

DETAIL OF COST OF THE LAND

To,

Dated: 27.02.2025

The Haryana Real Estate Regulatory Authority,
Gurugram-122001.

Sir,

Please refer to your query vide point no. 25 "Land cost provided INR 135.84 lacs, the basis of such valuation needs to be clarified. In this respect, we are submitting the detailed summary of cost of land as per the following table:

Owner Name	Instrument No.	Area(K-M)		Area(Acre)	Cost (Rs. In Lakhs)	Remarks
Collaboration with M/S Nitika Propmart Pvt. Ltd	Deed No.12855 Date: 27.03.2023	71	6	8.91	1734.15	5300 sq. yd. Developed Area @ Rs. 32000/- p sq. yd. plus Collaboration Reg. and Other Costs Rs. 38.15 lakhs
Collaboration with Mast Ram Lohia.	Deed No.12397 Date: 15.03.2023	20	11	2.56	1162.78	3600 sq. yd. Developed Area @ Rs. 32000/- p sq. yd. plus Collaboration Reg. and Other Costs Rs. 10.77 lakhs
Collaboration with Sukhpali	Deed No.2817 Date: 01.10.2013 and SPA Deed No.33 Date: 03.08.2023	4	3	0.53	403.00	1259.38 sq. yd. Developed Area @ Rs. 32000/- p sq. yd.
Collaboration with Jatin Lohia	Deed No.12855 Date: 27.03.2023	4	0	0.50	96.00	300 sq. yd. Developed Area @ Rs. 32000/- p sq. yd.
Total cost of 12.50 Acre Land				12.50	3395.93	
Cost of Land of 0.50 Acre				0.50	135.84	

As mentioned above, 12.50 Acre of Land is procured through Collaboration Agreement with an arrangement of Developed Plotted Area sharing with the Land Owner and the amount to be passed on to the Land Owner comes to Rs. 3395.93 Lakh against the cost of land which is based on sale proceeds of developed plotted area under Land Owner Share.

The Circle Rate for Agricultural Land in Sohna for the area/locality under consideration is Rs. 220.00 Lakh. per acre and if the Land is meant for Residential Plotted Colony, The Circle Rate will be Three Times of Agricultural Land Rate (Copy of Collectorate Rate enclosed). Thus the effective circle rate comes to Rs. 660.00 Lakh per Acre making Total Circle Value of Land measuring 12.50 Acre under Collaboration to Rs.8250.00 Lakh. Thus, the amount to be passed on to the Land Owner is less than the Circle Rate.If the entire 12.50-acre plot of land costs 3395.93 Lakhs, then the 0.50-acre plot will cost 135.84 lakhs.

For & on behalf of Lion Infradevelopers LLP
FOR LION INFRADEVELOPERS LLP