

# Tax Invoice

<b>VASTUKALA CONSULTANTS (I) PVT LTD</b> B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 CIN: U74120MH2010PTC207869 E-Mail : accounts@vastukala.org	Invoice No. <b>MUM/2324/JUN/189</b> Dated <b>27-Jun-23</b> Delivery Note Mode/Terms of Payment <b>AGAINST REPORT</b> Reference No. & Date. Other References
Buyer (Bill to) <b>GLD INFRAPROJECTS PRIVATE LIMITED</b> C-003, 19th Floor, Office Tower, Galaxy Blue Sapphire Plaza, SECTOR-4, Greater Noida West, Gautam Buddha Nagar, Uttar Pradesh, 201305 GSTIN/UIN : 09AAGCG2852H1ZI State Name : Uttar Pradesh, Code : 09	Buyer's Order No. Dated Dispatch Doc No. <b>002240 / 2301361</b> Delivery Note Date Dispatched through Destination Terms of Delivery

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>		18 %	<b>37,500.00</b>
	<b>IGST</b>			<b>6,750.00</b>
<b>Total</b>				<b>₹ 44,250.00</b>

Amount Chargeable (in words) **Indian Rupee Forty Four Thousand Two Hundred Fifty Only** E. & O.E

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
	37,500.00	18%	6,750.00	6,750.00
<b>Total</b>	<b>37,500.00</b>		<b>6,750.00</b>	<b>6,750.00</b>

Tax Amount (in words) : **Indian Rupee Six Thousand Seven Hundred Fifty Only**

**Remarks:**  
 50% ADVANCE VALUATION FEE FOR UNSOLD UNITS ALONG WITH PROPORTINATE UNDIVIDED SHARE OF LAND & PROPORTINATE VEHICLE PARKING SPACES AS PER APPROVED PLAN IN COMMERCIAL PROJECT 'GALAXY BLUE SAPPHIRE PLAZA 'SITUATED AT PLOT NO-C/03, SECTOR-4, GREATER NOIDA , GAUTAM BUDDHA NAGAR, UTTAR PRADESH INDIA

Company's PAN : **AADCV4303R**

**Declaration**  
 NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.  
 MSME Registration No. - 27222201137

**Company's Bank Details**

Bank Name : **ICICI BANK**  
 A/c No. : **123105000319**  
 Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**

  
 UPI Virtual ID : vastukala@ICICI

**for VASTUKALA CONSULTANTS (I) PVT LTD**

  
 Authorised Signatory

SUBJECT TO MUMBAI JURISDICTION  
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# PROJECT VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Galaxy Blue Sapphire Plaza"**

Commercial project on Plot No. C – 03, Sector – 04, Greater Noida West Link Road, Greater Noida (West),  
Tehsil & District – Gautam Budh Nagar, Pin Code – 201 309, State – Uttar Pradesh, Country – India.

Latitude Longitude - 28°36'26.8"N 77°26'09.1"E

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Valuation Done for:

**STCI FINANCE LIMITED**

A/B 1-802, A Wing, 8<sup>th</sup> Floor, Marathon Innova, Marathon Nextgen Compound,  
Off. Ganpatrao Kadam Marg, Lower Parel (West), Mumbai – 400 013,  
State – Maharashtra, Country – India



### Our Pan India Presence at :

- |           |            |           |        |
|-----------|------------|-----------|--------|
| Mumbai    | Aurangabad | Pune      | Rajkot |
| Thane     | Nanded     | Indore    | Raipur |
| Delhi NCR | Nashik     | Ahmedabad | Jaipur |

**Regd. Office :** B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
**Mumbai - 400 072, (M.S.), INDIA**  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

## PROJECT VALUATION REPORT OF "Galaxy Blue Sapphire Plaza"

**Commercial project on Plot No. C – 03, Sector – 04, Greater Noida West Link Road, Greater Noida (West), Tehsil & District – Gautam Budh Nagar, Pin Code – 201 309, State – Uttar Pradesh, Country – India.**

**Latitude Longitude - 28°36'26.8"N 77°26'09.1"E**

**NAME OF DEVELOPER: M/s. GLD Infraprojects Pvt. Ltd.**

Pursuant to instructions from SCTI finance, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **26<sup>th</sup> June 2023** for approval of Project loan.

### 1. Location Details:

The property is situated at "Galaxy Blue Sapphire Plaza", Commercial project on Plot No. C – 03, Sector – 04, Greater Noida West Link Road, Greater Noida (West), Tehsil & District – Gautam Budh Nagar, Pin Code – 201 309, State – Uttar Pradesh, Country – India. It is about 24.50 Km. travel distance from Hazrat Nizamuddin Railway Station & 40.02 Km. travel distance from Indira Gandhi International Delhi Airport Station. Surface transport to the property is by buses, autos, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality.

### 2. Developer Details:

Name of builder	M/s. GLD Infraprojects Pvt. Ltd.
RERA Number	UPRERAPRJ7182
Register office address	19th Floor, Office Tower, C-003, Galaxy Blue Sapphire Plaza, Sector 4, Greater Noida West, Gautam Buddha Nagar, Uttar Pradesh, 201305.
Contact Numbers	Contact Person: Mr. Sonu Agrawal (CA of Company) Mobile No. +91 8130344433 Mr. Puneet Bansal (Accountant of Company) Mobile No. +91 7678648990
E - mail ID and Website	<a href="mailto:v.casonu@gmail.com">v.casonu@gmail.com</a> <a href="mailto:accounts@thegalaxygroup.com">accounts@thegalaxygroup.com</a>

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Internal Road
On or towards South	Noida – Greater Noida Link Road
On or towards East	Crossing Republic Road
On or towards West	Under Construction Building



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- Delhi NCR
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- Nanded
- Nashik
- Pune
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- Ahmedabad
- Rajkot
- Raipur
- Jaipur

**Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
[mumbai@vastukala.org](mailto:mumbai@vastukala.org)

**Vastukala Consultants (I) Pvt. Ltd.**121, 1<sup>st</sup> Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,

**The Branch Manager,  
STCI FINANCE LIMITED**A/B 1-802, A Wing, 8<sup>th</sup> Floor, Marathon Innova,

Marathon Nextgen Compound, off. Ganpatrao Kadam Marg,

Lower Parel (West), Mumbai – 400 013, State – Maharashtra, Country – India

**VALUATION REPORT (IN RESPECT OF PROJECT VALUATION REPORT)**

I	General	
1.	Purpose for which the valuation is made	: As per request from STCI Finance Limited, Lower Parel (West) fair market value of the property for lending purpose.
2.	a) Date of inspection	: 26.06.2023
	b) Date on which the valuation is made	: 30.06.2023
3.	List of documents produced for perusal	
	1. Copy of Lease Deed E – Stamp No. IN-UP017675426175840 dated 11.03.2016 between Greater Noida Industrial Development Authority (The Lessor) and M/s. GLD Infraprojects Pvt. Ltd. (The Lessee).	
	2. Copy of Approved Building Plan Letter No. PLG / (BP) 3743 / FTS No. 7633 dated 17.10.2016 issued by Greater Noida Industrial Development Authority.	
	3. Copy of Approved Plan No. BP – 3743 / 7633 dated 17.10.2016 issued by Greater Noida Industrial Development Authority. <b>Approved Upto: 3 Basement Floor + Ground Floor + 1<sup>st</sup> to 21<sup>st</sup> Upper Floor</b>	
	4. Copy of Part Occupancy Certificate No. PLG/(BP)3743C/5600 dated 24.11.2020 issued by Greater Noida Industrial Development Authority.	
	5. Copy of Occupancy Certificate No. CC – 1045 dated 05.10.2021 issued by Greater Noida Industrial Development Authority.	
	6. Copy of Occupancy Certificate No. CC – 2275 dated 24.09.2022 issued by Greater Noida Industrial Development Authority.	
	7. Copy of Land Payment Details Letter No. GN/Commercial/2022/2342 dated 23.09.2022 issued by Greater Noida Industrial Authority.	
	8. Copy of RERA Certificate UPRERAPRJ7182 issued by Uttar Pradesh Real Estate Regulatory Authority.	
	9. Copy of Electricity Bill Consumer No. 2000169730 dated 19.10.2022 issued by Noida Power Company Limited.	
	Project Name (With address & phone nos.)	: <b>Galaxy Blue Sapphire Plaza</b> , Commercial project on Plot No. C – 03, Sector – 04, Greater Noida West Link Road, Greater Noida (West), Tehsil & District – Gautam Budh Nagar, Pin Code – 201 309, State – Uttar Pradesh, Country – India.
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. GLD Infraprojects Pvt. Ltd.</b>  <b>Address:</b> 19th Floor, Office Tower, C-003, Galaxy Blue Sapphire Plaza, Sector 4, Greater Noida West, Gautam Buddha Nagar, Uttar Pradesh, 201305.



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		<p><u>Contact Person:</u>          Mr. Sonu Agrawal (CA of Company)          Mobile No. +91 8130344433          Mr. Puneet Bansal (Accountant of Company)          Mobile No. +91 76786 48990</p>
5.	Brief description of the property (Including Leasehold / freehold etc.):	
	<p><b><u>About Location:</u></b>          Greater Noida is a planned city located in Gautam Buddha Nagar district of the Indian state of Uttar Pradesh. The city was created as an extension to Noida area under the UP Industrial Area Development Act, 1976. Situated 30 km (19 mi) south-east of the capital city of New Delhi, it takes around 30 minutes to travel between the cities via the Noida-Greater Noida Expressway. The city is administered by Greater Noida Industrial Development Authority (GNIDA)</p> <p><b><u>About Galaxy Blue Sapphire Plaza Project:</u></b>          Galaxy Blue Sapphire Plaza is conveniently situated in the Noida Extension, Noida. This precisely planned Galaxy Blue Sapphire Plaza project's prices are available in the range of Rs. 22. 5 Lac - 94. 7 Lac. Spread over 6 Acre, this project is impressive in its coverage. The project has a total of 1616 units, constructed with robust quality.</p> <p>The units of this property are Ready to Move. The project offers an array of property choices such as Studio Apartment, Commercial Shop to suit every individual's need. This mesmerizing property is available in sizes from Commercial Shop (160. 0 Sq. Ft. - 350. 0 Sq. Ft.), Studio Apartment (622. 0 Sq. Ft. - 1184. 0 Sq. Ft.) to provide a spacious and comfortable living. This well-designed area has a total of 1 tower, each with its own benefit.</p> <p><b><u>Amenities</u></b></p> <ul style="list-style-type: none"> <li>• Power Backup</li> <li>• Lift</li> <li>• Security</li> <li>• Visitor Parking</li> <li>• Intercom Facility</li> <li>• Rainwater Harvesting</li> <li>• CCTV Camera</li> </ul> <p><b><u>Physical Infrastructure</u></b></p> <ul style="list-style-type: none"> <li>• The high connection between Noida, Greater Noida, New Delhi, and Ghaziabad is crucial for residential expansion in Noida Extension. However, the micro-market features well-developed and broad roadways for a more comfortable trip. Major roads in the area include the Noida-Greater Noida Link Road, Bisrakh Road, and Vikas Marg. Furthermore, the authorized Noida Metro Phase 2 (Sector 71 - Knowledge Park 5) is intended to improve regional connectivity.</li> </ul> <p><b><u>Social and Retail Landscape</u></b></p> <ul style="list-style-type: none"> <li>• Valley International School</li> <li>• Ryan International School</li> <li>• Pacific World School</li> <li>• Sarvottam International School</li> <li>• Max Multi Speciality Hospital Greater Noida</li> <li>• Gaur City Mall</li> <li>• Gaur City Plaza</li> <li>• Panchsheel Greenaria</li> <li>• Boulevard Walk</li> </ul>	

- Galaxy Diamond Plaza
- Nearby Employment Hubs
- Noida Extension is well-connected to various important job avenues in Noida and Greater Noida. Important IT parks and office spaces spread across Noida Sector 57, 58, 59, 60, and 62 are all placed within a convenient reach of 20-25 minutes
- Ecotech II
- Ecotech III
- Infogain
- Genpact
- EXL
- iEnergizer
- HCL
- Barclays
- IBM

#### **Specifications of Galaxy Blue Sapphire Plaza**

- Galaxy Blue Sapphire Plaza saved over 6 acres of land
- Thailand-based mall structure
- The total number of floors is 22
- There are three side entry gates
- Up to six stories of retail space
- 7 to 22 storeys of offices and service apartments
- Anchor shop on the ground and first floors
- The institution is located on the second floor
- The third story is dedicated to the medical floor, with 51 cabins ranging from 250 to 450 square feet.
- Banquet Hall on the 4th and 5th floors
- Gymnasium on the sixth floor
- Ground-level shop sizes range from 191 to 650 square feet
- 4th and 5th level food courts (550 square feet) and multiplexes (3000 sitting space approx)
- The loan approval rate of 50%
- Size of the second floor: 300 to 450 sq. Ft.
- There are 254 stores on the first floor
- Escalator Number- 19
- Lift- one capsule

#### **Project Advantage**

- Hotels with three stars
- Plot with 3 Sides Open Corner
- Zone for Children and Entertainment
- Hub for Institutions
- 24-hour surveillance and security
- The captive population of 2.5 million
- Loans for housing are available.
- Intercom Facility, Rainwater Harvesting, and 24-Hour Electricity
- Shops have a low maintenance cost and no GST.
- Lease Guarantee for 3 Years in Shops Office Space GST is 12% and lease for 3 years @35/sqft
- 10-screen multiplex, food court, doctor's chambers, high street retail shops
- Flats are roomy
- Well connected to Noida, Greater Noida, New Delhi, and Ghaziabad



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TYPE OF THE BUILDING:		
<b>Number of Floors</b>		
<b>3 Basement Floor + Ground Floor + 1<sup>st</sup> to 21<sup>st</sup> Upper Floor</b>		
LEVEL OF COMPLETEION:		
Present stage of Construction		Percentage of work completion
All work is completed and while giving the final possession to the client final finishing will be done. (Occupancy Received dated 24.11.2020, 05.10.2021 & 24.09.2022) Final Occupancy Certificate received on 24.09.2022		95%
6.	Location of property	:
	a) Plot No. / Survey No.	: Plot No. C – 03, Sector – 04
	b) Door No.	: Not applicable
	c) C. T.S. No. / Village	: Sector 04, Village – Greater Noida
	d) Ward / Taluka	: Taluka - Gautam Budh Nagar
	e) Mandal / District	: District – Gautam Budh Nagar
7.	Postal address of the property.	: <b>Galaxy Blue Sapphire Plaza</b> , Commercial project on Plot No. C – 03, Sector – 04, Greater Noida West Link Road, Greater Noida (West), Tehsil & District – Gautam Budh Nagar, Pin Code – 201 309, State – Uttar Pradesh, Country – India.
8.	City / Town	: Greater Noida
	Residential area	: No
	Commercial area	: Yes
	Industrial area	: No
9.	Classification of the area	:
	i) High / Middle / Poor	: Higher Middle Class
	ii) Urban / Semi Urban / Rural	: Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	: Greater Noida Industrial Development Authority.
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	: No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	: N.A.
13.	<b>Boundaries of the property</b>	<b>As per Documents</b>
	North	Information not available
	South	Information not available
	East	Information not available
	West	Information not available
		<b>As per Site</b>
		Internal Road
		Noida – Greater Noida Link Road
		Crossing Republic Road
		Under Construction Building
14.1	Dimensions of the site	: N. A. as the land is irregular in shape
14.2	Latitude, Longitude & Co-ordinates of property	: 28°36'26.8"N 77°26'09.1"E
14.3	Extent of the site	: Land Area – 25,661.00 Sq. M. (As per Plan) Structure Area - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)	: Structure Area - As per table attached to the report
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: 19 <sup>th</sup> Floor is occupied by the owner Partly office premises mortgage to the STCI Finance Limited are vacant and bare shell condition.

II	CHARACTERISTICS OF THE SITE	
1.	Classification of locality	: Higher Middle class
2.	Development of surrounding areas	: Excellent
3.	Possibility of frequent flooding/ sub-merging	: No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	: All available near by
5.	Level of land with topographical conditions	: Plain
6.	Shape of land	: Irregular
7.	Type of use to which it can be put	: For Commercial purpose
8.	Any usage restriction	: Commercial
9.	Is plot in town planning approved layout?	: Copy of Approved Plan No. BP – 3743 / 7633 dated 17.10.2016 issued by Greater Noida Industrial Development Authority. <b>Approved Upto: 3 Basement Floor + Ground Floor + 1<sup>st</sup> to 21<sup>st</sup> Upper Floor</b>
10.	Corner plot or intermittent plot?	: Corner
11.	Road facilities	: Yes
12.	Type of road available at present	: B.T. Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	: North Side – 24.00 M. wide Road South Side – 130.00 M. wide Road East Side – 45.00 M. wide Road
14.	Is it a Land – Locked land?	: No
15.	Water potentiality	: Municipal Water supply
16.	Underground sewerage system	: Connected to Municipal sewer
17.	Is Power supply is available in the site	: Yes
18.	Advantages of the site	: Located in developed area
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc., (Distance from sea-cost / tidal level must be incorporated)	: No
<b>Part – A (Valuation of land of Phase 2)</b>		
1	Size of plot	: Land Area – 25,661.00 Sq. M. (As per Plan)
	North & South	: -
	East & West	: -
2	Total extent of the plot	: As per table attached to the report.
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	: As per table attached to the report. Details of recent online listings are attached with the report.
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	: Commercial Unit - ₹ 75,000.00 per Sq. M on Carpet Area Ground Floor Commercial Unit Rate is 85% of ₹ 75,000.00 per Sq. M. = ₹ 63,750.00 per Sq. M 1 <sup>st</sup> & Upper Ground floor Commercial Unit Rate is 75% of ₹ 75,000.00 per Sq. M. = ₹ 56,250.00 per Sq. M. 2 <sup>nd</sup> Floor, Lower Ground Floor, Mezzanine Floor & Basement Commercial Unit Rate is 65% of ₹ 75,000.00 per Sq. M. = ₹ 48,750.00 per Sq. M 3 <sup>rd</sup> Commercial Unit Rate is 55% of ₹ 75,000.00 per Sq. M. = ₹ 41,250.00 per Sq. M Above 3 <sup>rd</sup> Floor Commercial Unit Rate is 35% of



5	Assessed / adopted rate of valuation	: ₹ 75,000.00 per Sq. M. = ₹ 26,250.00 per Sq. M
6	<b>Fair Market Value of Land</b>	: <b>As per table attached to the report</b>
<b>Part – B (Valuation of Building)</b>		
1	Technical details of the building	:
	a) Type of Building (Residential / Commercial / Industrial)	: Commercial
	b) Type of construction (Load bearing / RCC / Steel Framed)	: R.C.C. Framed structure
	c) Year of construction	: 2020 to 2022 (As per Occupancy Certificate)
	d) Number of floors and height of each floor including basement, if any	: 3 Basement Floor + Ground Floor + 1 <sup>st</sup> to 21 <sup>st</sup> Upper Floor
	e) Plinth area floor-wise	: <b>As per table attached to the report</b>
	f) Condition of the building	:
	i) Exterior – Excellent, Good, Normal, Poor	: Excellent
	ii) Interior – Excellent, Good, Normal, Poor	: Excellent
	g) Date of issue and validity of layout of approved map	: 1. Copy of Approved Plan No. BP – 3743 / 7633 dated 17.10.2016 issued by Greater Noida Industrial Development Authority.
	h) Approved map / plan issuing authority	: <b>Approved Upto: 2 Basement Floor + Lower Ground Floor + Ground Floor + Upper Ground Floor + 1<sup>st</sup> &amp; 2<sup>nd</sup> Upper Floor</b> 2. Copy of Part Occupancy Certificate No. PLG/(BP)3743C/5600 dated 24.11.2020 issued by Greater Noida Industrial Development Authority. 3. Copy of Occupancy Certificate No. CC – 1045 dated 05.10.2021 issued by Greater Noida Industrial Development Authority. 4. Copy of Occupancy Certificate No. CC – 2275 dated 24.09.2022 issued by Greater Noida Industrial Development Authority.
	i) Whether genuineness or authenticity of approved map / plan is verified	: Yes
	j) Any other comments by our empanelled valuers on authentic of approved plan	: No.

**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description	
1.	Foundation	: R.C.C. Footing
2.	Basement	: Yes
3.	Superstructure	: As per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	: Glass Door
5.	RCC Works	: Yes
6.	Plastering	: Yes
7.	Flooring, Skirting, dado	: 19 <sup>th</sup> Floor – Marble Flooring & Partly Mortgage Unit are in Bare shell Condition
8.	Special finish as marble, granite, wooden paneling, grills etc.	: Glass Cladding
9.	Roofing including weather proof course	: Yes

10.	Drainage	:	Connected to municipal line
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	RCC Framed Structure of 6 Ft. Height
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	Concealed
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	As per requirement
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
<b>4.</b>	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	Concealed
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	
Part - C (Extra Items)			Amount in ₹
1.	Portico	:	Included in the Rate per Sq. Ft. on Super Built - up Area
2.	Ornamental front door	:	
3.	Sit out / Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel / collapsible gates	:	
	Total	:	
Part - D (Amenities)			Amount in ₹
1.	Wardrobes	:	Included in the Rate per Sq. Ft. on Super Built - up Area
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	Total	:	
Part - E (Miscellaneous)			Amount in ₹
1.	Separate toilet room	:	Included in the Rate per Sq. Ft. on Super Built - up Area
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total	:	
Part - F (Services)			Amount in ₹
1.	Water supply arrangements	:	Included in the Rate per Sq. Ft. on Super Built - up Area
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total	:	

**CONFIGURATION OF UNITS TO BE AS PER DEVELOPER'S INFORMATION****Government Value of Unsold Inventory:**

Sr. No.	Floor	Unit No.	Carpet Area (Sq. Ft.)	Govt. Rate in ₹ on Carpet Area (Sq. M.)	%	Net Govt. Rate in ₹ on Carpet Area (Sq. M.)	Net Govt. Rate in ₹ Sq. Ft. on Carpet Area (Sq. Ft.)	Govt. Value in ₹
1	Lower Ground Floor	B1 - 10D	82.58	75,000.00	65%	48,750.00	4,529.00	3,74,005.00
2	Lower Ground Floor	B1 - 10F	231.60	75,000.00	65%	48,750.00	4,529.00	10,48,916.00
3	Lower Ground Floor	B1 - 11D	83.59	75,000.00	65%	48,750.00	4,529.00	3,78,579.00
4	Lower Ground Floor	B1 - 11F	215.71	75,000.00	65%	48,750.00	4,529.00	9,76,951.00
5	Lower Ground Floor	B1 - 12A	91.47	75,000.00	65%	48,750.00	4,529.00	4,14,268.00
6	Lower Ground Floor	B1 - 12E	91.04	75,000.00	65%	48,750.00	4,529.00	4,12,320.00
7	Lower Ground Floor	B1 - 14A	89.91	75,000.00	65%	48,750.00	4,529.00	4,07,202.00
8	Lower Ground Floor	B1 - 14E	82.70	75,000.00	65%	48,750.00	4,529.00	3,74,548.00
9	Lower Ground Floor	B1 - 15A	88.39	75,000.00	65%	48,750.00	4,529.00	4,00,318.00
10	Lower Ground Floor	B1 - 15D	84.27	75,000.00	65%	48,750.00	4,529.00	3,81,659.00
11	Lower Ground Floor	B1 - 15E	133.30	75,000.00	65%	48,750.00	4,529.00	6,03,716.00
12	Lower Ground Floor	B1 - 16A	117.40	75,000.00	65%	48,750.00	4,529.00	5,31,705.00
13	Lower Ground Floor	B1 - 16B	84.27	75,000.00	65%	48,750.00	4,529.00	3,81,659.00
14	Lower Ground Floor	B1 - 16D	83.19	75,000.00	65%	48,750.00	4,529.00	3,76,768.00
15	Lower Ground Floor	B1 - 16E	71.77	75,000.00	65%	48,750.00	4,529.00	3,25,046.00
16	Lower Ground Floor	B1 - 17B	81.14	75,000.00	65%	48,750.00	4,529.00	3,67,483.00
17	Lower Ground Floor	B1 - 17C	144.84	75,000.00	65%	48,750.00	4,529.00	6,55,980.00
18	Lower Ground Floor	B1 - 17D	83.19	75,000.00	65%	48,750.00	4,529.00	3,76,768.00
19	Lower Ground Floor	B1 - 19A	80.55	75,000.00	65%	48,750.00	4,529.00	3,64,811.00
20	Lower Ground Floor	B1 - 19E	85.78	75,000.00	65%	48,750.00	4,529.00	3,88,498.00
21	Lower Ground Floor	B1 - 1C	89.80	75,000.00	65%	48,750.00	4,529.00	4,06,704.00
22	Lower Ground Floor	B1 - 1F	205.45	75,000.00	65%	48,750.00	4,529.00	9,30,483.00
23	Lower Ground Floor	B1 - 20E	93.38	75,000.00	65%	48,750.00	4,529.00	4,22,918.00
24	Lower Ground Floor	B1 - 21E	95.47	75,000.00	65%	48,750.00	4,529.00	4,32,384.00
25	Lower Ground Floor	B1 - 22B	81.14	75,000.00	65%	48,750.00	4,529.00	3,67,483.00
26	Lower Ground Floor	B1 - 22E	77.17	75,000.00	65%	48,750.00	4,529.00	3,49,503.00
27	Lower Ground Floor	B1 - 23C	90.65	75,000.00	65%	48,750.00	4,529.00	4,10,554.00
28	Lower Ground Floor	B1 - 23E	77.17	75,000.00	65%	48,750.00	4,529.00	3,49,503.00
29	Lower Ground Floor	B1 - 24B	84.27	75,000.00	65%	48,750.00	4,529.00	3,81,659.00
30	Lower Ground Floor	B1 - 24E	76.93	75,000.00	65%	48,750.00	4,529.00	3,48,416.00
31	Lower Ground Floor	B1 - 25A	84.27	75,000.00	65%	48,750.00	4,529.00	3,81,659.00
32	Lower Ground Floor	B1 - 26A	80.55	75,000.00	65%	48,750.00	4,529.00	3,64,811.00
33	Lower Ground Floor	B1 - 26C	69.98	75,000.00	65%	48,750.00	4,529.00	3,16,939.00
34	Lower Ground Floor	B1 - 27C	97.10	75,000.00	65%	48,750.00	4,529.00	4,39,766.00
35	Lower Ground Floor	B1 - 27E	80.22	75,000.00	65%	48,750.00	4,529.00	3,63,316.00
36	Lower Ground Floor	B1 - 28E	80.46	75,000.00	65%	48,750.00	4,529.00	3,64,403.00
37	Lower Ground Floor	B1 - 29D	89.43	75,000.00	65%	48,750.00	4,529.00	4,05,028.00
38	Lower Ground Floor	B1 - 2D	84.96	75,000.00	65%	48,750.00	4,529.00	3,84,784.00
39	Lower Ground Floor	B1 - 2E	112.27	75,000.00	65%	48,750.00	4,529.00	5,08,471.00



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Sr. No.	Floor	Unit No.	Carpet Area (Sq. Ft.)	Govt. Rate in ₹ on Carpet Area (Sq. M.)	%	Net Govt. Rate in ₹ on Carpet Area (Sq. M.)	Net Govt. Rate in ₹ Sq. Ft. on Carpet Area (Sq. Ft.)	Govt. Value in ₹
40	Lower Ground Floor	B1 - 2F	98.70	75,000.00	65%	48,750.00	4,529.00	4,47,012.00
41	Lower Ground Floor	B1 - 30A	66.72	75,000.00	65%	48,750.00	4,529.00	3,02,175.00
42	Lower Ground Floor	B1 - 30C	84.27	75,000.00	65%	48,750.00	4,529.00	3,81,659.00
43	2nd Floor	S - 63A	75.63	75,000.00	65%	48,750.00	4,529.00	3,42,528.00
44	2nd Floor	S - 77F	92.15	75,000.00	65%	48,750.00	4,529.00	4,17,347.00
45	4th Floor	Island CNTR - 02	54.35	75,000.00	35%	26,250.00	2,439.00	1,32,560.00
46	5th Floor	Shop - 504	90.42	75,000.00	35%	26,250.00	2,439.00	2,20,534.00
47	6th Floor	TS-612	453.36	75,000.00	35%	26,250.00	2,439.00	11,05,745.00
<b>TOTAL</b>			<b>4,872.96</b>					<b>2,08,19,544.00</b>

**Note: - As per Registration Office of Greater Noida, Gautamnagar dated 08.08.2019, Gross Govt. Rate is ₹ 75,000/- per Sq. M. on Carpet Area. For Ground Floor Unit rate should be considered 85% of Gross Govt. Rate, for 1<sup>st</sup> & Upper Ground Floor rate should be considered 75% of Gross Govt. Rate, for 2<sup>nd</sup>, Lower Ground & Mezz. Floor, rate should be considered 65% of Gross Govt. Rate, for Basement, Lower Ground Floor & 3<sup>rd</sup> Floor rate should be considered 55% of Gross Govt. Rate and for above 3<sup>rd</sup> Floor rate should be considered 35% of Gross Govt. Rate.**

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**Fair Market Value of Unsold Inventory:**

Sr. No.	Floor	Unit No.	Carpet Area (Sq. Ft.)	Super Built - Up Area (Sq.Ft.)	Rate / Sq. Ft. on Super Built - Up	Value in ₹
1	Lower Ground Floor	B1 - 10D	82.58	179.00	16,000.00	28,64,000.00
2	Lower Ground Floor	B1 - 10F	231.60	499.00	16,000.00	79,84,000.00
3	Lower Ground Floor	B1 - 11D	83.59	179.00	16,000.00	28,64,000.00
4	Lower Ground Floor	B1 - 11F	215.71	476.00	16,000.00	76,16,000.00
5	Lower Ground Floor	B1 - 12A	91.47	196.00	16,000.00	31,36,000.00
6	Lower Ground Floor	B1 - 12E	91.04	195.00	16,000.00	31,20,000.00
7	Lower Ground Floor	B1 - 14A	89.91	196.00	16,000.00	31,36,000.00
8	Lower Ground Floor	B1 - 14E	82.70	183.00	16,000.00	29,28,000.00
9	Lower Ground Floor	B1 - 15A	88.39	192.00	16,000.00	30,72,000.00
10	Lower Ground Floor	B1 - 15D	84.27	181.00	16,000.00	28,96,000.00
11	Lower Ground Floor	B1 - 15E	133.30	228.00	16,000.00	36,48,000.00
12	Lower Ground Floor	B1 - 16A	117.40	257.00	16,000.00	41,12,000.00
13	Lower Ground Floor	B1 - 16B	84.27	181.00	16,000.00	28,96,000.00
14	Lower Ground Floor	B1 - 16D	83.19	181.00	16,000.00	28,96,000.00
15	Lower Ground Floor	B1 - 16E	71.77	155.00	16,000.00	24,80,000.00
16	Lower Ground Floor	B1 - 17B	81.14	177.00	16,000.00	28,32,000.00
17	Lower Ground Floor	B1 - 17C	144.84	324.00	16,000.00	51,84,000.00
18	Lower Ground Floor	B1 - 17D	83.19	181.00	16,000.00	28,96,000.00
19	Lower Ground Floor	B1 - 19A	80.55	178.00	16,000.00	28,48,000.00
20	Lower Ground Floor	B1 - 19E	85.78	191.00	16,000.00	30,56,000.00
21	Lower Ground Floor	B1 - 1C	89.80	204.00	16,000.00	32,64,000.00
22	Lower Ground Floor	B1 - 1F	205.45	443.00	16,000.00	70,88,000.00
23	Lower Ground Floor	B1 - 20E	93.38	212.00	16,000.00	33,92,000.00
24	Lower Ground Floor	B1 - 21E	95.47	212.00	16,000.00	33,92,000.00
25	Lower Ground Floor	B1 - 22B	81.14	177.00	16,000.00	28,32,000.00
26	Lower Ground Floor	B1 - 22E	77.17	177.00	16,000.00	28,32,000.00
27	Lower Ground Floor	B1 - 23C	90.65	210.00	16,000.00	33,60,000.00
28	Lower Ground Floor	B1 - 23E	77.17	169.00	16,000.00	27,04,000.00
29	Lower Ground Floor	B1 - 24B	84.27	181.00	16,000.00	28,96,000.00
30	Lower Ground Floor	B1 - 24E	76.93	168.00	16,000.00	26,88,000.00
31	Lower Ground Floor	B1 - 25A	84.27	181.00	16,000.00	28,96,000.00
32	Lower Ground Floor	B1 - 26A	80.55	178.00	16,000.00	28,48,000.00
33	Lower Ground Floor	B1 - 26C	69.98	175.00	16,000.00	28,00,000.00
34	Lower Ground Floor	B1 - 27C	97.10	213.00	16,000.00	34,08,000.00
35	Lower Ground Floor	B1 - 27E	80.22	173.00	16,000.00	27,68,000.00
36	Lower Ground Floor	B1 - 28E	80.46	173.00	16,000.00	27,68,000.00
37	Lower Ground Floor	B1 - 29D	89.43	200.00	16,000.00	32,00,000.00
38	Lower Ground Floor	B1 - 2D	84.96	182.00	16,000.00	29,12,000.00
39	Lower Ground Floor	B1 - 2E	112.27	253.00	16,000.00	40,48,000.00
40	Lower Ground Floor	B1 - 2F	98.70	219.00	16,000.00	35,04,000.00
41	Lower Ground Floor	B1 - 30A	66.72	145.00	16,000.00	23,20,000.00
42	Lower Ground Floor	B1 - 30C	84.27	181.00	16,000.00	28,96,000.00
43	2nd Floor	S - 63A	75.63	160.00	13,000.00	20,80,000.00
44	2nd Floor	S - 77F	92.15	194.00	13,000.00	25,22,000.00
45	4th Floor	Island CNTR - 02	54.35	211.00	13,000.00	27,43,000.00
46	5th Floor	Shop - 504	90.42	189.00	13,000.00	24,57,000.00
47	6th Floor	TS-612	453.36	825.00	7,000.00	57,75,000.00
<b>TOTAL</b>			<b>4,872.96</b>	<b>10,534.00</b>	<b>7,000.00</b>	<b>15,88,57,000.00</b>



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**Summary of the Project:**

Particulars	Value in ₹	Value in ₹ Cr.
Fair Market Value of the Property	15,88,57,000.00	15.89
Realizable Value of the Property	14,29,71,300.00	14.30
Distress Value of the Property	12,70,85,600.00	12.71
Government value of the Property	2,08,19,544.00	2.08
Insurable Value / Cost of Construction (Total Super Built Up Area X Rate) = (10,534.00 X 2,500.00)	2,63,35,000.00	2.63

**VALUATION METHODOLOGY:**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat & Commercial Shop where there are typically many comparable available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 15,000.00 to ₹ 17,000.00 per Sq. Ft. on Super Built-up area for commercial property for Lower Ground Floor, ₹ 12,000.00 to ₹ 14,000.00 per Sq. Ft. on Super Built-up area for commercial property for 1<sup>st</sup> to 5<sup>th</sup> Floor and ₹ 7,000.00 to ₹ 9,000.00 per Sq. Ft. on Super Built-up area for commercial property for higher upper floor Considering the rate with attached report, current market conditions, demand and supply position, office size, location, upswing in real estate prices, sustained demand for Commercial Unit, all-round development of commercial and residential application in the locality etc.

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We estimate ₹ 16,000.00 per Sq. Ft. on Super Built-up on lower ground floor, ₹ 13,000.00 per Sq. Ft. on Super Built-up on 2<sup>nd</sup> to 5<sup>th</sup> floor and ₹ 7,000.00 per Sq. Ft. on Super Built-up on 6<sup>th</sup> floor for valuation.



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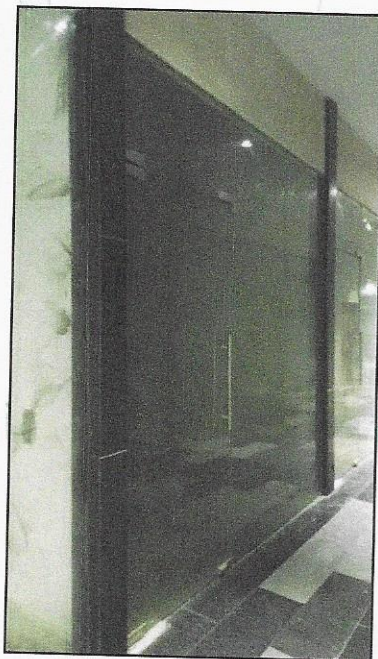
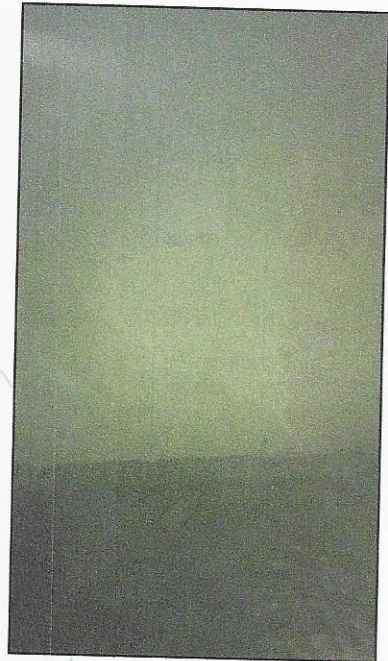
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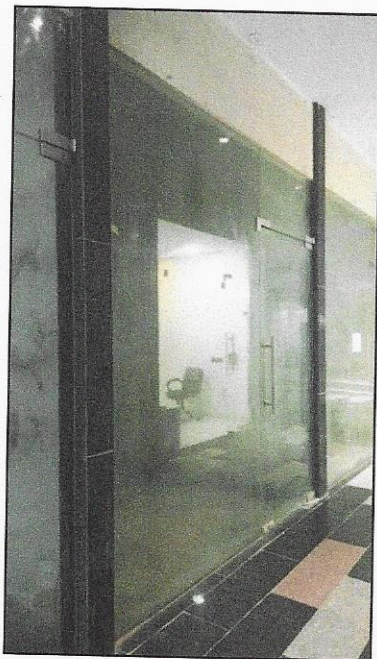
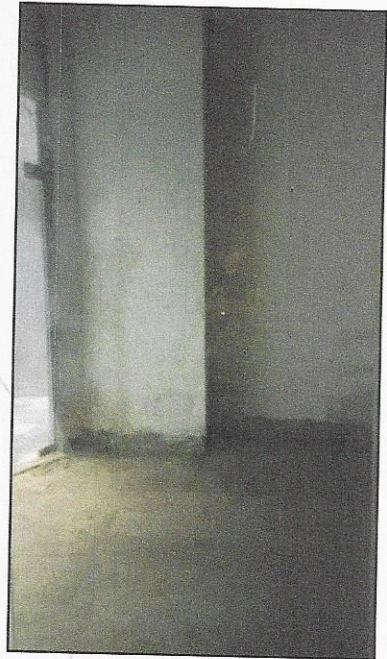
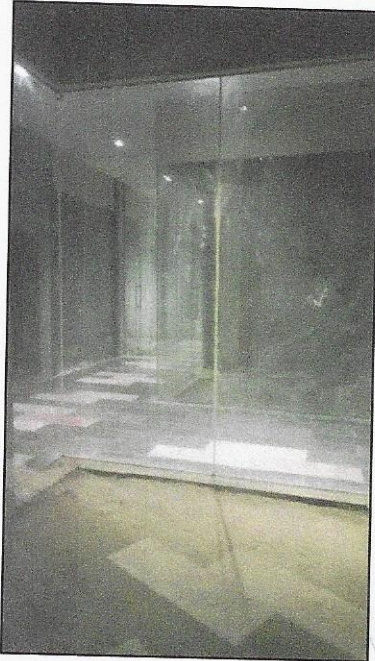
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## Actual Site Photographs

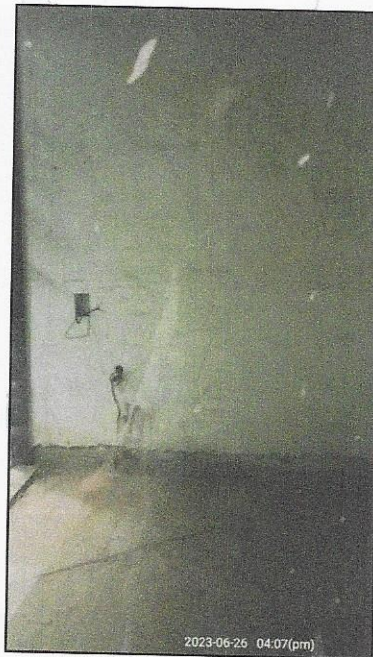
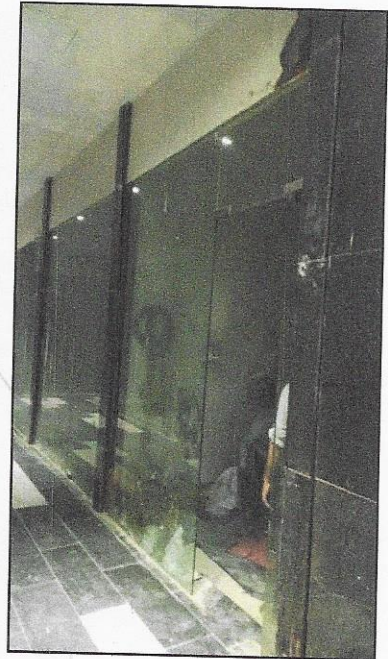
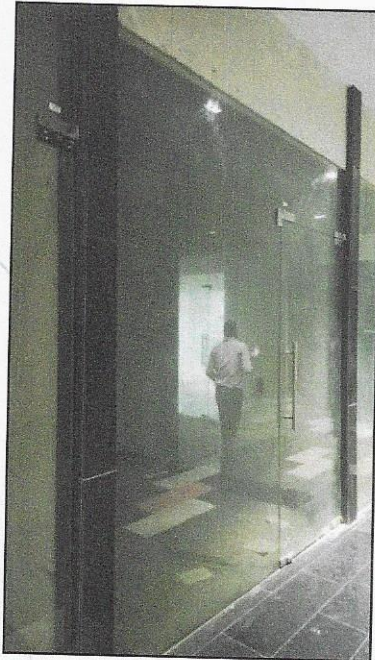


## Actual Site Photographs

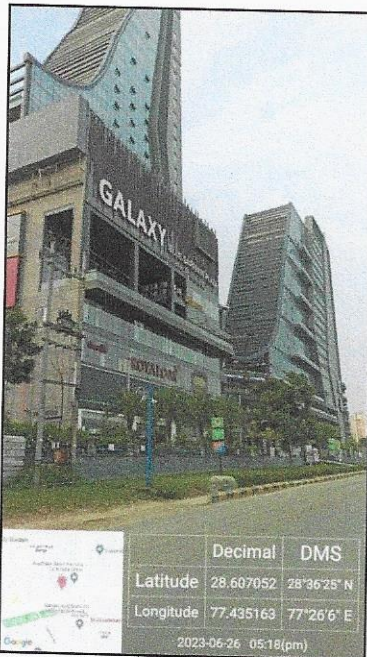
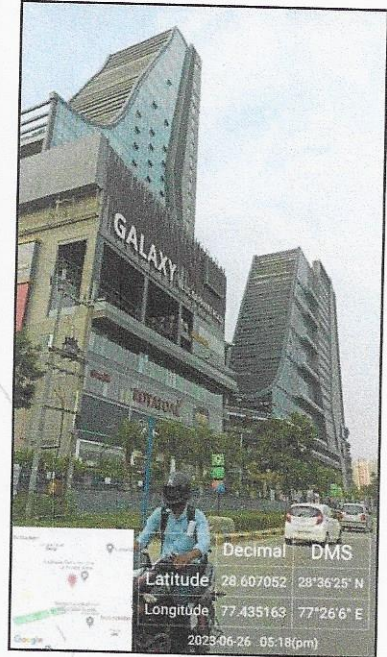
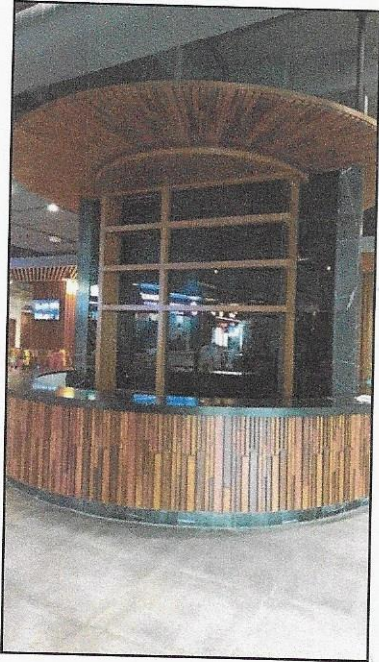




## Actual Site Photographs

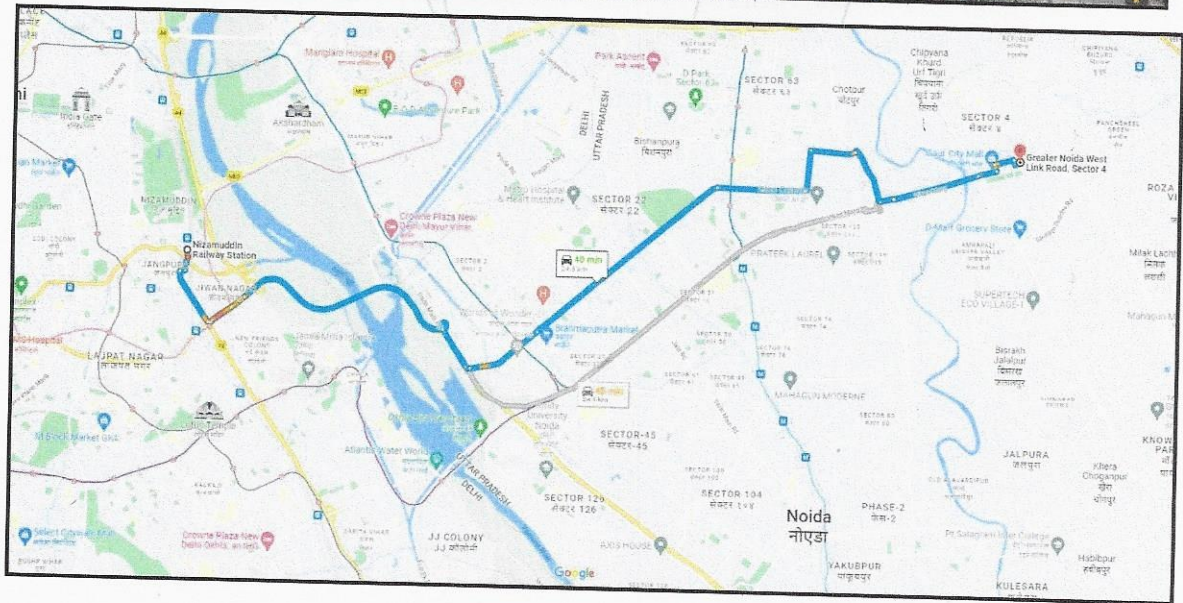
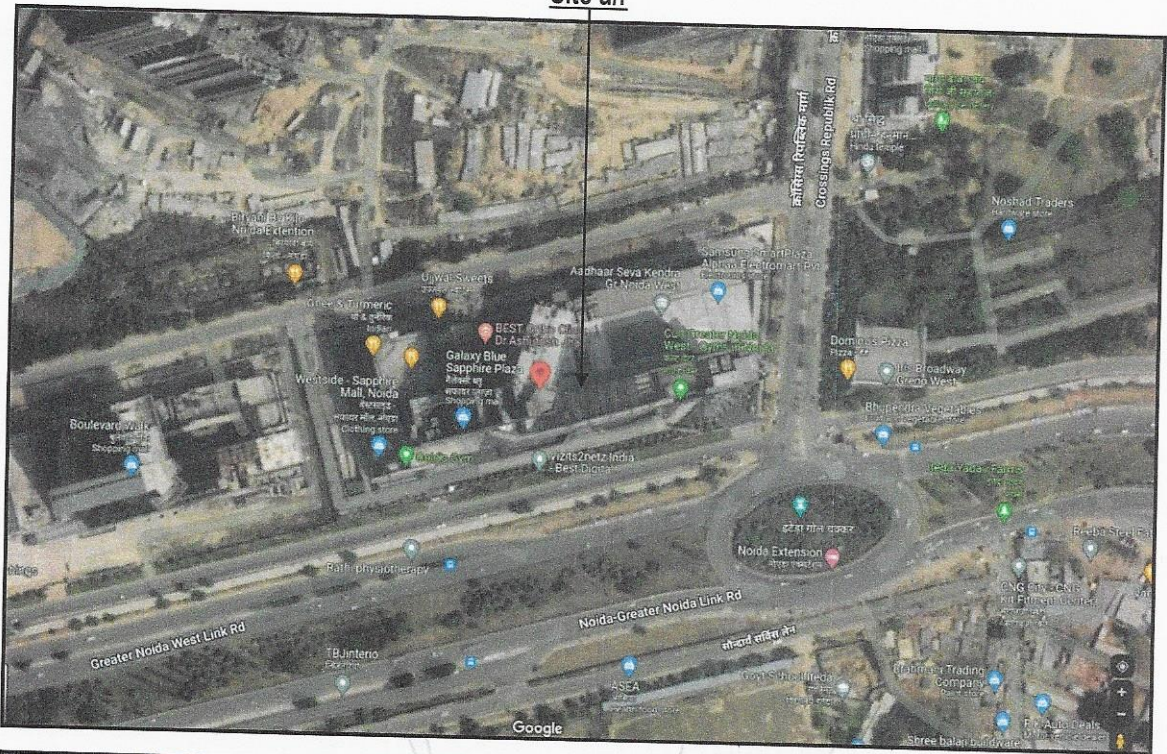


## Actual Site Photographs



## Route Map of the property

Site u/r



**Latitude Longitude - 28°36'26.8"N 77°26'09.1"E**

**Note:** The Blue line shows the route to site from nearest railway station (Hazrat Nizamuddin – 24.50 KM.)

## Government Circle Rate

क्रम सं०	मीटल्ले वा राजस्व प्राग का नाम	वृक्ष सर्वोच्च					निर्मित वास्तविक संयोजित हेतु निर्धारित दर प्रति वर्ग मीटर रु० में बहुमजिले	अनुसूचित/अनुसूचित/अनुसूचित/अनुसूचित/अनुसूचित					मिति- वाणिज्यिक दुकान कार्यालय एवं अन्य वाणिज्यिक प्रतिष्ठान हेतु निर्धारित दर प्रति वर्ग मीटर रु० में बहुमजिले	
		50 वर्ग मीटर तक	50 वर्ग मीटर से अधिक 100 वर्ग मीटर तक	100 वर्ग मीटर से अधिक 200 वर्ग मीटर तक	200 वर्ग मीटर से अधिक 300 वर्ग मीटर तक	300 वर्ग मीटर से अधिक 4000 वर्ग मीटर तक		4000 वर्ग मीटर से अधिक 8000 वर्ग मीटर तक	8000 वर्ग मीटर से अधिक 20000 वर्ग मीटर तक	20000 वर्ग मीटर से अधिक 40000 वर्ग मीटर तक	40000 वर्ग मीटर से अधिक 80000 वर्ग मीटर तक	80000 वर्ग मीटर से अधिक		
69	घोटा-2	66,500	61,500	51,500	37,000	35,000	1,25,000	19,500	17,500	16,000	14,500	13,000	11,500	80,000
70	स्यू-1	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000
71	स्यू-2	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000
72	रिफ्लेक्शन बी जेड पी	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000
73	स्वर्ण नगरी (स्वर्ण नगरी)	66,500	61,500	51,500	37,000	35,000	1,25,000	19,500	17,500	16,000	14,500	13,000	11,500	80,000
74	एस ई जेड	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000
75	सिग्मा-1	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000
76	सिग्मा-2	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000
77	सिग्मा-3	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000
78	सिग्मा-4	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000
79	साई (PSI)	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000
80	सैक्टर-सी (आवासीय)	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000
81	सैक्टर-1 (सेक्टर नोएडा)	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000
82	सैक्टर-2 (सेक्टर नोएडा)	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000
83	सैक्टर-3 (सेक्टर नोएडा)	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000
84	सैक्टर-4 (सेक्टर नोएडा)	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000
85	सैक्टर-5 (सेक्टर नोएडा)	66,500	61,500	51,500	37,000	35,000	1,10,000	19,500	17,500	16,000	14,500	13,000	11,500	75,000

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सहायक महानिरीक्षक निबन्धन (द्वितीय)  
गौतमबुद्धनगर

अपर जिलाधिकारी (वि०/सा०)  
गौतमबुद्धनगर

जिलाधिकारी  
गौतमबुद्धनगर

**नोट :-**

(क) प्राधिकरण द्वारा आवंटित गैर वाणिज्यिक (आई०टी०/आई०टी०ई०एस०, संस्थानगत, कार्यालय व अन्य उपयोग) भूखण्ड पर निर्माण होने के पश्चात उनका नू प्रयोजन (जैसे दुकान, कार्यालय, गोदाम एवं अन्य) जो कि वाणिज्यिक अधिनियम की परिभाषा से आच्छादित होते हैं, जिस भाग में है उनका मूल्यांकन दुकान, कार्यालय, गोदाम एवं अन्य के लिये उस सेक्टर में निर्धारित दर के अनुसार किया जायेगा तथा तल-वार (FLOOR WISE) दर निम्न तालिका अनुसार देय होगा।

1.	भूतल (ग्राउण्ड फ्लोर)	निर्धारित दर का 80 प्रतिशत
2.	लोअर ग्राउण्ड फ्लोर, अपर ग्राउण्ड फ्लोर, मेजनाईन फ्लोर, बेसमेन्ट व प्रथम तल	निर्धारित दर का 50 प्रतिशत
3.	द्वितीय तल	निर्धारित दर का 45 प्रतिशत
4.	तृतीय तल के लिए	निर्धारित दर का 40 प्रतिशत
5.	तृतीय तल के ऊपर के सभी तलों के लिए	निर्धारित दर का 30 प्रतिशत

(ख) बहुमजिले वाणिज्यिक भवन, कॉमर्शियल काम्प्लेक्स एवं शापिंग मॉल के विभिन्न तलों पर स्थित अलग-अलग यूनिट/दुकान/कार्यालय/गोदाम एवं अन्य वाणिज्यिक प्रतिष्ठान के मूल्यांकन हेतु कारपेट एरिया की प्रति वर्ग मीटर की निर्धारित दर निम्न प्रतिशत में देय होगी।

1.	भूतल (ग्राउण्ड फ्लोर)	निर्धारित दर का 85 प्रतिशत
2.	प्रथम तल, अपर ग्राउण्ड फ्लोर	निर्धारित दर का 75 प्रतिशत
3.	द्वितीय तल	निर्धारित दर का 65 प्रतिशत
4.	लोअर ग्राउण्ड फ्लोर, मेजनाईन फ्लोर व बेसमेन्ट	निर्धारित दर का 65 प्रतिशत
5.	तृतीय तल के लिए	निर्धारित दर का 55 प्रतिशत
6.	तृतीय तल के ऊपर के सभी तलों के लिए	निर्धारित दर का 35 प्रतिशत

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सहायक महानिरीक्षक निबन्धन (द्वितीय)  
गौतमबुद्धनगर

अपर जिलाधिकारी (वि०/सा०)  
गौतमबुद्धनगर

जिलाधिकारी  
गौतमबुद्धनगर



**Summary of Registered Sale Instances**

GROUND FLOOR								
Sr. No.	Dated	Unit No.	Floor	Carpet Area in Sq. Ft.	Super Built - up Area in Sq. Ft.	Agreement Value in ₹	Rate / Sq. Ft. on CA	Rate / Sq. Ft. on SBA
1	23.08.2022	G-49D	Ground	243.70	489.00	1,39,14,495.00	57,096.82	28,455.00
2	23.08.2022	G-3C	Ground	1,311.44	1,705.00	3,95,59,500.00	30,164.93	23,202.05
3	12.03.2022	G-25C	Ground	85.67	184.00	45,58,500.00	53,209.99	24,774.46

1 <sup>st</sup> to 5 <sup>th</sup> Floor								
Sr. No.	Dated	Unit No.	Floor	Carpet Area in Sq. Ft.	Super Built - up Area in Sq. Ft.	Agreement Value in ₹	Rate / Sq. Ft. on CA	Rate / Sq. Ft. on SBA
1	31.01.2019	Shop - 504	5th	94.00	189.00	24,00,730.00	25,539.68	12,702.28

6 <sup>th</sup> to 10 <sup>th</sup> Floor								
Sr. No.	Dated	Unit No.	Floor	Carpet Area in Sq. Ft.	Super Built - up Area in Sq. Ft.	Agreement Value in ₹	Rate / Sq. Ft. on CA	Rate / Sq. Ft. on SBA
1	04.03.2022	TS-939	9th	127.00	226.00	17,00,000.00	13,385.83	7,522.12
2	16.02.2022	TS-1044	10th	310.00	558.00	39,06,000.00	12,600.00	7,000.00
3	29.01.2022	TS-1010	10th	188.00	346.00	25,04,694.00	13,322.84	7,239.00

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## Registered Sale Instances

### GLD INFRAPROJECTS PRIVATE LIMITED

(Regd. Office - Unit No.105, First Floor, Vardhman's Sidhant Shopping Plaza, LSC, Savita Vihar, Delhi-110092)

#### ALLOTMENT LETTER

Dated: 22/03/2022

To,

Mrs. Bhavna Pahwa  
W/o Ashish Pahwa  
R/o Flat-168, Navjeevan Apartment, Plot-3,  
Pocket-6, Dasharath Puri Metro Station, Sector-1A,  
Dwarka Nasirpur Palam Village South West Delhi, Delhi-110045.



Sub: Allotment of Shop/Unit/Commercial Space in proposed Commercial Project "GALAXY BLUE SAPPHIRE PLAZA" situated at Plot No. C-03, Sector-4, Greater Noida.

CUSTOMER CODE :

Reference: Booking Application No. GBS-1432 Dated - 15 Mar 2022

Dear Sir(s)/Madam,

We, M/s GLD Infraprojects Pvt. Ltd., a Company registered under the Companies Act, 2013 with CIN No.U45400DL2016PTC291160 having its Registered Office at Unit No.105, First Floor, Vardhman's Sidhant Shopping Plaza, LSC, Savita Vihar, Delhi-110092 and Site office at C-03, Sector-4, Greater Noida (hereinafter referred to as the 'Company' which expression shall, unless it repugnant to the context or meaning thereof be deemed to include its successors and assigns etc.) are hereby pleased to allot to you Shop/Commercial space bearing No. G-25C on Ground Floor details given below:

#### SHOP / COMMERCIAL SPACE DETAILS:

- Super Built-up Area: - 184.00 sq.ft. (17.09 sq. mtr.) approx.
- Polyline Area i.e. the R.C.C. Slab area of the Shop/Commercial space: (97.00 sq.ft. (9.01 sq. mtr.) approx.
- Carpet Area: - 85.67 sq.ft. (7.95 sq. mtr.) approx.
- Common Area with the Shop/Commercial space: 87.00 sq.ft. (8.08 sq. mtr.) approx.
- Extra Area (If any) \_\_\_\_\_ sq.ft. ( \_\_\_\_\_ sq.mtr.) approx.

In the proposed Commercial Project known as "GALAXY BLUE SAPPHIRE PLAZA" situated at Plot No. Site office at C-03, Sector-4, Greater Noida at a Basic Cost of Rs. 45,58,500/- (Rupees Forty Five Lakh Fifty Eight Thousand Five Hundred Only) plus applicable taxes, (as assessed and attributed by the Government of India), payable as per Payment Plan described in "ANNEXURE-A" attached at the end of the Allotment Letter. The said rates and cost are exclusive of certain charges which and mentioned hereinafter in this Allotment Letter and are payable as and when demanded by the company.

1 SQ.MTR = 10.764 SQ.FT.



Signature of the First Allottee

Signature of the Second Allottee

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### Registered Sale Instances

be returned to you bearing our signature, for your record.

**SHOP / COMMERCIAL SPACE DETAILS:**

*Sandhu* *Ranbir Chahal*  
835 726

- Super Built-up Area: - **189.00** sq.ft. (**17.56** sq. mtr.) approx.
- Polyline Area i.e the R.C.C. Slab area of the Shop/Commercial space: **94.00** sq.ft. (**8.73** sq. mtr.) approx.
- Common Area with the Shop/Commercial space: **95.00** sq.ft. (**8.83** sq.mtr.) approx.
- Extra Area (If any) .....sq.ft. (..... sq.mtr.) approx.

In the proposed Commercial Project known as "Galaxy Blue Sapphire Plaza" situated at Plot No. C-03, Sector-4, Greater Noida at a Cost of Rs. 24,00,730/- ( Rupees Twenty Four Lakh Seven Hundred Thirty Only) + applicable Taxes, as assessed and attributed by the Government of India, payable as per Payment Plan described in "Annexure A" attached at the end of the Allotment Letter. The said rates are exclusive of certain charges mentioned hereinafter.

**1 SQ.MTR = 10.764 SQ.FT.**

The construction is likely to be completed within 42 months from the date of sanction of plans + "Fit-Out Period" of 90 days.

\*Note: The Company will execute a sub-lease of Super Built-up Area for the Shop/Commercial Space. The "Super Built-up Area" comprises of the polyline (P Line) area of the Shop/Commercial Space (i.e. the area of R.C.C. slab of said Shop/Commercial Space including walls, columns, beams, usable shafts, including balconies and terraces (covered or landscaped) with or without roof. The outer walls which are shared with another unit shall be computed at 50% and remaining outer walls shall be computed at 100%).

Further the proportionate common area of that particular Block in which the Shop/Commercial Space is situated (i.e. the area/core area comprises of corridors, lifts, stairs case, entrance lobby at ground and basement, atrium, overhead water tanks, machine rooms, mummies, garbage room, pump room etc.) and the proportionate common area of the project which includes, security rooms, maintenance room, common toilets at all floors, ramp, architectural features, generator room, electrical room, gas banks (if any) and other constructed common areas which are not separately charged.

**The following are not included in the Super Built-Up Area:-**

Under Ground Sump, Under Ground Water Tank, Boundary wall of Compound, Septic Tank, Walk Ways, Weather Sheds, in accessible flowers beds, common open to sky terraces, and void like etc.

For all intents and purposes and for the purpose of terms and conditions set out in this Allotment Letter, singular includes plural and masculine includes feminine gender.



Signature of the First Allottee

*Ranbir Chahal*

Signature of the Allottees



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## Registered Sale Instances

### GLD INFRAPROJECTS PRIVATE LIMITED

{Regd. Office - Unit No.105, First Floor, Vardhman's Sidhant Shopping Plaza, LSC, Savita Vihar, Delhi-110092}

#### ALLOTMENT LETTER

Dated.

29/01/2022

To,

Mrs. Rummana Alvi  
W/o Mansoor Anwar Alvi  
R/o, B-40, Apoorva Apartments, Plot- 14,  
Sector-5, Dwarka, South West Delhi- 110075.



Sub: Allotment of Shop/Unit/Commercial Space in proposed Commercial Project "GALAXY BLUE SAPPHIRE PLAZA" situated at Plot No. C-03, Sector-4, Greater Noida.

CUSTOMER CODE :

Reference: Booking Application No. GBS-1397 Dated 08 Jan 2022

Dear Sir(s)/Madam,

We, M/s GLD Infraprojects Pvt. Ltd., a Company registered under the Companies Act, 2013 with CIN No.U45400DL2016PTC291160 having its Registered Office at Unit No.105, First Floor, Vardhman's Sidhant Shopping Plaza, LSC, Savita Vihar, Delhi-110092 and Site office at C-03, Sector-4, Greater Noida (hereinafter referred to as the 'Company' which expression shall, unless it repugnant to the context or meaning thereof be deemed to include its successors and assigns etc.) are hereby pleased to allot to you Shop/Commercial space bearing No. TS-1010 on 10<sup>th</sup> Floor details given below:

#### SHOP / COMMERCIAL SPACE DETAILS

- Super Built-up Area: - 346.00 sq.ft. (32.10 sq. mtr.) approx.
- Polyline Area i.e. the R.C.C. Slab area of the Shop/Commercial space: 206.93 sq.ft. (19.22 sq. mtr.) approx.
- Carpet Area: - 188.00 sq.ft. (17.00 sq. mtr.) approx.
- Common Area with the Shop/Commercial space: 139.07 sq.ft. (12.91 sq.mtr.) approx.
- Extra Area (If any) \_\_\_\_\_ sq.ft. (\_\_\_\_\_sq.mtr.) approx.

In the proposed Commercial Project known as "GALAXY BLUE SAPPHIRE PLAZA" situated at Plot No. Site office at C-03, Sector-4, Greater Noida at a Basic Cost of Rs.25,04,694/- (Rupees Twenty Five Lakh Four Thousand Six Hundred Ninty Four Only) plus applicable taxes, (as assessed and attributed by the Government of India), payable as per Payment Plan described in "ANNEXURE-A" attached at the end of the Allotment Letter. The said rates and cost are exclusive of certain charges which and mentioned hereinafter in this Allotment Letter and are payable as and when demanded by the company.

1 SQ.MTR = 10.764 SQ.FT.

The allotment of the above mentioned shop/commercial space shall always be subjected to the terms and conditions contained in this allotment letter and on the terms and conditions of payment plan, as opted out



R.A. Alvi

Signature of the First Allottee

Signature of the Second Allottee  
Page 1 of 16



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## Price Indicators

**magicbricks** Buy Rent Sell Home Loans
Login Post Property

Home > Commercial Property for Sale in Noida > Shop for Sale in Noida > Shop for Sale in Noida Extension Block C > 400 sq.ft

**₹1.12 Cr** ₹28000/sqft [Apply for loan](#)

Commercial Shop For Sale in Galaxy Blue Sapphire Plaza, **Noida Extension Block C, Noida**

8000ft wide Entry Overlooking Main Road Unfurnished

Commercial Complex <b>Galaxy Blue Sapphire Plaza</b>	Super Area 400 sqft - ₹28,000/sqft	Carpet Area 400 sqft - ₹28,000/sqft
Floor 1 (Out of 20 Floors)	Property Age New Construction	Units On Floor 60
Maintenance Charges 3,000 Monthly	Lifts 4	Pantry Wet Pantry

Main Road Facing 
  Virtual Space Option Available

**Contact Agent**  
Devendra Singh +91-97XXXXXX58

Your Name

Email

IND +91 Mobile Number

I Agree to MagicBricks [Terms of Use](#)

Get Contact Details

**More Details**

Price: ₹1.12 Cr

Booking Amount: ₹2.0 Lac

Facilities: Power Back Up, Lift, Reserved Parking, Security, Service/Goods Lift, Visitor Parking, Intercom Facility, Cafeteria/Food Court, CCTV Camera

Address: Galaxy Blue Sapphire Plaza, Noida Extension, Noida, Delhi NCR, Noida Extension

**magicbricks** Buy Rent Sell Home Loans
Login Post Property

Home > Commercial Property for Sale in Noida > Shop for Sale in Noida > Shop for Sale in Noida Extension > 315 sq.ft

**₹85.0 Lac** ₹26984/sqft [Apply for loan](#)

Commercial Shop For Sale in Galaxy Blue Sapphire Plaza, **Noida Extension, Noida**

10ft Wide Entry Ground Floor Unfurnished

Commercial Complex <b>Galaxy Blue Sapphire Plaza</b>	Super Area 315 sqft - ₹26,984/sqft	Floor Ground (Out of 5 Floors)
Units On Floor 40	Suitable For Grocery Shop, Meat Shop, Salon/Spa, Mobile Shop, Clothes Shop, Footwear Shop, Chemist Shop	Maintenance Charges 3,000 Monthly

Lifts: 3

Corner Shop 
  Grade A Class Building

**Contact Agent**  
Lalit +91-83XXXXXX71

Your Name

Email

IND +91 Mobile Number

I Agree to MagicBricks [Terms of Use](#)

Get Contact Details

**More Details**

Price: ₹85 Lac

Booking Amount: ₹1.0 Lac

Facilities: Power Back Up, Lift, Reserved Parking, Security, Water Storage, Service/Goods Lift, Air Conditioned, Visitor Parking, Intercom Facility, Internet/Wi-Fi Connectivity

## Price Indicators

**magicbricks** Buy Rent Sell Home Loans Login Post Property (FREE)

Home > Commercial Property for Sale in Noida > Shop for Sale in Noida > Shop for Sale in Noida Extension Block A > 181 Sq.ft

Posted on: Oct 27, 22 Property ID: 61345373

**₹29.0 Lac** ₹16022/sqft [Apply for loan](#)

Commercial Shop For Sale in Galaxy Blue Sapphire Plaza, **Noida Extension Block A, Noida**

**10 ft wide Entry** **Unfurnished** **200 Car Parking**

**Commercial Complex** Super Area Floor  
**Galaxy Blue Sapphire Plaza** 181 sqft 4 (Out of 6 Floors)  
 ₹16,022/sqft

**Property Age** Units On Floor Maintenance Charges  
**New Construction** 100 2,000 Monthly

Lifts 6 Pantry Dry Pantry

Corner Shop  Property Currently Leased Out

[Contact Agent](#) [Get Phone No.](#) Last contact made 2 days ago

**More Details**

Price ₹29 Lac  
 Booking Amount ₹1.0 Lac  
 Facilities Power Back Up, Lift, Reserved Parking, Security, Visitor Parking, Intercom Facility, CCTV Camera  
 Address Noida Extension, Noida, Noida Extension Block A, Noida - Rest of Noida, Delhi NCR

**Contact Agent**  
**Pawan Jot** +91-98XXXXXX88

Your Name  
 Email  
 IND +91 Mobile Number  
 I Agree to MagicBricks [Terms of Use](#)

[Get Contact Details](#)

[Download Brochure](#)

**magicbricks** Buy Rent Sell Home Loans Login Post Property (FREE)

Home > Commercial Property for Sale in Noida > Shop for Sale in Noida > Shop for Sale in Noida Extension Block A > 181 Sq.ft

Posted on: Oct 27, 22 Property ID: 61345373

**₹29.0 Lac** ₹16022/sqft [Apply for loan](#)

Commercial Shop For Sale in Galaxy Blue Sapphire Plaza, **Noida Extension Block A, Noida**

**10 ft wide Entry** **Unfurnished** **200 Car Parking**

**Commercial Complex** Super Area Floor  
**Galaxy Blue Sapphire Plaza** 181 sqft 4 (Out of 6 Floors)  
 ₹16,022/sqft

**Property Age** Units On Floor Maintenance Charges  
**New Construction** 100 2,000 Monthly

Lifts 6 Pantry Dry Pantry

Corner Shop  Property Currently Leased Out

[Contact Agent](#) [Get Phone No.](#) Last contact made 2 days ago

**More Details**

Price ₹29 Lac  
 Booking Amount ₹1.0 Lac  
 Facilities Power Back Up, Lift, Reserved Parking, Security, Visitor Parking, Intercom Facility, CCTV Camera  
 Address Noida Extension, Noida, Noida Extension Block A, Noida - Rest of Noida, Delhi NCR

**Contact Agent**  
**Pawan Jot** +91-98XXXXXX88

Your Name  
 Email  
 IND +91 Mobile Number  
 I Agree to MagicBricks [Terms of Use](#)

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## Price Indicators

**99acres** Commercial Buy ▾ Enter Locality / Project / Society / Landmark

Home > Office Space for sale in Greater Noida > Ready to move Office Space for sale in Greater Noida > Ready to move Office Space for sale in Greater Noida West > 43 to 45 Lakh  
Posted on Nov 21, 2022 | Ready to move

**₹44 Lac** @ 8,000 per sq.ft.  
Pre Leased: ROI 12.5% Get Rental income starting @ ₹23,625 / month

**RERA STATUS** REGISTERED Registration No: UPRERA/P9/7182 Website: http://up-rera.in/

**Overview** Pre Leased Details Society Dealer Details Recommendations Articles >

**Property (0) Society (19)**

**Galaxy Blue Sapphire Plaza**  
One of the Best Commercial Project in Greater Noida West

- Number of seats: 15 - 25 seats
- Carpet Area: 325 sq.ft. (30.18 sq.m.)
- Super Builtup Area: 550 sq.ft. (51.1 sq.m.)
- Area spread over: 1 floor (10th / 21 floors building)
- Meeting rooms & cabins: 2 meeting rooms and 2 cabins available
- Washrooms: 11 washrooms available (1 private, 10 shared)
- Pantry: Private pantry (100.0 sqft)

**99acres** Commercial Buy ▾ Enter Locality / Project / Society / Landmark

Home > Office Space for sale in Greater Noida > Ready to move Office Space for sale in Greater Noida > Ready to move Office Space for sale in Greater Noida West > 15 to 20 Lakh  
Posted on Nov 03, 2022 | Ready to move

**₹15.96 Lac** @ 7,000 per sq.ft.  
Pre Leased: ROI 16.02% Get Rental income starting @ ₹8,000 / month

**RERA STATUS** REGISTERED Registration No: UPRERA/P9/7182 Website: http://up-rera.in/

**Overview** Pre Leased Details Society Dealer Details Recommendations Articles >

**Property (8) Society (19)**

**Galaxy Blue Sapphire Plaza**

- Number of seats: 5 - 7 seats
- Carpet Area: 228 sq.ft. (21.18 sq.m.)
- Car parking: 2000 parking spots (private parking in basement, public parking)
- Meeting rooms & cabins: 1 meeting room and 1 cabin available
- Washrooms: 2 shared washrooms available

Photos (1/8)

As a result of my appraisal and analysis, it is my considered opinion that the Fair Market Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached)**

Place: Mumbai

Date: 30.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

  
Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_  
on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date

Signature  
(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure- I)	Attached

(Annexure-I)

### DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 30.06.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 26.06.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been 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.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. 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 having expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. 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
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. 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.
- s. 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. The valuation report is submitted in the prescribed format of the bank.
- t. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- x. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is owned by <b>M/s. GLD Infraprojects Pvt. Ltd.</b>
2.	Purpose of valuation and appointing authority	As per request from STCI Finance Limited, Lower Parel (West) to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Umang A. Patel – Regd. Valuer Prayush P. Parekh – Senior Valuation Engineer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 22.06.2023 Valuation Date – 30.06.2023 Date of Report – 30.06.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 26.06.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for residential land, all round development of residential projects in the locality etc.
11.	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.	Attached

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **30<sup>th</sup> July 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### **Future Matters**

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### **Map and Plans**

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name of **M/s. GLD Infraprojects Pvt. Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### **Property Title**

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. GLD Infraprojects Pvt. Ltd.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### **Environmental Conditions**

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

### **Town Planning**

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the documents provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

### **Area**

Based on the information provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

### **Condition & Repair**

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

### **Valuation Methodology**

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

### **Not a Structural Survey**

We state that this is a valuation report and not a structural survey

### **Other**

All measurements, areas and ages quoted in our report are approximate

### **Legal**

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise



**Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

**ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

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An ISO 9001:2015 Certified Company

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**DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Master Valuation** of the property under reference as on **28<sup>th</sup> June 2023**.

The term **Fair Market Value** is defined as

*"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress".*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

**DECLARATION OF PROFESSIONAL FEES CHARGED**

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

**VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose as per the details provided.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**



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Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763