

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

क्र० सं०	मौहल्ले या राजस्व ग्राम का नाम	कमी गमतीय या बासीय	अक्षयक भूमि की न्यूनतम दरे प्रति वर्ग मीटर (रु० में)			राजस्व ग्रामों में कृषि भूमि की दरे प्रति हेक्टेयर (लाख रु० में)				
			६ मी० से ९ मी० तक चौड़े सारले पर	९ मी० से अधिक चौड़े सारले पर	विभिन्न प्रकार के भूमि पर निर्धारित दर	सहक/भिक सार पर निर्धारित कृषि भूमि की दर	जंगलीय सार पर निर्धारित कृषि भूमि की दर	सहक/जंगलीय सार पर निर्धारित कृषि भूमि की दर	सहक/भिक सार पर निर्धारित कृषि भूमि की दर	सहक/भिक सार पर निर्धारित कृषि भूमि की दर
1	2	3	4	5	6	7	8	9	10	11
17	अर्जुनपुर खुर्द	सहक	1800	1900	12000	24	34	42	27	22
18	अर्जुनपुर जुला	सहक	1800	1900	12000	24	34	42	27	22
19	अलहाबादपुर खम्भू	सहक	3500	4000	16000	75	85	105	85	60
20	अलावलपुर (निकट बहजोई)	सहक	1800	1900	12000	24	34	42	27	22
21	अलावलपुर (निकट नरौली)	सहक	1800	1900	12000	24	34	42	27	22
22	अलावलपुर इजुर्ग	सहक	1800	1900	12000	24	34	42	27	22
23	अलावलपुर जारई	सहक	5200	5500	12000	130	140	160	140	65
24	अलावलपुर जारई (कान्हा घाट कालोनी)	सहक	5200	5500	12000	-	-	-	-	-
25	अलावलपुर जारई (ओम नमो एन्कलेव कालोनी)	सहक	5200	5500	12000	-	-	-	-	-
26	अलावलपुर जारई (गोकुल घाट कालोनी)	सहक	5200	5500	12000	-	-	-	-	-
27	अहमदनगर धरैसा	सहक	1800	1900	12000	24	34	42	27	22
28	अहमदनगर पछतौरा	सहक	1800	1900	12000	24	34	42	27	22
29	असारीघान	सहक	7500	8000	20000	-	-	-	-	-
30	अकूरजीपुरम	सहक	7100	8500	20000	-	-	-	-	-
(आ)										
31	आटा	सहक	5000	5500	16000	110	120	140	120	70
32	आटा (राजीवनी वाटिका)	सहक	7000	8000	18000	-	-	-	-	-
33	आदमपुर	सहक	2500	2800	16000	65	75	90	70	45
34	आनन्दपुर	सहक	1800	1900	12000	24	34	42	27	22
35	आलमपुर कुदईया	सहक	2500	2800	16000	65	75	90	70	45
36	औरंगपुर सिलैटा	सहक	1800	1900	12000	30	40	45	33	24
37	आवास विकास	सहक	11000	12000	30000	-	-	-	-	-

(सुबोध कुमार राय) (मनोज कुमार सिंह) (महेश प्रसाद दीक्षित) (राज नारायण त्रिपाठी) (लवकुश कुमार त्रिपाठी) (अविनाश कृष्ण सिंह)
 उप निबन्धक तहसीलदार उप जिलाधिकारी सहायक महानिरीक्षक निबन्धन अपर जिलाधिकारी (वि०/रा०) जिलाधिकारी
 चन्दौसी चन्दौसी चन्दौसी सम्मल सम्मल सम्मल

प्रारूप:-5

तीन मंजिल तक गैर वाणिज्यिक भवनों की विभिन्न श्रेणी के निर्माण की दरें:-

क्र० सं०	निर्माण की श्रेणी (छत के आधार पर)	निर्माण की अधिवर्षता आयु	प्रथम श्रेणी के निर्माण की दर कवर्ड एरिया के अनुसार प्रति वर्ग मीटर	द्वितीय श्रेणी के निर्माण की दर कवर्ड एरिया के अनुसार प्रति वर्ग मीटर
1	आर० सी० सी०	80 वर्ष	13000	12000
2	आर० बी० सी०	60 वर्ष	12000	11000
3	कडी, गार्डर पटिया, डाट	50 वर्ष	11000	10000
4	टिनशेड, एस्बेसटस शेड	40 वर्ष	9000	8000
5	कच्चा, छप्पर, खपरैल	30 वर्ष	4500	3500

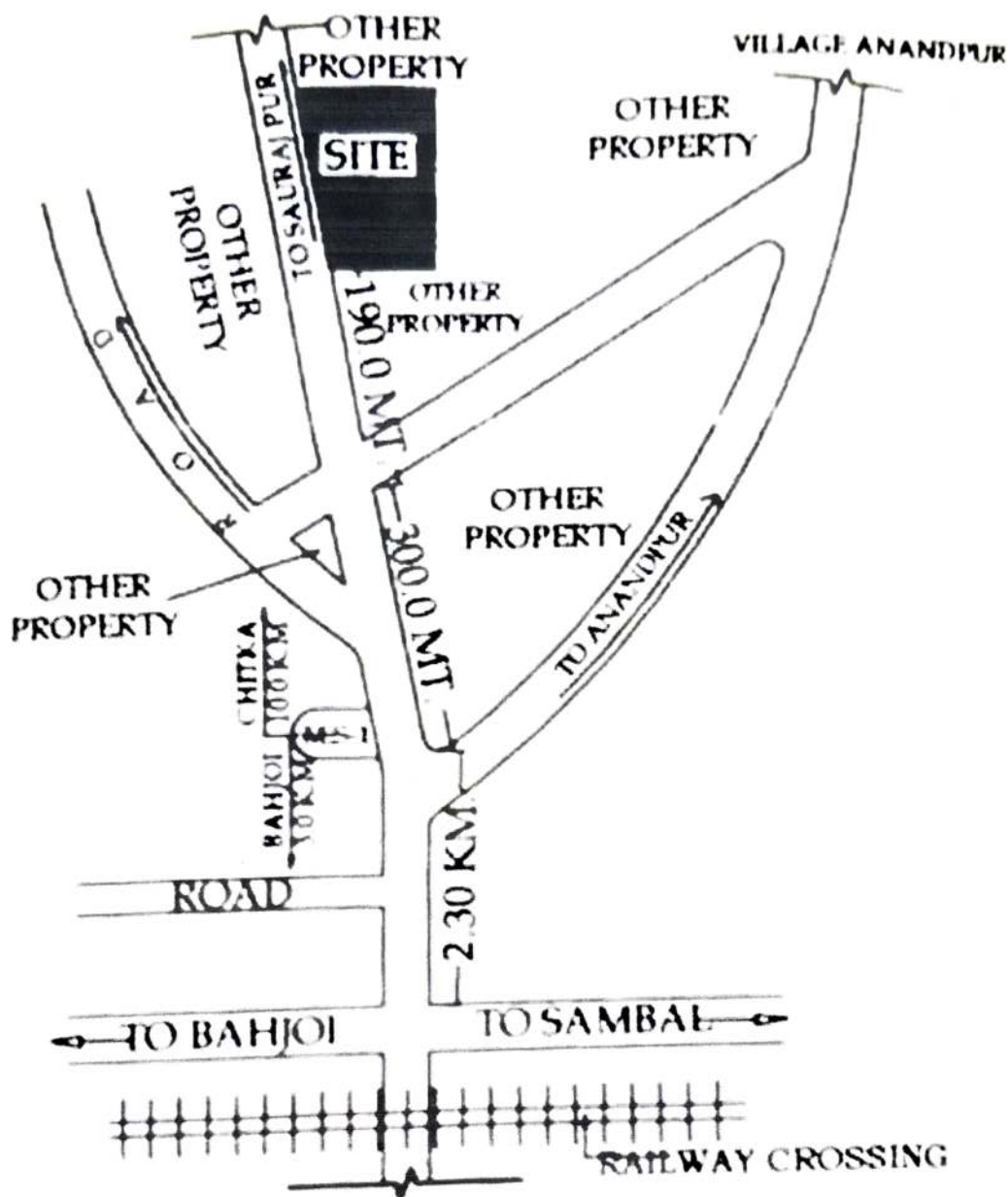
(सुबोध कुमार राय) (मनोज कुमार सिंह) (महेश प्रसाद दीक्षित) (राज नारायण त्रिपाठी) (लवकुश कुमार त्रिपाठी) (अविनाश कृष्ण सिंह)
 उप निबन्धक तहसीलदार उप जिलाधिकारी सहायक महानिरीक्षक निबन्धन अपर जिलाधिकारी (वि०/रा०) जिलाधिकारी
 चन्दौसी चन्दौसी चन्दौसी सम्मल सम्मल सम्मल

CIRCLE RATE



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)



KEY PLAN



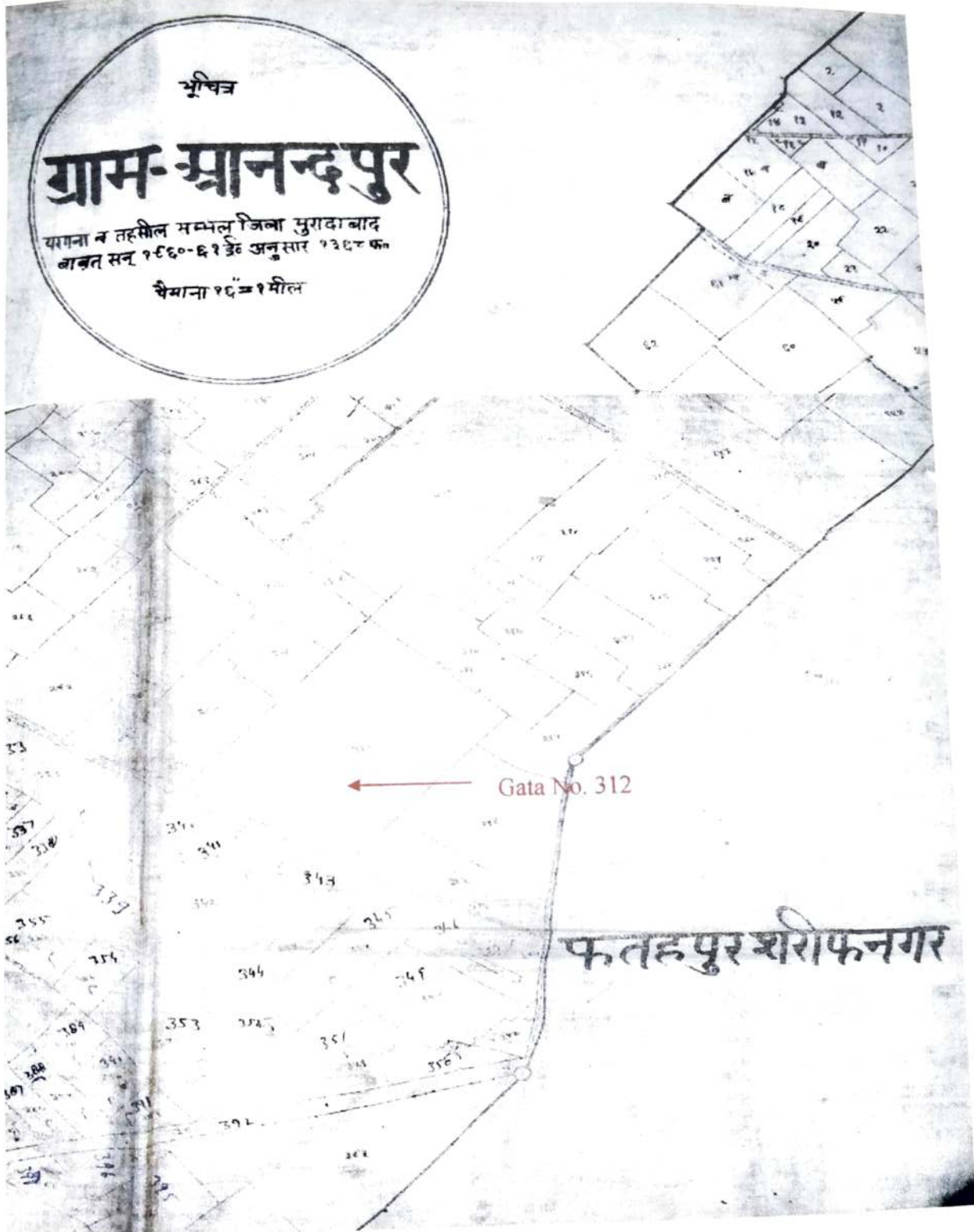
खसरा

फसल सम्बन्धी

जोडा - सतम प्रति 26/2/2022

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)



SHAJRA PLAN



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

DETAILS OF VALUATION

S. No.	Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation@ 6 % (RCC) 12 % (shed)	Net value after depreciation Rs.
1	Admin block RCC(G+1)	7336 sq ft	10 ft	04Yrs Old, built in 2016	1, 500/- per sq ft	1,10,04,000/-	6,60,240/-	1,03,43,760/-
2	Godown cum servant room RCC (G+1)	1664 sq ft	10 ft	04Yrs Old, built in 2016	1,100/- per sq ft	18,30,400/-	1,09,824/-	17,20,576/-
3	Store RCC	798 sq ft	10 ft	04Yrs Old, built in 2016	1,000/- per sq ft	7,98,000/-	47,880/-	7,50,120/-
4	Weight bridge room RCC	442 sq ft	10 ft	04Yrs Old, built in 2016	1,000/- per sq ft	4,42,000/-	26,520/-	4,15,480/-
5	ETP tank room RCC	440 sq ft	10 ft	04Yrs Old, built in 2016	1,000/- per sq ft	4,40,000/-	26,400/-	4,13,600/-
6	Fire Safety Tank room Shed	800 sq ft	12 ft	04Yrs Old, built in 2016	450/- per sq ft	3,60,000/-	43,200/-	3,16,800/-
7	Electric panel & refrigeration section Shed	7,700 sq ft	28 ft	04Yrs Old, built in 2016	600/- per sq ft	46,20,000/-	5,54,400/-	40,65,600/-
8	Boiler shed	2520 sq ft	30 ft	04Yrs Old, built in 2016	450/- per sq ft	11,34,000/-	1,36,080/-	9,97,920/-
9	Main Production shed	33,840 sq ft	20 ft	04Yrs Old, built in 2016	800/- per sq ft	2,70,72,000/-	32,48,640/-	2,38,23,360/-
Total								4,28,47,216/-

PART C- (EXTRA ITEMS)

(AMOUNT IN RS.)

1.	Portico	:	} Nil
2.	Ornamental front door	:	
3.	Sit out/ Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel/ collapsible gates	:	
Total		:	Nil



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

S.No.	Description	:	Double Storied RCC block & CGI shed	
1	Foundation	:	Isolated foundation	
2	Basement	:	Nil	
3	Superstructure	:	9" thick brick work in cement mortar	
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:	MS steel / CPVC/glass/wooden	
5	RCC works	:	Beams, columns & slabs	
6	Plastering	:	12 mm plastering in cement mortar	
7	Flooring, Skirting, dado	:	Marble/Vitrified tiles/Kota stone/PCC	
8	Special finish as marble, granite, wooden paneling, grills, etc	:	Marble	
9	Roofing including weather proof course	:	Yes	
10	Drainage	:	Septic Tank	
S.No.	Description	:	Ground floor	Other floors
1.	Compound wall	:	Yes	
	Height	:	5 ft to 7 ft	
	Length	:	1778 r/ft	
	Type of construction	:	9" thick brick work in cement meter	
2	Electrical installation	:		
	Type of wiring	:	Conduit / open	
	Class of fittings (superior / ordinary / poor)	:	Ordinary	
	Number of light points	:	As per site	
	Fan points	:	As above	
	Spare plug points	:	As above	
	Any other item	:	Nil	
3	Plumbing installation	:		
	No. of water closets and their type	:	04	
	No. of wash basins	:	04	
	No. of urinals	:	06	
	No. of bath tubs	:	Nil	
	Water meter, taps, etc.	:	Yes	
	Any other fixtures	:		

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

e	Plinth area floor-wise		:	Actual	
				RCC Portion	
		G+1	:	Admin block	7336 sq ft
		G+1	:	Godown cum servant room	1664 sq ft
		GF	:	Store	798 sq ft
		GF	:	Weight bridge room	442 sq ft
		GF	:	ETP tank room	440 sq ft
		Total	:	10,680 sq ft or 992.20 sq m	
				Shed Portion	
		GF	:	Fire Safety Tank room	800 sq ft
		GF	:	Electric panel & refrigeration section	7,700 sq ft
		GF	:	Boiler shed	2520 sq ft
		GF	:	Main Production shed	33,840 sq ft
		Total	:	44,860 sq ft or 4,167.60 sq m	
f	Condition of the building				
	Exterior – Excellent, Good, Normal, Poor			:	Good
	Inferior - Excellent, Good, Normal, Poor			:	Normal
g	Date of issue and validity of layout of approved map / plan			:	Sanctioned building plan not made available, property is already mortgaged with the bank
h	Approved map / plan issuing authority			:	As above
i	Whether genuineness or authenticity of approved map / plan is verified			:	As above
j	Any other comments by our empanelled valuers on authentic of approved plan			:	No



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

PART - A (VALUATION OF LAND)

1	Size of plot	:	
	North & South	:	} 49,033.89 sq m or 58,644.53 sq yd
	East & West	:	
2	Total extent of the plot	:	Net area is 49,033.89 sq m or 58,644.53 sq yd
3	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	Land rate ranges between Rs. 3,300/- per sq yd to Rs. 3,500/- per sq yd
4	Assessed / adopted rate of valuation	:	Rs. 3,400/- per sq yd
5	Estimated value of land	:	58,644.53 sq yd x Rs. 3,400/- per sq yd = Rs. 19,93,91,402/-
6	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Land rate: Rs. 1,900/- per sq m
	a) Land	:	49,033.89 sq m x Rs. 1,900/- per sq m = Rs. 9,31,64,391/-
	b) Cost of Construction	:	RCC Portion 992.20 sq m x Rs. 13,000/- per sq m = Rs. 1,28,98,600/- Shed Portion 4,167.60 sq m x Rs. 9,000/- per sq m = Rs. 3,75,08,400/- Total cost of construction Rs. 1,28,98,600/- + Rs. 3,75,08,400/- = Rs. 5,04,07,000/-
	Guideline Value (a + b)	:	Rs. 9,31,64,391/- + Rs. 5,04,07,000/- = Rs. 14,35,71,391/- Say Rs. 14.36 Cr.

PART - B (VALUATION OF BUILDING)

	Technical details of the building		
a	Type of Building (Residential / Commercial/ Industrial)	:	Industrial
b	Type of construction (Load bearing / RCC/ Steel Framed)	:	RCC/MS Framed Structure
c	Year of construction	:	Built in 2016
d	Number of floors and height of each floor including basement, if any	:	Double Storied RCC block, ht 10ft & 20 to 30 ft CGI shed



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

II CHARACTERISTICS OF THE SITE

1	Classification of locality	:	Industrial
2	Development of surrounding areas	:	Agricultural land
3	Possibility of frequent flooding / submerging	:	No
4	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	Within 3-4 Kms.
5	Level of land with topographical conditions	:	Plain surface
6	Shape of land	:	Almost Rectangular in shape
7	Type of use to which it can be put	:	Industrial
8	Any usage restriction	:	No
9	Is plot in town planning approved layout?	:	No
10	Corner plot or intermittent plot?	:	Intermittent Plot
11	Road facilities	:	Available
12	Type of road available at present	:	Kachha Road
13	Width of road – is it below 20 ft. or more than 20 ft.	:	Less than 20 ft but proposed 24 m wide road
14	Is it a land – locked land?	:	No
15	Water potentiality	:	Yes
16	Underground sewerage system	:	Septic Tank
17	Is power supply available at the site?	:	Available
18	Advantage of the site	:	No
	i		
	ii		
19	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	:	No
		:	
		:	



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

9	Classification of the area				
	(i)	High/Middle/Poor	:	Middle class	
	(ii)	Urban/Semi/Rural	:	Rural	
10	Coming under Corporation limit / Village Panchayat / Municipality		:	Within Gram Panchayat limit	
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 an agricultural land, any conversion to house site plots is contemplated		:	No, It is industrial property	
13	Boundaries of the property				
		North	:	Other Land of khasra No. 310	
		South	:	24 m wide proposed road	
		East	:	Other Land of khasra No. 315, 314 & 313	
		West	:	Other Land of khasra No. 297, 298, 301 & 302	
14.1	Dimensions of the site		:	A	B
			:	As per the Deed	Actual
		North	:	}	49,033.89 sq m or 58,644.53 sq yd
		South	:		
		East	:		
		West	:		
			:	28°24'18.5"N	
		:	78°35'10.2"E		
14	Latitude, Longitude and Coordinates of the site				
15	Extent of the site		:	5.06 Hect. or 50,600 sq m, area left for road widening of 1566.11 sq m. Net area is 49,033.89 sq m or 58,644.53 sq yd	
16	Extent of the site considered for valuation (least of 14 A & 14 B)		:	Net area is 49,033.89 sq m or 58,644.53 sq yd	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.		:	Owner occupied	



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)		:	Mrs. Shalini Chaudhary W/o Mr. Anant Kumar Chaudhary & Mr. Anant Kumar Chaudhary S/o Mr. Shiv Shankar Chaudhary (Lessor) M/S Mother's Pride Dairy India Pvt. Ltd. (Lessee) A/C: M/S MOTHER'S PRIDE DAIRY INDIA PVT. LTD.
5	Brief description of the property (Including leasehold / freehold etc)		:	The property under valuation is freehold industrial unit in double storey RCC block and Single storey CGI shed, built on a plot measuring 5.06 Hect. or 50,600 sq m, area left for road widening of 1566.11 sq m. Net area is 49,033.89 sq m. It has aggregate RCC coverage of 10,680 sq ft and aggregate CGI shed coverage of 44,860 sq ft which is within permissible limit. Accommodation of the property is one working shed, admin block, boiler shed, electric panel and refrigeration section, ETP room, godown cum servant room, store, weight bridge, fire safety tank & toilet block. The industry was built in the year 2016 and is in satisfactory condition. Owner is using the premises as milk processing plant, fresh paneer, curd and ghee, etc. Property is owner occupied The Property is situated 3.8 km from M.K. Hospital & 5.6 km from District Magistrate Office, Bahjoi.
6	Location of property			
	a	Plot No. / Survey No.	:	Property bearing Khata No. 257, Gata No. 312 M
	b	Door No.	:	-
	c	T. S. No. / Village	:	Village Anandpur
	d	Ward / Taluka	:	Tehsil Chandausi
	e	Mandal / District	:	Distt. Sambhal, U.P.-244410
7	Postal address of the property		:	Property bearing Khata No. 257, Gata No. 312 M, situated in the area of Village Anandpur, Block Bahjoi, Pargana & Tehsil Chandausi, Distt. Sambhal, U.P.-244410
8	City / Town		:	Rural area
	Residential Area		:	--
	Commercial Area		:	--
	Industrial Area		:	Industrial

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

How is the maintenance of the flat?	:	Good
Sale Deed executed in the name of	:	Smt. Sarika Jain W/o Sh. Navneet Jain
What is the undivided area of land as per Sale Deed?	:	Not applicable, Property is Flat on 2nd floor in GF+2 storey building
What is the plinth area of the flat?	:	Covered area 78.07 sq m or 840.35 sq ft
What is the floor space index (app.)	:	Fully utilized
What is the Carpet Area of the flat?	:	756.32 sq ft
Is it Posh/ I class / Medium / Ordinary?	:	Medium
Is it being used for Residential or Commercial purpose?	:	Residential
Is it Owner-occupied or let out?	:	Rented out at a monthly rent of Rs. 12,000/-
If rented, what is the monthly rent?	:	Not applicable

IV MARKETABILITY

How is the marketability?	:	Good
What are the factors favouring for an extra Potential Value?	:	No
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. 5,500/- to Rs. 6,000/- per sq ft. Adopted Rs. 5,800/- 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. 6,151/- per sq ft for new constructed Flat
3	Break - up for the rate	:	
i	Building + Services	:	Rs. 1,300/- per sq ft
ii	Land + Others	:	Rs. 4,851/- per sq ft
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs. 69,800/- per sq m less 50% for flat on Second floor i.e. Rs. 34,900/- per sq m + Rs. 11,000/- per sq m for construction = Rs. 45,900/- per sq m <u>Value of the Flat as per circle rate</u> 78.07 sq m x Rs. 45,900/- per sq m = Rs. 35,83,413/- Say Rs. 35.84 Lakh

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

APARTMENT BUILDING

	Nature of the Apartment	:	Residential
	Location		
	T. S. No.	:	-
	Block No.	:	-
	Ward No.	:	-
	Village/ Municipality / Corporation	:	Ghaziabad Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Flat bearing No. GK-IV/102-B, Second floor, Gyan Khand-IV, Indirapuram Ghaziabad, U.P.
3	Description of the locality Residential / Commercial / Mixed	:	Residential
4	Year of Construction	:	2001
5	Number of Floors	:	G + 2 storey
6	Type of Structure	:	RCC framed structure
7	Number of Dwelling units in the building	:	Two 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	:	No
	Protected Water Supply	:	Yes
	Underground Sewerage		Connected to public sewer
	Car Parking - Open/ Covered		No
	Is Compound wall existing?		Not applicable
	Is pavement laid around the Building		Not applicable

III FLAT

1	The floor on which the flat is situated	:	2 nd Floor,
2	Door No. of the flat	:	Property bearing Flat No. GK-IV/102-B, Second Floor without roof rights
3	Specifications of the flat		
	Roof	:	RCC
	Flooring	:	Tiles flooring
	Doors	:	Wooden/ glass/steel
	Windows	:	Wooden/glass/steel
	Fittings		Good
	Finishing	:	12 mm thick Cement plaster with plastic emulsion paint finishing
4	House Tax	:	Not provided
	Assessment No.	:	As above
	Tax paid in the name of	:	As above
	Tax amount	:	-
5	Electricity Service Connection no.	:	Not provided
	Meter Card is in the name of	:	-



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

	Postal address of the property		:	Flat bearing No. GK-IV/102-B, Second floor, without roof rights, situated at Gyan Khand -IV, Indirapuram Ghaziabad, U.P.	
	City / Town		:	City	
	Residential Area		:	Residential Area	
	Commercial Area		:	-	
	Industrial Area		:	-	
9	Classification of the area		:	Middle class	
	(i)	High/Middle/Poor	:	Urban	
	(ii)	Urban/Semi/Rural	:	Ghaziabad Municipal Corporation	
10	Coming under Corporation limit Village Panchayat / Municipality		:	No	
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	:	Road 12 m. wide	
		South	:	Flat No. GK-IV/83A	
		East	:	Flat No. GK -IV/101-B	
		West	:	Open Space	
13	Dimensions of the site		:	As per the Deed	Actual
		North	:	}	78.07 sq m or 840.35 sq ft. (covered area)
		South	:		
		East	:		
		West	:		
14.1	Extent of the Site		:	78.07 sq m or 840.35 sq ft.(covered area)	
14.2	Latitude, Longitude and Coordinates of the site		:	28°38'44.8"N 77°21'30.7"E	
15	Extent of the site considered for valuation (least of 14 A & 14 B)		:	78.07 sq m or 840.35 sq ft.(covered area)	
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.		:	Rented out at a monthly rent of Rs. 12,000/-	



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

VALUATION REPORT (IN RESPECT OF FLATS)

(To be filled in by the Approved Valuer)

Our Ref : SBI/SAMB-1 CP/VR/2019-20/056

Date : 25.12.2019

I GENERAL

1	Purpose for which the valuation is made	:	To assess fair market value of the property
2	Date of Inspection	:	21.12.2019
	Date on which the valuation is made	:	25.12.2019
3	List of Document produced for perusal	:	
a	Sale Deed	:	Sale deed Regd. 24421 dt. 19.10.2010, Book No. 1, Vol. No. 16381, Page No. 147 to 214 registered in the office of Sub Registrar IV Ghaziabad
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)	:	Smt. Sarika Jain W/o Sh. Navneet Jain A/c: M/S Mothers Pride Dairy India Private Limited
5	Brief description of the property	:	The property under valuation is flat on second floor without roof rights in ground plus two storey building with covered area of 78.07 sq m or 840.35 sq ft. Accommodation of the property is drawing room, two bedrooms, kitchen, two wash rooms, & one balcony. The property is rented out at a monthly rent of Rs. 12,000/-. It was built in the year 2001 & is in good condition. The Property is located 500 m from Mangal Chowk & 400 mtr from Gurudwara.

Location of property

a	Plot No. / Survey No.	Flat bearing No. GK-IV/102-B
b	Door No.	Second Floor
c	T. S. No. / Village	--
d	Ward / Taluka	Sub Registrar IV Ghaziabad
e	Mandal / District	Ghaziabad, U.P.
f	Date of issue and validity of layout of approved map / plan	Built by Builder as per GDA Norms
g	Approved map / plan issuing authority	GDA
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

