

REAL VALUE CONSULTANTS

VALUERS, ENGINEERS & ARCHITECTS

GOVT. APPROVED VALUER (WEALTH TAX)

IBBI Registration No. – IBBI/RV/02/2019/11815

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TIE UP REPORT OF GROUP HOUSING PROJECT

“AMBIENCE CREACIONS”

SITUATED AT

REVENUE ESTATE OF VILLAGE- MULLAHERA,
SECTOR-22, GURUGRAM, HARYANA

T12

24/1/24

PROMOTER / DEVELOPER
M/S AMBIENCE PROJECT & INFRASTRUCTURE PVT. LTD.



ON BEHALF

STATE BANK OF INDIA, HLST, AO-I,
PARLIAMENT STREET, DELHI

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

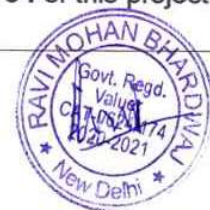
PART- A

CHARACTERISTICS & DESCRIPTION OF THE PROPERTY

Our Ref: SBI/HLST/AO-I/PR/2023-24/004

DATED: 22.02.2024

S.No.	CONTENTS	DESCRIPTION
1.	INTRODUCTION:	
a.	Name of the Developer / Promoter	M/s Ambience Project & Infrastructure Pvt. Ltd.
b.	Name of the Land Owner/s	M/s Ambience Project & Infrastructure Pvt. Ltd.
c.	Property Address	Ambience Creacions Residential Group Housing Project situated at Revenue Estate of Village- Mullahera, Sector-22, Gurugram, Haryana.
d.	Address of the Developer / Promoter	M/s Ambience Project & Infrastructure Pvt. Ltd. Regd. Office: L-4, Green Park Extension, New Delhi-110016
e.	Date of Survey	16 January 2024
f.	Date of Valuation Report	22 February 2024
g.	Purpose of the Valuation	Project Tie up report for individual flat financing
h.	Report Type	Project Tie up Report
i.	Type of the Property	Residential Group Housing Project
j.	Type of Developer	Private Developer M/s Ambience Project & Infrastructure Pvt. Ltd.
2.	PHYSICAL CHARACTERISTICS & LOCATION ATTRIBUTES OF THE PROPERTY:	
a.	<p>Description of the Project: This Project Tie up report has been prepared for the Project named "Ambience Creacions" being developed on total licensed area of 14.819 Acres / 59970.2702 sq. mtr. Net plot area for FAR calculation is 14.5065 Acres / 58705.6295 sq. mtr. as per approved building plan.</p> <p>All the information regarding this group housing project have been taken from Occupation Certificate, Approved Building Plan, Title Search Report (TIR), Price list & other related documents provided to us by the bank / builder and price trend from real estate agents / property sites. However latest development work is assessed during site survey carried out by our Engineer. This project tie up report has been done independently as per the latest information gathered by us.</p> <p>As per documents project land is owned by M/s Ambience Project & Infrastructure Pvt. Ltd. The whole project is approved by the DTCP and other concerned authorities. M/s Ambience Project & Infrastructure Pvt. Ltd. is Developer / Promoter of this Residential Group Housing Project. All NOC's / Approvals have been issued in favour of M/s Ambience Project & Infrastructure Pvt. Ltd. to develop this project with basic amenities & facilities.</p> <p>As per approved building plan the developer has planned this project named "Ambience Creacions" comprising of 20 high-rise towers named as Tower-1-20 having total 840 dwelling units, 19 Independent Villas named Tower-21-39 & One EWS block having 153 units. However the developer has constructed 20 high-rise towers having 946 dwelling units, 19 Independent Villas & EWS block having 177 units and occupation certificate received for the same. The break-up of the towers & units of this project is attached as per Annexure-I of this project tie up report.</p>	



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Site Plan of Project "Ambience Creacions"

The developer has planned this project named **"Ambience Creacions"** with 2 BHK, 3 BHK, 3 BHK+SQ, 3 BHK+SQ+PWD, 4 BHK+SQ+PWD+Store apartments, 3 BHK (Simplex), 4 BHK (Duplex), 5 BHK (Duplex) Penthouses and Villas (G+2 floors) with different unit sizes. The break-up of type of flat & flat sizes in this project is attached as per *Annexure-II* of this project tie up report.

As per current inspection at site, Construction work of the project has been completed & Minor finishing work is going on in the project. However developer has obtained Occupation Certificate from DTCP (HR. Govt.) for whole project.

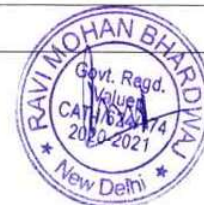
Project "Ambience Creacions" is located in well connected Sector-22 of Gurugram, on Old Delhi -Gurugram Road. This developed area is proving to a good residential location owing to its excellent connectivity.



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a.	Location attribute of the property		
i.	Landmark	Near "Maruti Suzuki India Ltd." & "Gurgaon One" group housing project	
ii.	Postal Address of the Property	Ambience Creacions Residential Group Housing Project situated at Revenue Estate of Village- Mullahera, Sector-22, Gurugram, Haryana.	
iii.	Area of the Land	<ul style="list-style-type: none"> • Total Licensed Area: 14.819 Acres / 59970.2702 sq. mtr. • Net Plot Area for calculation purpose: 14.5065 Acres / 58705.6295 sq. mtr. 	
iv.	Type of Land	Solid / leveled	
v.	Independent access/ approach to the property	Clear Independent access available from 30 mtr. wide Road	
vi.	Google Map Location of the Property with a neighborhood layout map	Attached	
vii.	Details of the Roads abutting the Property (Name/ width)	Main Road: 30 mtr. wide Old Delhi-Gurugram Road Approach Road: 30 mtr. wide Old Delhi--Gurugram Road	
viii.	Coordinates of the property	Latitude: 28° 30' 14.9" NL	Longitude: 77° 04' 06.5" EL
ix.	Description of adjoining property	Other residential colonies & commercial complexes	
x.	Plot No. / Survey No.	Please refer to title deeds	
xi.	Village	Village – Mullahera	
xii.	Sub registrar	Gurugram	
xiii.	District	Gurugram, Haryana	
xiv.	Boundaries of the Property		
	North	South	East
	Other Residential Properties of Sector-22	Park by HUDA	Other Properties / Old Delhi-Gurugram Road
			West
			Other Residential Properties of Sector-22
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	Must have been done, Presently the freehold land used as Residential Group Housing Colony approved by DTCP (HR. Govt.).	
ii.	Current activity done in the property	Residential group housing colony	
iii.	Is property usage as per applicable	Yes, used as residential as per Zoning	
iv.	Any notification on change of zoning regulation	NA	
v.	Street Notification	Residential	



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b.	Project Area Details as per Approved Revised Building Plan				
	Total Licensed Area			14.819 Acres / 59970.2702 sq. mtr.	
	Net Plot Area for calculation purpose			14.5065 Acres / 58705.6295 sq. mtr.	
	Permissible Ground Coverage @35%			20546.970 sq. mtr.	
	Proposed Ground Coverage (21.833%)			12817.423 sq. mtr.	
	Permissible FAR @175%			102734.852 sq. mtr. / 1105838 sq ft	
	Proposed FAR (174.99%) (59970 x 174%)			102729.995 sq. mtr. / 1105786 sq ft.	
	Area Details as per Sanctioned / Occupation Certificate				
				As per Sanctioned	Achieved as per OC
	i. FAR	Proposed	High-Rise Towers	91936.027 sq. mtr.	96688.547 sq. mtr.
Villas			5360.945 sq. mtr.	5360.945 sq. mtr.	
EWS			4100.694 sq. mtr.	4460.987 sq. mtr.	
Convenient Shopping			98.125 sq. mtr.	92.406 sq. mtr.	
Community Building			1234.204 sq. mtr.	5797.466 sq. mtr.	
Total			102729.995 sq. mtr. / 1105786 sq ft.	112400.351 sq. mtr. / 1209877 sq. ft.	
ii. NON FAR	Proposed	Basement-1	40871.807 sq. mtr. ✓	40871.860 sq. mtr.	
		Basement-2	40871.807 sq. mtr. ✓	40871.860 sq. mtr.	
		Basement-3	39269.773 sq. mtr. ✓	40871.860 sq. mtr.	
		Stilt	3658.981 sq. mtr. ✓	3658.981 sq. mtr. (As sanctioned)	
		Total	124672.368 sq. mtr. / 1341973 sq. ft.	126274.561 sq. mtr. / 1359219 sq. ft.	
c.	vi. Number of floors		As per Approved Plan from DTCP (HR. Govt.)	Refer Annexure-I	
	v. Height restrictions		As per Height Clearance from AAI	As per Height Clearance from AAI	
	vi. Front/ Back/ Side Setback		As Per DTCP Norms	As per Sanctioned Bldg. Plan	
d.	Status of Completion/ Occupational certificate		As per current inspection at site, Construction work of the project has been completed & Minor finishing work is going on in the project. However developer has obtained Occupation Certificate from DTCP (HR. Govt.) for whole project.		
e.	Comment on unauthorized construction if any		No, Developer has obtained Occupation Certificate from DTCP, Haryana.		
f.	Comment on Transferability of developmental rights		Transferable as per rules & regulations of DTCP, Haryana.		



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g.	i. Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP	
	ii. Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP - 2031	
	iii. Municipal limits	Municipal Corporation of Gurugram	
h.	Developmental controls/ Authority	Director of Town & Country Planning, Haryana	
i.	Zoning regulations	Residential/ Group Housing	
j.	Comment on the surrounding land uses & adjoining properties in terms of uses	Adjacent properties are used for Residential & Commercial Purpose	
k.	Comment on Demolition proceedings if any	No	
l.	Comment on Compounding/ Regularization proceedings	No	
m.	Any other aspect		
	i. Any information on encroachment	No	
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)	
n.	Any other aspect	----	
4.	DOCUMENT DETAILS AND LEGAL OWNERSHIP ASPECTS OF THE PROPERTY:		
a.	Ownership documents provided	<ul style="list-style-type: none">• Title Investigation Report (TIR) dated 24.01.2024 prepared by panel Advocates & Solicitors (Sumes Dewan).• License No. 48 of 2012 dated 12.05.2012 from DTCP Haryana.• Occupation Certificate from DTCP, Haryana.• RERA Certificate from Real Estate Regulatory Authority, Haryana.	
b.	Constitution of the Property	Free Hold	
c.	Transferability rights of the property	Free hold, complete transferable rights	
d.	Type of Land	Residential	
e.	Any conversion of land use done	Must have been done, Presently the freehold land used as Residential Group Housing Colony approved by DTCP (HR. Govt.).	
f.	Since how long owners owing the Property	Please refer to Title Deeds	
g.	Year of Acquisition/ Purchase	Please refer to Title Deeds	
h.	Property presently occupied/ possessed by	M/s Ambience Project & Infrastructure Pvt. Ltd.	
i.	Title verification	Yes, Done by the Panel Advocate	
j.	Details of leases if any	Not available	
k.	Agreements of easements if any	Not available	
l.	All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report	Tax name	Not available
		Receipt number	Not available
		Receipt in the name of	Not available
		Tax amount	Not available



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m.	Any known existing mortgages/ charges/ encumbrances on the property	No information available. Bank to obtain details from the owner.
n.	Whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No information available. Bank to obtain details from the owner.
o.	Any other aspect	NA
5.	ECONOMIC ASPECTS OF THE PROPERTY:	
a.	Property presently occupied/ possessed by	M/s Ambience Project & Infrastructure Pvt. Ltd.
b.	Number of tenants	Not applicable
c.	Reasonable letting value	Not applicable
d.	Details of ground rent payable	Not applicable
e.	Amount of monthly rent received	Not applicable
f.	Expected market monthly rental	Not applicable
g.	Taxes and other outgoings	No information available to us
h.	Property insurance	No information available to us
i.	Monthly maintenance charges	No information available to us
j.	Security charges, etc.	No information available to us
k.	Any other aspect	Not applicable
6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY:	
a.	Population social group of the area (population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.)	Urban Developing Area
7.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES:	
a.	Utility of spaces provided within the building	Yes
b.	Car parking facilities	Yes, Car parking facilities available in basements
c.	Balconies	Yes
d.	Sewerage / sanitation	Yes
e.	Drainage arrangements	Yes
f.	Water Treatment Plant	Yes
g.	Power Supply arrangements	Permanent
		Auxiliary
h.	Class of electrical fittings	Yes, available as per current usage
i.	Class of sanitary & water supply fittings	DG Sets available
j.	System of air conditioning	Good Quality Internal Fittings
k.	HVAC system	Good Quality Internal Fittings
l.	Fire safety provisions	Split AC provided by the builder
m.	Security provisions	No
		Yes
		Yes, private security guards



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n.	Lift/ Elevators	Yes
o.	Compound wall/ Main Gate	Yes
p.	Whether gated society	Yes
q.	Internal development	
	Garden/ Park/ Landscaping	Water bodies
	Yes	Yes
	Internal Roads	Pavements
	Yes	Yes
	Boundary Wall	Yes
8.	INFRASTRUCTURE AVAILABILITY:	
a.	Aqua Infrastructure availability	
i	Water Supply	Yes, by the Municipal Corporation of Gurugram
ii	Sewerage Treatment Plant (STP)	Yes, available
iii	Storm water drainage	Yes
b.	Other Physical Infrastructure	
i	Solid waste management	Yes, by the Municipal Corporation of Gurugram
ii	Electricity	Yes, by DHBVN
iii	Road and Public Transport connectivity	Yes
iv	Availability of other public utilities nearby	School, Transport, Market, Hospital etc. are available in the vicinity.
c.	Proximity & availability of civic amenities & social infrastructure	
	School	Hospital
	300 m	2 km
	Market	Bus Stop
	1 km	200 m
	Railway Station	Rapid Metro
	7 km	4 km
	Airport	12 km
9.	MARKETABILITY ASPECTS OF THE PROPERTY:	
a.	Development of surrounding area	Good, many residential projects are already developed in the vicinity of the project.
b.	Location attributes	Good, situated in developing sector of Gurugram
c.	Scarcity	Similar kinds of properties being developed by other developers are available in the locality.
d.	Other recreation facilities (Parks, open spaces etc.)	Yes, available
e.	Market condition related to demand and supply of the kind of the subject property in the area	Well Developed sector of Gurugram abuts on Old Delhi-Gurugram Road with other residential group housing projects & Commercial complexes already developed in the vicinity.
f.	Any negativity/ defect/ disadvantages in the property/ location	No
g.	Any other factors affecting marketability	No
10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:	
a.	Type of construction & design	Multistoried RCC Framed Structure with Modern Structural
b.	Quality of construction/ Materials and technology used	Good Quality Material Used / RCC Framed Structure with modern technology as per the Architectural plan



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(TABLE VALUE OF IMMOVABLE PROPERTIES)				
c.	Appearance/ Condition of structures	Internal –Good, Newly constructed project External– Good, Newly constructed project		
d.	Roof	Floors/ Blocks	Type of Roof	
		High Rise Towers	RCC All Roofs	
e.	Type of flooring	<ul style="list-style-type: none">• Living/Dining: Italian/Spanish marble flooring• Bedrooms: Imported marble flooring• Kitchen: Imported marble flooring• Toilets/Balconies: Heavy duty tiles flooring		
f.	Doors/ Windows	Doors: Both side laminated finishing doors with hardwood frame. Windows/Glazing: Energy efficient clear glass with UPVC/Aluminium frames.		
g.	Floor height	10 ft. each floor (approx.)		
h.	Maintenance issues	Minor maintenance work observed at site, Since Newly constructed project.		
i.	Visible damage in the building if any	No, as per visual observation, Since Newly constructed project		
j.	Year of construction/ Age of building/ Remaining life expected	Ready to move project	Ready to move project	Approx. 65-70 years after completion of project
k.	Structural safety	Multistoried RCC Framed Structure is designed by M/s Technical Projects Consultants Pvt. Ltd. (Regd. Add:- B-74, Sector-57, Noida-201301), supposed to be designed in conformity with relevant IS codes.		
l.	Protection against natural disasters viz. earthquakes etc.	Earthquake Resistant RCC Structure designed for Zone IV as stipulated by the code, ensuring better safety.		
m.	Status of Building Plans/ Maps	Building Plans are approved by the development authority		
n.	Is Building as per approved Map	Yes, Developer has obtained Occupation Certificate from DTCP, Haryana.		
o.	Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	Permissible Alterations	NA, Developer has obtained Occupation Certificate from DTCP, Haryana.	
		Not permitted alteration		
p.	Is this being regularized	NA		
11.	ENVIRONMENTAL FACTORS:			
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Used green building techniques		
b.	Provision of rainwater harvesting	Yes		
c.	Use of solar heating and lighting systems	No		



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d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Normal vehicular pollution is present in the vicinity.
12.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:	
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc	Modern Structure
13.	PROJECT DETAILS:	
a.	Name of the Architect	M/sTEAM3 Add:- F-213B, First Floor, Saket, Old M B Road, Lado Sarai, New Delhi- 110017
b.	Developer market reputation	Well established Promoter/ developer & have successfully delivered multiple projects. On the basis of previous experience of the developer, it is assumed that the developer will hand over the project successfully to the respective flat buyers.
c.	Proposed completion date of the Project	Construction work of the project has been completed & Minor finishing work is going on in the project. However developer has obtained Occupation Certificate from DTCP (HR. Govt.) for whole project.
d.	Progress of the Project	As per current inspection at site, Construction work of the project has been completed & Minor finishing work is going on in the project. However developer has obtained Occupation Certificate from DTCP (HR. Govt.) for whole project.
e.	Other Salient Features of the Project	
		<ul style="list-style-type: none"> • Modern Structure • Kid's Play Area • Tennis Court • Badminton Court • Skating Rink • Swimming Pool • Half Basketball Court • Volleyball Court • Club House • Yoga & Meditation Zone • Amphitheatre • Indoor Activities • Seating Area • Party Lawn



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PART-B

VALUE OF THE PROPERTY

A. COST OF LAND				
	Specifications	Based on Guideline Rate (GLR)	Based on Market Rate (PMR)	
(a)	Prevailing Rate	Rs. 6,00,00,000/- per acre.	Rs. 3,000/- to Rs. 4,000/- per sq ft. on FSI ✓	
(b)	Details of the sources from where the information is gathered on the prevailing market Rate/Price trend of the property (from property search sites & local information)	4 X Rs. 6,00,00,000/- per acre. (As per government notification rate of Residential Group Housing land is four times of the Agricultural land)	Thorough market research & enquiries from local real estate agents. As per market trend FSI rate prevailing in this Sector is between- Rs. 3,000/- to Rs. 4,000/- per sq ft. on FSI	
(c)	Rate adopted considering all characteristics of the land*	Rs. 24,00,00,000/- per acre.	Rs. 3,000/- to Rs. 4,000/- per sq ft. on FSI	
(d)	Category of the Locality	Good	Good	
(e)	Land Use Factor	Group Housing Project	Group Housing Project	
(f)	Total Licensed Area	14.819 Acres / 59970.2702 sq. mtr.	14.819 Acres / 59970.2702 sq. mtr.	
(g)	Net Plot Area for calculation purpose	14.5065 Acres / 58705.6295 sq. mtr.	14.5065 Acres / 58705.6295 sq. mtr.	
(h)	Achieved FAR of the project as per OC	112400.351 sq. mtr. / 1209877 sq. ft.	112400.351 sq. mtr. / 1209877 sq. ft. ✓	
(i)	Valuation methodology	Stamp Registry minimum Circle Rate	Market rates approach	
(j)	Total Value of Land (A)	14.5065 Acres X Rs. 24,00,00,000/- per acre	1209877 sq. ft. X Rs. 3,500/- per sq. ft. ✓	
		Rs. 348,15,60,000/- ✓	Rs. 423,45,69,500/- ✓	
B. COST OF BUILDING CONSTRUCTION				
(As per existing condition, specifications and after calculating depreciation & improvements done on the property)				
(a)	Minimum replacement rate of construction/ resalable value	NA	Construction Rates Adopted for FAR Rs. 2,000/- per sq ft. Construction Rates Adopted for NON FAR Rs. 1,300/- per sq ft.	
(b)	Age Factor	2000 onwards (1.0)	Newly Constructed	
(c)	Structure Type/ Condition	Pucca (1.0)	RCC Framed Structure / Newly Constructed	
(d)	Total Construction replacement value* (For present built-up area)	(1209877 sq. ft.+ 1359219 sq. ft.) =2569096 sq. ft.	ACTUAL	
			FAR	
			NON FAR	
			1209877 sq. ft. x Rs. 2,000/- Rs. 241,97,54,000/-	1359219 sq. ft. x Rs.1,200/- Rs. 163,10,62,800/-
			TOTAL (B)	Rs. 405,08,16,800/-



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C. CONSOLIDATED VALUE OF THE PROJECT			
	Description	Value by adopting	
		GLR (Rs.)	PMR (Rs.)
(a)	Land (A)	Rs. 348,15,60,000/-	Rs. 423,45,69,500/-
(b)	Building (B)	---	Rs. 405,08,16,800/-
(c)	Other improvements/ Services/ Internal & external development (C) (adding 10 % of building value)	---	Rs. 40,50,81,680/-
(d)	Total Cost of the Project (Add (A+B+C))	Rs. 348,15,60,000/- (Guideline rate for Land only)	Rs. 869,04,67,980/-
(e)	Rounded Off	---	Rs. 869,00,00,000/-
(f)	Market/ Salable Value of Flats*	---	Rs. 5090,35,77,988/-
(g)	Expected minimum Revenue generation from the Project	---	---
(h)	Cost of Construction for Insurance purpose	---	Rs. 446,00,00,000/-

Date: 22.02.2024

Place: New Delhi

For Real Value Consultants
(Ravi Mohan Bhardwaj)
CAT-1/624/174/2020-21




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D. MARKET/ SALABLE VALUE OF THE FLATS				
(a)	Total No. of Flats / Dwelling Units	Type of Flats /Units		No. of Flats
		Main Units		946
		Villas		19
		Total Dwelling Units		965
		EWS		177
(b)	Total Proposed Saleable Area of flats	Total Super Area is 2852925 Sq ft.		
(c)	Guideline Rate of Residential Group Housing Flats	Rs. 6,500/- per sq ft.		
(d)	Current Market Rate (approx.)	2 BHK Units	Rs. 18,000/- to 19,500/- per sq. ft.	
		All Other Units	Rs. 17,000/- to 18,500/- per sq. ft.	
		Note: <ul style="list-style-type: none">• Rates adopted on Super Area refer Annexure-II for break-up of fair market value of individual flat.• For Construction Linked Plan with payment spanning around two to three years or as per terms of agreement.• Any revision/appreciation in super area rates, in near future have been incorporated in these rates.		
Note: Current Price mentioned above includes Onetime cost of additional amenities like Township Corpus fund, One time maintenance fund, Development Charges (EDC / IDC), Preferred Location Charges (PLC), Electricity Fittings, One time Generator Charges, Club House membership Charges, Electricity / waste / Sewerage Board one time charges / deposit which are permanent in nature and add up to the realizable value of property / Security.				
(e)	Remark/s	The project has been completed in all respect, builder's quoted price and resale price trends are available which varies as per floor, size and location of the flat. The flats are being developed as High rise modern housing society with all amenities. The information received from real estate agents & property sites. There is always a scope of negotiation and discount schemes are offered by the developer according to demand and supply situation and market fluctuations resulting into variation in final prices.		

Date: 22.02.2024

Place: New Delhi


 For Real Value Consultants
 (Er. Ravi Mohan Bhardwaj)
 CAT-1/624/174/2020-21



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ANNEXURE-I : Break-up of Total Blocks/ Towers/ Floors/ Flats

As per Approved Building Plan			As per Occupation Certificate	Nomenclature as per Site
Tower-1: 3B+G+15 floors = 58 DU			Tower-1: 3B+S/G+18 floors = 72 DU	Tower-B: 3B+S/G+18 floors = 72 DU
Tower-2: 3B+G+15 floors = 58 DU			Tower-2: 3B+S/G+18 floors = 72 DU	Tower-C: 3B+S/G+18 floors = 72 DU
Tower-3: 3B+G+15 floors = 58 DU			Tower-3: 3B+S/G+18 floors = 72 DU	Tower-D: 3B+S/G+18 floors = 72 DU
Tower-4: 3B+G+17 floors = 33 DU			Tower-4: 3B+S/G+18 floors = 34 DU	Tower-E: 3B+S/G+18 floors = 34 DU
Tower-5: 3B+G+17 floors = 33 DU			Tower-5: 3B+S/G+18 floors = 34 DU	Tower-F: 3B+S/G+18 floors = 34 DU
Tower-6: 3B+G+17 floors = 67 DU			Tower-6: 3B+S/G+18 floors = 72 DU	Tower-G: 3B+S/G+18 floors = 72 DU
Tower-7: 3B+G+17 floors = 33 DU			Tower-7: 3B+S/G+18 floors = 34 DU	Tower-H: 3B+S/G+18 floors = 34 DU
Tower-8: 3B+G+17 floors = 33 DU			Tower-8: 3B+S/G+18 floors = 34 DU	Tower-I: 3B+S/G+18 floors = 34 DU
Tower-9: 3B+G+17 floors = 33 DU			Tower-9: 3B+S/G+18 floors = 34 DU	Tower-J: 3B+S/G+18 floors = 34 DU
Tower-10: 3B+G+17 floors = 67 DU			Tower-10: 3B+S/G+18 floors = 72 DU	Tower-K: 3B+S/G+18 floors = 72 DU
Tower-11: 3B+G+17 floors = 33 DU			Tower-11: 3B+S/G+18 floors = 34 DU	Tower-L: 3B+S/G+18 floors = 34 DU
Tower-12: 3B+G+17 floors = 33 DU			Tower-12: 3B+S/G+18 floors = 34 DU	Tower-M: 3B+S/G+18 floors = 34 DU
Tower-13: 3B+G+17 floors = 67 DU			Tower-13: 3B+S/G+18 floors = 72 DU	Tower-N: 3B+S/G+18 floors = 72 DU
Tower-14: 3B+G+17 floors = 33 DU			Tower-14: 3B+S/G+18 floors = 34 DU	Tower-O: 3B+S/G+18 floors = 34 DU
Tower-15: 3B+G+17 floors = 33 DU			Tower-15: 3B+S/G+18 floors = 34 DU	Tower-P: 3B+S/G+18 floors = 34 DU
Tower-16: 3B+G+17 floors = 33 DU			Tower-16: 3B+S/G+18 floors = 34 DU	Tower-Q: 3B+S/G+18 floors = 34 DU
Tower-17: 3B+G+17 floors = 33 DU			Tower-17: 3B+S/G+18 floors = 34 DU	Tower-R: 3B+S/G+18 floors = 34 DU
Tower-18: 3B+G+6 floors = 11 DU			Tower-18: 3B+S/G+18 floors = 34 DU	Tower-S: 3B+S/G+18 floors = 34 DU
Tower-19: 3B+G+17 floors = 33 DU			Tower-19: 3B+S/G+18 floors = 34 DU	Tower-T: 3B+S/G+18 floors = 34 DU
Tower-20: 3B+G+17 floors = 58 DU			Tower-20: 3B+S/G+18 floors = 72 DU	Tower-A: 3B+S/G+18 floors = 72 DU
Tower-21 to 39: G+2 floors = 19 (Villas)			Tower-21 to 39: G+2 floors = 19 (Villas)	Tower-21 to 39: G+2 floors = 19 (Villas)
EWS: 3B+G+13 floors = 153 Units			EWS: 3B+G+14 floors = 177 Units	EWS: 3B+G+14 floors = 177 Units
Total No. of Flats	Main Units	840	946	
	Villas	19	19	
	EWS Units	153	177	

Note: Construction work of the project has been completed & Minor finishing work is going on in the project. However developer has obtained Occupation Certificate from DTCP (HR. Govt.) for whole project.



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

ANNEXURE-II : Break up of dwelling units / Value of Flats

Tower Nomenclature	Type of Flat	Super Area	Carpet Area	No of Units	Adopted rates per sq ft on Super built up Area		Fair Market Value (FMV) of Individual Flat		Average Value of Individual Flat for Calculation Purpose	Prospective Total Sale Value of the Project for Calculation Purpose
					Min.	Max.	Min.	Max.		
As per OC	As per Site	sq. ft.	sq. ft.		(In Rs.)	(In Rs.)	(In Rs.)	(In Rs.)	(In Rs.)	(In Rs.)
		A		B	C	D	E=AxC	F=AxD	G=(E+F)/2	H=BxG
AMBIENCE CREATIONS (HIGH-RISE)										
Tower-1	Tower-B	2 BHK	1380.00	632.39	36	18000	19500	24840000	26910000	931500000
			1540.00	749.68	2	18000	19500	27720000	30030000	57750000
			1687.00	799.25	17	18000	19500	30366000	32896500	537731250
Tower-2	Tower-C	2 BHK	1380.00	632.39	36	18000	19500	24840000	26910000	931500000
			1540.00	749.68	2	18000	19500	27720000	30030000	57750000
			1859.00	842.61	34	17000	18500	31603000	34391500	1121906500
Tower-3	Tower-D	2 BHK	1380.00	632.39	36	18000	19500	24840000	26910000	931500000
			1540.00	749.68	2	18000	19500	27720000	30030000	57750000
			1859.00	842.61	34	17000	18500	31603000	34391500	1121906500
Tower-4	Tower-E	2 BHK	1457.91	721.52	1	18000	19500	26242380	28429245	27335813
			3975.53	1352.07	31	17000	18500	67584010	73547305	2187535383
			7861.68	2151.22	2	17000	18500	133648560	145441080	279089640
Tower-5	Tower-F	2 BHK	1469.60	639.57	1	18000	19500	26452800	28657200	27555000
			3089.99	990.29	31	17000	18500	52529830	57164815	1700266998
			6338.24	2240.78	2	17000	18500	107750080	117257440	225007520
Tower-6	Tower-G	2 BHK	1746.54	525.32	1	18000	19500	31437720	34057530	32747625
			2780.95	949.17	67	17000	18500	47276150	51447575	3307244788
			3112.88	925.53	4	17000	18500	52918960	57588280	221014480
Tower-7	Tower-H	2 BHK	1469.60	639.57	1	18000	19500	26452800	28657200	27555000
			3089.99	990.29	31	17000	18500	52529830	57164815	1700266998
			6338.24	2240.78	2	17000	18500	107750080	117257440	225007520
Tower-8	Tower-I	2 BHK	1622.98	583.85	1	18000	19500	29213640	31648110	30430875
			3223.19	1109.98	31	17000	18500	54794230	59629015	1773560298
			6605.58	1823.14	2	17000	18500	112294860	122203230	234498090
Tower-9	Tower-J	2 BHK	1469.60	639.57	1	18000	19500	26452800	28657200	27555000
			3089.99	990.29	31	17000	18500	52529830	57164815	1700266998
			6338.24	2240.78	2	17000	18500	107750080	117257440	225007520
Tower-10	Tower-K	2 BHK	1746.54	525.32	1	18000	19500	31437720	34057530	32747625
			2780.95	949.17	67	17000	18500	47276150	51447575	3307244788
			3112.88	925.53	4	17000	18500	52918960	57588280	221014480
Tower-11	Tower-L	2 BHK	1469.60	639.57	1	18000	19500	26452800	28657200	27555000
			3089.99	990.29	31	17000	18500	52529830	57164815	1700266998
			6338.24	2240.78	2	17000	18500	107750080	117257440	225007520
Tower-12	Tower-M	2 BHK	1457.91	721.52	1	18000	19500	26242380	28429245	27335813
			3975.53	1352.07	31	17000	18500	67584010	73547305	2187535383
			7861.68	2151.22	2	17000	18500	133648560	145441080	279089640



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

Tower-13	Tower-N	2 BHK	1746.54	525.32	1	18000	19500	31437720	34057530	32747625	32747625
		3 BHK	2780.95	949.17	67	17000	18500	47276150	51447575	49361863	3307244788
		3 BHK (PH)	3112.88	925.53	4	17000	18500	52918960	57588280	55253620	221014480
Tower-14	Tower-O	2 BHK	1469.60	639.57	1	18000	19500	26452800	28657200	27555000	27555000
		3 BHK	3089.99	990.29	31	17000	18500	52529830	57164815	54847323	1700266998
		4 BHK (PH)	6338.24	2240.78	2	17000	18500	107750080	117257440	112503760	225007520
Tower-15	Tower-P	2 BHK	1457.91	721.52	1	18000	19500	26242380	28429245	27335813	27335813
		3 BHK	3975.53	1352.07	31	17000	18500	67584010	73547305	70565658	2187535383
		5 BHK (PH)	7861.68	2151.22	2	17000	18500	133648560	145441080	139544820	279089640
Tower-16	Tower-Q	2 BHK	1457.91	721.52	1	18000	19500	26242380	28429245	27335813	27335813
		3 BHK	3975.53	1352.07	31	17000	18500	67584010	73547305	70565658	2187535383
		5 BHK (PH)	7861.68	2151.22	2	17000	18500	133648560	145441080	139544820	279089640
Tower-17	Tower-R	2 BHK	1469.60	639.57	1	18000	19500	26452800	28657200	27555000	27555000
		3 BHK	3089.99	990.29	31	17000	18500	52529830	57164815	54847323	1700266998
		4 BHK (PH)	6338.24	2240.78	2	17000	18500	107750080	117257440	112503760	225007520
Tower-18	Tower-S	2 BHK	1457.91	721.52	1	18000	19500	26242380	28429245	27335813	27335813
		3 BHK	3975.53	1352.07	31	17000	18500	67584010	73547305	70565658	2187535383
		5 BHK (PH)	7861.68	2151.22	2	17000	18500	133648560	145441080	139544820	279089640
Tower-19	Tower-T	2 BHK	1469.60	639.57	1	18000	19500	26452800	28657200	27555000	27555000
		3 BHK	3089.99	990.29	31	17000	18500	52529830	57164815	54847323	1700266998
		4 BHK (PH)	6338.24	2240.78	2	17000	18500	107750080	117257440	112503760	225007520
Tower-20	Tower-A	2 BHK	1380.00	632.39	36	18000	19500	24840000	26910000	25875000	931500000
			1540.00	749.68	2	18000	19500	27720000	30030000	28875000	57750000
		3 BHK	1859.00	842.61	34	17000	18500	31603000	34391500	32997250	1121906500
Sub Total					946						47282524738
AMBIENCE CREACIONS (VILLAS)											
Tower-21-39	Villas	10737.00		19	17000	18500	182529000	198634500	190581750	3621053250	
Sub Total					19						3621053250
Grand Total					965						50903577988



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PROJECT APPROVAL DETAILS			
S.No	REQUIRED APPROVALS	REFERENCE NO. DATE	STATUS (Approved/ Applied For/ Pending)
1	Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	License No. 48 of 2012 Dated: 12.05.2012 Endst No. LC-2600/DS(R)/2012/8460 Dated: 16.12.2012	Obtained
2	Form BR-III - Approval of Revised Building Plan from DTCP (HR Govt.)	Memo No. ZP-864/SD(BS)/2016/28307 Dated : 29.12.2016	Obtained
3	Form BR-VII- Occupation Certificate for Group Housing Colony issued from DTCP (HR Govt.)	Memo No. ZP-864/PA(DK)/2023/43248 Dated : 22.12.2023	Obtained
4	Approval of fire fighting scheme from the fire safety point of view for Group Housing Colony issued by Fire Station Officer, Gurugram	Memo No. FS/2022/226 Dated: 30.08.2022	Obtained
5	Consent to Establish (CTE) from Haryana State Pollution Control Board (HR Govt.)	No. HSPCB/Consent/:329962321GUNOCTE4111883 Dated: 03.03.2021 Valid Upto: 13.03.2022	Validity Expired
6	RERA Registration Certificate from Real Estate Regulatory Authority, Haryana	RERA Extension No. 02 of 2023 ID No. RC/REP/HARERA/GGM/2017/318 Dated: 23.02.2023 Valid upto: 29.09.2023	Obtained

NOTE: The developer/promoter has taken statutory approvals from the concerned authorities for developed residential group housing colony. Some of the approvals have expired however developer has obtained occupation certificate from DTCP (HR, Govt.).



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

DECLARATION- CUM- UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my tie up report dated 22.02.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. Our professional engineer inspected the property on 16.01.2024. The work is not sub-contracted to any other valuer and carried out by myself.
- e. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- f. I have not been removed/dismissed from service/employment earlier
- g. I have not been convicted of any offence and sentenced to a term of imprisonment
- h. I have not been found guilty of misconduct in professional capacity. I have not been declared to be unsound mind.
- i. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt.
- j. I am not an undischarged insolvent.
- k. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- l. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and My PAN Card number/Service Tax number as applicable.
- m. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- n. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- o. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- p. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable
- q. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
(Annexure V- A signed copy of same to be taken and kept along with this declaration)
- r. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- s. I am valuer registered with Insolvency & Bankruptcy Board of India (1BBI) (Strike off, if not applicable)
- t. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- u. I am the proprietor / partner / authorized official of the firm 1 company, who is competent to sign this valuation report.
- v. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMSILOS) only.
- w. Further, I hereby provide the following information.




REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

SR. NO.	PARTICULARS	VALUER COMMENT
1	Background information of the asset being valued	Residential group housing Project
2	Purpose of valuation and appointing authority	Tie up Report / State Bank of India, HLST, AO-I, Parliament Street, Delhi
3	Identity of the valuer and any other experts involved in the valuation;	Valuer – Real Value Consultants through its Prop. Er. Ravi Mohan Bhardwaj along with Er. Amir Malik.
4	Disclosure of valuer interest or conflict, if any;	No Interest
5	Date of appointment, valuation date and date of report;	Date of Appointment: 15.01.2024 Date of Inspection: 16.01.2024 Date of Report: 22.02.2024
6	Inspections and/or investigations undertaken;	Project inspected on 16.01.2024
7	Nature and sources of the information used or relied upon;	Project details received from Developer or Bank
8	Procedures adopted in carrying out the valuation and Valuation standards followed;	Land & Building / Sales comparable method approach, Thorough study of market trends as enquired from real estate agents and available in public domain.
9	Restrictions on use of the report, if any;	Only for Bank purpose
10	Major factors that were taken into account during the valuation;	Mentioned in this Tie up report
11	Major factors that were not taken into account during The valuation;	---
12	Caveats, limitations and disclaimers to the extent They explain or elucidate the limitations faced by Valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	---

Date: 22.02.2024

Place: New Delhi


For Real Value Consultants
(Ravi Mohan Bhardwaj)
CAT-1/624/174/2020-21



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

(Annexure-V)

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.



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

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 organization 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.

Place: New Delhi

Date: 22.02.2024


For Real Value Consultants
(Ravi Mohan Bhardwaj)
CAT-1/624/174/2020-21



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

APPROVAL DETAILS


Department of Town & Country Planning
Government of Haryana

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48 of 2012

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Case No	Colony Name	BR-III (BP sanction Letter)	BR-VII (OC permission Letter)	LC-IX (Completion Certificate)	File/Case ID	License No	License Issue Date	Purpose	Area (Acre)	Dev. Plan	Valid/Renewal Upto	Sector Covered	Developer Name	Land Schedule
LC-2600	<ul style="list-style-type: none"> • AMBIENCE GUR-22 RGH (earlier approved on 20.05.2014) • AMBIENCE GUR-22 RGH (in-principle approved on 17.06.2016) 	• 29-12-2019	• 10-10-2023		LC-26004	48 OF 2012	12-09-2012	RGH	14.82	GURGAON-MANESAR	11-09-2018	22	Ambience Projects and Infrastructure	View Land Schedule


HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM
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Serial No.	Registration Certificate Number	Project ID	Project Name	Builder	Project Location	Project District	Registered With	Details of Project (Form A-H)	Registration Up-to	View Certificate	View Quarterly Progress	Monitoring Orders	View OC/CC/PCC
49	318 OF 2017 DATED 17.10.2017	RERA-GRG-402-2019	AMBIENCE CREACIONS	AMBIENCE PROJECTS & INFRASTRUCTURE PVT. LTD.	SECTOR 22, GURUGRAM	GURUGRAM	INTERIM RERA		29/09/2023		View	View Monitoring Cases	View OC/CC/PCC

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Showing 1 to 1 of 1 entries (filtered from 743 total entries)

RERA REGISTRATION



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

GUIDELINE RATE

Rate list of Tehsil Gurugram District Gurugram Proposed Rates for the year 2023 w.e.f from.....)

2nd Half Rates for the Year of 2019-2020		Rates for the Year of 2021-2022			Rates of Land upto 2 Acres depth from NH/NPH/SRH 25% Major District Roads 10%			Rates of Land upto 2 Acres depth from NH/NPH 25% Major District Roads 10%			Proposed Rates for the Year of 2022			Rates of Land upto 2 Acres depth from NH/NPH/SRH 25% Sector Dividing Roads 15% Major District Roads 10%			Proposed Rates for the Year of 2023			Rates of Land upto 2 Acres depth from NH/NPH/SRH 25% Sector Dividing Roads 15% Major District Roads 10%		
S. No.	Name of Village	Area in R Zone	Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial	NH/NPH 25%	Major Roads 10%	NH/NPH 25%	Major Roads 10%	Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial	NH/NPH 25%	Major Roads 10%	Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial	NH/NPH 25%	Major Roads 10%	Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial
11	Moolhera	TOTAL AREA in R ZONE	32000000	17000	42000	NA	NA	NA	NA	NA	NA	35200000	17000	42000	NA	NA	NA	NA	NA	6,00,00,000	30,000	
12	Shahpur	TOTAL AREA in R ZONE	32000000	18000	44000	25% NH-48	40000000	NA	NA	25% NH-48	NA	NA	35200000	18000	44000	48	44000000	NA	NA	6,00,00,000	32,000	
13	Naharpur Rupa	TOTAL AREA in R ZONE	30000000	11000	41000	25% NH-48	37500000	NA	NA	25% NH-48	NA	NA	33000000	11000	41000	48	41250000	NA	NA	1,00,00,000	50,000	
14	Sukhera	TOTAL AREA in R ZONE	32000000	18000	44000	25% NH-48	40000000	NA	NA	25% NH-48	NA	NA	35200000	18000	44000	48	44000000	NA	NA	6,00,00,000	35,000	

Note :

- Any land for which change of land use (CLU) has been obtained the following rate will be applicable
- Residential Plotted Colony to Three times of Agriculture Collector rate.
- Residential Group Housing to Four times of Agriculture Collector rate.
- Commercial to Five times of Agriculture Collector rate.
- Ware House to Two times of Agriculture Collector Rates.

Land falling on Gurugram Badli Road and Gurugram to Pitauli Road and Gurugram Farukhagar Road, the value of land will be 10% more upto depth of 2 Acres.

Land falling on NH/NPH the value of land will be 25% more upto depth of 2 Acres.

Land less than 1000 Sq. Yds. will be treated as residential for stamp duty collection.

Plot which are two and three side open value will be 10% extra.

Land falling on park facing value will be 10% extra

Land falling on both P Plot and park facing value will be 15% extra

Abbreviation : NH - National Highway

STHW - State Highway

Joint Sub Registrar
Gurugram

Sub Registrar
Gurugram

SDO
Gurugram

DRD
Gurugram

Deputy Commissioner-cum-
Registrar Gurugram

Rate list of Tehsil Gurugram Proposed Rates for the year 2023 w.e.f.....)

Sr. No.	Multi Story Group Housing (Licensed) by developers/independent Floors	Rates for the Year of 2021-2022	Proposed Rates for the Year of 2022	Proposed Rates for the Year of 2023
		(Rs. Per Sq. Feet)	(Rs. Per Sq. Feet)	(Rs. Per Sq. Feet)
1	Group Housing in Sector 1, 2, 3, 3A, 4, 5, 6, 7, 12, 12A, 13, 14, 15, 16, 17, 21, 22, 22A, 23, 23A, 38, 40, 42, 43 (Licensed)	5000	5500	6500
2	in Case of floor Licensed Colonies & HUDA	5500	6500	7800
3	Flats in Group Housing Societies In plots of Licensed Colonies in Sec 104 to 115	3000	3500	4200
4	Housing Board Colony (Without Roof Right)	3800	4000	4800
5	Housing Board Colony (Independent Plot)	Circle rate of particular HUDA sector will be applicable in which sector Housing Board Falls	Circle rate of particular HUDA sector will be applicable in which sector Housing Board Falls	Circle rate of particular HUDA sector will be applicable in which sector Housing Board Falls
6	Housing Board Colony Saraswati Vihar (Independent Plot)	40000	42000	51000

Joint Sub Registrar
Gurugram

Sub Registrar
Gurugram

SDO (C)
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Deputy Commissioner-cum-
Registrar Gurugram



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Ambience Creacions
3 BHK Flat in Sector 22 Gurgaon
₹3.33 Cr **1,860 sqft** (173 sqm) **3 BHK** (3 Baths)
₹17,900 /sqft Carpet Area Under Construction
New society, good location, green view from balcony and club
1w ago
Owner

View Number

Contact




Request Photos

♥

Ambience Creacions
4 BHK Flat in Sector 22 Gurgaon
₹7.36 Cr **3,976 sqft** (369 sqm) **4 BHK** (6 Baths)
₹18,500 /sqft Super Built-up Area Under Construction
Super luxury apartment from a reputed builder, excellent...
2mo ago
Owner

View Number

Contact




♥

Ambience Creacions
3 BHK Flat in Sector 22 Gurgaon
₹3.5 Cr **1,860 sqft** (173 sqm) **3 BHK** (3 Baths)
₹18,817 /sqft Super Built-up Area Under Construction
We are the proud owners of this 3 bhk apartment available in ,...
2mo ago
Owner

View Number

Contact




♥

4/13

Ambience Creacions
3 BHK Flat in Sector 22 Gurgaon
₹5.4 Cr **3,090 sqft** (287 sqm) **3 BHK** (4 Baths)
₹17,475 /sqft Super Built-up Area Under Construction
Spacious rooms with high ceiling height, 3 side open for good ventilation and sunlight, fully equipped with high end...
Dealer · 2w ago
Vasu Malhotra and A...

View Number

Contact



♥

3 people viewed this property since last week

2/18

Ambience Creacions
4 BHK Flat in Sector 22 Gurgaon
₹5.57 Cr **3,976 sqft** (369 sqm) **4 BHK** (6 Baths)
₹19,964 /sqft Super Built-up Area Under Construction
Looking for a 4 bhk property for sale in gurgaon? Buy this 4 bhk flat in ambience creacions that is situated in sector 22 gurgaon....
4d ago
FEATURED DEALER
Bajaj Real Estate

View Number

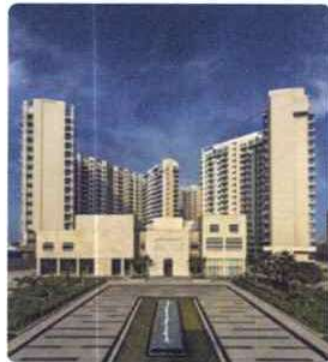
Contact

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✓ ZERO BROKERAGE

4 BHK Flat for Sale in Ambience Creacions, Sect...
Ambience Creacions

₹14.24 Cr
₹18,500 per sqft

SUPER AREA
7700 sqft

UNDER CONSTRUCTION
Poss. by Apr '24

TRANSACTION
New Property

3 Tier Security System

Premium branded...

[Request Callback](#)

[Get Info](#)

[Get Home Loan](#)

Situated in the prime location of Sector 22 in Gurgaon, this spacious 4 BHK flat is on sale. The flat has a prime location within Ambience Creacions. This apartme...

Builder: Ambience Group



Agent: Rudraksh Estates
Operating Since: 2016

4 BHK Flat for Sale in Ambience Creacions, Sector 22, Gurgaon
Ambience Creacions

₹6.90 Cr
₹17,358 per sqft

SUPER AREA
3975 sqft

STATUS
Ready to Move

FLOOR
11 out of 19

[Contact Agent](#)

[Get Phone No.](#)

[Check Loan Eligibility](#)

4 BHK flat is offered for sale in Sector 22, Gurgaon. It is strategically situated in Ambien...



Agent: Seven Star Realtors
Operating Since: 2000

3 BHK Flat for Sale in Ambience Creacions, Sector 22A, Gurgaon
Ambience Creacions

₹5.25 Cr
₹16,990 per sqft

SUPER AREA
3090 sqft

STATUS
Ready to Move

FLOOR
8 out of 18

[Contact Agent](#)

[Get Phone No.](#)

[Calculate EMI](#)

Sector 22 in Gurgaon houses the Ambience Creacions housing development, currently ...



Agent: Blue Star

3 BHK Flat for Sale in Ambience Creacions, Sector 22, Gurgaon
Ambience Creacions

₹3.50 Cr
₹18,817 per sqft

SUPER AREA
1860 sqft

UNDER CONSTRUCTION
Poss. by Apr '25

FLOOR
15 out of 28

[Contact Agent](#)

[Get Phone No.](#)

[Get Pre Approved Loan](#)

Spacious rooms and smart layout, 3 side open with high ceiling height, good ventilation...



Agent: Symbiosis Infra Pvt Ltd
Operating Since: 2007
7000+ Buyers Served

3 BHK Flat for Sale in Ambience Creacions, Sector 22, Gurgaon
Ambience Creacions

₹4.32 Cr
₹15,551 per sqft

SUPER AREA
2781 sqft

TRANSACTION
New Property

FURNISHING
Semi-Furnished

[Contact Agent](#)

[Enquire Now](#)

[Get Home Loan](#)

Check this 3 BHK apartment in Sector 22, Gurgaon which is up for sale. The property is ...



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**PHOTOGRAPHS OF GROUP HOUSING PROJECT "AMBIENCE CREACIONS" SITUATED AT REVENUE ESTATE
OF VILLAGE- MULLAHERA, SECTOR-22, GURUGRAM, HARYANA**



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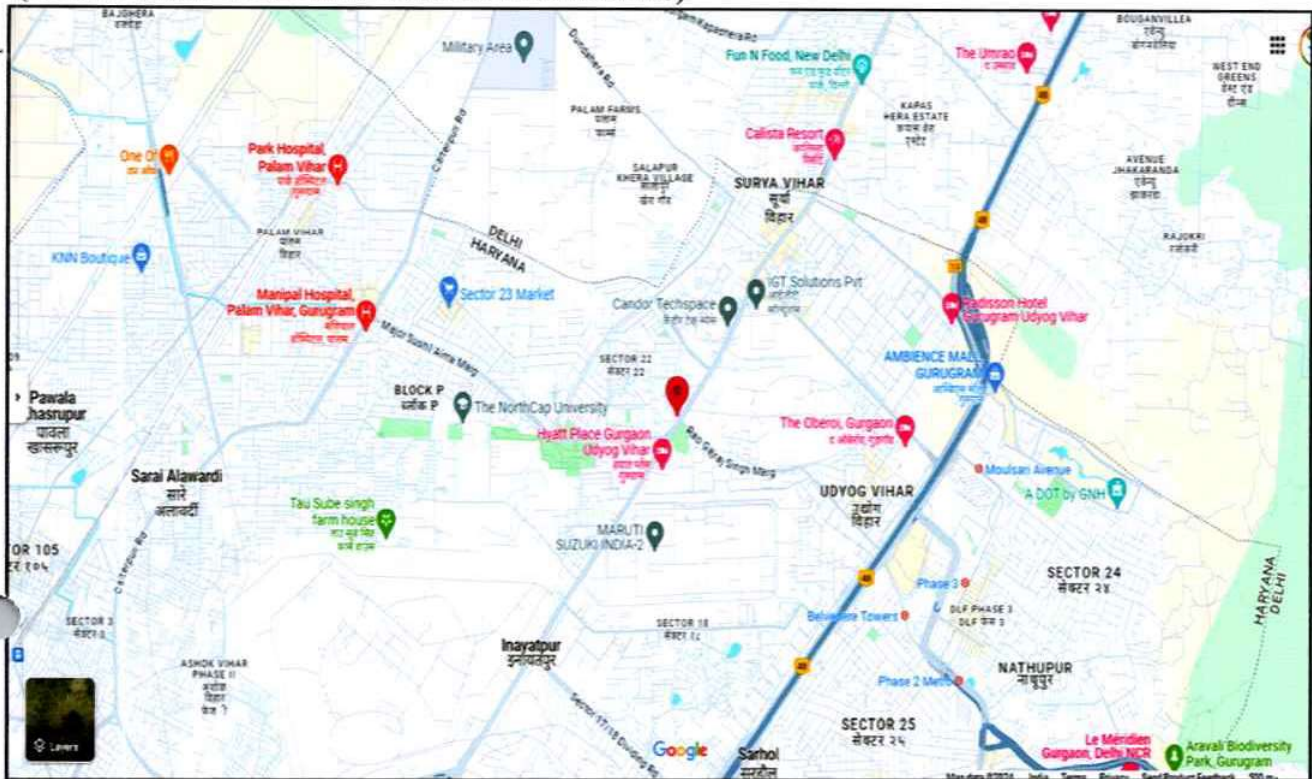


PHOTOGRAPHS OF GROUP HOUSING PROJECT "AMBIENCE CREATIONS" SITUATED AT REVENUE ESTATE OF VILLAGE- MULLAHERA, SECTOR-22, GURUGRAM, HARYANA



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GOOGLE LOCATION MAP OF GROUP HOUSING PROJECT "AMBIENCE CREATIONS"

