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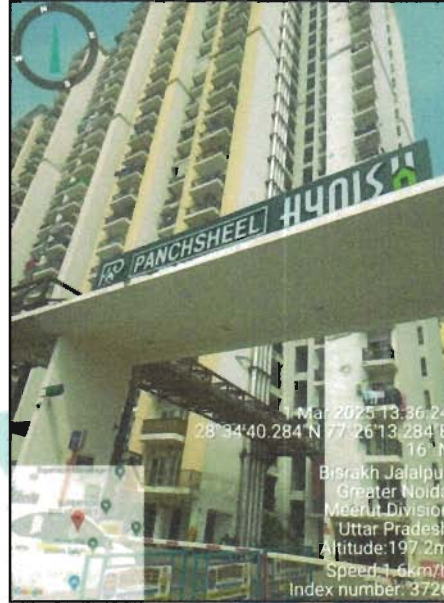
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

**Vastukala Consultants (I) Pvt. Ltd.**

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Sangeeta W/o Mr. Bhaskar Kanungo &  
Mr. Bhaskar Kanungo S/o Mr. Sudhir Ranjan Kanungo**

Residential Flat No. 1201, 13<sup>th</sup> Floor (As per Sale Plan 12<sup>th</sup> Floor), Tower + 9 (As per Sale Plan Tower – 7),  
“Panchsheel Hynish”, Plot No. GH-08A, Sector – 1, Greater Noida, District – Gautam Buddha Nagar,  
Pin Code – 201 306, Uttar Pradesh, Country – India.

Latitude Longitude: 28°34'43.2\"N 77°26'12.3\"E

**Intended Users:**  
**Private Valuation**



**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road,  
Adgaon, Nashik-422003 (M.S.), INDIA  
Email: [nashik@vastukala.co.in](mailto:nashik@vastukala.co.in) | Tel : +91 253 4068262/98903 80564

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**Regd. Office**

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai** :400072, (M.S), India

☎️ **+91 22 47495919**

✉️ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1201, 13<sup>th</sup> Floor (As per Sale Plan 12<sup>th</sup> Floor), Tower – 9 (As per Sale Plan Tower – 7), “Panchsheel Hynish”, Plot No. GH-08A, Sector – 1, Greater Noida, District – Gautam Buddha Nagar, Pin Code – 201 306, Uttar Pradesh, Country – India belongs to **Mrs. Sangeeta W/o Mr. Bhaskar Kanungo & Mr. Bhaskar Kanungo S/o Mr. Sudhir Ranjan Kanungo.**

Boundaries of the property

North	:	Padma Marg
South	:	Internal Road
East	:	Society Garden
West	:	Open Plot

Considering various parameters recorded, 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 Fair Market Value at **₹ 93,72,000.00 (Rupees Ninety Three Lakh Seventy Two Thousand Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

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

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.03.03 18:21:36 +05'30'

  
Auth. Sign.



**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

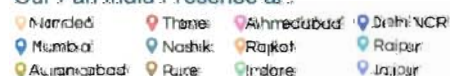
Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.

**Nashik:** 4, 1st Floor, Midal Vastu Shilpi, Vrundavan Niagar, Jaitri-Nandur Nakai Link Road,  
Adgaon, Nashik-422003 (M.S.), INDIA  
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**Vastukala Consultants (I) Pvt. Ltd.**B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.**VALUATION REPORT (IN RESPECT OF FLAT)**

I		General		
1.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Visa Purpose.	
2.	a)	Date of inspection	:	01.03.2025
	b)	Date on which the valuation is made	:	03.03.2025
3.	List of documents produced for perusal:			
	1) Copy of Tripartite Sub-Lease Deed dated 05.10.2018 Between Greater Noida Industrial Development Authority (The Authority) & M/s. Panchsheel Buildtech Pvt. Ltd. (Developers / Lessee) And Mrs. Sangeeta W/o Mr. Bhaskar Kanungo & Mr. Bhaskar Kanungo S/o Mr. Sudhir Ranjan Kanungo (Sub-Lessee).			
	2) Copy of Possession Letter dated 26.07.2018 issued by Panchsheel Buildtech Pvt. Ltd.			
	3) Copy of Allotment Letter dated 28.04.2014 issued by Panchsheel Buildtech Pvt. Ltd.			
	4) Copy of Approved Plan vide No. (BP) / BP – 2441 / 44 / 4593 dated 12.07.2013 issued by Greater Noida Industrial Development Authority.			
	5) Copy of Commencement Certificate vide No. PLG / (BP) / BP – 2441 / 44 / FTS - 4287 dated 21.05.2014 issued by Greater Noida Industrial Development Authority.			
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)	:	<p><b>Mrs. Sangeeta W/o Mr. Bhaskar Kanungo &amp; Mr. Bhaskar Kanungo S/o Mr. Sudhir Ranjan Kanungo</b></p> <p><b>Address:</b> Residential Flat No. 1201, 13<sup>th</sup> Floor (As per Sale Plan 12<sup>th</sup> Floor), Tower – 9 (As per Sale Plan Tower – 7), “Panchsheel Hynish”, Plot No. GH-08A, Sector – 1, Greater Noida, District – Gautam Buddha Nagar, Pin Code – 201 306, Uttar Pradesh, Country – India.</p> <p><b>Contact Person:</b> Mr. Bhaskar Kanungo (Owner) Contact No. 8076893590</p> <p>Joint Ownership Details of ownership share is not available</p>	
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 13 <sup>th</sup> Floor (As per Sale Plan 12 <sup>th</sup> Floor). The Composition of Flat is 3 Bedrooms + Living Room + Kitchen + Dinning area + 3 Toilets + Balcony area + Passage ( <b>i. e. 3 BHK with 3 Toilets</b> ). It is 8 Km distance from Chipyana Buzurg Railway station.	
6.	Location of property	:		
	a)	Plot No. / Survey No.	:	Plot No. GH-08A, Survey No. 69
	b)	Door No.	:	Residential Flat No. 1201
	c)	C.T.S. No. / Village	:	Sector – 1

d)	Ward / Taluka	:	-
e)	Mandal / District	:	District – Gautam Buddha Nagar, Uttar Pradesh
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan vide No. (BP) / BP – 2441 / 44 / 4593 dated 12.07.2013
g)	Approved map / plan issuing authority	:	Greater Noida Industrial Development Authority.
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat No. 1201, 13 <sup>th</sup> Floor (As per Sale Plan 12 <sup>th</sup> Floor), Tower – 9 (As per Sale Plan Tower – 7), “Panchsheel Hynish”, Plot No. GH-08A, Sector – 1, Greater Noida, District – Gautam Buddha Nagar, Pin Code – 201 306, Uttar Pradesh, Country – India.
8.	City / Town	:	Greater Noida, Uttar Pradesh
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	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.	<b>Boundaries of the property</b>		<b>As per actual site</b> <b>As per document</b>
	North	:	Padma Marg      Details not available
	South	:	Internal Road      Details not available
	East	:	Society Garden      Details not available
	West	:	Open Plot      Details not available
13.	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
			A      B As per the Deed      Actual
	North	:	Details not available      Flat Entry
	South	:	Details not available      Marginal Space
	East	:	Details not available      Marginal Space
	West	:	Details not available      Lift
14.	Extent of the site	:	Carpet area in Sq. Ft. = 914.00 Balcony area in Sq. Ft. = 156.00 <b>Total Carpet area in Sq. Ft. = 1070.00</b> <b>(As per RERA Site)</b> Covered area in Sq. Ft. = 955.00

		Balcony area in Sq. Ft. = 175.00 <b>Total Covered area / Built up area in Sq. Ft. = 1130.00</b> <b>(As per Tripartite Lease Deed)</b>  <b>Super area in Sq. Ft. = 1,440.00</b> <b>(As per Tripartite Lease Deed)</b>
14.	Latitude, Longitude & Co-ordinates of flat	: 28°34'43.2"N 77°26'12.3"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Super area in Sq. Ft. = 1,440.00</b> <b>(As per Tripartite Lease Deed)</b>
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied
<b>II APARTMENT BUILDING</b>		
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: Plot No. GH-08A, Sector – 1
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: -
	Door No., Street or Road (Pin Code)	: Residential Flat No. 1201, 13 <sup>th</sup> Floor (As per Sale Plan 12 <sup>th</sup> Floor), Tower – 9 (As per Sale Plan Tower – 7), <b>"Panchsheel Hynish"</b> , Plot No. GH-08A, Sector – 1, Greater Noida, District – Gautam Buddha Nagar, Pin Code – 201 306, Uttar Pradesh, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2018 (As per Possession Letter)
5.	Number of Floors	: Basement + Stilt + 23 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Quality of Construction	: Good
8.	Appearance of the Building	: Good
9.	Maintenance of the Building	: Good
10.	Facilities Available	:
	Lift	: 3 Lift
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: 1 covered car parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
<b>III FLAT</b>		
1	The floor in which the flat is situated	: 13 <sup>th</sup> Floor (As per Sale Plan 12 <sup>th</sup> Floor)
2	Door No. of the flat	: Residential Flat No. 1201
3	Specifications of the flat	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified flooring

	Doors	:	Teak Wood door frame with Flush doors
	Windows	:	Powder Coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed
	Finishing	:	Cement Plastering with POP Finished
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Good
7	Sale Deed executed in the name of	:	<b>Mrs. Sangeeta W/o Mr. Bhaskar Kanungo &amp; Mr. Bhaskar Kanungo S/o Mr. Sudhir Ranjan Kanungo</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	Covered area in Sq. Ft. = 955.00 Balcony area in Sq. Ft. = 175.00 <b>Total Covered area in Sq. Ft. = 1130.00</b> <b>(As per Tripartite Lease Deed)</b>  <b>Super area in Sq. Ft. = 1,440.00</b> <b>(As per Tripartite Lease Deed)</b>
10	What is the floor space index (app.)	:	As per Local norms
11	What is the Carpet Area of the flat?	:	Carpet area in Sq. Ft. = 914.00 Balcony area in Sq. Ft. = 156.00 <b>Total Carpet area in Sq. Ft. = 1070.00</b> <b>(As per RERA Site)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 25,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to	:	₹ 6,000.00 to ₹ 7,000.00 per Sq. Ft. on Super area

	adjacent properties in the areas)	
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	: ₹ 6,300.00 per Sq. Ft.
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,800.00 per Sq. Ft.
	II. Land + others	: ₹ 3,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 32,000.00 per Sq. M. i.e., ₹ 2,973.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	: It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	Depreciated building rate	:
	Replacement cost of flat with Services (v(3)i)	: ₹ 2,800.00 per Sq. Ft.
	Age of the building	: 7 Years
	Life of the building estimated	: 53 years Subject to proper, preventive periodic maintenance & structural repairs.
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,800.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 3,500.00 per Sq. Ft.
	<b>Total Composite Rate</b>	: <b>₹ 6,300.00 per Sq. Ft.</b>
	<b>Remark:</b>	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	1,440 Sq. Ft.	6,300.00	<b>90,72,000.00</b>
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Covered Car Parking	1 No.	3,00,000.00	3,00,000.00
	<b>Total Value of the Property</b>			<b>93,72,000.00</b>



Since 1989

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<b>The realizable value of the property</b>	<b>84,34,800.00</b>
<b>Distress value of the property</b>	<b>74,97,600.00</b>
<b>Insurable value of the property (1130.00 X 2500.00)</b>	<b>28,25,000.00</b>

### Method of Valuation / Approach

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, 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 ₹ 6,000.00 to ₹ 7,000.00 per Sq. Ft. on Super Area. Considering the rate with attached report, current market conditions, demand and supply position, flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹ 6,300.00 per Sq. Ft. on Super area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	-
i) Saleability	Good
ii) Likely rental values in future in	₹ 25,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



## Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude - 28°34'43.2"N 77°26'12.3"E**

**Note:** The Blue line shows the route to site from nearest Railway station – (Chippyana Buzurg – 8 Km.)



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**Ready Reckoner Rate**

क्रम सं०	सेक्टर का नाम जहाँ कामप्लेक्स अवस्थित है	दर प्रति वर्ग मीटर रू० में ( सुपर एरिया )	सुपर एरिया के मूल्य के योग पर पार्किंग की वृद्धि	
			कवर्ड पार्किंग	ओपन पार्किंग
56	बीटा-2	35,500	3,00,000	1,50,000
57	बीजैडपी	32,000	3,00,000	1,50,000
58	म्यू-1	32,000	3,00,000	1,50,000
59	म्यू-2	32,000	3,00,000	1,50,000
60	रिक्रियेशनल बी जैड पी	32,000	3,00,000	1,50,000
61	स्वर्ण नगरी (स्वर्ण नगरी)	35,500	3,00,000	1,50,000
62	एस ई जैड	32,000	3,00,000	1,50,000
63	सिग्मा-1	32,000	3,00,000	1,50,000
64	सिग्मा-2	32,000	3,00,000	1,50,000
65	सिग्मा-3	32,000	3,00,000	1,50,000
66	सिग्मा-4	32,000	3,00,000	1,50,000
67	साई (PSI)	35,500	3,00,000	1,50,000
68	साईट-सी (आवासीय)	24,500	3,00,000	1,50,000
69	सेक्टर-1 (ग्रेटर नोएडा)	32,000	3,00,000	1,50,000
70	सेक्टर-2 (ग्रेटर नोएडा)	32,000	3,00,000	1,50,000
71	सेक्टर-3 (ग्रेटर नोएडा)	32,000	3,00,000	1,50,000
72	सेक्टर-4 (ग्रेटर नोएडा)	32,000	3,00,000	1,50,000
73	सेक्टर-5 (ग्रेटर नोएडा)	30,000	3,00,000	1,50,000
74	सेक्टर-6 (ग्रेटर नोएडा)	30,000	3,00,000	1,50,000
75	सेक्टर-10 (ग्रेटर नोएडा)	30,000	3,00,000	1,50,000

सहायक महानिरीक्षक निबन्धन (द्वितीय)  
गौतमबुद्धनगर

अपर जिलाधिकारी (वि०/रा०)  
गौतमबुद्धनगर

जिलाधिकारी  
गौतमबुद्धनगर

## Price Indicators

Property	Flat		
Source	99acres.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	831.25	997.50	1197.00
<b>Percentage</b>	20%	20%	-
<b>Rate Per Sq. Ft.</b>	₹ 10,346.00	₹ 8,622.00	₹ 7185.00

**99acres** Buy - Enter Locality / Project / Society / Landmark

Home > Property > Greater Noida > Flat > Greater Noida > Flat > Greater Noida West > Flat > Sector 1, Greater Noida West > 3BHK Flats > Sector 1, Greater Noida West

Posted on Feb 10, 2025 | Ready to move

**₹86 Lac** @ 7,184 per sq.ft. **3BHK 2Baths**

Estimated EMI ₹68,689

Flat/Apartment for Sale

Greater Noida West, Sector 1, Greater Noida West, Greater Noida

REGISTRATION No. UPREAPR8533 Website: <https://up-noida.in/projects>

Overview Society Dealer Details Price Trends Registry Record Society Reviews >

Videos (1) Property (12) Society (27)

**Area**  
Super Built up area 1197 sq.ft. (1112 sq.ft.)

**Configuration**  
3 Bedrooms, 2 Bathrooms, 3+ Balconies

**Price**  
₹86 Lac  
@ 7,184 per sq.ft. (All Inclusive) [View Price Details](#)

**Address**  
Panchsheel Hynisi  
Sector 1 Greater Noida West, Greater Noida

**Floor Number**  
9<sup>th</sup> of 24 Floors

**Facing**  
East

**Overlooking**  
Club, Pool, Park/Garden, Others, Main Road, Sea facing

**Property Age**  
1 to 5 Year Old

2 people already contacted since last week

**Places nearby**  
Sector 1 Greater Noida West, Greater Noida [View All \(11\)](#)

Noida Sector 101 Metro Station Gaur City Mall FNG Expressway Sarvottam International School ABES Engineering College

**Why you should consider this property?**

East Facing Gated Society

## Price Indicators

Property	Flat		
Source	Magicbricks.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	1076.00	1292.00	1550.00
<b>Percentage</b>	20%	20%	-
<b>Rate Per Sq. Ft.</b>	₹ 10,219.00	₹ 8,516.00	₹ 7,097.00

magicbricks
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**₹1.10 Cr** BHK - 3 BHK | [Need Home Loan? Check Eligibility](#) | [Viewed on site](#)

3 BHK, 1550 Sq-ft Flat For Sale | **Noida Extension, Greater Noida**

**3 Beds** **3 Baths** **6 Balconies** **Semi-Furnished**

Super Built-Up Area  
1550 sqft - 17.09%sqft

Floor  
4/Out of 14 Floors

Additional Rooms  
1 Servant Room

Developer  
**Panchsheel Bulitech Pvt. Ltd.**

Project  
**Panchsheel Hynish**

Transaction Type  
Resale

Facing  
East

Status  
Ready to Move

Furnished Status  
Semi-Furnished

Contact Agent
Get Phone No.

**Contact Agent**  
**D.K Kaushal** +9178xxxxxxx

Get Phone No.

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**Rajesh Kohli**  
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57 properties for sale | 1 properties for rent | 3 total sales

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**More Details**

Price Breakup: ₹1.1 Cr | ₹5,50,000 Approx. Registration Charges

Booking Amount: ₹2.0 Lac

REERA ID: 1235

Address: **Noida Extension, Greater Noida, Delhi NCR**

Landmarks: Hanuman mandir

Furnishing: **Semi-Furnished**

Offer Save upto 40% on your Dream Home Interiors from Top Brands →

Loan Offered: Estimated EMI: ₹49612 | [Apply for Home Loan](#)

+2

[View all details](#)

**Description:** 3bhk 3T semi furnished flat available for sale in panchsheel hynish sector 1 Greater Noida west

Contact Agent

## Price Indicators


Property	Flat		
Source	Magicbricks.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	999.00	1,199.00	1,439.00
<b>Percentage</b>	20%	20%	-
<b>Rate Per Sq. Ft.</b>	₹ 11,501.00	₹ 9,584.00	₹ 7,986.00

magicbricks
Buy Rent Sell Home Loans
Login Post Property

**₹95.0 Lac** EMI - ₹ 4.3k | [Need Home Loan? Check Eligibility](#)

[View on Map](#) [View on Map](#) [View on Map](#)

2 BHK Flat For Sale in Panchsheel Hynish, Noida Extension, Greater Noida



2 Beds 2 Baths 2 Balconies Unfurnished

Carpet Area: 999 sqft - 18.50k sqft

Floor: 1 (Out of 14 Floors)

Furnished Status: Unfurnished

Developer: **Panchsheel Buildtech Pvt. Ltd.**

Project: **Panchsheel Hynish**

Transaction Type: **Resale**

Status: **Ready to Move**

Age Of Construction: **Less than 5 years**

Contact Owner

Deepak Jain - 91-95-XXXXXX

Get Phone No.

Download Brochure

Contact Owner

Get Phone No.

Last contact made 1 day ago

**More Details**

Price Breakup: ₹95 Lac

Address: Noida Extension, Greater Noida, Delhi NCR

Furnishing: Unfurnished

Offer: Save upto 40% on your Dream Home Interiors from Top Brands

Loan Offered: Estimated EMI: ₹ 42B47 [Apply for Home Loan](#)

Age of Construction: Less than 5 years

Floors allowed for construction: 14

Description: Multistorey apartment is available for sale. It is a good location property. Please contact for more details.

Contact Owner

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property was owned by Mrs. Sangeeta W/o Mr. Bhaskar Kanungo & Mr. Bhaskar Kanungo S/o Mr. Sudhir Ranjan Kanungo dated 05.10.2018.
2.	Purpose of valuation and appointing authority	As per the request from Client to assess value of the property for Banking Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Vinit Singh – Valuation Engineer Sonal Shivgan – Processing Officer Vaishali Sarmalkar – Technical Manager
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 – 28.02.2025 Valuation Date – 03.03.2025 Date of Report – 03.03.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 01.03.2025
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 Comparison 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, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application 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 **03<sup>rd</sup> March 2025** 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 advice 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 and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **1,440.00 Sq. Ft. Super area** in the name of Owner by **Mrs. Sangeeta W/o Mr. Bhaskar Kanungo & Mr. Bhaskar Kanungo S/o Mr. Sudhir Ranjan Kanungo**. 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 **Mrs. Sangeeta W/o Mr. Bhaskar Kanungo & Mr. Bhaskar Kanungo S/o Mr. Sudhir Ranjan Kanungo**. for the purpose of this



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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.

### **Area**

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **1,440.00 Sq. Ft. Super area**

### **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 Current use / Exiting use premise is considered for this assignment.

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 flat and properties that are typically traded on a flat 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



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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 Residential Flat, admeasuring **1,440.00 Sq. Ft. Super area.**

### 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.

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

**Manoj  
Chalikwar**

**Director**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.03.03 18:21:51 +05'30'

**Auth. Sign.**

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763



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