 5 Baths

This is a north-East facing ready to move-In 1-5 year old semifurnis... more

READY TO MOVE RESALE

Posted on 22nd Jun, 2020 by RERA Registered Dealer
Dwarkadhish Group

View Phone Number | Contact Dealer



2 BHK Residential Apartment in Sector-107 Gurgaon
M3M Woodshire

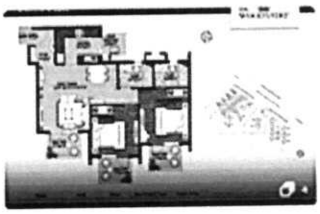
₹ 65 Lac — ₹ [illegible]/sq.ft.
1,366 sq.ft. — (127 sq.m.) Super built up Area
2 BHK — 2 Baths

About m3m woodshire: M3m woodshire is located in sector 107 off... more

READY TO MOVE RESALE

Posted on Yesterday by RERA Registered Dealer
ISVR Realty

View Phone Number | Contact Dealer



2 BHK Residential Apartment in Sector-107 Gurgaon
M3M Woodshire

₹ 69 Lac — ₹ [illegible]/sq.ft.
1,366 sq.ft. — (127 sq.m.) Super built up Area
2 BHK — 2 Baths

A 2 bhk flat is available for sale in gurgaon sector-107. This propert... more

READY TO MOVE RESALE

Posted on 04th Sep, 2020 by RERA Registered Dealer
Orignal Vastu Properties and Interior

View Phone Number | Contact Dealer

2 BHK Residential Apartment in Sector-107 Gurgaon
M3M Woodshire

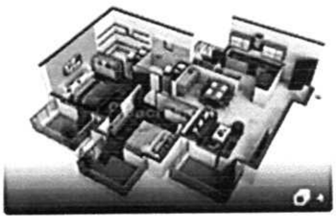
₹ 75 Lac — ₹ [illegible]/sq.ft.
1,534 sq.ft. — (143 sq.m.) Super built up Area
2 BHK — 2 Baths

M3m woodshire is located in sector 107 off dwarka expressway (No... more

READY TO MOVE RESALE

Posted on 01st Oct, 2020 by RERA Registered Dealer
Onkar Real Estate Solutions

View Phone Number | Contact Dealer



2 BHK Residential Apartment in Sector-107 Gurgaon

M3M Woodshire

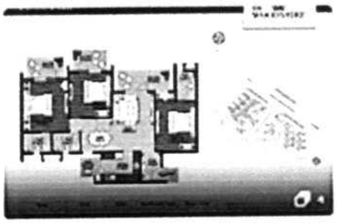
₹ 62 Lac | 1,366 sq.ft. | 2 BHK
₹ 4,539/sq.ft. | (127 sq.m.) Super built up Area | 2 Baths

A 2 bhk flat is available for sale in gurgaon sector-107. This north-E... more

READY TO MOVE RESALE

Posted on 18th Sep, 2020 by RERA Registered Dealer
Om Estate

View Phone Number | Contact Dealer



3 BHK Residential Apartment in Sector-107 Gurgaon

M3M Woodshire

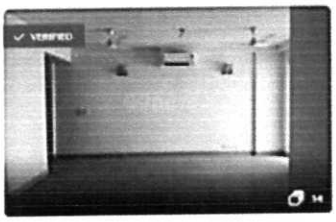
₹ 1.05 Cr | 1,943 sq.ft. | 3 BHK
₹ 5,406/sq.ft. | (181 sq.m.) Super built up Area | 3 Baths

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

READY TO MOVE RESALE

Posted on 20th Sep, 2020 by Dealer
Gupta Properties

View Phone Number | Contact Dealer



3 BHK Residential Apartment in Sector-107 Gurgaon

M3M Woodshire

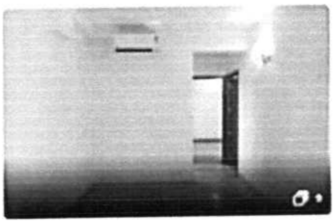
₹ 1 Cr | 2,361 sq.ft. | 3 BHK
₹ 4,236/sq.ft. | (219 sq.m.) Super built up Area | 4 Baths

M3m woodshire is a very good project, located in sector 107 off dw... more

READY TO MOVE RESALE

Posted on Yesterday by RERA Registered Dealer
ISVR Realty

View Phone Number | Contact Dealer



2 BHK Residential Apartment in Sector-107 Gurgaon

M3M Woodshire

₹ 72 Lac | 1,534 sq.ft. | 2 BHK
₹ 4,694/sq.ft. | (143 sq.m.) Super built up Area | 2 Baths

Project-M3m woodshire Sector-107 Size/type- 1534- 2+study bhk Pr... more

READY TO MOVE RESALE

Posted on Yesterday by RERA Registered Dealer
PROPERTY MASTERS

View Phone Number | Contact Dealer

2 BHK Residential Apartment in Sector-107 Gurgaon

M3M Woodshire

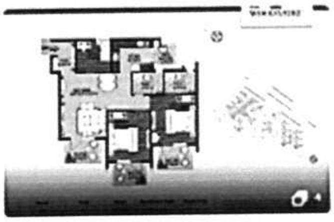
₹ 75 Lac | 1,534 sq.ft. | 2 BHK
₹ 4,890/sq.ft. | (143 sq.m.) Super built up Area | 2 Baths

This is a meticulously designed 2 bhk resale apartment located in s... more

READY TO MOVE RESALE

Posted on 04th Sep, 2020 by RERA Registered Dealer
Prop hunters

View Phone Number | Contact Dealer



2 BHK Residential Apartment in Sector-107 Gurgaon

M3M Woodshire

₹ 90 Lac — ₹ 5,868/sq.ft. | 1,534 sq.ft. — (143 sq.m.) Super built up Area | 2 BHK — 2 Baths

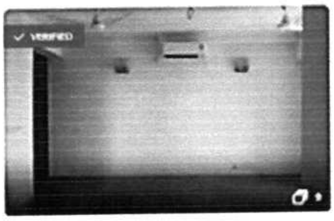
A 2 bhk flat in sector-107, gurgaon is available for sale. This ready t... more

READY TO MOVE RESALE

Posted on 26th Aug, 2020 by Dealer

Open House

View Phone Number | Contact Dealer



2 BHK Residential Apartment in Sector-107 Gurgaon

M3M Woodshire

₹ 72 Lac — ₹ 4,688/sq.ft. | 1,536 sq.ft. — (143 sq.m.) Super built up Area | 2 BHK — 2 Baths

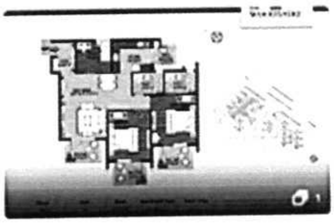
M3m woodshire is the luxury property at sector 107, dwarka expre... more

READY TO MOVE RESALE

Posted on 01st Jul, 2020 by RERA Registered Dealer

ISVR Realty

View Phone Number | Contact Dealer



2 BHK Residential Apartment in Sector-107 Gurgaon

M3M Woodshire

₹ 70 Lac — ₹ 4,563/sq.ft. | 1,534 sq.ft. — (143 sq.m.) Super built up Area | 2 BHK — 2 Baths

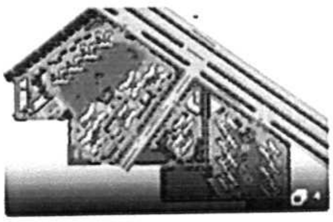
This is a meticulously designed 2 bhk resale apartment located in s... more

READY TO MOVE RESALE

Posted on 26th Sep, 2020 by RERA Registered Dealer

Goodwill Associates

View Phone Number | Contact Dealer



2 BHK Residential Apartment in Sector-107 Gurgaon

M3M Woodshire

₹ 71 Lac — ₹ 4,629/sq.ft. | 1,534 sq.ft. — (143 sq.m.) Super built up Area | 2 BHK — 2 Baths

A 2 bhk flat in sector-107 dwarka expressway, gurgaon is available f... more

READY TO MOVE RESALE

Posted on 18th Sep, 2020 by Dealer

Properties Solutionz

View Phone Number | Contact Dealer

3 BHK Residential Apartment in Sector-107 Gurgaon

M3M Woodshire

₹ 95 Lac — ₹ 4,890/sq.ft. | 1,943 sq.ft. — (181 sq.m.) Super built up Area | 3 BHK — 3 Baths

M3m woodshire is located in sector 107 off dwarka expressway (No... more

READY TO MOVE RESALE

Posted on Yesterday by RERA Registered Dealer

ISVR Realty

View Phone Number | Contact Dealer

MAGICBRICKS EXCLUSIVE

₹ 1.25 Cr
₹ 5294 per sqft

3 BHK Apartment for Sale in M3M Woodshire, Sector 107

SUPER AREA	STATUS	FLOOR	TRANSACTION
2361 sqft	Ready to Move	1 out of 20 floors	Resale

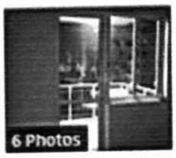
3 BHK, Multistorey Apartment is available for Sale in Sector 107, Gurgaon for 1.2 Crore(s)

Contact Owner | Get Phone No. | Save | Share Feedback

Owner
Deepak Agarwal

Posted: Aug 18, '20

MAGICBRICKS EXCLUSIVE



₹ 75 Lac
₹ 5491 per sqft
See other Charges

2 BHK Apartment for Sale in M3M Woodshire, Sector 107

SUPER AREA	STATUS	FLOOR	TRANSACTION
1366 sqft	Ready to Move	1 out of 15 floors	Resale

well maintained society with all amenties

Contact Owner | Get Phone No. | Save | Share Feedback

Owner
Shivani vijay

Posted: Jul 30, '20

MAGICBRICKS EXCLUSIVE

₹ 81 Lac
₹ 5280 per sqft

2 BHK Apartment for Sale in M3M Woodshire, Sector 107

SUPER AREA	STATUS	FLOOR	TRANSACTION
1534 sqft	Ready to Move	Ground out of 1 floor	Resale

2 BHK, Multistorey Apartment is available for Sale in Sector 107, Gurgaon for 81.0 Lac(s)

Contact Owner | Get Phone No. | Save | Share Feedback

Owner
Manish Miglani

Posted: Jul 30, '20

MAGICBRICKS EXCLUSIVE

₹ 1 Cr
₹ 5147 per sqft

3 BHK Apartment for Sale in M3M Woodshire, Sector 107

SUPER AREA	STATUS	FLOOR	TRANSACTION
1943 sqft	Ready to Move	3 out of 14 floors	Resale

3 BHK, Multistorey Apartment is available for Sale in Sector 107, Gurgaon for 1.0 Crore(s)

Contact Owner | Get Phone No. | Save | Share Feedback

Owner
Hemant Verma

Posted: Aug 28, '20

MAGICBRICKS EXCLUSIVE

₹ 82.5 Lac
₹ 5378 per sqft

2 BHK Apartment for Sale in M3M Woodshire, m3m woodshire, Sector 107,...

SUPER AREA	STATUS	FLOOR	TRANSACTION
1534 sqft	Ready to Move	Ground out of 14 floors	Resale

2 BHK, Multistorey Apartment is available for Sale in , Gurgaon for 82.50 Lac(s)

Contact Owner | Save | Share Feedback

Owner
Manish Miglani

Posted: Jul 22, '20

₹ 1.14 Cr
₹ 4828 per sqft
See other Charges

3 BHK Apartment for Sale in M3M Woodshire, Sector 107

SUPER AREA	STATUS	FLOOR	TRANSACTION
2361 sqft	Ready to Move	10 out of 15 floors	New Property

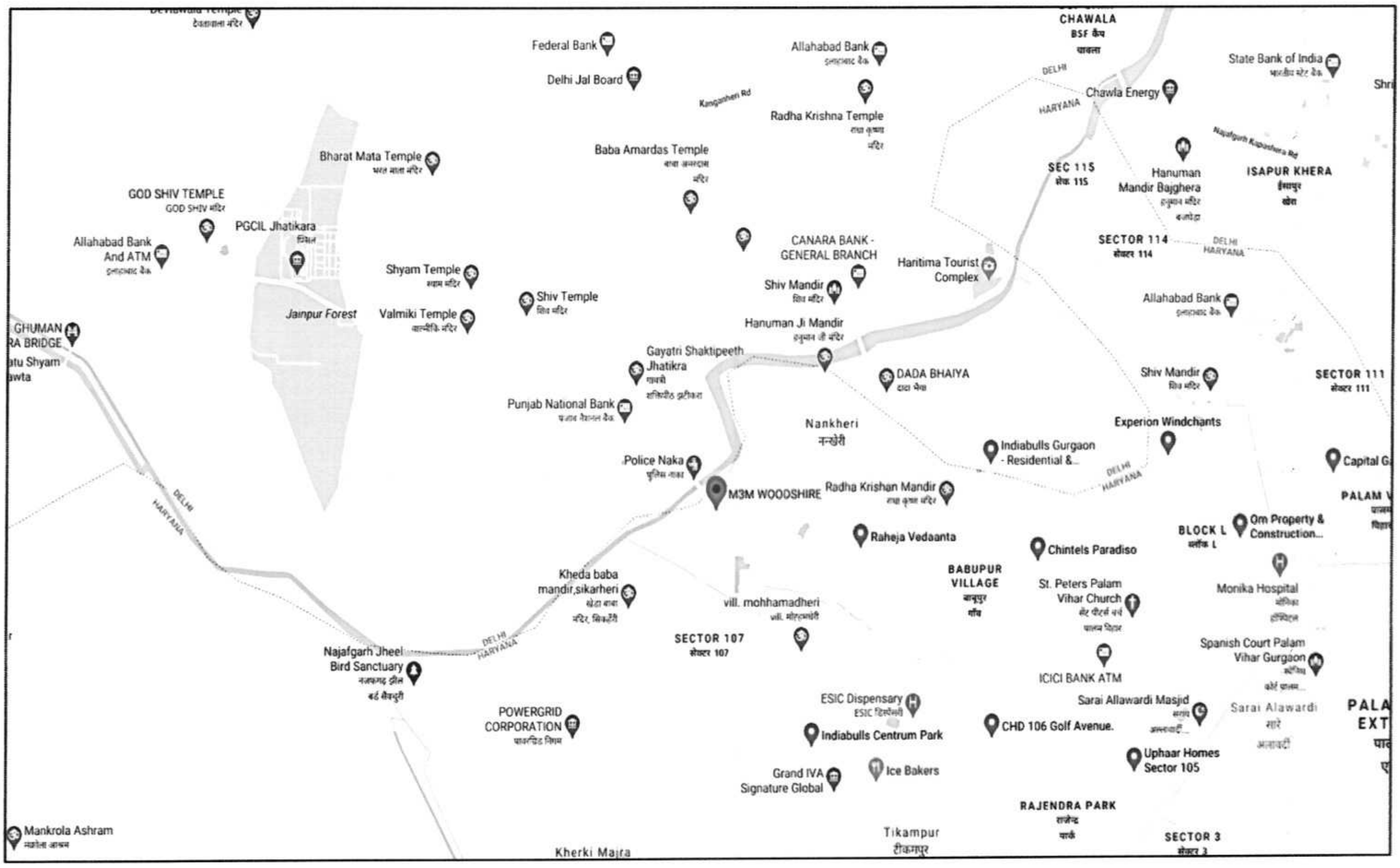
It's a 10th floor Multistorey Apartment in a building of total 15 floors. Separate servant quarter is ...read more

Contact Agent | Get Phone No. | Save | Share Feedback

Agent :
The Rising Su...
500+ Buyers Served

Posted: Aug 11, '20

ENCLOSURE: 3– GOOGLE MAP LOCATION



ENCLOSURE: 4– CIRCLE RATES

4	Dhankot AREA WITH IN RESI./COMME. ZONE Institutional / Industrial Zone	MuSTIL NO 80//1Min, Mustil No 81//1 Min 2,3min,4, 5,6,7,8min,10min, 11, 12,13min,14,17,18min,19,20,21,22 min,23min, Mustil No 82//12min ,13 ,14 ,15,16,17,18min, 19min,22min,23min,24min,25min, Mustil No 100//1min, 2,3,4min,5min,6,7,8,9,10min,11min,12,13,14,15,16,17,18,19,20min,21,22min 23min,24,25 , Mustil No 101//1min,2min,10min,11 Mustil No 102//21 Mustil No 103//1,2,3,4min,6min,7min, 8,9,10,11,12,13,14min, 15/1,15/2,16,17min,18min,19,20,21min, 22,23min,24min,25, Mustil No 104//6 min,15min,16min,25min, Mustil No 114//1 min,2,3,4,5,6min,7,8,9,10 min,12min,13,14,15min,16,17,18,19min, 23min,24,25, Mustil No 115//1, 9min,10min, Mustil No 117//3min,4,5 min,6min,7min,14min,15min, 55//4,min,5min,6min,15min,14min,16,17min,24min,25min,23min Mustil No 56//11,12,18 19,20,21,22,23,24,25, Mustil No 57//1,2,3,4,5,7,8, 9,10min,11min,12min,13,14,17,18min, 19min,20min,21min,22,23min Mustil No 58//1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18 19,20,21,22,23,24,25 Mustil No 59//6,15min,16,17min,24min,25 Mustil No 77//41min, 5min, 7min,8 min,13min,14min,15min Mustil No 78//1,2,3,4,5min,6min,7,8,9min,10min, 11min,13min,14min,15min Mustil No 79//1,2,3,8,9,10,11,12	20000000	10000	17000	NA	NA	25%	25000000	NA	NA	20000000	10000	17000	NA	NA	25%	25000000	NA	NA
		Agriculture, open space, Industrial, Public Utility as per master plan 2031	11000000	10000	17000	NA	NA	25%	13750000	NA	NA	11000000	10000	17000	NA	NA	25%	13750000	NA	NA
5	Dhanwapur AREA WITH IN RESI./COMME. ZONE Institutional / Industrial Zone	MUSTIL NO 12//8,9min,10min,11min,12to 25 11//16 min 24 min 25min 13//20 to 25, 14//21,15//10to12,19to 22, 16//1 ,2,3,6 to 18, 24,25 ,17//1 to 25, 18//1 to 26,28// 1,5,6,11,25,26, 29//1 to 25, 30//1 to 25,31//1 to 15, 17 to 25, 32//1,9,10,11,12,19,20,21,22, 34//1,2,3,5,6,7,9 to 25, 35//1 to 25 ,36//1 to 26, 37// 5,6,7,14 to 18 ,20 to 26,38// 1 to 4 ,8 to 13, 18 to 28,44//1 to 19, 21 to 30 ,45//1 to 26, 46//1 to 26,50//1,3 to 25, 51//1 to 17, 19 to 27, 52//1 to 25 43//1 to 20, 21min , 22 to 28 ,19//3 min, 4 min ,5,6,7,8 min 9min 11min 12min , 13 to 16 18,19,20 min 21,22,23,26, 20//25 min, 27//4min 5min 6,7min 8min 12min 13min 14 to 18 , 19 min 20min 21 min 22,23,24, 26//25 min ,39//5min 6, 7min 13min 14min 15,16, 17, 18min 19min 21min 22min 23,24,25,42//1min 2min 3 to 7, 8min 9min 13min 14min 15, 16min 17 min 25min ,53//1min 2min 3 to 7 ,8min,9min 13min14min15,16,17min 1/,25,3//10to 13,16min 17to 23 ,24min25min 4//2,3,6to 30 5//2,3,4,6 to 20, 21 min 22 to 25, 8//2 min 3 to 7 , 8min 14min 15,16 min 9// 1 to 20, 21 min 22,23,24, 25 min 10//1,2,3,4min 8min 9min 10,11min 12min 20min 21//1min 2min 3,4min 5min 7 min 8min 9min ,2//21,22,23,3//16min 25min,10//4min,5,6,7,8min,13min,14,15,16min17,18,19,20min 21 to 24,25min,11//1,2,3min,9min,10,11min,20min,20//1,2,3,4min,8min,9,10 ,11,12min,20min 21//5min,6,7min,14min,15,16min	20000000	11000	22000	NA	NA	25%	25000000	NA	NA	20000000	11000	22000	NA	NA	25%	25000000	NA	NA
		Agriculture, open space, Industrial, Public Utility as per master plan 2031	13000000	11000	22000	NA	NA	25%	16250000	NA	NA	13000000	11000	22000	NA	NA	25%	16250000	NA	NA

Note :
1. Any land for which change of land use (CLU) has been obtained the following rate will be applicable :-
A. Residential Plotted Colony - Three times of Agriculture Collector rate.
B. Residential Group Housing - Four times of Agriculture Collector rate.
C. Commercial - Fives times of Agriculture Collector rate
D. Warehouse - two times of agriculture Collector Rates
E. Institutional Land - Three times of Agriculture Collector rate
2. Land falling on Gurugram Sohna Road and Gurugram - Pataudi Road, the value of land will be 10% more upto depth of 2 Acres.
3. Land falling on NH-48 & NPR the value of land will be 25% more upto depth of 2 Acres.
4. Land less than 1000 Sq Yd will be treated as residential for stamp duty collection

Sub-Tehsil Kadipur
Gurugram

SDO (C) (EST)
Gurugram

Gurugram

Deputy Commissioner-cum-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, 73,74,75,75A	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) West
Gurugram

DRO
Gurugram

Deputy Commissioner-cum-Registrar, Gurugram

ENCLOSURE: 5– PHOTOGRAPHS

A4