

Surya Tech Valuers & Building Consultant

Government Approved Valuer
Chartered Engineer
FIV, FIE
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OFF:-SF-25, Parsvnath Bibhav Plaza,
Commercial Belt, Alpha-I, Greater Noida
G.B. Nagar -201306
GSTIN NO.9AZBPSS977L1ZG
E-mail:-greenbldg.er@gmail.com

Ref:-BOM/GZB/NOIDA/JULY/25-26/VR-105

Date:-25.07.2025

PROPERTY SITUATED AT	Commercial Shop Nos G-05, G-07, G-09, G-10, G-11, & G-12, on Ground Floor, in Commercial Complex Known as "Star Infinity Tower" Built up on Plot No.14 Situated at Sector-14, Kaushambi, Ghaziabad, UP.
OWNER (S)	M/s Valdansh Trading Co Through Its Proprietor Mr. Riyazuddin S/o Mr. Jumma Khan.
PURCHASER/ALLOTTEE	--
MARKET VALUE OF THE PROPERTY	Rs.3,44,10,000/-
REALIZABLE VALUE OF THE PROPERTY	Rs.3,09,69,000/-
DISTRESS VALUE OF THE PROPERTY	Rs. 2,75,28,000/-
GUIDE LINE VALUE	Rs.2,20,08,096/-
INSURANCE VALUE	Rs. 44,40,000/-
NAME OF THE BANK/BRANCH	BANK OF MAHARASHTRA, SECTOR-122 NOIDA, G.B. NAGAR UP.



Date:- 27.07.2025

Ref: - BOM/GZB/NOIDA/JULY/25-26/VR-0105

To,
BANK OF MAHARASHTRA
SECTOR-122, NOIDA G.B. NAGAR, UP.

VALUATION REPORT IN RESPECT OF FLAT

I. GENERAL		Fair Market Value for Bank Credit Facilities
1.	Purpose for which the valuation is made	
2.	a) Date of Inspection	25.07.2025
	b) Date on which the valuation is made	25.07.2025
3.	List of Documents produced for perusal	Copy of Sale Deed in favour of M/s Vaidansh Trading Co through Its Proprietor Mr. Riyazuddin S/o Mr. Jumma Khan. Deed Regt No.1333 Dated 02.02.2024 & Copy of Previous report raised by M/s Bhupendra Prasad Singh dated 06.01.2024
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)	M/s Vaidansh Trading Co through Its Proprietor Mr. Riyazuddin S/o Mr. Jumma Khan
4. b)	Name of the Allotee/Purchaser	--
5.	Brief description of the property:	
	<ol style="list-style-type: none"> The Appraise Property under valuation is a Ground Floor Shops Situated at in Commercial Complex Known as " Star Infinity Tower" Built up on Plot No.14 Situated at Sector-14, Kaushambi, Ghaziabad, UP. Property visit from outside. Super area of Shops as per doc is 2220 SFT or 206.243 SQM & Covered area is 1346 Sft or 125.046 SQM and Super area is considered for the valuation purpose. Market value is calculated on the super area of flat by adopting prevailing market rate. The age of Building is 17 Years. 	
6.	Location of property	Commercial Shop Nos G-05, G-07, G-09, G-10, G-11, & G-12, on Ground Floor, in Commercial Complex Known as " Star Infinity Tower" Built up on Plot No.14 Situated at Sector-14, Kaushambi, Ghaziabad, UP.
	a) Plot No. / Survey No.	
	b) Door No.	
	c) T. S. No. / Village	
	d) Ward / Taluka	
	e) Mandal / District	
	f) Date of issue and validity of layout plan approved map / plan	It is commercial Complex built up by M/s Star Realcon Private Limited
	g) Approved map / plan using authority	Under GDA
	h) Whether genuineness or authenticity of approved map / plan	Yes Built up by M/s Star Realcon Private Limited.
	i) Any other comments on authentic of approved plan	NA
7.	Postal address of the property	Commercial Shop Nos G-05, G-07, G-09, G-10, G-11, & G-12, on Ground Floor, in Commercial Complex Known as " Star Infinity Tower" Built up on Plot No.14 Situated at Sector-14, Kaushambi, Ghaziabad, UP
8.	City / Town	City
	Residential Area	No
	Commercial Area	No
	Industrial Area	
9.	Classification of the area	Middle
	i) High / Middle / Poor	Urban
	ii) Urban / Semi Urban / Rural	Under Corporation Limit
10.	Coming under Corporation Limit / Village Panchayat / Municipality	



	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	As per the Deed	Actual
	North	Plot No.12-A	Plot No.12 & 13
	South	Plot No.15	Corridor/ Lift
	East	Piazza	Shop No.3
	West	7.5 M wide road	Building Entry & road B
13.	Dimensions of the site / flat	--	Actual
	North	Super area 2220 SFT or 206.243 SQM & Covered area is 1346 Sft or 125.046 SQM	
	South		
	East		
	West		
14.	Extent of the site	Super area 2220 SFT or 206.243 SQM & Covered area is 1346 Sft or 125.046 SQM	
14.1	Latitude, Longitude & Co-ordinates of flat	Latitude	28.634370
		Longitude	77.325426
15.	Extent of the site considered for valuation (least of 13A & 13B)	Super area 2220 SFT or 206.243 SQM & Covered area is 1346 Sft or 125.046 SQM	
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Property visit from out side	
II. APARTMENT BUILDING			
1.	Nature of Apartment	Commercial	
2.	Location	Commercial Shop Nos G-05, G-07, G-09, G-10, G-11, & G-12, on Ground Floor, in Commercial Complex Known as "Star Infinity Tower" Built up on Plot No.14 Situated at Sector-14, Kaushambi, Ghaziabad, UP	
	Block No.		
	Ward No.		
	Village/Municipality/Corporation		
	Door No., Street or Road (Pin Code)		
3.	Description of the locality Residential / Commercial / Mixed	Commercial	
4.	Year of Construction	2008	
5.	Number of Floors	Multi Storeyed Building	
6.	Type of Structure	RCC Frame structure	
7.	Number of Dwelling units in the building	Multi Unit on the floor	
8.	Quality of Construction	Good	
9.	Appearance of the Building	Good	
10.	Maintenance of the Building	Good	



11.	Facilities available	
	Lift	Yes
	Protected Water Supply	Yes
	Underground Sewerage	Yes
	Car Park – Open / Covered	As per site
	Is Compound wall existing?	Yes
	Is pavement laid around the Building?	Yes

III FLAT

1.	The floor on which the flat situated	Ground Floor Shops										
2.	Door No. of the Floor	Commercial Shop Nos G-05, G-07, G-09, G-10, G-11, & G-12,										
3.	Specifications of the Flat	Commercial Shops										
	Roof	CC Finished RCC Roof										
	Flooring	Tile / Wooden Flooring										
	Doors	MS/Wooden										
	Windows	AL/Glass										
	Fittings	Concealed										
	Finishing	Ordinary										
4.	House Tax	NA										
	Assessment No.											
	Tax paid in the name of											
	Tax Amount											
5.	Electricity Service Connection No.	NA										
	Meter Card is in the name of											
6.	How is the maintenance of the Flat?	Good										
7.	Sale/Lease deed executed in the name of	M/s Vaidansh Trading Co through Its Proprietor Mr. Riyazuddin S/o Mr. Jumma Khan										
8.	What is the undivided area of land as per Sale Deed?	NA										
9.	What is the plinth area of the Flat?	Super area 2220 SFT or 206.243 SQM & Covered area is 1346 Sft or 125.046 SQM										
10.	What is the floor space index (approx.)?	<table border="1"> <tr> <td>FAR</td> <td>Permissible</td> <td>--</td> <td>Utilized</td> <td>--</td> </tr> <tr> <td>FSI</td> <td>Permissible</td> <td>--</td> <td>Utilized</td> <td>--</td> </tr> </table>	FAR	Permissible	--	Utilized	--	FSI	Permissible	--	Utilized	--
FAR	Permissible	--	Utilized	--								
FSI	Permissible	--	Utilized	--								
11.	What is the Carpet area of the Flat?	Super area 2220 SFT or 206.243 SQM & Covered area is 1346 Sft or 125.046 SQM										
12.	Is it Posh / I Class / Medium / Ordinary?	Medium										
13.	Is it being used for Residential or Commercial Purpose?	Commercial										
14.	Is it Owner Occupied or let out?	Property visit from outside										
15.	If rented, what is the monthly rent?	--										

IV. MARKETABILITY

1.	How is the marketability?	Good
2.	What are the factors favoring for an extra Potential Value?	NA
3.	Any negative factors are observed which effect the market value in general?	No



V. RATE

1.	After analyzing the comparable sale instances, value of such type of floor with same specifications in the adjoining locality? (Along with details / reference of at least two latest deal / transactions with respect to adjacent properties in the areas)	Rs.15,000/- to Rs.16,000/- Per SFT
2.	Assuming it is a new construction, what is the adopted lump sum rate of the floor under valuation after comparing with the specifications and other factors with the floor under comparison (given details).	Rs.15,500/- Per SFT
3.	Break up for the rate	
	i) Building	Rs.2,000/- Per SFT
	ii) Land + Others	Rs.13,500/- Per SFT

4. Guide Line Value

	Area	Rate (In Rs.)	Total Amount (In Rs.)
a) Flat Value	125.046 SQM	Rs. 1,76,000/- Per sqm	Rs.2,20,08,096/-
b) Covered Car parking	--	-	-
		Total Value of the property	Rs.2,20,08,096/-

VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION

a.	Depreciated building rate	
	Replacement cost of Flat with Services (v(3)i)	RS.2,000/- per Sft
	Age of the Building	2008
	Life of the building estimated	53 Year with Proper Maintenance
	Total Life of the building	70 Years
	Depreciation percentage assuming the salvage value as	Depreciated rate has been considered
	Depreciated Ratio of the Building	Depreciated rate has been considered
b.	Total Composite Rate arrived for valuation	
	Depreciated building rate VI (a)	Rs.2,000/- Per SFT
	Rate for Land & Other V (3) ii	Rs.13,500/- Per SFT
	Total Composite Rate	Rs.15,500/- Per SFT



DETAILS OF VALUATION:

Sr. No.	Description	Area In SFT	Rate per unit (In SFT.)	Estimated value Rs.
1.	Present value of the Shops	2220.00	Rs. 15,500/-	Rs.3,44,10,000/-
2.	Wardrobes			}
3.	Showcases			
4.	Kitchen Arrangements			
5.	Superfine finish			
6.	Interior Decorations			
7.	Electricity deposits / electrical fittings etc.			
8.	Extra collapsible gates / grill works etc.			
9.	Potential value, if any			
10.	Common area, Lift& Parking			
	TOTAL			
	SAY			Rs.3,44,10,000/-
(Rupees Three Crore Forty Four Lakh Ten Thousand Only)				

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

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is Rs. 3,44,10,000/- (Rupees Three Crore Forty Four Lakh Ten Thousand Only). The realizable value of the above property at 90% is Rs. 3,09,69,000/- (Rupees Three Crore Forty Nine Lakh Sixty Nine Thousand Only) and the distress value at 80% is Rs.2,75,28,000/- (Rupees Two Crore Seventy Five Lakh Twenty Eight Thousand Only) The book value of the above property is Rs.2,20,08,096/- (Rupees Forty Eight Lakh Fifty Five Thousand Two Hundred Only).



I hereby declare that-

DECLARATION

- a) I am a citizen of India
- b) I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me
- c) The information furnished in my valuation report dated 25.07.2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d) We have inspected the property through our representative on 25.07.2025 The work is not subcontracted to any other valuer and carried out by myself.
- e) Valuation report is submitted in the format as prescribed by the Bank.
- f) I have not been de-paneled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g) I have not been removed/dismissed from service/employment earlier
- h) I have not been convicted of any offence and sentenced to a term of imprisonment
- i) I have not been found guilty of misconduct in professional capacity
- j) I have not been declared to be unsound mind
- k) I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l) I am not an undischarged insolvent
- m) I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Incometax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n) I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o) I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- p) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- q) I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability
- r) I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable
- s) I 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)
- t) I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- u) I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- v) If the professional fee not paid as per bank circular/Policy within 45 days from date of report this report will be treated as null and void

Further, I hereby provide the following information.

Sl	Particulars	Valuer Comment
1	Background information of the asset being valued,	The Appraise Property under valuation is a Ground Floor Shops Situated at in Commercial Complex Known as " Star Infinity Tower" Built up on Plot No.14 Situated at Sector-14, Kaushambi, Ghaziabad, UP.Property visit from outside. Super area of Shops as per doc is 2220 SFT or 206.243 SQM & Covered area is 1346 Sft or 125.046 SQM and Super area is considered for the Valuation purpose.
2	Purpose of valuation and appointing of authority	Appointed by Bank of Maharashtra Sector-122 Noida, G.B. Nagar U.P.



4	Identity of the valuer and any other experts involved in the valuation:	Er. Dinesh Kumar Sharma CAT/I/286/2009.
5	Disclosure of valuer interest or conflict, if any	No
6	Date of appointment, valuation date of report;	Appointment date 24.07.2025 Visit date 25.07.2025 Report dated 25.07.2025
7	Inspection and investigations undertaken	Yes
8	Nature and sources of the information used or relied upon	Property Ownership Documents provided by the Bank, Local enquiries.
9	Procedures adopted in carrying out the valuation and valuation standards followed	Composited Rate method.
10	Restrictions on use of the report, if any;	Only for loan/ financial limits provided by the bank.
11	Major factors that were taken into account during the valuation;	As per prevailing market rates as date of valuation.
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.	We have provided all information and details as per market data.

MODEL CODE OF CONDUCT FOR VALUARS (Annexure B)

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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 honest, straightforward, and forthright in all professional relationships.
- 3 A valuer shall endeavor 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 development in practice, prevailing regulations/guidelines and techniques.
- 9 In the preparation of a valuation reports, the valuer shall not disclaim liability for his/ its expertise or deny his/its duty of care, except to the assumption are based on statements of fact provided by the company or its auditor or consultant 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, objectively 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 necessary 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 authorized by the authority, the registered valuers organization 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 valuers organization 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. |

Miscellaneous

- | | |
|----|---|
| 29 | 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. |
| 30 | A valuer shall follow this code as amended or revised from time to time. |

Place: Greater Noida

Date: 25.07.2025



For Surya Tech Valuers & Building Consultant

(Dinesh Kumar Sharma)

Regd. Valuer: CAT/1/286/2009

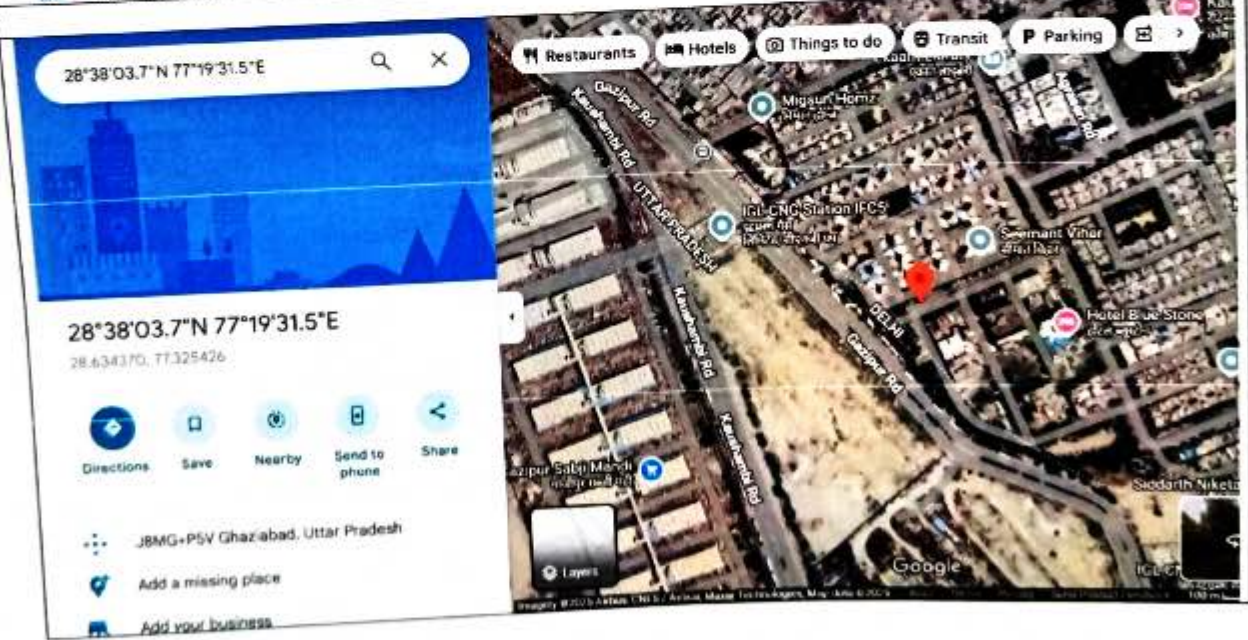
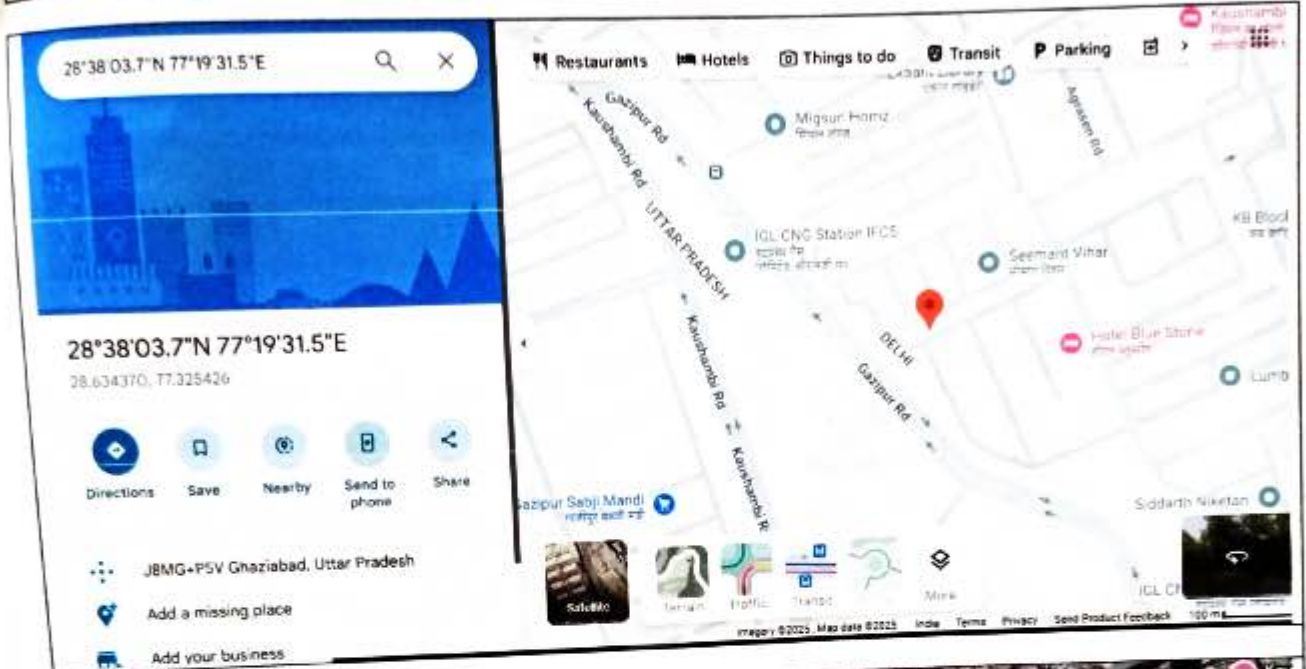
The undersigned has inspected the property detailed in the Valuation report dated _____. We are satisfied that the fair and reasonable market value of the property is Rs. _____/- (Rupees _____ Lacs Only).

Signature

Date:-

(Name of the Branch Manager)

OWNER/ BUYER	M/s Vaidansh Trading Co Through Its Proprietor Mr. Riyazuddin S/o Mr. Jumma Khan.
ADDRESS	Commercial Shop Nos G-05, G-07, G-09, G-10, G-11, & G-12, on Ground Floor, in Commercial Complex Known as " Star Infinity Tower" Built up on Plot No.14 Situated at Sector-14, Kaushambi, Ghaziabad, UP.



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भाग-3 प्रारूप-5(ग)

संक्रमांक में आवंटित किया गया सी. कोड	सौदागरे या राजस्व प्राप्त का नाम	परमना या हार्ड या हल्फ का नाम	नगरी, अर्द्धनगरी तथा ग्रामीण क्षेत्र	एकल टुकड़ा एवं लॉकजिंक अधिसूचना में लॉकजिंक भूखंड की दरे प्रति वर्गमी	एकल से विभाजित भूखंड में विभाजित टुकड़ा एवं लॉकजिंक अधिसूचना में वर्गमी क्षेत्र की दरे प्रति वर्गमी	
1	2	3	4	5	6	7
1	0451	महाराजपुर (पुरानी आबादी)	028 महाराजपुर कडकडमोडल	नगरीय	80000	96000
2	0452	प्रतापगढ़ी (पुरानी आबादी)	028 वसुंधरा कालोनी	नगरीय	80000	96000
3	0453	वसुंधरा 1,3,5,7,9,11,13,15,17 व 19		नगरीय	122000	138000
4	0454	वसुंधरा 2,4,6,8,10,12,14,16,18		नगरीय	122000	138000
5	0464	वसुंधरा से 0 19		नगरीय	138000	154000
6	0585	वसुंधरा में स्थित मॉल		नगरीय	80000	96000
7	0455	अण्डापुर (पुरानी आबादी)	036 साहिबाबाद अण्डापुर	नगरीय	80000	96000
8	0456	रतनपुर भोवापुर (पुरानी आबादी)	041 भोवापुर कौशाम्बी	नगरीय	160000	176000
9	0457	कौशाम्बी में स्थित मॉल		नगरीय	174000	190000
10	0563	मकानपुर (पुरानी आबादी)	069 मकानपुर इन्दिरापुरम	नगरीय	80000	96000
11	0459	नीलिराजपद		नगरीय	122000	138000
12	0460	शक्तिराजपद		नगरीय	122000	138000
13	0461	शक्तिराजपद		नगरीय	122000	138000
14	0462	ज्ञानराजपद		नगरीय	122000	138000
15	0568	वैभवराजपद		नगरीय	122000	138000
16	0569	अपारराजपद		नगरीय	122000	138000
17	0570	भारतराजपद		नगरीय	122000	138000
18	0571	अद्वैतराजपद		नगरीय	122000	138000

उप विभाजक संदर वसुंधरा साहिबाबाद। उप जिलाधिकारी संदर, साहिबाबाद। सहायक महाविभाजक विभाजन साहिबाबाद। अपर जिलाधिकारी (वि/स), साहिबाबाद। असेक्टर साहिबाबाद।

99 acres Commercial Buy - Kaushambi

Under Construction

Ready to move

Purchase type: [Clear A](#)

Route: [New Booking](#)

New Projects / Societies

Amenities: [Clear A](#)

- Lift
- Power Backup
- Security Personnel
- Waste Complaint
- Planning
- 3 more

Verified properties

Ready to move Office Space for sale in Kaushambi, Ghaziabad

₹1.41 Cr 800 sqft (74 sqm) - Carpet Area

₹17,653/sqft

₹ 60000 Rental Income

Fully furnished office space at excellent main road location just

View Number [Contact](#)

Kaushambi, Ghaziabad

Ready to move Office Space for sale in Kaushambi, Ghaziabad

₹3.7 Cr 1,950 sqft (181 sqm) - Carpet Area

₹18,974/sqft

Highlights: Kaushambi within 250m | DDI hourly

View Number [Contact](#)



OWNER/ BUYER	M/s Vaidansh Trading Co Through Its Proprietor Mr. Riyazuddin S/o Mr. Jumma Khan.
ADDRESS	Commercial Shop Nos G-05, G-07, G-09, G-10, G-11, & G-12, on Ground Floor, in Commercial Complex Known as " Star Infinity Tower" Built up on Plot No.14 Situated at Sector-14, Kaushambi, Ghaziabad, UP.



M/s Suryatech Valuers & Building Consultants
Government
Registered Valuer
CAT/11286/2009