

**REPORT ON COMPUTATION OF
ESTIMATED FAIR VALUE, ESTIMATED REALISABLE
VALUE & ESTIMATED DISTRESS SALE VALUE
OF
BPTP CAPITAL CITY – 5th & 6th Floor**

**AT
PLOT NO- 2-B, SECTOR-94, NOIDA, DISTRICT-
GAUTAM BUDDH NAGAR (U.P.)**

NOIDA, NEW DELHI

As on 26-09-2023

Conducted By



Resolute Valuers & Consultants Private Limited

IBBI Reg. No. – IBBI/RV-E/01/2019/111

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CIN: U74999WB2019PTC232335

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2nd Line, Madhapur, Hyderabad – 500 081.

Date of Report: 28th September, 2023

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CHAPTER – I

EXECUTIVE SUMMARY

1. Form – A/1: Valuation of Commercial Building:

FORMAT-A/1																	
FORMAT OF VALUATION REPORT																	
Name & Address of Branch:	SBI, IFB New Delhi Branch																
Name of Customer:	BPTP International Trade Centre Ltd																
1. Introduction																	
a) Name of the Property Owner (With Address & Phone Number)	BPTP International Trade Centre Ltd																
b) Purpose of valuation	To ascertain the estimated Fair Market Value of the Unsold Area located at 5 th & 6 th Floor of the Commercial Project “Capital City”																
c) Date of Inspection of the Property	26-09-2023																
d) Date of Valuation	26-09-2023																
e) Name of the Developer of Property (in case of developer Built Properties)	BPTP International Trade Centre Ltd																
2. Physical Characteristics of the property																	
Location of the Property																	
i. Nearby Landmark	Gautam Buddha Road, Okhla Bird Sanctuary Metro Station																
ii. Postal Address of the Property	BPTP Capital City PLOT NO 2-B, SECTOR 94, NOIDA, DISTRICT GAUTAM BUDDH NAGAR (U.P.)																
a) iii. Area of the Property	<p>As per the legal certificate provided in respect to the 5th & 6th floor of the Commercial Project “Capital City” the details of area are as under:</p> <p style="text-align: right;">(Area in Sq. Ft)</p> <table border="1"> <thead> <tr> <th>Floor</th> <th>Total Constructed Area</th> <th>Total Area Sold Out</th> <th>Total Unsold Area</th> </tr> </thead> <tbody> <tr> <td>5th floor</td> <td>46,634</td> <td>28,845</td> <td>17,789</td> </tr> <tr> <td>6th floor</td> <td>46,620</td> <td>16,328</td> <td>30,292</td> </tr> <tr> <td>Total</td> <td>93,254</td> <td>45,173</td> <td>48,081</td> </tr> </tbody> </table> <p>Refer Annexure – 1A.</p> <p>On 5th Floor: unit no 501 were occupied by Illuminators& Circuiteers and Unit no 529,530,531 and 532 were occupied by Bakson Company.</p> <p>Most of unit was kept closed by putting Wood Board on entrance.</p> <p>Interior work was in progress on 6th Floor</p>	Floor	Total Constructed Area	Total Area Sold Out	Total Unsold Area	5th floor	46,634	28,845	17,789	6th floor	46,620	16,328	30,292	Total	93,254	45,173	48,081
Floor	Total Constructed Area	Total Area Sold Out	Total Unsold Area														
5th floor	46,634	28,845	17,789														
6th floor	46,620	16,328	30,292														
Total	93,254	45,173	48,081														

FORMAT-A/1**FORMAT OF VALUATION REPORT**

	iv. Type of Land: Solid, Rocky, Marsh Land, Reclaimed Land, Water Logged, land Locked	Not Applicable																	
	v. Independent Access/ approach to the property etc.	Yes. Through the Gautam Buddha Road intersection of Kalandi Kunj Bridge and Noida - Greater Noida Expressway																	
	vi. Google map Location of the Property with a neighbourhood layout map	Latitude: 28.553887259826293 N, Longitude: 77.32475026290881 E																	
	vii. Details of roads abutting the property	Gautam Buddha Road intersection of Kalandi Kunj Bridge and Noida - Greater Noida Expressway																	
	viii. Description of adjoining property	Commercial Property																	
	ix. Plot no Survey No	Plot No - 2 B																	
	x. Ward/ Village/ Taluka	Sector-94																	
	xi. Sub- registry/ Block	Noida																	
	xii. District	Gautam Buddha Nagar																	
	Xiii. Any other Aspect	As per the physical inspection carried out, some of the portion of the building is still under construction.																	
b)	Plinth area, Carpet area and Saleable are to be mentioned separately and clarified	<div>As per the legal certificate provided in respect to the 5th & 6th floor of the Commercial Project “Capital City” the details of area are as under:</div> <div>(Area in Sq. Ft)</div> <table><tr><th>Floor</th><th>Total Constructed Area</th><th>Total Area Sold Out</th><th>Total Unsold Area</th></tr><tr><td>5th floor</td><td>46,634</td><td>28,845</td><td>17,789</td></tr><tr><td>6th floor</td><td>46,620</td><td>16,328</td><td>30,292</td></tr><tr><td>Total</td><td>93,254</td><td>45,173</td><td>48,081</td></tr></table> <div>(Refer Annexure – 1A)</div>		Floor	Total Constructed Area	Total Area Sold Out	Total Unsold Area	5th floor	46,634	28,845	17,789	6th floor	46,620	16,328	30,292	Total	93,254	45,173	48,081
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Total	93,254	45,173	48,081																
c)	Boundaries	As per Sale Deed/TIR	Actual																
	East	Not Available	ATS Knight Bird																
	West		Hayat Residency Land																
	North		Gautam Buddha Road, Commercial Control Centre																
	South		Supertech Supernova, Office of Bakson Drugs & Pharmaceuticals Pvt Ltd.																
3. Town planning Parameters																			
a)	i. Master plan provisions related to property in terms of land use	Commercial Area																	
	ii. FAR- Floor area rise/ FSI- floor space index permitted and consumed	Permitted FAR: 2 (As per Approved Letter for Building Plan)																	

FORMAT-A/1		
FORMAT OF VALUATION REPORT		
		Consumed FAR: 1.37 (As per OC) (Refer Annexure – 1B & 1C)
	iii. Ground Coverage	As per Approved Letter for Building Plan (Refer Annexure – 1B)
	iv. Comment on whether OC- Occupancy Certificate has been issued or not	Issued by NOIDA Authority, dated 05-08-2022 (Refer Annexure – 1C)
	v. Comment on unauthorised constrictions if any	No such observed.
	vi. Transferability of development rights if any, Building by laws provision as applicable to the property viz. setbacks, height restriction etc.	Transferable with the prior permission of Lessor and Lenders.
	vii. Planning Area / Zone	Commercial
	viii. Developmental Controls	NOIDA
	ix. Zoning regulations	Commercial
	x. Comment on the surrounding land uses and adjoining properties in terms of uses	Commercial Use
	xi. Comment on demolition proceedings if any	No.
	xii. Comment on compounding/regularization proceedings	No.
	xiii. Any other Aspect	No.
4. Document Details		
	Ownership Documents	
a)	i. Sale Deed, Gift Deed, Lease Deed	Copy of legal certificate provided in respect to the 5 th & 6 th floor of the Commercial Project “Capital City”. (Refer Annexure – 1A)
	ii. TIR Of the Property	Yes.
b)	Name of Owner/s	BPTP International Trade Centre Ltd
c)	Ordinary status of Freehold/ Leasehold including restrictions on transfer	Leasehold Land.
d)	Agreement of Easement if Any	No.
e)	Notification of Acquisition if Any	No.
f)	Notification of Road Widening if Any	No.
g)	Heritage Restriction if Any	No.
h)	Comment on Transferability of the Property Ownership	Transferable with the prior permission of Lessor and Lenders.
i)	Comment on existing mortgages/ charges/ encumbrances on the property if any	As per the information filled with MCA.
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Informed that no guarantee has been given.
k)	Building plan sanction:	
	Authority approving the plan	

FORMAT-A/1**FORMAT OF VALUATION REPORT**

	Name of the office of the Authority	New Okhla Industrial Development Authority (NOIDA)
	Any violation from the Approved Building Plan	No.
l)	Whether Property is Agricultural Land if yes, any conversion is contemplated	No. Commercial Land
m)	Whether the property is SARFAESI complaint	Yes
n)	a. All legal documents, receipts related to electricity, water tax, Municipal tax, and other building taxes to be verified and copies as applicable to be enclosed with the report	Electric Bill for November – 2022 (Refer Annexure – 1D) Copy of Property Charges for April, 2022 to March, 2023 (Refer Annexure – 1E)
	b. Observation on dispute or dues if any in payment of bills/taxes to be reported	No such disputes observed.
o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	As per the information filled with MCA.
p)	Qualification in TIR/ Mitigation suggested if any	No.
q)	Any other aspect	No.

5. Economic Aspects of the Property

a)	i. Reasonable Letting Value	Ranges between Rs.70/- to Rs.130/- per Sq. Ft per Month.
	ii. If Property occupied by tenant	No.
	Number of tenants	
	Since how long (Tenant - wise)	
	Status of tenancy	
	Rent received per month (tenant wise) with a comparison of existing market rent	Borne by the Owner.
	iii. Taxes and other outgoings	
	iv. Property Insurance	
	v. Monthly Maintenance Charges	
	vi. Security Charges	
	vii. Any other Aspects	No.

6. Socio-Cultural Aspects of the Property

a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc	Gautam Buddha Nagar district is a district of Uttar Pradesh, named after Gautama Buddha. It is a part of Delhi NCR and is divided into 4 sub-divisions i.e., Noida, Greater Noida, Dadri and Jewar. Greater Noida is the administrative headquarters of Gautam Buddha Nagar district. Noida, Greater Noida, Dadri, Jewar and Dankaur falls under this district. According to the 2011 census of India,
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FORMAT-A/1		
FORMAT OF VALUATION REPORT		
		Gautam Buddha Nagar has a population of 1,648,115. It is ranked 294th out of a total of 640 Indian districts in terms of population. Gautam Buddha Nagar has a population density of 1,161 inhabitants per square kilometre (3,010/sq mi). The female literacy stands at 72.78%, much higher than national average of 65.46%. Scheduled Castes make up 13.11% of the population.
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No.
7. Functional and Utilitarian Aspects of the property		
	Description of the Functionality and utility of the property in terms of:	
a)	i. Space Allocation	Adequate. As per Approved Letter for Building Plan. (Refer Annexure – 1F)
	ii. Storage Spaces	Available
	iii. Utility spaces provided within the building	Yes. As per Approved Letter for Building Plan. (Refer Annexure – 1F & 1G)
	iv. Car Parking facility	Basement Parking Available
	v. Balconies etc	Available
b)	Any other Aspect	No.
8. Infrastructure Availability		
	Description of aqua infrastructure availability in terms of	
a)	i. Water Supply	Available
	ii. Sewerage/ sanitation System Underground or open	Underground Sewerage System
	iii. Storm water drainage	Available
	Description of other physical infrastructure facilities viz.	
b)	i. Solid waste management	Yes
	ii. Electricity	Available
	iii. Road and public transport connectivity	Available
	iv. Availability of other public utilities nearby	Available within close vicinity
	Social Infrastructure in terms of	
c)	i. School	School: - Kothari International School: 1 Kms approx. - Amity Global School: 3.5 Kms approx. - Amity International School: 4 Kms approx. - Assian Business School - 2 Kms approx. Hospital: - Cribs Hospital: 5 Kms approx.
	ii. Medical facilities	
	iii. Recreational facility in terms of parks and open space	

FORMAT-A/1		
FORMAT OF VALUATION REPORT		
		- Kalindi Hospital: 4 Kms approx. - NMC Super speciality: 5 Kms approx.
9. Marketability of the Property		
a)	Marketability of the Property in terms of	
	i. Locational Attributes	The property is located in the Commercial belt of Noida Sector 94 of Gautam Budh Nagar
	ii. Scarcity	Moderate
	iii. Demand and Supply of the kind of subject property	Good
	iv. Comparable sale prices in the locality	Comparable Market Rates: Ranges between Rs. 9,200/- to Rs.13,400/- per Sq. Ft (Refer Annexure – 3). Average Rate is around Rs.11,500/- per Sq. Ft. Transaction Reference Rates: Ranges between Rs.11,500/- to Rs.12,777/- per Sq. Ft (Refer Annexure – 4A & 4B).
b)	Any other Aspect which has relevance on the value or marketability of the property	No.
10. Engineering and Technology Aspect of the Property		
a)	Type of Construction	RCC
b)	Material & Technology Used	RCC
c)	Specifications	RCC
d)	Maintenance Issues	Well-Maintained
e)	Age of the Building	2019 (As per Occupancy Certificate vide dated 05/08/2022, inspection has been done by Authorities of NOIDA around 2019 & 2022)
f)	Total Life of the Building	60 Years (As per Schedule II of the Companies Act, 2013)
g)	Extent of Deterioration	No such observed
h)	Structural Safety	Available
i)	Protection against natural disaster viz earthquakes	Yes
j)	Visible Damages in the Building	No.
k)	System of Air Conditioning	Available
l)	Provision for Fire Fighting	Available -Fire Hydrant System, High & Low Sprinklers and Smoke Detection System
m)	Copies of the plan and elevation of the building to be included	Approved Sanction Plan along with Floor wise Area Details provided. (Refer Annexure – 1F & 1G)
11. Environmental Factors		
a)	Use of environment friendly building material, Green Building techniques if any	No.

FORMAT-A/1		
FORMAT OF VALUATION REPORT		
b)	Provision for rain water harvesting	No.
c)	Use of solar heating and lighting systems etc	No.
d)	Presence of environment pollution in the vicinity of the property in terms of industry, heavy traffic etc.	There is presence of moderate level of environment pollution as the subject property is located at Commercial belt
12. Architectural and Aesthetic Quality of the property		
a)	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements, etc	Decorative, Modern Building
13. Valuation		
a)	Methodology of Valuation - procedures adopted for arriving at the valuation and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales and reconciliation of various factors on which final value judgement is arrived	<p>As per Para 20.1 of IVS 105, the Market Approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available.</p> <p>Para 20.2, also provides that the market approach should be applied and afforded significant weight under the following circumstances:</p> <ul style="list-style-type: none"> a) The subject asset has recently been sold in a transaction appropriate for consideration under the basis of value, b) The subject asset or substantially similar assets are actively publicly traded, and/or c) There are frequent and/or recent observable transactions in substantially similar assets <p>In this particular case, as per the direction of the client, for the purpose of our valuation, we have ascertained the estimated Fair Market Value under Market Approach, by taking into account the Current Market Price of the Constructed Space</p>
b)	Presence of environment pollution in the vicinity of the property in terms of industry, heavy traffic etc.	There is presence of moderate level of environment pollution as the subject property is located at Commercial belt
c)	<p>Prevailing market rate / price trend of the property in the locality / city from property search sites viz magicbricks.com, 99acres.com etc if available</p>	
	A. Rate Available from Portals:	Ranges between Rs. 9,200/- to Rs.13,400/- per Sq. Ft (Refer Annexure – 3). Average Rate is around Rs.11,500/- per Sq. Ft.

FORMAT-A/1		
FORMAT OF VALUATION REPORT		
	B. Transaction Rates:	Ranges between Rs.11,500/- to Rs.12,777/- per Sq. Ft (Refer Annexure – 4A & 4B).
	Guidelines rate obtained from the Registrar's Office	
	C. Circle Rate	Rs.8,700/- per Sq. Ft. (Refer Annexure – 2)
d)	Rate Adopted/Considered for Valuation	<p>For the purpose of our valuation, we have considered the Transaction Reference Rate of Rs.11,500/- per Sq. Ft., as the same is in line with the prevailing market rates.</p> <p>Further, considering the large size of the property, we have adopted Rs.10,350/- per Sq. Ft. (being 90% of the Transaction Reference Rate of Rs.11,500/- per Sq. Ft.)</p>
	Summary of Valuation:	
	i. Estimated Value - Land	Rs. 49.76/- crores
	ii. Estimated Value - Building	
	iii. Total Estimated Fair Market Value	Rs. 49.76/- crores
	iv. Total Estimated Realizable Value	Rs. 42.30/- crores
	v. Total Estimated Distressed Sale Value	Rs. 39.81/- crores
e)	i. 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	No variations observed
	ii. Details of last two transactions in the locality / area to be provided, if available	Enclosed in the Report marked Annexure 4A & 4B
14. Declaration		
<p>We, hereby declare that:</p> <p>i. The information provided is true and correct to the best of our knowledge and belief.</p> <p>ii. The analysis and conclusions are limited by the reported assumptions and conditions.</p> <p>iii. We have read the Handbook on policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBS and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of our ability and this report is in conformity to the standards of reporting enshrined in the above Handbook.</p> <p>iv. We have no direct or indirect interest in the above property valued.</p> <p>v. Our authorized representative has inspected the subject property on 26-09-2023.</p> <p>vi. We have not been depanelled or removed from any Bank/ Financial Institution/ Government organisation at any point of time in the past.</p> <p>vii. We have Submitted the Valuation Report (s) directly to the bank.</p>		
15. Enclosures		
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Enclosed in the report.
b)	Building Plan	

FORMAT-A/1		
FORMAT OF VALUATION REPORT		
c)	Floor Plan	Approved Sanction Plan along with Floor wise plan provided. (Copy enclosed marked Annexure – 1F & 1G)
d)	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a “Selfie” of the Valuer at the site	Enclosed in the report.
e)	Certified copy of the approved / sanctioned plan, wherever applicable from the concerned office	Enclosed Copy of Approved Letter for Building Plan (Annexure – 1B & 1C)
f)	Google Map location of the property	Enclosed in the report.
g)	Price trend of the Property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc	Refer Annexure – 3
h)	Any other relevant documents/ extracts	Copy of Legal Certification in respect to unsold area for 5 th & 6 th Floor is enclosed marked Annexure – 1A)
i)	Electricity Bill	For Nov-2022 is enclosed marked Annexure -1D
j)	Property Charges	As filled with the MCA

As a result of our appraisal and analysis, it is our considered opinion that the present Fair Market value of the above property in the prevailing condition with aforesaid specifications is **Rs.49.76 crores/-** (Rupees Forty-Nine Crores and Seventy-Six Lakhs only). The Realisable value of the above property is **Rs.42.30 crores/-** (Rupees Forty-Two Crores and Thirty Lakhs only) and the Distress value **Rs.39.81 crores/-** (Rupees Thirty-Nine Crores and Eighty-One Lakhs only).

Signature
(Name and Official seal of the Approved Valuer)

Place: Kolkata
Date: 28-09-2023

2. Annexure IV & V:**(Annexure-IV)****DECLARATION-CUM
UNDERTAKING**

I, Debasis Bhattacharya, Director of Resolute Valuers & Consultants Pvt Ltd., do hereby solemnly affirm and state that

- a) We have been incorporated as per the Companies Act – Registered Valuers & Valuation Rules, 2017 with our registered office at 104 S P. Mukherjee Road, Kolkata – 700026, India.
- b) We will not undertake valuation of any assets in which we have a direct or indirect interest or becomes so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us
- c) The information furnished in our valuation report dated 28-09-2023, is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.
- d) We have physically inspected the property on 26-09-2023. The work is not sub-contracted to any other valuer and carried out by ourselves.
- e) Valuation report is submitted in the format as prescribed by the Bank.
- f) We have not been depanelled/ delisted by any other ban and in case any such depanelment by other banks during our empanelment with you, we will inform you within 3 days of such depanelment.
- g) We have not been removed/dismissed from service/employment earlier
- h) We have not been convicted of any offence and sentenced to a term of imprisonment.
- i) We have not been found guilty of misconduct in professional capacity
- j) We have not been declared to be unsound mind
- k) We are not an undischarged bankrupt, or have not applied to be adjudicated as a bankrupt;
- l) We are not an undischarged insolvent
- m) We 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) We 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 Our PAN Card number as applicable is AAJCR6417Q
- o) We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer



- p) We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure
- q) We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation,
- r) 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 our abilities
- s) We 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
- t) We abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)
- u) We are a Registered Valuers-Entity registered with Insolvency & Bankruptcy Board of India (IBBI)
- v) Our CIBIL Score and credit worthiness is as per Bank’s guidelines.
- w) I am one of the Directors of the company, and the report is signed by a director who is competent to sign this valuation report.
- x) We will undertake the valuation work on receipt of Letter of Engagement.
- y) Further, we hereby provide the following information.

Sl. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	BPTP International Trade Centre Limited
2	Purpose of valuation and appointing authority	To estimate the Fair Market value, Realisable Value and Distress Sale Value of Properties for State Bank of India, IFB Branch, New Delhi
3	Identity of the valuer and any other experts involved in the valuation;	Resolute Valuers & Consultants Pvt Ltd.
4	Disclosure of valuer interest or conflict, if any;	N A
5	Date of appointment, valuation date and date of report;	18-11-2022, 26-09-2023 and 28-09-2023.
6	Inspections and/or investigations undertaken;	Yes. Physically inspected on 26-09-2023
7	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> - Legal Certificate in respect to unsold area located at 5th & 6th Floor. - Copy of Approved Letter for Building Plan. Copy of Occupancy Certificate. - Floor Wise Leased Out Area Details. - Information obtained during physical inspection. - Information available over the various public domain

Sl. No.	Particulars	Valuer comment
8	Procedures adopted in carrying out the valuation and valuation standards followed;	As per detailed report submitted
9	Restrictions on use of the report, if any;	As per detailed report submitted
10	Major factors that were taken into account during the valuation;	As per detailed report submitted
11	Major factors that were not taken into account during the valuation;	As per detailed report submitted
12	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.	As per detailed report submitted

Date: 28-09-2023

Place: Kolkata

For Resolute Valuers & Consultants
Pvt Ltd.

Debasis Bhattacharya
(Director)

Model Code of Conduct for Valuers

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and Fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/ guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessarily disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in “mandate snatching” or offering “convenience valuations” in order to cater to a company or client’s needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any Fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuer’s organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuer’s organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation. — For the purposes of this code the term ‘relative’ shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

3. Mandate & Purpose:

In terms of the mandate dated, received from State Bank of India, IFB Branch, New Delhi, we undertook the assignment for computation of the Estimated Fair Market Value, Estimated Realizable Value and Estimated Distressed Sale Value of the Unsold Area located at the 5th & 6th Floor of the Commercial Building known as “Capital City”, located at Plot No- 2B, Sector – 94, Noida.

4. Assets Under Valuation:

As per the legal certificate provided in respect to the 5th & 6th floor of the Commercial Project “Capital City” the details of area are as under:

(Area in Sq. Ft)

Floor	Total Constructed Area	Total Area Sold Out	Total Unsold Area considered for Valuation
5th floor	46,634	28,845	17,789
6th floor	46,620	16,328	30,292
Total	93,254	45,173	48,081

5. Terminology:

Fair Value

☞ According to the International Valuation Standards (“IVS”) 104, “**Fair Value** is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion”.

☞ Fair Value is the estimated amount, expressed in terms of money, that may reasonably be expected for a property in an exchange between a willing buyer and a willing seller, with equity to both, neither under any compulsion to buy or sell, and both fully aware of all relevant facts, as of a specific date, and if the earnings support the value reported.

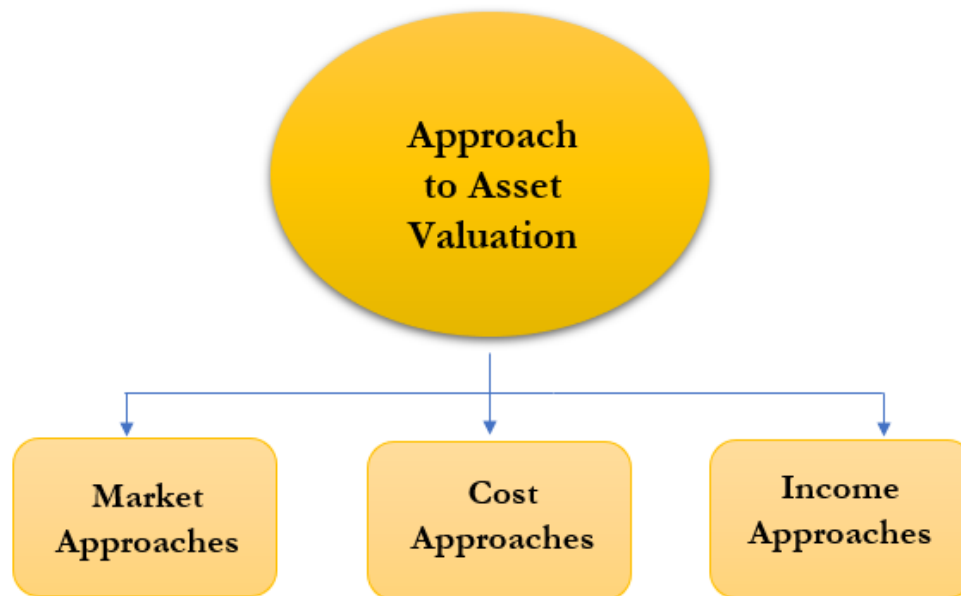
Liquidation Value

☞ According to the International Valuation Standards (“IVS”) 104, “**Liquidation Value** is the amount that would be realized when an asset or group of assets are sold on a piecemeal basis, that is without consideration of benefits (or detriments) associated with a going-concern business”.

☞ Liquidation value is the likely price of an asset when it is allowed insufficient time to sell on the open market, thereby reducing its exposure to potential buyers. Liquidation value is typically lower than Fair value.

6. Methodology & Approaches adopted for Valuation:

Assets Under Valuation	Approach of Valuation (IVS – 105)	Premise of Value (IVS - 104)	Applicable IVS Asset Standards
Building Assets	Market Approach	Current or Existing Use	IVS – 400



IVS 400 “Real Property Interests”:

This standard applies to the valuations of the real property interests. This standard contains additional requirements for valuations of real property interests.

The main provisions of this standard are:

- (a) an overview of real property interests and the circumstances in which they are valued,
- (b) a framework for the selection and application of approaches and methodologies for the valuation of real property interests

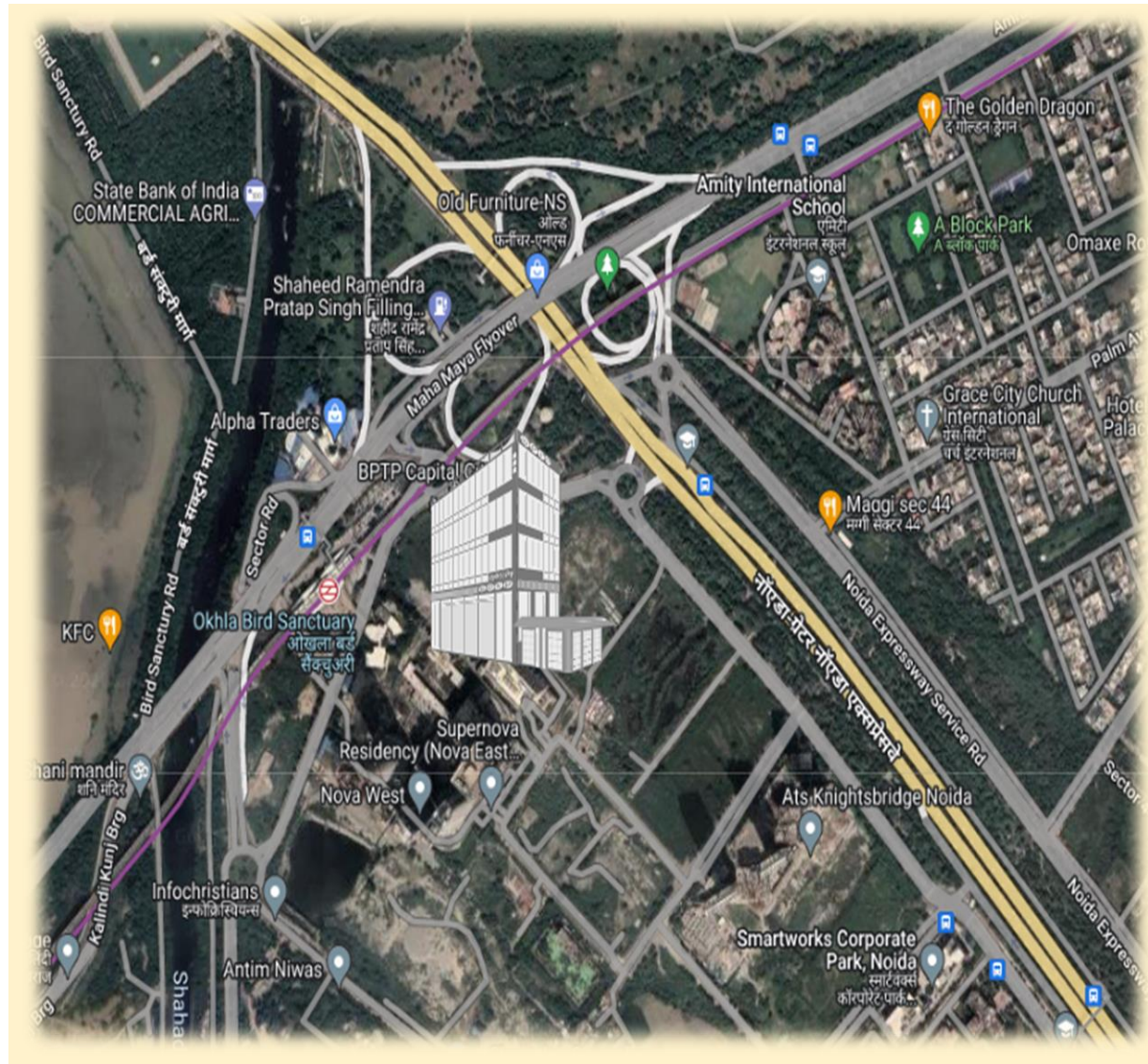
7. Background of the property:

BPTP Capital City is a multicomplex commercial building located at Plot No.-2B, Sector-94, Noida (U.P.). It is a (B1+B2+B3+G+15) floored commercial building which has been developed by BPTP International Trade Centre Limited around the year 2022.

As per the mandate received, the subject property has been proposed to be mortgaged to SBI, IFB New Delhi, for availing credit facilities, and for the purpose of the same which we have carried out the valuation exercise.



8. Location of the property:



BPTP Capital City - developed by BPTP International Trade Centre Limited.

The subject property is located at Sector 94, Noida, Uttar Pradesh 201301., at the intersection of Kalandi Kunj Bridge and Noida - Greater Noida Expressway.

Latitude: 28.553887259826293 N,

Longitude: 77.32475026290881 E



The subject property is accessible through Gautam Budh Road. Also, the property is nearby to Noida – Greater Noida Expressway.



The nearest railway station is New Delhi Railway Station 18.4 km far away from the subject property. Nearest Metro Railway Station is Okhla Bird Sanctuary Metro Station, which is around 400 meters away from the property., on the Magenta Line that connects Capital City to the South Delhi Hub of Jasola, Nehru Place & Saket and to Huda City Centre in Gurugram



The nearest airport is Indira Gandhi International Airport, which is about 26.7 km away from the subject property.



9. Identity of the Valuers:

a) Land & Building – Balkrishna Lal More (IBBI/RV/05/2021/14263)

10. Disclosure of Valuer's Interest & Conflict, if any:

We, Resolute Valuers & Consultants Pvt Ltd, hereby declare that; we are not related to the above-mentioned company or to the management of the company in any manner. Also, we do not have any personal interest in the financial performance of the Company.

11. Important Dates:

Date of Appointment :

Date of Inspection : 26-09-2023

Date of Valuation : 26-09-2023

Date of Report : 28-09-2023

12. Nature/Sources of Information Relied Upon:

- Legal certificate provided in respect to the Unsold Area for 5th & 6th floor.
- Copy of Approved Letter for Building Plan.
- Copy of Occupancy Certificate.
- Information obtained during physical inspection
- Information available over the various public domain.

13. Valuation Summary of Unsold Area located at 5th & 6th Floor of the Commercial Building:

Valuation Summary

(Amount in Rs. Crores)

Description	Location	Floors	Assets Class	Area (in Sq. Mt.)	Estimated Fair Market Value
Unsold Area at 5 th & 6 th Floor of the Commercial Building - BPTP Capital City	Plot no-2B, Sector 94, Noida, Uttar Pradesh	5th & 6th Floor	Leasable Building Area	48,081	49.76
Estimated Fair Market Value of the Property					49.76
Estimated Realizable Value of the Property					42.30
Estimated Distressed Sale Value of the Property					39.81

Notes to Valuation:

- ☞ We have been provided with the Copy of Legal Certificate (issued by Mr. Pradeep Kumar Bhatia, dated 20th September, 2023) in respect to the unsold area of 48,081 Sq. Ft, located at the 5th & 6th Floor of the Commercial Building. Copy of which is enclosed for reference marked Annexure – 1A.

Based on the details provided, by the Company, we have considered the unsold area of 48,081 Sq. Ft, for the purpose of our valuation.

- ☞ In this case, as per the direction of the client, for the purpose of our valuation, we have ascertained the estimated Fair Market value under Market Approach, by considering the Current Market Price of the Constructed Space.



CHAPTER – II

VALUATION

14. Approach of Valuation, Premise of Value & Applicable IVS- At a Glance:

Particular	Approach of Valuation (IVS – 105)	Premise of Value (IVS – 104)	Applicable IVS Asset Standards
Building Assets	Market Approach	Current or Existing Use	IVS 400

IVS 400 “Real Property Interests”:

This standard applies to the valuations of the real property interests. This standard contains additional requirements for valuations of real property interests.

The main provisions of this standard are:

- an overview of real property interests and the circumstances in which they are valued,
- a framework for the selection and application of approaches and methodologies for the valuation of real property interests



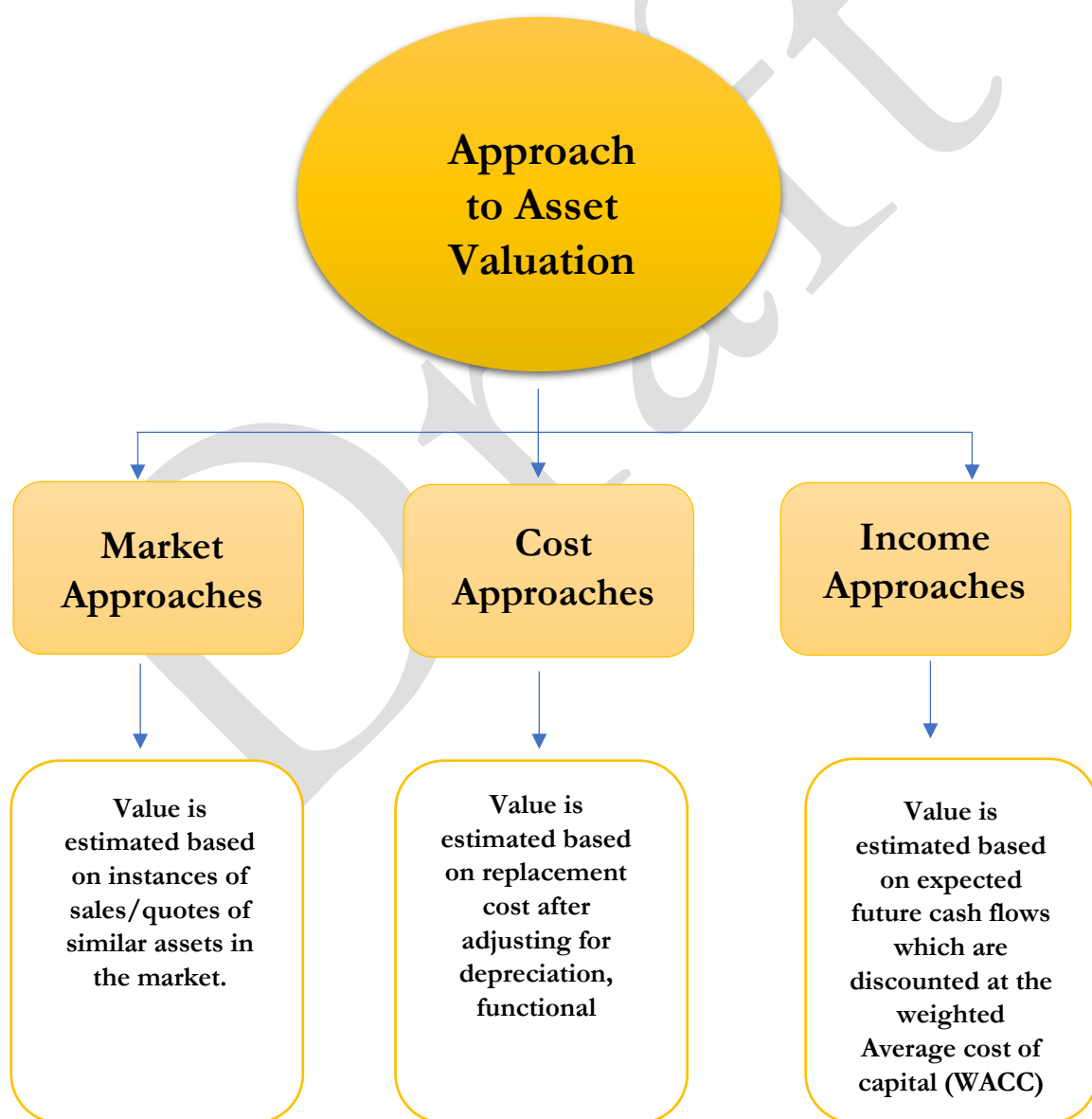
In this approach, the following weightages have been given to factors such as:

- ⇒ The Right to Sell / Transfer / Lease of the property
- ⇒ Demand and Prospective buyers for such type of property
- ⇒ Size, Prominence and Location of property.
- ⇒ Age and Condition of the property.
- ⇒ Building Materials, Labour costs involved thereof.
- ⇒ Additional construction and renovation potential of the property.
- ⇒ The Marketability, Utility, Demand and Supply of Property in the surrounding area.
- ⇒ Legal and Physical Encumbrance on Building.
- ⇒ Freehold or Leasehold nature of property etc.

15. Valuation Methodology & Approaches:

Valuation exercise has been performed as per the provisions of IVS 105 of International Valuation Standard (IVS 2022). There are several commonly used and accepted methods for determining the Fair Value of the Movable & Immovable assets of a company, and Valuation Report has been prepared as per provisions of IVS 103 of International Valuation Standard (IVS 2022).

As per the Para 10.1 of the IVS 105, Consideration must be given to the relevant and appropriate valuation approaches. One or more valuation approaches may be used in order to arrive at the value in accordance with the basis of value. The three approaches described and defined below are the main approaches used in valuation. They are all based on the economic principles of price equilibrium, anticipation of benefits or substitution. The principal valuation approaches are:



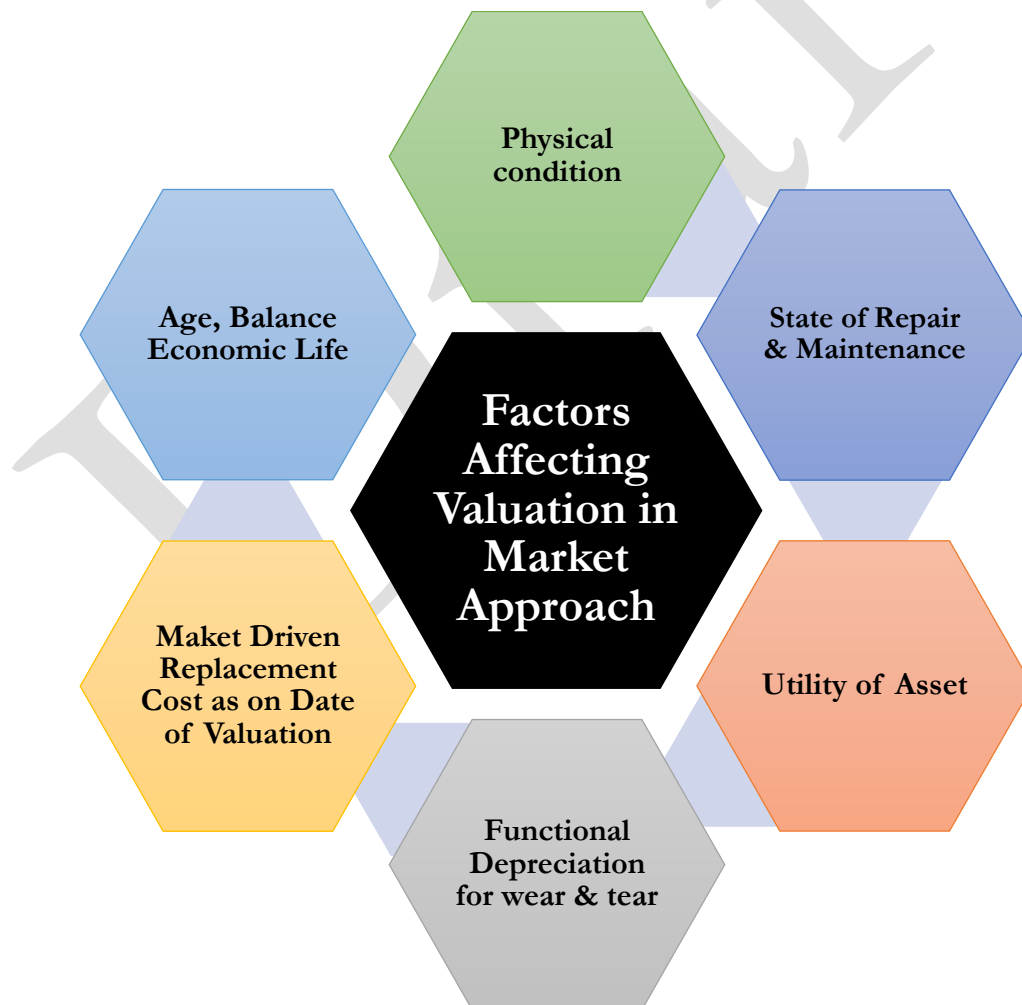
A. Market Approach:

As per Para 20.1 of IVS 105, the Market Approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available.

Para 20.2, also provides that the market approach should be applied and afforded significant weight under the following circumstances:

- a) The subject asset has recently been sold in a transaction appropriate for consideration under the basis of value,
- b) The subject asset or substantially similar assets are actively publicly traded, and/or
- c) There are frequent and/or recent observable transactions in substantially similar assets.

Considering the nature of the assets, we have considered this approach for the purpose of ascertaining the valuation of the Unsold Building Area located at the 5th & 6th Floor of the Commercial Building.

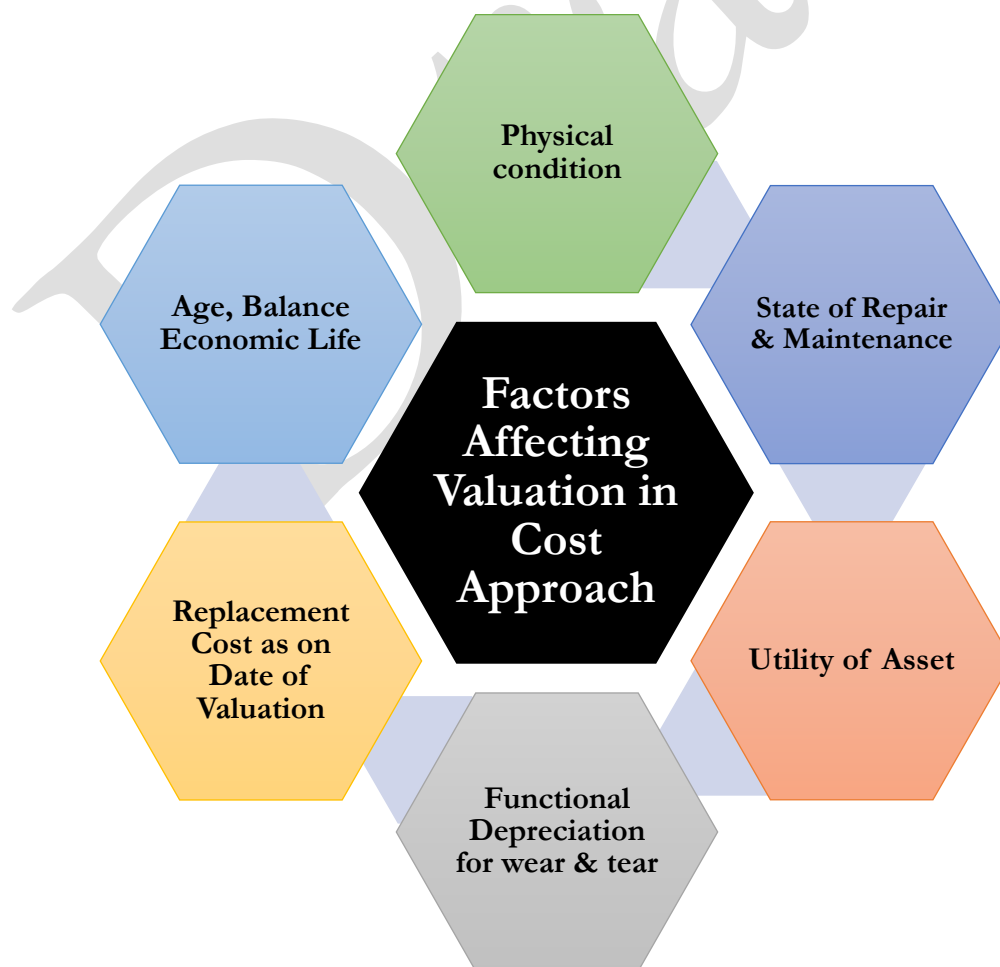


B. Cost Approach:

As per Para 60.1 of IVS 105, the cost approach provides an indication of value using the economic principle that a buyer will pay no more for an asset than the cost to obtain an asset of equal utility, whether by purchase or by construction, unless undue time, inconvenience, risk, or other factors are involved. The approach provides an indication of value by calculating the current replacement or reproduction cost of an asset and making deductions for physical deterioration and all other relevant forms of obsolescence.

Further Para 60.2 provides that the cost approach should be applied and afforded significant weight under the following circumstances:

- a) Participants would be able to recreate an asset with substantially the same utility as the subject asset, without regulatory or legal restrictions, and the asset could be recreated quickly enough that a participant would not be willing to pay a significant premium for the ability to use the subject asset immediately,
- b) The asset is not directly income-generating and the unique nature of the asset makes using an income approach or market approach unfeasible, and/or
- c) The basis of value being used is fundamentally based on replacement cost, such as replacement value.

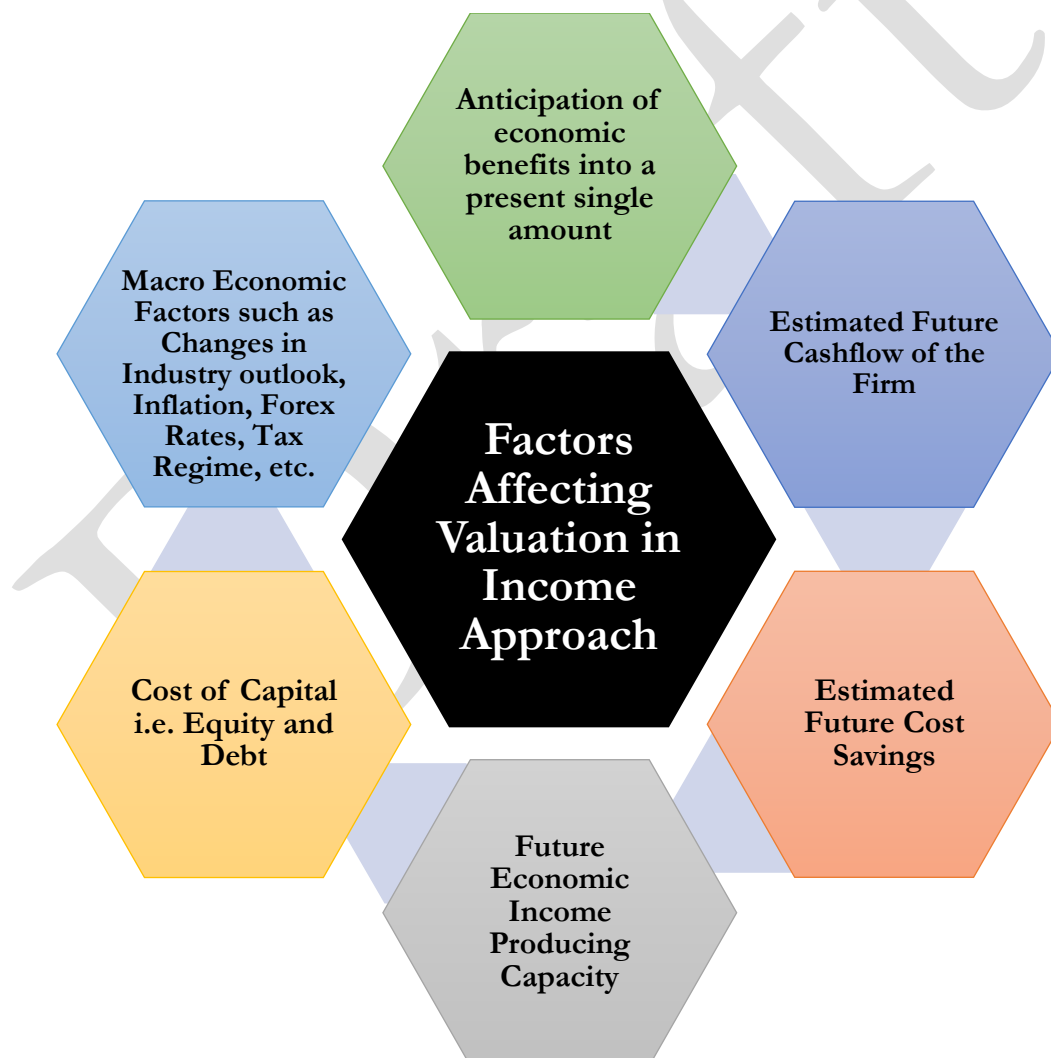


C. Income Approach:

As per Para 40.1 of IVS 105, the Income Approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset.

Accordingly, para 40.2, the income approach should be applied and afforded significantly weight under the following circumstances:

- a) The income-producing ability of the asset is critical element affecting value from a participant perspective, and/or
- b) Reasonable projections of the amount and timing of future income are available for the subject asset; but there are few, if any, relevant market comparable.



16. Premise of Valuation:

A Premise of Value or Assumed Use describes the circumstances of how an asset or liability is used. Different bases of value may require a particular Premise of Value or allow the consideration of multiple Premises of Value. Some common Premises of Value are:

- ❖ Highest and Best Use.
- ❖ Current Use/Existing Use.
- ❖ Orderly Liquidation.
- ❖ Forced Sale

A. Highest and Best Use:

Highest and Best Use is the premise from a participant perspective, that would produce the value by utilizing a particular asset to its highest and best possible use. Although the concept is most frequently applied to non-financial assets as many financial assets do not have alternative uses. The HABU must be physically possible (where applicable), financially feasible, legally allowed and result in the Highest Possible Value. If different from the current use, the costs to convert an asset to its Highest and Best Use would impact the value. The HABU for an asset may be its current or existing use when it is being used optimally. However, HABU may differ from current use or even be an Orderly Liquidation. The HABU of an asset valued on a stand-alone basis may be different from its HABU as part of a group of assets, when its contribution to the overall value of the group must be considered.

B. Current / Existing Use:

The Current Use / Existing Use is the current way an asset, liability, or group of assets and/or liabilities is used. The Current Use may be, but is not necessarily, also the Highest and Best Use.

C. Orderly Liquidation:

An Orderly Liquidation describes the value of a group of assets that could be realised in a liquidation sale, given a reasonable period of time to find a purchaser (or purchasers), with the seller being compelled to sell on an as-is, where-is basis. The reasonable period of time to find a purchaser (or purchasers) may vary by asset type and market conditions.

D. Forced Sale:

A Forced Sale typically reflects the most probable price that a specified property is likely to bring under all of the following conditions:

- ⇒ Consummation of a sale within a short time period,
- ⇒ The asset is subjected to market conditions prevailing as of the date of valuation or assumed timescale within which the transaction is to be completed,
- ⇒ Both the buyer and the seller are acting prudently and knowledgeably,
- ⇒ The seller is under compulsion to sell,
- ⇒ The buyer is typically motivated,
- ⇒ Both parties are acting in what they consider their best interests,

- ⇒ A normal marketing effort is not possible due to the brief exposure time and,
- ⇒ Payment will be made in cash.

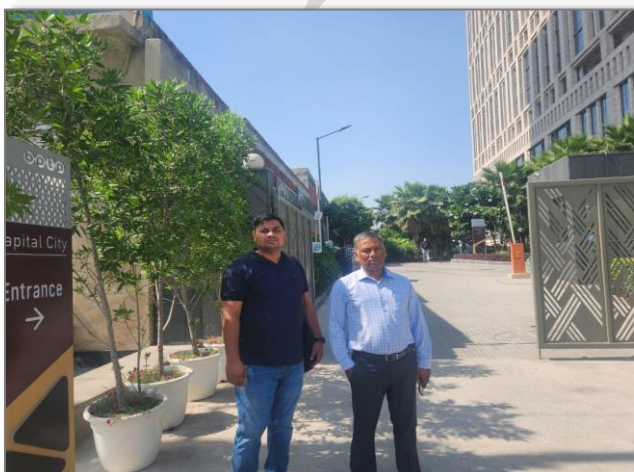
The base and premise for the current valuation assignment is as under:

Particular	Approach of Valuation	Premise of Value
Unsold Area at 5 th & 6 th Floor of BPTP Capital City – Commercial Building	Market Approach	Current / Existing Use



*VALUATION
OF
UNSOLD AREA AT 5th & 6th
FLOOR OF THE
COMMERCIAL BUILDING*

17. Valuation of Unsold Area at 5th & 6th Floor of the Commercial Building at Plot No-2B, Sector – 94, Noida, Uttar Pradesh (under Market Approach):



Valuation Summary

(Amount in Rs. Crores)

Description	Location	Floors	Assets Class	Area (in Sq. Mt.)	Estimated Fair Market Value
Unsold Area at 5 th & 6 th Floor of the Commercial Building - BPTP Capital City	Plot no-2B, Sector 94, Noida, Uttar Pradesh	5th & 6th Floor	Leasable Building Area	48,081	55.29
Estimated Fair Market Value of the Property					55.29
Estimated Realizable Value of the Property					47.00
Estimated Distressed Sale Value of the Property					44.23

Notes to Valuation:

- ☞ We have been provided with the Copy of Legal Certificate (issued by Mr. Pradeep Kumar Bhatia, dated 20th September, 2023) in respect to the unsold area of 48,081 Sq. Ft, located at the 5th & 6th Floor of the Commercial Building. Copy of which is enclosed for reference marked Annexure – 1A.

Based on the details provided, by the Company, we have considered the unsold area of 48,081 Sq. Ft, for the purpose of our valuation.

- ☞ During the physical inspection, we have observed that on 5th Floor: unit no 501 were occupied by Illuminators & Circuiteers and Unit no 529,530,531 and 532 were occupied by Bakson Company. Most of unit was kept closed by putting Wood Board on entrance. Interior work was in progress on 6th Floor
- ☞ In this case, as per the direction of the client, for the purpose of our valuation, we have ascertained the estimated Fair Market value under Market Approach, by considering the Current Market Price of the Constructed Space.
- ☞ Considering the above-mentioned facts, for the purpose of our valuation, we have considered the followings:

i) Govt. Guideline Rate / Circle Rate:

As per the available evaluation list published by Govt. of Uttar Pradesh, for Gautambudh Nagar Zone (effective from 06-08-2020), there is no composite rate available for constructed properties.

However, in the evaluation list there is rate available for Commercial Land and construction cost. Considering the same, the estimated Composite Circle Rate works out as under:

Computation of Composite Rate of Constructed Space				
Sr. No	Description	Unit of Measure	Value	Reference
A	Land Area	Sq. Mt	1	Assumed for Computation
B	Land Rate for Commercial Use	INR per Sq. Mt	1,59,000/-	Annexure - 2A
C	Permissible FAR	Times	2	Annexure – 1D
D	Permissible Building Area	Sq. Mt	2	A × C
E	Building Construction Rate	INR per Sq. Mt	14,000/-	Annexure - 2B
F	Composite Rate for Permissible Building Area	INR per Sq. Mt	1,87,000/-	[(A×B) + (D×E)]
G	Composite Rate for per unit of Building Area	INR per Sq. Mt	93,500/-	F/D
H	Composite Rate for per unit of Building Area	INR per Sq. Ft	8,686/-	G/10.764*
Say,			8,700/-	
*1 Sq. Mt = 10.764 Sq. Ft				

From the above-mentioned table, the Estimated Circle Rate of Constructed Space is works out to around Rs.8,700/- per Sq. Ft.

Circle Rate/Guideline Rate published by the concerned Govt. Authorities for the purpose of Stamp Duty computation, serve as minimum benchmark value for a property. However, the same do not limits a property to be transacted at circle rate.

Actual price point of the property is depending upon the various factors, such as physical condition, location of the property, availability of civic amenities in the nearby vicinity, connectivity to the other parts of the city, etc. Therefore, the actual market price may differ from Govt. ready reckoner rates. **In view of the above, we have not considered the same for the purpose of our valuation.**

ii) Comparable Market Rate:

As per the information available over the various property portals like 99acres.com, magicbricks.com, etc, we have taken into account the comparable properties which are located in the similar belt, listed for sale in the public portals. As per the information available over the various portals, the Comparable Market Rates are ranges between Rs. 9,200/- to Rs.13,400/- per Sq. Ft (Refer Annexure – 4). Average Rate is around Rs.11,500/- per Sq. Ft.

Market Rates listed over the public domain are an initial/indicative offer for sale and not conclusive evidence pertaining to transaction and there are always room for negotiation. The price reflected in the public domain may change depending upon the negotiations at the time of actual transaction/s. Moreover, properties listed over the property portals are not located within the exact close vicinity (located within the radius of 1 - 2 kms from the subject property). **Therefore, all these references are may or may not comparable for the subject property. In view of the above, we have not considered the same for the purpose of our valuation.**

iii) Transaction Rate:

We have ascertained the Transaction Rate from the local registry, found for property which is located within the same division and nearby to the subject property. Transaction Rates represents the actual prevailing market rates at which present transactions in the similar belt are taking place, which ranges around Rs.11,500/- to Rs.12,700/- per Sq. Ft. (Refer Annexure – 5A & 5B). details of which are as under:

Description	Comparable Property - 1	Comparable Property - 2
Location	Sector 94	Sector 94
Transacted Area of Building (in Sq. Mt)	128.11	501.57
Transacted Area of Building (in Sq. Ft)	1,379.00	5,398.90
Age of the Property	5 Years	4 Years
Consideration (in Rs.)	1,59,13,700	6,89,83,000
Rate per Sq. Ft (in Rs.)	11,540	12,777

Transaction Rates represents the actual prevailing market rates at which present transactions in the similar belt are taking place. Also, Transaction Rates are more or less in line with the available Comparable Market Rates. Therefore, in view of the above, we have considered Rs.11,500/- per Sq. Ft for the purpose of our valuation.

Further, considering the large size of the property, we have adopted Rs.10,350/- per Sq. Ft. (being 90% of the Transaction Reference Rate of Rs.11,500/- per Sq. Ft.), for the purpose of our valuation.

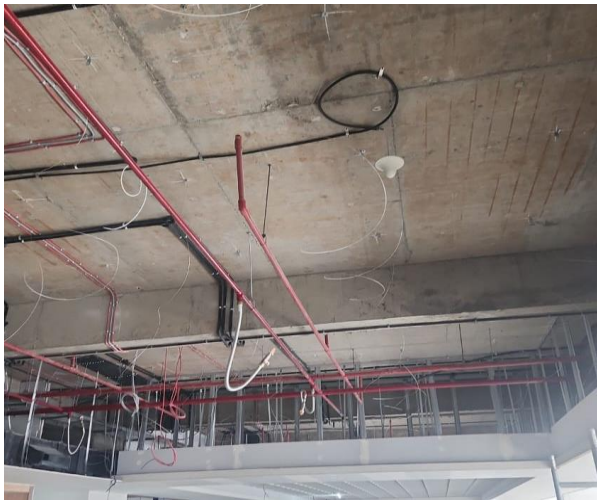
☞ **Considering the above-mentioned Rates, the estimated valuation of the subject property works out as under:**

(Amount in Rs. Crores)

Floor	Area Considered for Valuation (in Sq. Ft)	Rate Considered per Sq. Ft	Estimated Fair Market Value
5th floor	17,789	10,350	18.41
6th floor	30,292	10,350	31.35
Total	48,081		49.76

☞ While ascertaining the estimated Realizable & Distress Sale Value, we have considered the 85% of the Estimated Fair Market Value as the Estimated Realizable Value and 80% of the Estimated Fair Market Value as the Estimated Distressed Sale Value.





17.1. Annexure 1A – Area Details for 5th & 6th Floor as per Legal Certification:

Pradeep Kumar Bhatia

B.Com., LL.B., LL.M.(Real estate), Advocate

To,
BPTP International Trade Centre Limited ("Company")
OT-15, Third Floor, Next Door, Parklands,
Sector-76, Faridabad, Haryana 121004

Date : 20th September 2023

Subject: Certificate w.r.t. to Sold/Unsold area situated on 5th & 6th Floors of the Commercial Project "Capital City", Sector 94, Noida.

With reference to the captioned subject and on the basis of available records and MIS maintained by the Company and presented before me for verification, I certify that:

- BPTP International Trade Centre Limited has developed a Commercial Project named "Capital City" at Sector 94, Noida.
- I have verified Sales MIS of the Project and various other records related to the Project.
- The company had sold certain units in the Project to individual customers, some of which have been bought back/terminated/refunded by the Company to increase the availability of Leasable Area in the said Project.
- On the basis of records inspected/verified by me, the details of the Sold/Unsold area on 5th & 6th Floor of the Project, are as follows-

Floor	Total Area (Sq. ft.)	Area Sold	Unsold Area
6th	46,620	16,328	30,292
5th	46,634	28,845	17,789

- Unsold Area on these floors is in possession of BPTP International Trade Centre Limited and is being leased to prospective clients.
- BPTP International Trade Centre Limited has already Entered into Registered lease agreement for 6th Floor for an area measuring 29,405 Sq Ft with BPTP Limited and at present fit-outs/interior work is in progress.


Pradeep Kumar Bhatia
Advocate

Address: F 604, Ardee Residency, Ardee City, Gate No.2, Sector 52, Gurugram, Haryana 22003
Mobile: 9871083203 Phone: 0124-4978727 | Email: pradeepbhatia@gmail.com

17.2. Annexure 1B – Area as per Approval Letter for Building:

पंजीकृत डाक द्वारा

पत्रावली संख्या - IV-675

नवीन ओखला औद्योगिक विकास प्राधिकरण

मुख्य प्रशासनिक भवन सेक्टर-6 नोएडा(उ0प्र0)

संख्या नोएडा/वशि0न0नि0 / IV-675/...S17

दिनांक: 13/3/12

सेवा में,

मैसर्स बी0पी0टी0पी0 इंटरनेशनल ट्रेड सेक्टर लिमिटेड लि0

एम -11, मिडिल सर्किल, क्वांट सर्कस,

नई दिल्ली 110001.

आपके प्रार्थना पत्र दिनांक 29.12.2011 के संदर्भ में आप द्वारा प्रस्तावित वाणिज्यिक भवन निर्माण की भूखण्ड संख्या - 2बी, सैक्टर - 94, नोएडा पर निम्नलिखित शर्तों के साथ स्वीकृति प्रदान की जाती है: -

1. यह मानचित्र स्वीकृति की दिनांक से अधिकतम 5 वर्ष (निर्माण अवधि होने की दशा में) तक वैध है।
2. मानचित्रों की इस स्वीकृति से इस भूखण्ड से सम्बन्धित किसी भी शासकीय निकाय जैसे (नगरपालिका, नोएडा प्राधिकरण) किसी अन्य व्यक्ति का अधिकार तथा स्वामित्व किसी प्रकार से भी प्रभावित (एफेक्टेड) नहीं माना जायेगा।
3. भवन मानचित्र जिस प्रयोजन हेतु स्वीकृत कराया गया है केवल उसी प्रयोग में लाया जायेगा।
4. यदि भविष्य में विकास कार्य हेतु कोई विकास व्यय माँगा जायेगा तो वह किसी बिना आपत्ति के देय होगा।
5. दरवाजे व खिड़कियाँ इस तरह से लगाये जायेंगे कि जब वह खुले तो उसके पल्ले किसी सरकारी भूमि या सड़क की ओर बढ़ाव (प्रोजेक्टेड) न हों।
6. विजली की लाईन से पॉच फुट के अन्दर कोई निर्माण कार्य न किया जायेगा।
7. आवंटी द्वारा भवन सामग्री भूखण्ड के सामने रखने से सड़क पर यातायात अवरुद्ध नहीं होना चाहिए।
8. स्वीकृत मानचित्रों का एक सैट निर्माण स्थल पर रखना होगा ताकि उसकी मौके पर कभी भी जाँच की जा सके तथा निर्माण कार्य स्वीकृत मानचित्रों के स्पेसिफिकेशन नोएडा भवन नियमावली के नियमों के अनुसार ही कराया जायेगा। आवंटी तहखाने का निर्माण कार्य पूरा करने के उपरान्त तहखाने का भवन प्रकोष्ठ विभाग नोएडा द्वारा निरीक्षण कराने के बाद ही भूतल का निर्माण कार्य शुरू करेगा। अन्यथा स्वीकृत मानचित्र स्वतः निरस्त माना जायेगा।
9. आवंटी मेजेनाइन तल/अन्य तल का स्वीकृत मानचित्र के अनुसार ही निर्माण करायेगा अन्यथा स्वीकृत मानचित्र स्वतः निरस्त माना जायेगा।
10. सड़क पर अथवा बैंक लेन में कोई रेम्प अथवा स्टेप्स नहीं बनाये जायेंगे। वह कार्य अपनी ही भूमि पर करें।
11. आवंटी द्वारा जल एवं मल की निकासी की व्यवस्था का निरीक्षण नोएडा(भवन प्रकोष्ठ) विभाग द्वारा करायेगा एवं निरीक्षण के उपरान्त ही आवंटी उसे ढकेगा।
12. यह मानचित्र स्वीकृति की दिनांक से अधिकतम 5 वर्ष की अवधि तक वैध रहेगा बशर्त पट्टेदार को पट्टे के अधिकार उपलब्ध हों अथवा उसको पुनर्जीवित करा लिया हो। पट्टे के अधिकार उपलब्ध/पुनर्जीवित न होने की दशा में मानचित्र की वैधता, पट्टे की वैधता तिथि तक समझा जायेगा।
13. आवंटी को अधिभोग प्रमाण पत्र हेतु आवेदन करते समय सम्बन्धित विभाग से नियमानुसार समयवृद्धि पत्र प्राप्त कर प्रस्तुत करना होगा।
14. आवंटी निर्माण कार्य शुरू करने के बाद तहखाने की छत डालने से पूर्व कुर्सी तल पर एवं भूतल की छत डालने से पूर्व भवन प्रकोष्ठ नोएडा द्वारा भवन का निरीक्षण अवश्य करायेगा।
15. स्थल पर निर्माण कार्य शुरू आरम्भ करने के पूर्व पर्यावरण एवं वन मंत्रालय भारत सरकार द्वारा विज्ञापित अधिसूचना संख्या 1067 दिनांक 14.9.06 में निहित प्राविधानों, इसमें समय-समय पर संशोधनों तथा उक्त मंत्रालय द्वारा अपेक्षित अन्य व्यवस्थाओं / निर्देशों के अनुसार पर्यावरण मूल्यांकन अनापत्ति प्रमाण पत्र भवन प्रकोष्ठ में प्रस्तुत करना अनिवार्य है तथा यह स्वीकृति मात्र पर्यावरण सम्बन्धित अनापत्ति प्राप्त करने हेतु ही अनुमत्य होगी, अनापत्ति प्रमाण पत्र करने के पूर्व यदि स्थल पर किसी प्रकार का कोई निर्माण कार्य आरम्भ कराया जाता है तो स्वीकृति को निरस्त माना जायेगा एवं नोएडा भवन विनियमावली के अनुसार कार्यवाही की जायेगी।

- 16 प्रस्तुत मानचित्र भवन की 30 मी० ऊँचाई तक के लिए स्वीकृत किये जाते हैं।
17. प्रस्तावित भवनों की प्रस्तावित ऊँचाई के सम्बन्ध में एअर पोर्ट अथोरिटी से अनापत्ति पत्र प्राप्त कर प्राधिकरण के भवन प्रकोष्ठ में प्रस्तुत करना होगा, जिसके आधार पर मानचित्रों में उल्लेखित शर्त को निरस्त किया जायेगा तथा संशोधित पत्र एवं मानचित्र बिना किसी अतिरिक्त शुल्क के निर्गत किये जायेंगे।

स्वीकृत मानचित्र इस पत्र के साथ संलग्न है भवन कार्य मानचित्र की वैधता तिथि के अन्दर पूरा होने के उपरान्त अधिभोग प्रमाण पत्र प्राप्त करने के लिए आवेदन पत्र दें तथा बिना आज्ञा व प्रमाण लिए भवन को प्रयोग में ना लायें।

- भूखण्ड का क्षेत्रफल 57,344.100 वर्ग मी०
- अनुमन्य भू-आच्छादित क्षेत्रफल @ 25% 14,336.025 वर्ग मी०
- अनुमन्य एफ.ए.आर. @ 2.00 1,14,688.200 वर्ग मी०

विभिन्न तलों पर किये गये प्रस्तावित क्षेत्रफल का तलवार विवरण निम्नानुसार है:-

तल	अनुमन्य क्षेत्रफल (वर्ग मी०)	प्रस्तावित क्षेत्रफल एफ.ए.आर. (वर्गमी०)
बेसमेन्ट : 1 (एफ.ए.आर.)		6495.70
भूतल	14,336.025	13075.353
प्रथम तल		10958.12
द्वितीय तल		10958.12
तृतीय तल - लोअर		11797.11
तृतीय तल - अपर		2368.50
चतुर्थ तल	शेष एफ०ए०आर०	5923.454
पंचम तल		7650.000
छटवां तल		6149.457
सातवां तल		6149.457
आठवां तल		5791.123
नौवां तल		2752.590
दसवां तल		2752.590
ग्यारहवां तल		2752.590
बारवां तल		2586.533
तेरहवां तल		2752.590
चौदहवां तल		2752.590
पन्द्रहवां तल		2752.590
सोलहवां तल		2586.533
सत्रहवां तल		2752.590
अट्ठारवां तल		2752.590
कुल एफ.ए.आर.	1,14,688.20	114510.180
तहखाना	सेटबैक छोड़ने के पश्चात शेष क्षेत्रफल (पार्किंग/सर्विसेज हेतु)	47209.14
प्रथम		45683.09
द्वितीय		50522.65
तृतीय		143414.88
सेवा क्षेत्रफल		15205.136
कुल प्रस्तावित क्षेत्रफल (तहखाना एवं सेवा क्षेत्रफल सहित)	= 114510.180 + 143414.880 + 15205.136 = 273130.196 वर्ग मीटर	

प्रस्तावित भू-आच्छादन क्षेत्रफल = 14261.85 वर्ग मी० (24.871%)
 प्रस्तावित एफ०ए०आर० = 114510.18 वर्ग मी० (1.996)

Map for proposed Building in per Bye
 Laws. Submitted for approval, case.
 Pl. Asstt. Architect

नाम.....
 पद... राज्यपाल कौशिक
 मुख्य कार्यकारी अधिकारी
 नोएडा

प्रतिलिपि:

1. सहा० महाप्रबन्धक (मुख्य-सह०) को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित ।
2. सेक्रेटरी
 स्टेट लेवल एन्वारमेन्ट इम्पेक्ट एसिसमेंट अथोरिटी, उ०प्र०
 डायरेक्टरेट ऑफ एनवायरमेन्ट,
 डॉ० भीमराव अम्बेडकर पर्यावरण परिसर, विनीत खण्ड - 1,
 गोमती नगर, लखनऊ - 226010, उ०प्र०
 को सादर सूचनार्थ ।

17.3. Annexure 1C – Area as per Occupancy Certificate:

पत्रावली संख्या IV-675

पंजीकृत डाक द्वारा

नवीन ओखला औद्योगिक विकास प्राधिकरण

मुख्य प्रशासनिक भवन सेक्टर-6 नौएडा(उ०प्र०)

संख्या:-नौएडा/मु०वा०नि/2022/IV-675/ 123

दिनांक:- 05-8-2022

मुख्य कार्यपालक अधिकारी
नवीन ओखला औद्योगिक विकास प्राधिकरण
उत्तर प्रदेश

सेवा में,

M/s. BPTP International Trade Centre Ltd.
OT-15, 3rd Floor, Next Door, Parklands,
Sector-76, Faridabad, Haryana-121004.

मैं एतद् द्वारा प्रमाणित करता हूँ कि वास्तुविद श्री दीपक वशिष्ठ काउन्सिल आफ आर्किटेक्चर पंजीकरण संख्या सी०ए०/2003/32557 समूह/फर्म के पर्यवेक्षण में वाणिज्यिक भूखण्ड संख्या-2बी, सैक्टर -94, नौएडा पर पूरे किये गये भवन का निर्माण/पुनर्निर्माण/परिवर्तन/गिराये जाने के काम का संलग्न मानचित्र के अनुसार प्राधिकरण के अधिकारियों द्वारा निरीक्षण किया गया है तथा मैं घोषणा करता हूँ कि सम्बन्धित मजबूती प्रमाण पत्र तथा समापन प्रमाण पत्र के आधार पर अधिभोग संरचना मजबूती, अग्निसुरक्षा, अन्दर तथा आस-पास की स्वच्छता और सफाई सम्बन्धित स्थितियों के सम्बन्ध में यह रहने तथा अधिभोग के योग्य है।

यह अधिभोग प्रमाण पत्र दिनांक 21.09.2019 व 18.07.2022 को प्राधिकरण द्वारा किये गये निरीक्षण के आधार पर निर्गत किया जा रहा है। यदि कार्यदायी संस्था द्वारा भूखण्ड/भवन में निरीक्षण की तिथि के बाद कुछ परिवर्तन किये जाते हैं अथवा नौएडा बिल्डिंग रेगुलेशन तथा डायरेक्शन के विरुद्ध कोई निर्माण किया जाता है तो ऐसे निर्माण के विरुद्ध उ०प्र० औद्योगिक क्षेत्र विकास अधिनियम 1976 की धारा - 10 के अन्तर्गत हटाने की कार्यवाही आपेक्षित होगी। भविष्य में भूखण्ड / भवन में नौएडा बिल्डिंग रेगुलेशन तथा डायरेक्शन प्रमाण के अनुसार शेष क्षेत्रफल का अलग से मानचित्र स्वीकृत कराने तथा उस भाग का अधिभोग पत्र नियमानुसार प्राप्त करना अनिवार्य होगा तथा उसका पूर्ण दायित्व सम्बन्धित कार्यदायी संस्था/भू-स्वामी का होगा।

• भूखण्ड का क्षेत्रफल	= 57344.100 वर्ग मी०
• अनुमन्य भू-आच्छादन क्षेत्रफल	= 14336.025 वर्ग मी०
• अनुमन्य एफ०ए०आर० क्षेत्रफल	= 114688.200 वर्ग मी०
• स्वीकृत भू-आच्छादन क्षेत्रफल	= 14261.85 वर्ग मी०
• निर्मित भू-आच्छादन क्षेत्रफल(अधिभोग जारी)	= 4197.45 वर्ग मी०
• स्वीकृत एफ०ए०आर०	= 114510.18 वर्ग मी०
• निर्मित एफ०ए०आर० (अनुमन्य एफ०ए०आर० का 40%)	= 46361.988 वर्ग मी०
• निर्मित एफ०ए०आर० (अधिभोग जारी) (अनुमन्य एफ०ए०आर० का 30%)	= 34400.46 वर्ग मी०
• निर्मित एफ०ए०आर० (अधिभोग हेतु आवेदन) (अनुमन्य एफ०ए०आर० का 10%)	= 11961.52 वर्ग मी०
• कुल निर्मित एफ०ए०आर० (अधिभोग जारी एवं अधिभोग हेतु आवेदन) (अनुमन्य एफ०ए०आर० का 40%)	= 46361.988 वर्ग मी०
• निर्मित प्रथम तहखाना तल (अधिभोग जारी)	= 8640.51 वर्ग मी०
• निर्मित द्वितीय तहखाना तल (अधिभोग जारी)	= 7850.51 वर्ग मी०
• निर्मित तृतीय तहखाना तल (अधिभोग जारी)	= 8311.49 वर्ग मी०
• निर्मित सेवा क्षेत्रफल 15% (अधिभोग जारी)	= 7357.492 वर्ग मी०
• कुल निर्मित क्षेत्रफल फेस-1 (एफ०ए०आर० व नॉन एफ०ए०आर० सहित)	= 78521.99 वर्ग मी०

17.4. Annexure 1D: – Copy of Electricity Bill for Nov-2022:

PASHCHIMANCHAL VIDYUT VITRAN NIGAM LIMITED
पश्चिमांचल विद्युत वितरण निगम लि०

For Assistance Dial **1912**

For Bill SMS BILL><Account No> **5616195**

WhatsApp No: **7859804803**

Pay your bill on < www.upenergy.in >

Electricity Bill

Account No.	2622634635	Division	EUDD III NOIDA(DIV141023)
Name	BPTP INTERNATIONAL TRADE CENTRE LIMITED	Subdivision	SDO1410233
Father/Husband name	NA	Sanctioned Load	1000 KW
Address	PLOT NO 28 SECTOR 94, Noida, UP-201301, IND	Meter S.No	UPP20623
Mobile No	xxxxxx3293	Tariff	LMV9
Email	kxxxxxxxxini@bptp.com	Supply Type	95
Connection Date	28-JUN-2022	Security Deposit	1698800

Bill No	262267563644	Bill Basis	MU	Due Date	25-NOV-2022
Bill Date	11-NOV-2022	Billed Demand	833.33	Due Date Rebate	0
Bill Month	NOV-2022	Progressive Subsidy Amount		Payable By Due Date	2387612
Net Billed Unit	185211	Inoperative Amount	0	Discon. Date	02-DEC-2022

This bill will be construed as final notice under section 171 of Supply Code 2005. Supply can be disconnected at any date on non-payment of old dues.

Details	Amount			Details	Amount
	Gross Amt	Subsidy	Amount		
Energy Charges	1500209.10	0.00	1500209.10	Interest on Security	0.00
Fixed/Demand Charges	224999.10	0.00	224999.10	Due Security	0
Min Charge	267796.80	0.00	267796.80	TDS Amount	0
Electricity Duty			140642.18	TCS Amount	23176.09
Excess Demand Penalty			0.00	CGST	0
Low P.F. Surcharge			0.00	SGST	0
Provisional Adjustment			0.00	Current LPSC	33940.65
Tariff Adjustments			0.00	Net Current Bill	2190763.92
Credit			0.00	Prev. Due Date Rebate Adj.	0
Debit			0	Arrear Amount	196848.05
Misc Charges			0.00	Prev. Arrear LPSC	0.00
Rebate			0		
Compensation Amt				Payable Amount	2387612
Installment			0.00	In Words : Twenty Three Lakh Eighty Seven Thousand Six Hundred Twelve Rupees Only	
Dishonor Cheque			0		
Dishonor Charge			0		

Pay your bill online on < www.upenergy.in >

Pay DD/Cheque in favour of : EXECUTIVE ENGINEER-EUDD III NOIDA

Meter Badge Number	Meter Status	Recorded DMD	Previous Date	Previous Read	Current Date	Current Read	Diff	MF	Meter Unit	Period Months	Meter Rmrk
UPP20623	A		01-OCT-22	1774614	01-NOV-22	1788692	14078	13	183014 KWH	1	OK
UPP20623	A		01-OCT-22	2018273	01-NOV-22	2032520	14247	13	185211 KVAH	1	OK
UPP20623	A	47.3						13	614.9 KVA	1	OK

Assessed Unit		Opening Surplus Solar Units	0.00	Closing Surplus Solar Units	0.00	Meter Units	185211
---------------	--	-----------------------------	------	-----------------------------	------	-------------	--------

Energy Saved is Energy Produced

To get electricity related various services on whatsapp give a missed call on 7859804803

EC Calculation						Last Payment Details		Current Payment Details	
Unit	Rates	Amount	Subsidy Rate	Subsidy Amount	Net Energy Charge	Last Paid Amount	2385225.00	Paid Amount	
						Last Paid Date	25-OCT-2022	Paid Date	
								Payment Mode	
								Receipt No	

Printed By : SYSUSER

As On Date: 12-Nov-22 15:06 PM

EXECUTIVE ENGINEER - EUDD III NOIDA

17.5. Annexure 1E: – Copy of Property Charges to NOIDA:

9/29/22, 2:07 PM about:blank

Valid For: RTGS/NEFT

ICICI BANK LTD Date:29/Sep/2022 Bank Copy

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

GST No.: 09AAALN0120A1ZV

Registration Id:90118066 Challan No.:800186796

Account No.: NDAIC1800186796 Property Type: JAL - 3(Commercial)

IFSC Code: ICIC0000106 Consumer No.: 09400003

S.No	Account Head	Amount	Location: Sector-94, Block-NULL, Plot/Flat No-002
1	MINIMUM CHARGES	386,868	Applicant: M/S BPTP INTERNATIONAL TRADE CENTRE LTD
2	PAID AMOUNT IN CURRENT FY		Mobile No: 9910388376
3	REBATE		E-mail: pawan.pandey@bptp.com
4	CESS TAX	6,613	Address: 94/NUL-002
5	ARREAR CHARGES UPTO 31-MAR-2022	472,220	PAN No.:
6	INTEREST ON ARREAR UPTO 30-Sep-2022	157,749	GST No.:
7	OTHER CREDIT		Connection:50 mm
	Total:	1,023,450	Consumer type:Temporary
	In Words:Ten Lakh Twenty Three Thousand Four Hundred Fifty		Dues Date: 30-Sep-2022
			Bill Period: 01-Apr-2022 To 31-Mar-2023

Please find enclosed herewith Draft/Pay order No./Cash _____ Dated _____ for Rs. _____ Drawn On _____ against above mentioned account head the payment of property Allotted / Lease / Sublease /Rent or any charges to me by NOIDA Authority.

Authorised Signatory Depositor Signature

Details of Notes								
2000*	500*	200*	100*	50*	20*	10*	5*	Total

Note:

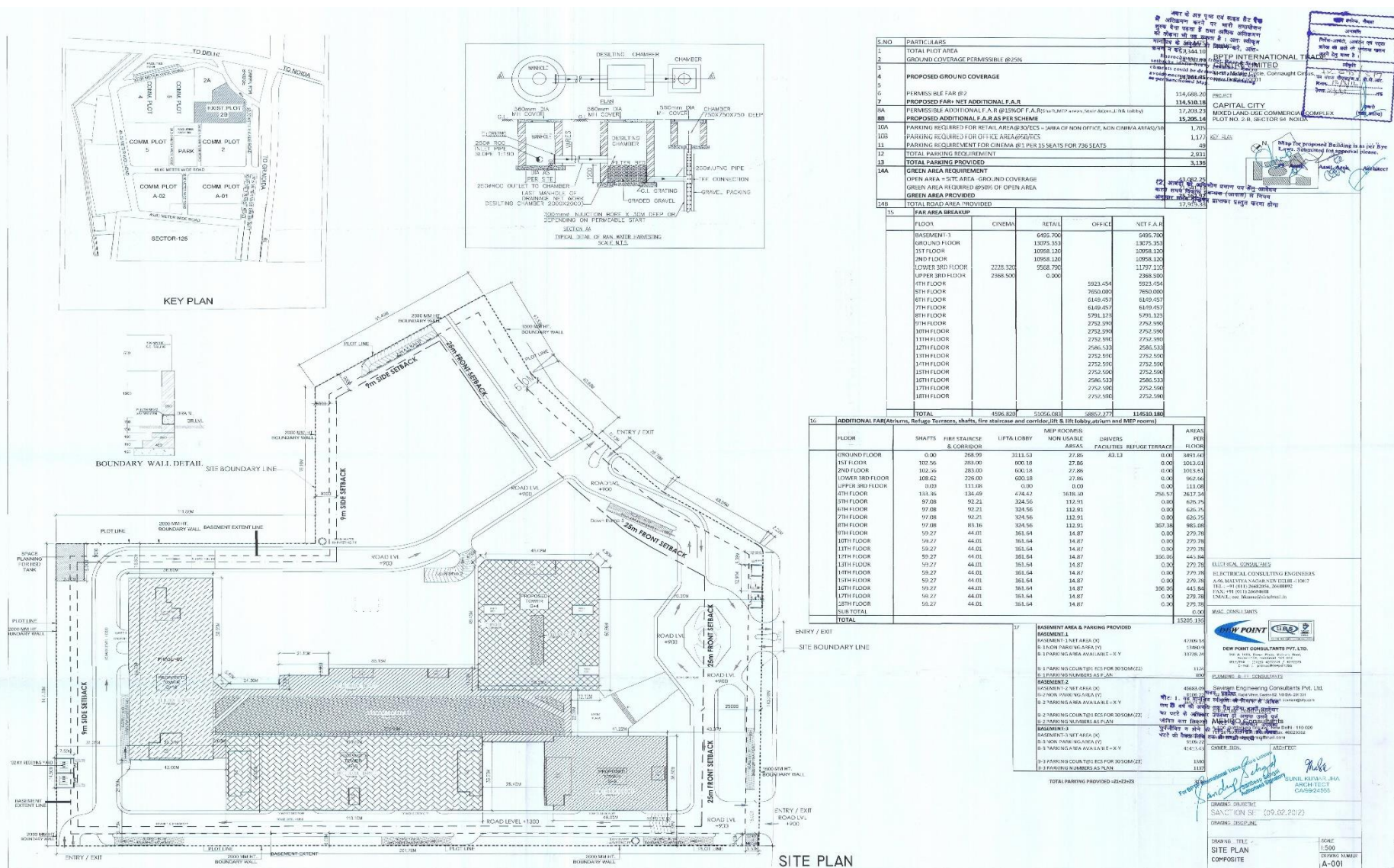
(1) Payment shall not accrue any right to allottee.

(2) Notwithstanding any request of the allottee the payment, made by the allottee shall be first adjusted towards the interest due, if any, and the balance shall be adjusted towards the annual lease rent and the installment respectively.

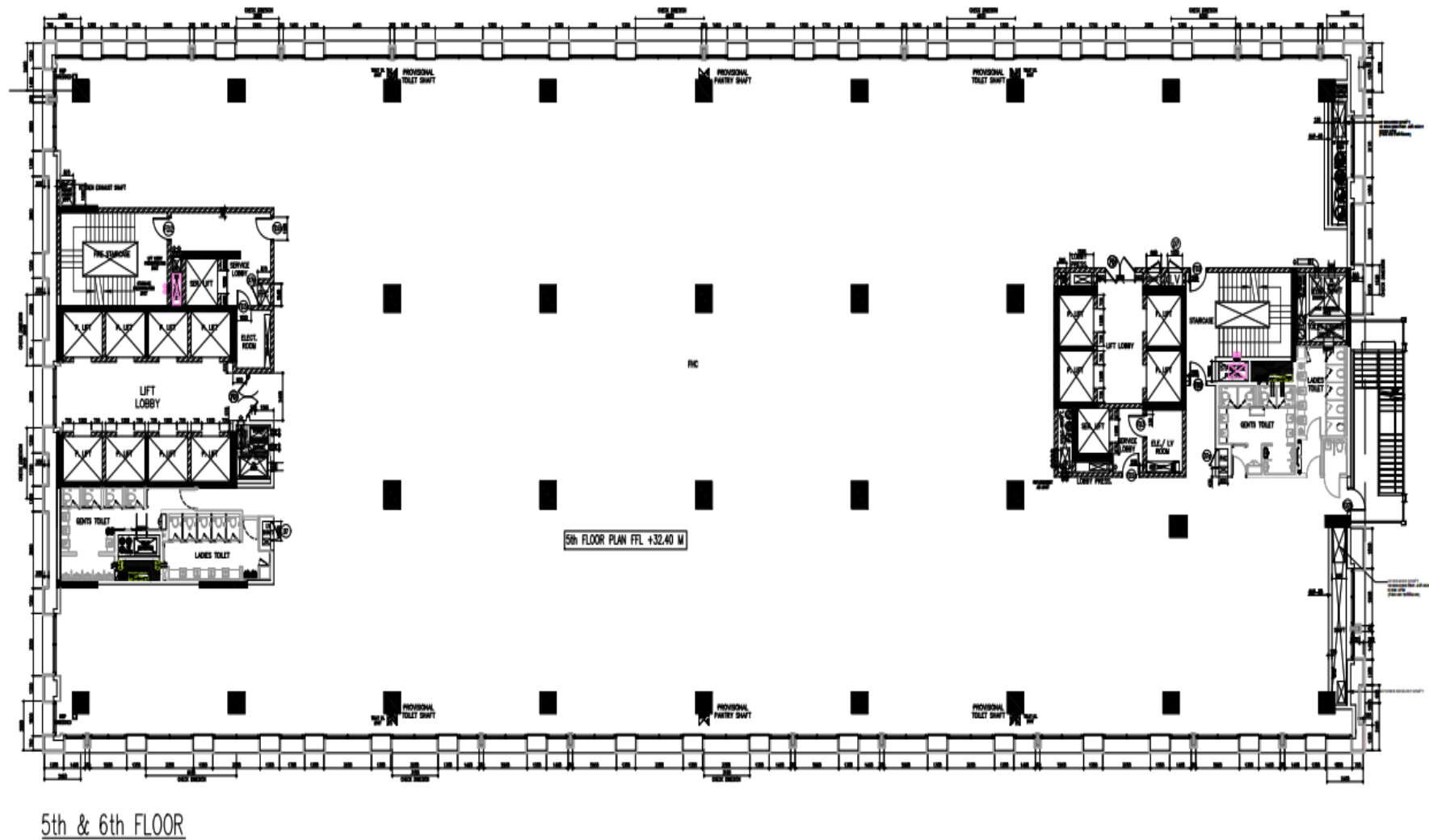
(3) Allottee will pay GST by Reverse Charge Mechanism against Property. Authority's GST No: 09AAALN0120A1ZV

about:blank 1/5

17.6. Annexure 1F – Copy of Proposed Sanction Plan:



17.7. Annexure 1-G – Copy of 5th & 6th Floor Area Plan:



17.8. Annexure 2A: Copy of Circle Rate for Land:

भाग-2

प्रारूप-2

क(1) नगरीय क्षेत्र

रजिस्ट्रीकरण कार्यालय नोएडा प्रथम, द्वितीय व तृतीय जिला गौतमबुद्धनगर (नगरीय क्षेत्र) में सैक्टर क्रमांकानुसार
अकृषक भूमि की दरें प्रति वर्गमीटर बेसिक वेल्थ (न्यूनतम दरें) रुपये में

अकृषक भूमि, जिनका भू प्रयोजन प्राधिकरण द्वारा सुनिश्चित है, की दरें प्रति वर्ग मीटर में

1	2	3	4							
सोफ्टवेयर में आवंटित किया गया वी-कोड	सैक्टर का क्रमांक	वार्ड का नाम, उप निबंधक, कार्यालयों के क्षेत्राधिकार प्रथम, द्वितीय व तृतीय के अनुसार	मुखण्ड आवासीय प्रयोजन, 12 मीटर तक चौड़ी सड़क पर (बेसिक वेल्थ)	वाणिज्यिक प्रयोजन, 10000 वर्ग मीटर से अधिक के मुखण्ड के लिए	औद्योगिक प्रयोजन 60000 वर्ग मीटर से अधिक के मुखण्ड के लिए	ग्रुप हाउसिंग मुखण्ड हेतु निर्धारित दर	प्राधिकरण द्वारा संस्थागत प्रयोजन हेतु आवंटित मुखण्ड की दरें संस्थागत क्षेत्रों के प्रयोजन के आधार पर			
			A	B	C	D	समस्त सैक्टरों के अन्तर्गत आर०एम्पल०डी०/साफ्टवेयर/सर्विस क्लस्टर आदिकों के लिए सड़कियों/आई०टी०पार्क/आई०टी०ई०एस०/बायोटेक पार्क हेतु मुखण्ड	कार्यालय उपयोग का मुखण्ड	सरकारी/टेलीकॉम सैक्टर/रोस्ट ऑफिस/विद्युत सब स्टेशन, मोड़ना द्वारा आवंटित खुले भूमि पर फार्म हाउस	अर्द्धसरकारी/डिस पेन्सरी/शुद्धबाजार/ग्राम/सक्की एवं फल वितरण केंद्र
							I	II	III	IV
0001	1	प्रथम	52500	159000	34000	-	65000	78500	50000	50000
0002	2	द्वितीय	52500	159000	34000	-	65000	78500	50000	50000
0003	3	तृतीय	52500	159000	34000	-	65000	78500	50000	50000
0004	4	प्रथम	52500	159000	34000	-	65000	78500	50000	50000
0005	5	द्वितीय	52500	159000	34000	-	65000	78500	50000	50000
0006	6	तृतीय	52500	159000	34000	-	65000	78500	50000	50000
0007	7	प्रथम	52500	159000	34000	-	65000	78500	50000	50000
0008	8	द्वितीय	52500	159000	34000	-	65000	78500	50000	50000
0009	9	तृतीय	52500	159000	34000	-	65000	78500	50000	50000
0010	10	प्रथम	52500	159000	34000	-	65000	78500	50000	50000
0011	11	द्वितीय	52500	159000	34000	-	65000	78500	50000	50000
0012	12	तृतीय	52500	159000	-	-	65000	78500	50000	50000

सहायक महानिरीक्षक निबंधन (प्रथम)
गौतमबुद्धनगर।

अपर जिलाधिकारी (वित्त एवं राजस्व)
गौतमबुद्धनगर।

By: Name
जिलाधिकारी
गौतमबुद्धनगर।

सॉफ्टवेयर में आवंटित किया गया बी-कोड	सैंपल का क्रमांक	वार्ड का नाम, उप निबंधक, कार्यलयों के क्षेत्राधिकार प्रथम, द्वितीय व तृतीय के अनुसार	मुख्य अवासीय प्रयोजन, 12 मीटर तक चौड़ी सड़क पर (रेसिडेंसियल)	वाणिज्यिक प्रयोजन, 10000 वर्ग मीटर से अधिक के मुख्य के लिए	औद्योगिक प्रयोजन 80000 वर्ग मीटर से अधिक के मुख्य के लिए	ग्रुप हाउसिंग मुख्य के लिए निर्धारित दर	प्रयोजन द्वारा सम्भगत प्रयोजन हेतु आवंटित मुख्य के दर सम्भगत क्षेत्रों के प्रयोजन के अन्तर्गत	सर्वेक्षण द्वारा अन्तर्गत आवंटित मुख्य के दर सम्भगत क्षेत्रों के प्रयोजन के अन्तर्गत	कार्यालय उपयोग का मुख्य	सर्वेक्षण द्वारा अन्तर्गत आवंटित मुख्य के दर सम्भगत क्षेत्रों के प्रयोजन के अन्तर्गत	अन्तर्गत क्षेत्रों के अन्तर्गत आवंटित मुख्य के दर सम्भगत क्षेत्रों के प्रयोजन के अन्तर्गत
0101	93B	द्वितीय	72000	159000	-	-	-	-	107500	-	-
0102	94	तृतीय	103500	159000	-	-	-	-	155000	-	-
0103	95	प्रथम	44000	121000	-	-	-	-	155000	-	-
0104	96	द्वितीय	72000	159000	-	-	-	-	107500	-	-
0105	97	तृतीय	72000	159000	-	-	-	-	107500	-	-
0106	98	प्रथम	72000	159000	-	-	-	-	107500	-	-
0107	99	द्वितीय	72000	143000	-	-	-	-	107500	-	-
0108	100	तृतीय	72000	159000	-	94000	-	-	107500	-	-
0109	101	प्रथम	44000	121000	-	94000	-	-	-	-	-
0110	102	द्वितीय	40000	143000	-	58000	-	-	60000	-	-
0111	103	तृतीय	-	-	-	-	-	-	-	-	-
0112	104	प्रथम	52500	143000	-	84500	-	-	78500	-	-
0113	105	द्वितीय	72000	159000	-	94000	-	-	107500	-	-
0114	106	तृतीय	44000	121000	-	58000	-	-	65000	-	-
0115	107	प्रथम	52500	143000	-	84500	-	-	78500	-	-
0116	108	द्वितीय	72000	159000	-	94000	-	-	107500	-	-
0117	109	तृतीय	44000	121000	-	58000	-	-	65000	-	-
0118	110	प्रथम	52500	143000	-	94000	-	-	78500	-	-
0119	111	द्वितीय	44000	121000	-	-	-	-	-	-	-
0120	112	तृतीय	44000	121000	-	-	-	-	65000	-	-
0121	113	प्रथम	44000	121000	-	75000	-	-	65000	-	-
0122	114	द्वितीय	44000	121000	-	-	-	-	-	-	-

सहायक महानिरीक्षक निबंधन (प्रथम)
गौतमबुद्धनगर।

अपर जिलाधिकाशी (विस्तृत एवं राजस्व)
गौतमबुद्धनगर।

जिलाधिकारी
गौतमबुद्धनगर।

17.9. Annexure 2B: Cost of Construction:

भाग-3
प्रारूप-5
निर्माण की दरें प्रति वर्गमीटर रूपये में

क्रमांक सं०	निर्माण की श्रेणी छत के आधार पर	निर्माण की अधिवर्षता आयु	प्रथम श्रेणी के निर्माण की दर कवर्ड एरिया के अनुसार प्रति वर्गमीटर	द्वितीय श्रेणी के निर्माण की दर कवर्ड एरिया के अनुसार प्रति वर्गमीटर
1	2	3	4	5
1.	आर०सी०सी०	80 वर्ष	15000	14000
2	आर०बी०सी०	60 वर्ष	14000	13000
3	कडी, गाटर पटिया, डाट	50 वर्ष	10000	9500
4	टौनशेड एम्बेसटस शेड और फाईबर शेड	40 वर्ष	7000	6000
5	कच्चा छप्पर, खपरैल	30 वर्ष	6000	5500

प्रथम श्रेणी निर्माण का तात्पर्य यह कि उसमें दरवाजे खिड़की में मंहगी लकड़ी यथा शीशग, सागौन, देवदार याद कम्प्रेस्ट वाटरप्रूफ बोर्ड या मेटल का प्रयोग हुआ हो। फर्श मारबल, स्टोन, विट्रीफाईल टाइल्स के प्रयोग से बनाया गया हो।
द्वितीय श्रेणी के निर्माण का तात्पर्य यह है कि जो प्रथम श्रेणी का निर्माण न हो।

गैर वाणिज्यिक भवनों का मूल्य निम्नांकित तरीके के निकाला जा सकेगा—

भवन का कुल मूल्य = भवन में निहित भूमि (मय खुली भूमि के) का मूल्य इस सूची के भाग-2,3 या 4 में दी गयी सुसंगत दर के अनुसार + भवन का निर्माण मूल्य

भवन का निर्माण मूल्य = भवन का पुर्नस्थापन मूल्य में से मूल्य हास घटाइये

भवन का पुर्नस्थापन मूल्य = भवन का कुल कवर्ड एरिया x इस सूची में दी गयी निर्माण की सुसंगत दर

$$\text{मूल्य हास} = \frac{\text{भवन का पुर्नस्थापन मूल्य} \times \text{भवन की वर्तमान आयु} \times 9}{\text{भवन की अधिवर्षता आयु} \times 10}$$

सहायक महानिरीक्षक निबंधन (प्रथम)
गौतमबुद्धनगर।

अपर जिलाधिकारी(विस्तार एवं राजस्व)
गौतमबुद्धनगर।

जिलाधिकारी
गौतमबुद्धनगर।

17.10. Annexure 3 – Comparable Market Rate of Property:**(Amount in Rs)**

Sl. No.	Location	Amount in Rs.	Area in Sq. Ft	Property Located at Floor	Rate per Sq. Ft.	Distance from property
1	Supertech Supernova, Sector 94, Noida	69,00,000	514	11	13,400	1.8 km
2	Sector 94, Noida	48,00,000	520	17	9,200	Close Vicinity
3	Supertech Astralis, Gautum Budh nagar, Sector 94, Noida	4,00,00,000	3500	18	11,400	1.3 km
7	Supertech Supernova, Sector 94, Noida	80,00,000	700	11	11,400	1.8 km
Average Market Rate					11,500	

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Buy ▾

Rent ▾

Sell ▾

Home Loans ▾

[Home](#) > [Commercial Property for Sale in Noida](#) > [Office Space for Rent in Noida](#) > [Office Space for Rent in Sector 94](#) > 514 Sq-ft

Get full support from Relationship
Manager 🏆 MB Prime

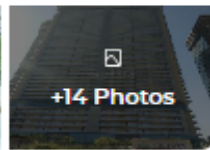
✓ Shortlists Properties
✓ Communicates with Owners

✓ Live Video Call

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₹69.0 Lac ₹13424/sqft [Apply for loan](#)

✓ ONLY ON MAGICBRICKS

Office Space For Sale in Supertech Supernova, [Sector 94, Noida](#)

Unfurnished

Commercial Complex
[Supertech Supernova](#)

Super Area
514 sqft ▾
₹13,424/sqft

Floor
11 (Out of 23 Floors)

Washroom
1

+14 Photos


Contact Owner

Get Phone No.



magicbricks Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Commercial Property for Sale in Noida > Office Space for Rent in Noida > Office Space for Rent in Sector 94 > 520 Sq-ft


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with  MB Prime


Find the right Property by calling Upto 35 Owners directly

Join Prime @ 50% OFF

₹48.0 Lac ₹9231/sqft [Apply for loan](#) ✓ ONLY ON MAGICBRICKS ⋮

Office Space For Sale in [Sector 94, Noida](#)



 Unfurnished

Super Area

520 sqft ▾

₹9,231/sqft

Floor


17 (Out of 24 Floors)

Washroom

4

Contact Owner

Get Phone No.

 Last contact made 198 days ago


[My Bookings](#)
[Pay Rent](#)
[Post Your Property](#)
[Sign Up](#)
[Log In](#)
[Menu](#)


Office Space In Sector 94, Noida For Sale

Supernova, INVESTORS CLINIC INFRA TECH PVT LTD

₹ 4 Crores

11,429 / Sq.Ft

₹ 3 Lacs/Month

Estimated EMI

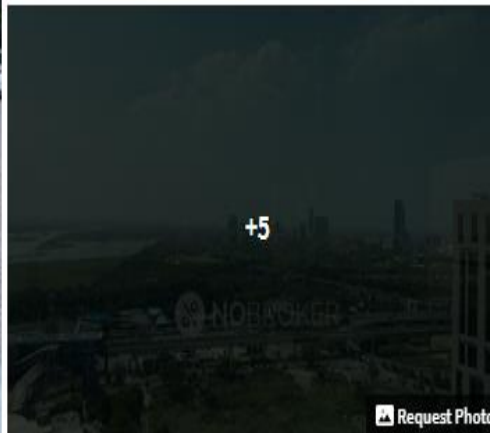
3,500 Sq.Ft

Built Up Area

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[< Previous Property](#) [Next Property >](#)

[Photos](#)
[Location](#)


Office Space
Property Type

Reserved
Parking (2 Slots)

Freehold
Ownership Type

18
Of Total 30 Floors

Unfurnished
Furnishing

Less Than A Year
Age of Property

Jan 5, 2023
Posted On

Immediately
Available From

[Get Owner Details](#)


Report what was not correct in this property

[Listed by Broker](#)
[Sold Out](#)
[Wrong Info](#)

Nearby: [Logix Techno Park](#) [DLF Mall Of India](#) [The Great India Place](#) [Wave Mall](#)




magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Commercial Property for Sale in Noida > Office Space for Rent in Noida > Office Space for Rent in Sector 94 > 700 Sq-ft



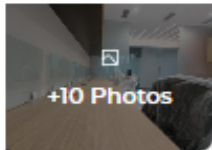
₹80.0 Lac
₹11428/sqft
[Apply for loan](#)

Office Space For Sale in Supertech Supernova, **Sector 94, Noida**



Grade A+ |
Unfurnished |
1 Car Parking

Commercial Complex <u>Supertech Supernova</u>	Super Area 700 sqft ▾ ₹11,428/sqft	Floor 11 (Out of 28 Floors)
Units On Floor 20	Pantry Wet Pantry	Washroom 1
Overlooking Garden/Park Facing	Facing East	LEED Certification Platinum Certified




+10 Photos

✓ Wet Pantry/Cafeteria Available
✓ 1 Covered Parking(s) Available
OFFER No EMI till possession

Contact Agent

Get Phone No.

17.11. Annexure 4A: Transaction Reference 1:

Description	Comparable Property - 1
Location	Sector 94
Transacted Area of Building (in Sq. Mt)	128.11
Transacted Area of Building (in Sq. Ft)	1,379.00
Age of the Property	5 Years
Consideration (in Rs.)	1,59,13,700
Rate per Sq. Ft (in Rs.)	11,540



Delhi Online Registration Information System

Govt. of N.C.R. Delhi



Sub Registrar : South-Hauz Khas (SR V A) ▼

Locality : Gautam Buddha Nagar ▼

Deed Name : SALE ▼

SubDeed Name: SALE WITHIN NCR AREA ▼



Delhi Online Registration Information System

Govt. of N.C.R. Delhi



Deed Name	<input type="text" value="SALE"/>	Sub-Deed Name	<input type="text" value="SALE WITHIN NCR AR"/>
Locality/Village	<input type="text" value="Sector 94"/>	Land Rate ₹	<input type="text" value="127680"/>
Category of Locality	<input type="text" value="D"/>		
Property Transfer Earlier	<input type="text" value="No"/>		
Select Gender(Second Party)	<input type="text" value="Male"/>	Consideration Amount of Present Transfer ₹	<input type="text" value="1"/>
Property Type	<input type="text" value="Buitup Property other tl"/>	Sub Property Type	<input type="text" value="Commercial"/>
Land Use	<input type="text" value="Commercial"/>	Use Factor	<input type="text" value="3"/>
Total Area of the Plot(Sqt.M)	<input type="text" value="-"/>	Land Rate ₹	<input type="text" value=""/>
Total Built Area of TheProperty(Sqt.M)	<input type="text" value="128.112"/>	Built Area for Sale(Sqt.M)	<input type="text" value="128.112"/>
Year of Construction	<input type="text" value="2017"/>	Age Factor	<input type="text" value="1.0"/>

Calculation Parameters

Land/Floor Value including Structure Value :

Minimum Value :

Visitor
Count

0 1 2 6 2 9 3 5

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However the contents on this website are provided, maintained and updated by Department of Revenue, Govt. of NCT Delhi.

NIC is not responsible for any kind of statistical discrepancy.

17.12. Annexure 4B: Transaction Reference 2:

Description	Comparable Property - 2
Location	Sector 94
Transacted Area of Building (in Sq. Mt)	501.57
Transacted Area of Building (in Sq. Ft)	5,398.90
Age of the Property	4 Years
Consideration (in Rs.)	6,89,83,000
Rate per Sq. Ft (in Rs.)	12,777



Delhi Online Registration Information System

Govt. of N.C.R. Delhi



Sub Registrar :

South-Hauz Khas (SR V A) ▼

Locality :

Gautam Buddha Nagar ▼

Deed Name :

SALE ▼

SubDeed Name:

SALE WITHIN NCR AREA ▼



Delhi Online Registration Information System

Govt. of N.C.R. Delhi



Deed Name	<input type="text" value="SALE"/>	Sub-Deed Name	<input type="text" value="SALE WITHIN NCR AR"/>
Locality/Village	<input type="text" value="Sector 94"/>	Land Rate ₹	<input type="text" value="127680"/>
Category of Locality	<input type="text" value="D"/>		
Property Transfer Earlier	<input type="text" value="No"/>		
Select Gender(Second Party)	<input type="text" value="Male"/>	Consideration Amount of Present Transfer ₹	<input type="text" value="1"/>
Property Type	<input type="text" value="Builtup Property other tl"/>	Sub Property Type	<input type="text" value="Commercial"/>
Land Use	<input type="text" value="Commercial"/>	Use Factor	<input type="text" value="3"/>
Total Area of the Plot(Sqt.M)	<input type="text" value="-"/>	Land Rate R	<input type="text"/>
Total Built Area of The Property(Sqt.M)	<input type="text" value="501.57"/>	Built Area for Sale(Sqt.M)	<input type="text" value="501.57"/>
Year of Construction	<input type="text" value="2018"/>	Age Factor	<input type="text" value="1.0"/>

Calculation Parameters

Land/Floor Value including Structure Value :

Minimum Value :

Visitor
Count

0 1 2 6 2 9 3 5

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CHAPTER-III ASSUMPTIONS, LIMITATIONS & DISCLAIMER

18. Assumptions, Limiting Conditions & Important Notice Cum Disclaimer:

- This report is only to be used in its entirety, and for the purpose stated in the report. No third parties should rely on the information or data contained in this report without the advice of their lawyer, attorney or accountant. We acknowledge that we have no present or contemplated financial interest in the Company. Our fees for this valuation are based upon our normal billing rates, and not contingent upon the results or the value of the business or in any other manner.
- We have no responsibility to modify this report for events and circumstances occurring subsequent to the date of this report. We have, however, used conceptually sound and generally accepted methods, principles and procedures of valuation in determining the value estimate included in this report.
- The valuation analyst, by reason of performing this valuation and preparing this report, is not to be required to give expert testimony nor to be in attendance in court or at any government hearing with reference to the matters contained herein, unless prior arrangements have been made with an analyst regarding such additional engagement and which, the analyst shall be at a liberty to accept or decline.
- Based on the documents/information/details provided to us by the lenders / Borrower Company and physical verification/analysis carried out by us, we have conducted this valuation. However, the aspect of legal ownership and due diligence may be legally verified by the lenders or parties as deemed fit and proper.
- Any matters related to legal title and ownership are outside the purview and scope of this valuation exercise. Further, no legal advice regarding the title and ownership of the subject property has been obtained while conducting this valuation exercise. Valuation may be significantly influenced by adverse legal, title or ownership, encumbrance issues.
- For the present valuation exercise, we have also relied upon information available in the public domain. However, the accuracy and timeliness of the same has not been independently verified by me.
- Provision of valuation recommendations and considerations of the issues described herein are areas of our regular corporate advisory practice. The services do not represent accounting, assurance, financial due diligence review, consulting, transfer pricing or domestic/international tax-related services that may otherwise be provided by me.
- This Report contains proprietary and strictly confidential information, which has been prepared by us under a specific mandate.
- By accepting a copy of this Report, the recipient agrees to keep its contents and any other information which is disclosed to the recipient, confidential, and shall not divulge, distribute or disseminate any information contained herein, in part or in full, without our prior written approval.
- This Report and information contained herein or any part of this report, does not constitute or purport to constitute investment advice in publicly accessible media and should not be

printed, reproduced, transmitted, sold, distributed or published by or on behalf of the recipient without the prior written approval from us. The recipient also agrees to indemnify us against any claims that may arise as a result of a breach of any confidentiality arrangement, which governs the contents of this Report.

- This Report and opinions contained herein have been prepared by us, inter alia, on the basis of information and documents available in the public domain, information provided by the company, data available on the company website.
- This Report has been prepared for the specific purpose as mentioned in the Report, and does not constitute any recommendation, and should not be construed as an offer to sell or the solicitation of an offer to buy, purchase or subscribe to any securities mentioned therein, and neither this Report nor anything contained herein shall form the basis of or be relied upon in connection with any contract or commitment whatsoever, apart from the specific purpose as mentioned above. It may be noted however, that nothing in these materials is intended to be construed as legal, accounting, technical or tax advice.
- This Report constitutes an opinion expressed by us and each party concerned has to draw its own conclusions on making independent enquiries and verifications and we are not supposed to be held liable for any financial loss incurred by anyone based on this report. We are not to be liable for any damages whether direct or indirect, incidental, special or consequential including lost revenue or lost profits that may arise from or in connection with the use of this Report. Further, by accepting a copy of this Report, the recipient accepts the terms of this Notice cum Disclaimer, which forms an integral part of this Report and the recipient shall be deemed to have agreed to indemnify us against any claims that may be raised as a result of or in connection with the data and opinions presented in this Report.
- The delivery of this Report at any time does not imply that the information in it is correct as of any time after the date set out on the cover page hereof, or that there has been no change in the status of the subject or anyone else since that date. Analysis including the Valuation analysis and results under this Report are specific to the purpose of valuation under this Report and is as on a particular date. It may not be valid for any other purpose or as at any other date. Also, it may not be valid if done on behalf of any other entity. We, however, have no obligation to update this Report for events, trends or transactions relating to the Company or the market/economy in general and occurring subsequent to the date of this Report.
- This Report has not been approved and will or may not be reviewed or approved by any statutory or regulatory authority in India or by any Stock Exchange in India. While due care and prudence has been exercised to incorporate all the necessary and material important information required to carry out the present engagement, we wish to state that this Report may not be all inclusive and may not contain all the information that the recipient may consider material.
- The distribution / taking / sending / dispatch / transmission of this document in certain foreign jurisdictions may be restricted by law, and persons into whose possession this document comes should inform themselves about, and observe, any such restrictions.
- This Report is divided into sections & sub-sections only for the purpose of reading convenience. Any partial reading of this Report may lead to inferences, which may be at divergence with the conclusions and opinions based on the entirety of this Report. Neither

this Report, nor the information contained herein, may be reproduced or passed-on to any person or used for any purpose other than stated above.

- We are not responsible for authentication of the Ownership of the properties valued by us.
- Valuation is an economic concept and various valuation approaches provide only an estimate of value based on the assumptions involved. It is pertinent to note that valuation, being a highly subjective exercise dependent on assumptions, is a matter of individual perception, and hence may vary from valuer to valuer.
- Financial information of the subject company is included solely to assist in the development of a value conclusion presented in this report and should not be used to obtain creditor for other purpose. Because of the limited purpose of the information presented, it may be incomplete and contain departures from generally accepted accounting principles. We have not audited, reviewed or compiled this information and express no assurance on it.
- The conclusion of value arrived at herein is valid only for the stated purpose as of the date of the valuation and may not be used out of the context presented herein.
- The valuation contemplates facts and conditions existing as of the valuation date. Events and conditions occurring after that date have not been considered, and we have no obligation to update our report for such events and conditions. We have not any present or contemplated future interest in Corporate Debtor, any personal interest with respect to the parties involved, or any other interest that might prevent us from performing an unbiased valuation. Our compensation is not contingent on any action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report

Date : 28-09-2023

Place : Kolkata