ER. RAVI MOHAN BHARDWAJ

VALUERS, ENGINEERS & ARCHITECTS
GOVT. APPROVED VALUER (WEALTH TAX)
IBBI Registration No. – IBBI/RV/02/2019/11815
CAT-1/624/174/2020-21
FIV – 21696
MIE-1570263
GSTIN : 07AGFPB2566D1ZU

Office : 139-140, Pocket-1, Sector-25, Rohini, Delhi-110085

Mob: 9212037910

Email Add. ravibhardwaj14@gmail.com
realvalue14@gmail.com

PAN NO. AGFPB2566D

INVOICE NO. 25261387

Bill To :

Date: 08.12.2025

BANK OF MAHARASHTRA, GROUND FLOOR, MAHALAXMI METRO TOWER, SECTOR-4, VAISHALI, GHAZIABAD, UTTAR PRADESH-201010
GST No. 09AACCB0774B3Z0
Branch Code - 1530

DESCRIPTION	AMOUNT (Rs.)
Professional Fees **For Valuation Report: Dwelling Unit/Flat bearing No. 4042, 4th Floor, Tower-T4, "ACE Golfshire" Sports City, Plot No. SC-01/A5, Sector-150, Noida, Distt. Gautam Budh Nagar, U.P.** **Owner: Mr. Girraj Bansal S/o Mr. Radheshyam Bansal**	**10,000.00**
Total	**10,000.00**
CGST@9%	**---**
SGST@9%	**---**
IGST@18%	**1,800.00**
CONVEYANCE	**—**
BALANCE DUE	**11,800.00**

Kindly transfer in our Bank of Maharashtra, Sector-15, Rohini, Delhi
SB A/c No. : 60237731310 (IFSC Code : MAHB0001788)
in the name of Ravi Mohan Bhardwaj

(RAVI MOHAN BHARDWAJ)

ER. RAVI MOHAN BHARDWAJ
Govt. Regd. Valuer
CAT-I/624/174
2020-2021
New Delhi

ER. RAVI MOHAN BHARDWAJ

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Ref. No.: BOM/SECTOR-4, VAISHALI/VR/2025-26/11 **DATED: 08.12.2025**

Summary of Valuation

Summary Valuation Report on property owned by – Mr. Girraj Bansal S/o Mr. Radheshyam Bansal

S.No.	Particulars	Details/information
1	Name of the Branch	BOM, Sector-4, Vaishali, Ghaziabad
2	Name of the Borrower	--
3	Name of the Valuer	Er. Ravi Mohan Bhardwaj
4	Date of visit by Valuer	06.12.2025
5	Name of the Bank official accompanied/visited with valuer	-
6	Description of property/properties	The property under valuation is dwelling unit on 4th floor with super area of 2095 sq ft or 194.63 sq m and carpet area of 1337.61 sq ft or 124.27 sq m in two tier basements plus ground plus twenty three storey towers
a)	Name of the owner / mortgager	Mr. Girraj Bansal S/o Mr. Radheshyam Bansal
b)	Extent of the area (in acres/hectares/sq m/sq ft)	Super area of 2095 sq ft or 194.63 sq m Carpet area of 1337.61 sq ft or 124.27 sq m
c)	Survey No./Gut No. /CST No./H.No	Dwelling Unit/Flat bearing No. 4042, 4th Floor, Tower-T4, "ACE Golfshire" Sports City, Plot No. SC-01/A5, Sector-150, Noida, Distt. Gautam Budh Nagar, U.P.
d)	Type of land Leasehold /freehold/Govt grant etc	Leasehold
e)	Nature of property Residential / commercial / offices / industrial/ agricultural	Residential
f)	In possession of /occupancy Self occupied/rented out	Bank has taken symbolic possession of the property
g)	Location (rural /semi urban/urban /metro /midc/S E Z /others	Urban
h)	Boundaries Identified /identifiable / not identifiable (Details in the main report)	Identified
i)	Market value of the property	**Rs. 2.20 Cr.**
j)	Realizable value of the property	**Rs. 1.98 Cr.**
k)	Distress value of the property	**Rs. 1.76 Cr.**
l)	Value of the property as per Govt Ready Reckoner	**Rs. 98,36,870/-**

Certified that the property is properly demarcated and the boundaries of the property are identified.

Date - 08.12.2025
Place- New Delhi

ER. RAVI MOHAN BHARDWAJ Govt. Regd. Valuer CAT-I/624/174 2020-2021 New Delhi

Signature & seal of Valuer

ER. RAVI MOHAN BHARDWAJ
VALUERS, ENGINEERS & ARCHITECTS
GOVT. APPROVED VALUER (WEALTH TAX)
BE. (CIVIL), M.Sc. (Real Estate Valuation)
IBBI Registration No. – IBBI/RV/02/2019/11815
CAT-1/624/174/2020-21
FIV - 21696
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Office : 139-140, Pocket-1, Sector-25, Rohini, Delhi-110085

Mob: 9212037910

Email Add. ravibhardwaj14@gmail.com
realvalue14@gmail.com

Website : www.realvalueindia.com

VALUATION REPORT
OF
IMMOVABLE PROPERTY
SITUATED AT

DWELLING UNIT/FLAT BEARING NO. 4042, 4TH FLOOR, TOWER-T4, "ACE GOLFSHIRE" SPORTS CITY, PLOT NO. SC-01/A5, SECTOR-150, NOIDA, DISTT. GAUTAM BUDH NAGAR, U.P.

OWNER
MR. GIRRAJ BANSAL S/O MR. RADHESHYAM BANSAL



ON BEHALF OF

BANK OF MAHARASHTRA, GROUND FLOOR, MAHALAXMI METRO TOWER, SECTOR-4, VAISHALI, GHAZIABAD, UTTAR PRADESH-201010

Ref. No.: BOM/SECTOR-4, VAISHALI/VR/2025-26/11 **Dated: 08.12.2025**

ER. RAVI MOHAN BHARDWAJ
(PANEL VALUER OF IMMOVABLE PROPERTIES)

VALUATION REPORT (IN RESPECT OF FLATS)
(To be filled in by the Approved Valuer)

Ref. No.: BOM/SECTOR-4, VAISHALI/VR/2025-26/11 **DATED: 08.12.2025**

I	**GENERAL**			
1	Purpose for which the valuation is made		:	To assess fair market value of the property
2	Date of Inspection		:	06.12.2025
	Date on which the valuation is made		:	08.12.2025
3	List of Document produced for perusal			
	a	Sale Deed for Superstructure and Sub-Lease Deed for Land	:	Sale Deed for Superstructure and Sub-Lease Deed for Land Registration No. 3,455, dated 22.07.2021, Book No. 1, Vol. No. 12,089, Page No. 245 to 288, registered in the office of Sub/Joint Registrar, Sadar-II, Gautam Budh Nagar.
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)		:	**Mr. Girraj Bansal S/o Mr. Radheshyam Bansal** R/o : D-5A, Gulmohar City, Putlighar Road Behind New Collectorate Adupurajagir, Murar Gird Gwalior, Madhya Pradesh-474006 **Single Ownership**
5	**Brief description of the property :** The property under valuation is dwelling unit on 4th floor with super area of 2095 sq ft or 194.63 sq m and carpet area of 1337.61 sq ft or 124.27 sq m in two tier basements plus ground plus twenty three storey towers. Accommodation of the property is drawing /dining, three bedrooms, kitchen, one servant room, three washrooms, four balconies along with one covered car parking reserved for owner. Three lifts have been installed to serve all the floors. Property was locked at the time of visit, hence inspected from outside. Bank has taken symbolic possession of the property. It was built in the year 2019-20 and is in good condition. Property is located 600 m from ATS Pristine, Sector-149 & 1.5 km from Yamuna Expressway to Agra, Noida.			
6	Location of property			
	a	Plot No. / Survey No.	:	Plot No. SC-01/A5
	b	Door No.	:	Dwelling Unit/Flat bearing No. 4042, 4th Floor
	c	T. S. No. / Village	:	Sector-150
	d	Ward / Taluka	:	Noida
	e	Mandal / District	:	Gautam Budh Nagar
	f	Date of issue and validity of layout of approved map / plan	:	Built by builder as per NOIDA Authority Norms
	g	Approved map / plan issuing authority	:	As above
	h	Whether genuineness or authenticity of approved map / plan is verified	:	As above
	i	Any other comments by our empanelled valuers on authentic of approved plan	:	No

ER. RAVI MOHAN BHARDWAJ Govt. Regd. Valuer CAT-I-524/174 2020-2021 New Delhi

7	Postal address of the property	:	Dwelling Unit/Flat bearing No. 4042, 4th Floor, Tower-T4, "ACE Golfshire" Sports City, Plot No. SC-01/A5, Sector-150, Noida, Distt. Gautam Budh Nagar, U.P.	
8	City / Town	:	City	
	Residential Area	:	Residential Area	
	Commercial Area	:	-	
	Industrial Area	:	-	
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	:	New Okhla Industrial Development Authority (NOIDA)	
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	Boundaries of the property			
	North	:	Open below	
	South	:	Open below	
	East	:	Entry/ Corridor	
	West	:	Open below	
13.1	Dimensions of the site	:	**A**	**B**
		:	**As per the Deed**	**Actual**
	North	:	Property is a flat on 4th floor with super area of 2095 sq ft or 194.63 sq m and carpet area of 1337.61 sq ft or 124.27 sq m in two tier basement plus ground plus twenty three storey towers.	
	South	:		
	East	:		
	West	:		
13.2	Extent of the Site		As above	
14	Latitude, Longitude and Coordinates of the site	:	**28°26'18.4"N**	
			77°28'58.4"E	
15	Extent of the site considered for valuation (least of 13 A & 13 B)	:	Property is a flat on 4th floor with super area of 2095 sq ft or 194.63 sq m and carpet area of 1337.61 sq ft or 124.27 sq m in two tier basement plus ground plus twenty three storey towers.	
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month	:	Bank has taken symbolic possession of the property	

ER. RAVI MOHAN BHARDWAJ Govt. Regd. Valuer CAT-I/324/174 2020-2021 New Delhi

II	**APARTMENT BUILDING**		
1	Nature of the Apartment	:	Residential
2	Location		
	T. S. No.	:	-
	Block No.	:	Tower-T4
	Ward No.	:	-
	Village/ Municipality / Corporation	:	New Okhla Industrial Development Authority (NOIDA)
	Door No., Street or Road (Pin Code)	:	Dwelling Unit/Flat bearing No. 4042, 4th Floor, Sector-150, Noida, Distt. Gautam Budh Nagar
3	Description of the locality Residential / Commercial / Mixed	:	Residential
4	Year of Construction	:	Built in 2019-20
5	Number of Floors	:	Two tier Basement+ GF + 23 storey
6	Type of Structure	:	RCC framed structure
7	Number of Dwelling units in the building	:	Four dwelling units on each floor
8	Quality of Construction	:	Good
9	Appearance of the Building	:	Good
10	Maintenance of the Building	:	Good
11	Facilities Available		
	Lift	:	Yes, (3-Nos.)
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Connected to public sewer
	Car Parking - Open/ Covered	:	Yes, (One Covered Car Parking)
	Is Compound wall existing?	:	Yes, common for entire complex
	Is pavement laid around the Building	:	Yes
	III FLAT		
1	The floor on which the flat is situated	:	4th Floor
2	Door No. of the flat	:	Dwelling Unit/Flat bearing No. 4042, 4th Floor
3	Specifications of the flat		
	Roof	:	RCC
	Flooring	:	Tiles flooring
	Doors	:	Wooden/ glass/steel
	Windows	:	UPVC window frame with glazed shutters
	Fittings	:	Good
	Finishing	:	12 mm thick Cement plaster with plastic emulsion paint finishing over POP
4	House Tax	:	Detail not provided
	Assessment No.	:	--
	Tax paid in the name of	:	--
	Tax amount	:	--
5	Electricity Service Connection no.	:	Details not provided
	Meter Card is in the name of	:	--

ER. RAVI MOHAN BHARDWAJ Govt. Regd. Valuer CAT-I/624/174 2020-2021 New Delhi

6	How is the maintenance of the flat?	:	Good
7	Sale Deed executed in the name of	:	Mr. Girraj Bansal S/o Mr. Radheshyam Bansal
8	What is the undivided area of land as per Sale Deed?	:	Proportionate share in land, property is a flat on 4th floor with super area of 2095 sq ft or 194.63 sq m and carpet area of 1337.61 sq ft or 124.27 sq m in two tier basement plus ground plus twenty three storey towers.
9	What is the plinth area of the flat?	:	1731.92 sq ft
10	What is the floor space index (app.)	:	Fully utilized
11	What is the Carpet Area of the flat?	:	1337.61 sq ft
12	Is it Posh/ I class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Bank has taken symbolic possession of the property
15	If rented, what is the monthly rent?	:	As above
	IV MARKETABILITY		
1	How is the marketability?	:	Average
2	What are the factors favouring for an extra Potential Value?	:	No
3	Any negative factors are observed which affect the market value in general?	:	No
	V RATE		
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 adjacent properties in the areas)	:	**Composite rate ranges between Rs. 10,000/- to Rs. 11,000/- per sq ft** **Adopted rate is Rs. 10,500/- per sq ft**
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).	:	Rs. 10,500/- per sq ft for new constructed flat
3	Break - up for the rate		
	i Building + Services	:	Rs. 1,800/- per sq ft
	ii Land + Others	:	Rs. 8,700/- per sq ft
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	**Rs. 50,000/- per sq m, 2% rebate for flat on 4th floor i.e. Rs. 49,000/- per sq m, plus Rs. 3,00,000/- for covered car parking.** 194.63 sq m x Rs. 49,000/- per sq m **= Rs. 95,36,870/-** **Total Value of the property as per circle rate Rs. 95,36,870/- + Rs. 3,00,000/- = Rs. 98,36,870/-**

ER. RAVI MOHAN BHARDWAJ Govt. Regd. Valuer CAT-I/68/174 2020-2021 New Delhi

VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
A	Depreciated building rate		
	Replacement cost of flat with Services {V (3)i}	:	Rs. 1,800/- per sq ft
	Age of the building	:	05 years (Built in 2019-20)
	Future Life of the building estimated	:	55 years
	Total Life of the building estimated	:	60 years
	Depreciation percentage assuming the salvage value as 10%	:	Nil
	Depreciated Ratio of the building	:	1: 1
B	Total composite rate arrived for valuation		
	Depreciated building rate VI (a)	:	Rs. 1,800/- per sq ft
	Rate for Land & other V (3)ii	:	Rs. 8,700/- per sq ft
	Total Composite Rate	:	**Rs. 10,500/- per sq ft**

DETAILS OF VALUATION

S. No.	Description	Qty.	Rate per unit Rs.	Estimated Value Rs.
1	**Present value of the flat (incl. car parking, if provided)**	**2095 sq ft**	**10,500/- per sq ft**	**2,19,97,500/-**
2	Wardrobes			
3	Showcases			
4	Kitchen Arrangements			
5	Superfine Finish			
6	Interior Decorations			
7	Electricity deposits/electrical fittings, etc.,			**Included in composite rate**
8	Extra collapsible gates / grill works etc.,			
9	Potential value, if any			
10	Others			
	TOTAL			**Rs. 2,19,97,500/- Say Rs. 2.20 Cr.**

ER. RAVI MOHAN BHARDWAJ Govt. Regd. Valuer CAT-I/624/174 2020-2021 New Delhi

(**Valuation:** Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) Saleability ii) Likely rental value in future and iii) any likely income it may generate may be discussed).

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

As a result of my appraisal and analysis, it is my considered opinion that the various types of values are as under:

1.	**Fair Market Value**	**:**	**Rs. 2.20 Cr.** **(Rupees Two Crore Twenty Lakh Only)**
2.	**Realizable Value** **(90% of FMV)**	**:**	**Rs. 1.98 Cr.** **(Rupees One Crore Ninety Eight Lakh Only)**
3.	**Distress Sale Value** **(80% of FMV)**	**:**	**Rs. 1.76 Cr.** **(Rupees One Crore Seventy Six Lakh Only)**
4.	**Cost of construction for insurance purpose**	**:**	**Rs. 37.71 Lakh (Rupees Thirty Seven Lakh Seventy One Thousand Only)**
5.	**The Book Value of the above property**	**:**	**Rs. 1,13,26,675/- + Rs. 5,66,400/- (Stamp Duty) as on 22.07.2021**

Place : New Delhi
Date : 08.12.2025

(Ravi Mohan Bhardwaj)
Govt. Regd. Valuer
CAT-1/624/174/2020-21

ER. RAVI MOHAN BHARDWAJ
Govt. Regd. Valuer
CAT-I/624/174
2020-2021
New Delhi

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 propertyis Rs.……(Rs._____only).

Signature
(Name of the Branch Manager with Office Seal)

Encl: 1. Declaration from the value in Format E (Annexure IV)
2. Model Code of conduct for valuer (Annexure V)

ER. RAVI MOHAN BHARDWAJ
(PANEL VALUER OF IMMOVABLE PROPERTIES)

DECLARATION FROM VALUERS

I hereby declare that:-

a) The information furnished in my valuation report dated **08.12.2025** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

b) I have no direct or indirect interest in the property valued.

c) Our Engineer/Surveyor has personally inspected the property on **06.12.2025.** The work is not sub-contracted to any other valuer and carried out by myself.

d) I have not been convicted of any offence and sentenced to a team of Imprisonment.

e) I have not been found guilty of misconduct in my professional capacity.

f) 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.

g) 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.

h) I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration).

i) I am registered under Section 34 AB of the Wealth Tax Act, 1957.

j) I am the proprietor/ partner/ authorized official of the firm/ company, who is competent to sign this valuation report.

k) Further, I hereby provide the following information.



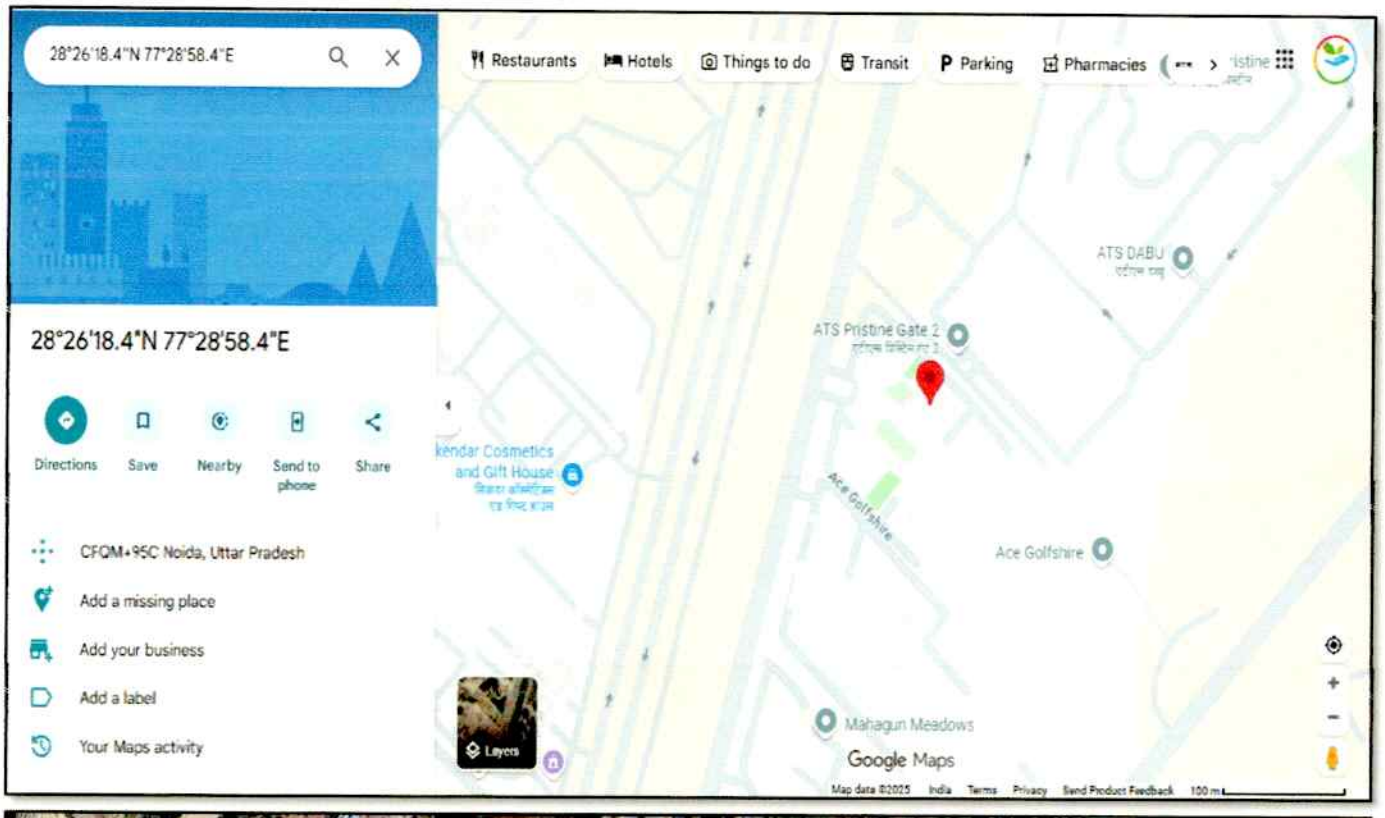
ER. RAVI MOHAN BHARDWAJ
(PANEL VALUER OF IMMOVABLE PROPERTIES)

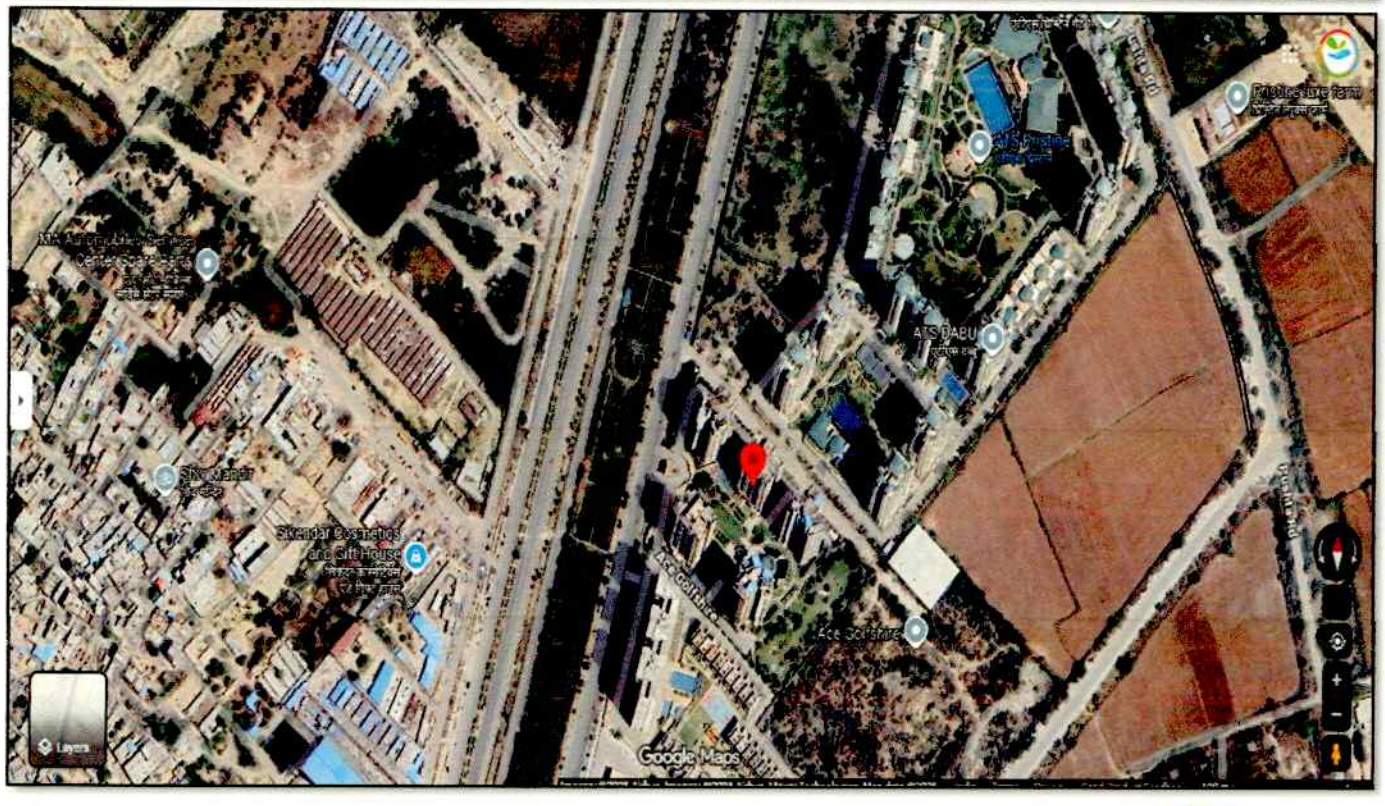
S. No.	Particulars	Valuer Comment
1	Background information of the asset being valued;	Dwelling Unit/Flat bearing No. 4042, 4th Floor, Tower-T4, "ACE Golfshire" Sports City, Plot No. SC-01/A5, Sector-150, Noida, Distt. Gautam Budh Nagar, U.P.
2	Purpose of valuation and appointing authority	To asses fair market value. BOM, Sector-4, Vaishali, Ghaziabad
3	Identity of the valuer and any other experts involved in the valuation	Er. Ravi Mohan Bhardwaj
4	Disclosure of valuer interest or conflict, if any;	No
5	Date of appointment, valuation date and date of report;	Date of Visit - 06.12.2025 Date of report - 08.12.2025
6	Inspection and/or investigation undertaken;	Site visit and market survey
7	Nature and sources of the information used or relied upon;	(i) Market Survey from Local Real Estate Agents and Neighbors. (ii) Online Search of market trend.
8	Procedures adopted in carrying out the valuation and standards followed;	Composite Rate Method
9	Restriction on use of the report, if any;	Only for Bank purpose
10	Major factors that were taken into account during the valuation;	No
11	Caveats, Limitation 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.	

Place : New Delhi
Date : 08.12.2025

(Ravi Mohan Bhardwaj)
Govt. Regd. Valuer
CAT-1/624/174/2020-21

ER. RAVI MOHAN BHARDWAJ
Govt. Regd. Valuer
CAT-I/624/174
2020-2021
New Delhi





GOOGLE LOCATION

ER. RAVI MOHAN BHARDWAJ
Govt. Regd. Valuer
CAT-I/624/174
2020-2021
New Delhi

सेक्टर का क्रमांक	प्रस्ताव किये जाने वाले सेक्टर/क्षेत्र से अलंकित किया गया कॉलम	प्राधिकरण द्वारा संस्थागत प्रयोजन हेतु आवंटित भूखण्ड की दरें संस्थागत श्रेणी के प्रयोजन के आधार पर										मल्टीस्टोरीज बिल्डिंग में फ्लैट या अपार्टमेन्ट के सुपर एरिया की निर्धारण दरें प्रति वर्गमीटर रू0 में	
		सामाजा सेक्टरों के अन्तर्गत बालकल्याणकेन्द्र/सामाजकेन्द्र/सर्विस सेक्टर आंगनवाड़ी वीडियां स्टूडियो हेतु भूखण्डों के दर		आईटीपार्क/ आईटीहब/डाटा सेन्टर /साइबेटेक पार्क हेतु भूखण्ड		कार्यालय उपयोग का भूखण्ड हेतु निर्धारित दर		टेलीफोन सेन्टर/पोस्ट आफिस/विद्युत सब स्टेशन		सरकारी/अर्द्धसरकारी अस्पताल/डिस्पेन्सरी/ सुपरबाजार/दुग्ध/सब्जी एवं फल वितरण केन्द्र			
		वर्तमान दर, नोडल प्राधिकरण / सर्किल दर	प्रस्तावित दर	वर्तमान दर, नोडल प्राधिकरण / सर्किल दर	प्रस्तावित दर	वर्तमान सर्किल दर	प्रस्तावित दर आवासीय	वर्तमान सर्किल दर	प्रस्तावित दर	वर्तमान सर्किल दर	प्रस्तावित दर	वर्तमान सर्किल दर	प्रस्तावित दर
141	0150	-	-			60000	75000						
142	0151	28800	31000	28000	31000	78500	98000						
143	0152	28000	35000	28000	31000	95430	96000						
143B	0153	-	-	-	-	95430	96000					40000	48000
144	0154	28000	31000	28000	31000	95430	96000					40000	48000
145	0155	31760	35000	26000	29000	60000	75000					40000	48000
146	0156	-	-	-	-	60000	75000					-	-
147	0157	-	-	-	-	60000	75000					-	-
148	0158	-	-	-	-	60000	75000					-	-
149	0159	-	-	-	-	60000	75000					-	-
150	0160	-	-	-	-	60000	75000					-	-
151	0161	31760	35000	26000	29000	95430	96000					40000	48000
152	0162	28000	31000	28000	31000	78500	98000					40000	48000
153	0163	28000	31000	28000	31000	78500	98000					-	-
154	0164	28000	31000	28000	31000	78500	98000					-	-
155	0165	31760	35000	26000	29000	78500	98000					-	-
156	0166	31760	35000	26000	29000	78500	98000					-	-
157	0167	31760	35000	26000	29000	78500	98000					-	-

उप निबन्धक प्रथम, नोएडा। उप निबन्धक द्वितीय, नोएडा। उप निबन्धक तृतीय, नोएडा। तहसीलदार दादरी उपजिलाधिकारी दादरी

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मल्टीस्टोरीज बिल्डिंग में फ्लैट या अपार्टमेन्ट के सुपर एरिया की निर्माण दर हेतु सामान्य निर्देश

1. कार पार्किंग के उपयोग का अधिकार होने पर– कवर्ड पार्किंग रू0 300000/– प्रति पार्किंग एवं ओपन पार्किंग रू0 150000/– प्रति पार्किंग अतिरिक्त मूल्यांकन देय होगा।
2. फ्लैट का मूल्य निर्धारण केवल उनके सुपर एरिया के आधार पर किया जायेगा।
3. बहुमंजिला इमारतों में स्थित फ्लैटों में तृतीय तल तक तल–वार कोई छूट अनुमन्य नही होगी। तृतीय तल से ऊपर प्रत्येक तल पर 2 प्रतिशत व अधिकतम 20 प्रतिशत की छूट अनुमन्य होगी। बहुमंजिले सोसायटी के फ्लैट में टॉप फ्लोर की छत के उपयोग का अधिकार होने पर कोई तल–वार छूट अनुमन्य नही होगी।
4. यद्यपि जिन सेक्टरों में बहुमंजिले आवासीय फ्लैट/अपार्टमेन्ट है उनकी दर सम्बन्धित कॉलम में निर्धारित कर दी गई है, अन्य किसी सेक्टर में बहुमंजिले आवासीय फ्लैट/अपार्टमेन्ट होने पर उनके लिए निर्धारित न्यूनतम दर 50000/– रूपये प्रति वर्गमीटर निर्धारित रहेगी।
5. बहुमंजिला फ्लैटों में टैरेस एरिया की दर उस सेक्टर के आवासीय बेसिक दर का 50 प्रतिशत की दर से मूल्यांकन किया जायेगा तल–वार कोई छूट अनुमन्य नही होगी। भूतल के फ्लैट के साथ खुली भूमि का मूल्यांकन उस सेक्टर के लिए निर्धारित ग्रुप हाउसिंग भूखण्ड की दर का 50 प्रतिशत से किया जायेगा।
6. बहुमंजिला फ्लैटों में फ्लैट के साथ ही छत का उपयोग का अधिकार दिये जाने पर तल–वार कोई छूट अनुमन्य नही होगी।
7. सर्विस अपार्टमेन्ट/स्टूडियों अपार्टमेन्ट के अन्तरण की दशा में उन पर सम्बन्धित सेक्टर के बहुमंजिला फ्लैट की दर से 25 प्रतिशत अधिक दर पर मूल्यांकन किया जायेगा।
8. प्राधिकरण से आवंटित वाणिज्यिक भूखण्ड का तात्पर्य प्राधिकरण से आवंटित वाणिज्यिक भूखण्ड के साथ–साथ ग्रुप हाउसिंग व मिश्रित उपयोग भूखण्ड में वाणिज्यिक भाग में अवस्थित वाणिज्यिक सम्पत्ति के अंश से है।

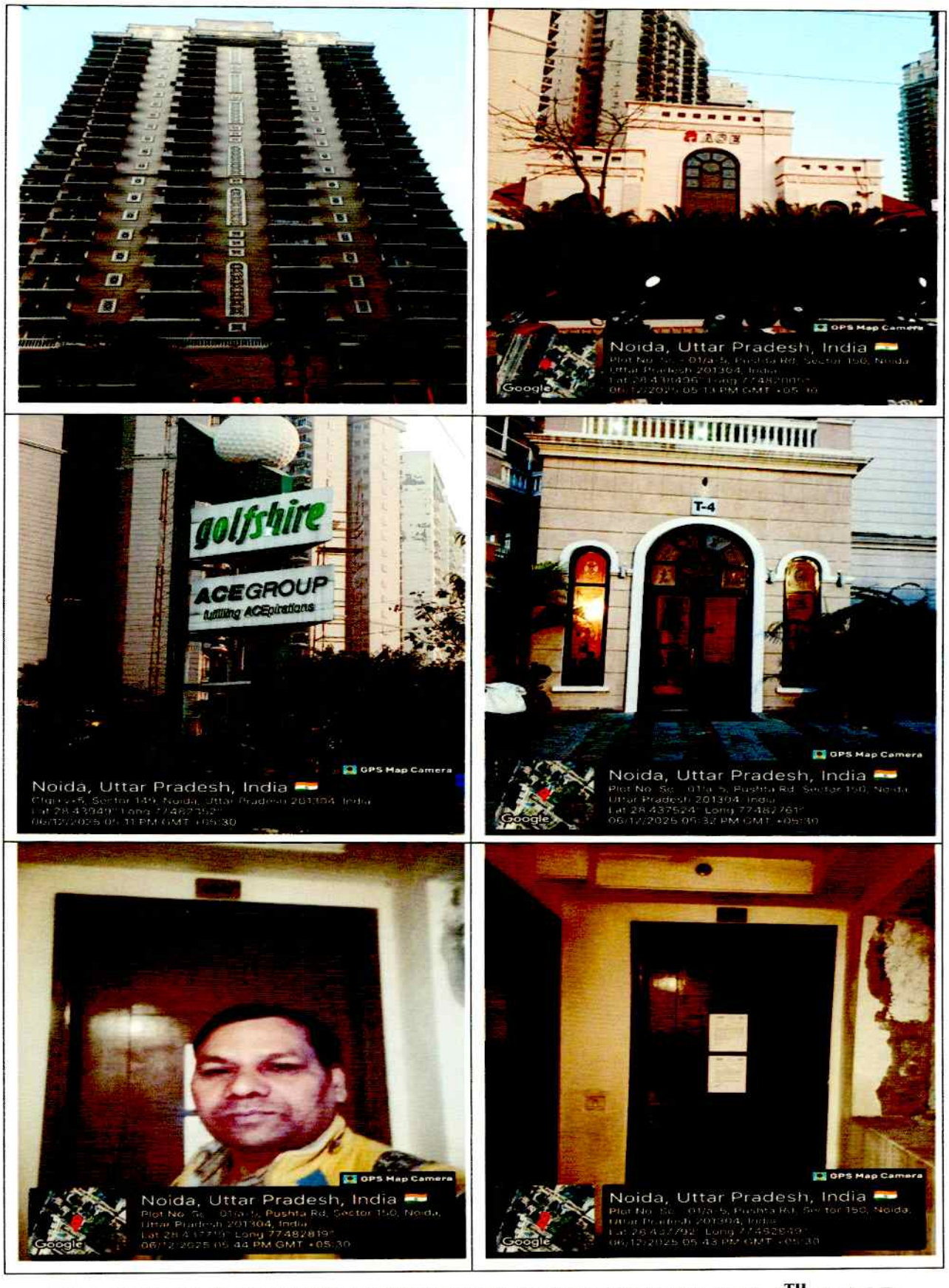
उप निबन्धक प्रथम, नोएडा। उप निबन्धक द्वितीय, नोएडा। उप निबन्धक तृतीय, नोएडा। तहसीलदार दादरी उपजिलाधिकारी दादरी

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ER. RAVI MOHAN BHARDWAJ Govt. Regd. Valuer CAT-I/624/174 2020-2021 New Delhi

CIRCLE RATE

ER. RAVI MOHAN BHARDWAJ
(PANEL VALUER OF IMMOVABLE PROPERTIES)



PHOTOGRAPHS OF DWELLING UNIT/FLAT BEARING NO. 4042, 4TH FLOOR, TOWER-T4, "ACE GOLFSHIRE" SPORTS CITY, PLOT NO. SC-01/A5, SECTOR-150, NOIDA, DISTT. GAUTAM BUDH NAGAR, U.P.

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