

Noida Circle Rates Report, Q3 2026: the 2019 List, the 2025 Draft and the Authority Rate

The circle-rate list for Noida's sub-registrar offices took effect on 8 August 2019 and is still in force: all 3,070 rate lines we read are the same in FY2024-25 to FY2026-27. A draft of 27 March 2025 proposed rises of 10% to 43% but was never notified. Property Nivesh Research explains the list as indices and percentages.

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Summary

Noida's circle rates are set by the District Magistrate of Gautam Buddh Nagar in a valuation list for the Noida sub-registrar offices. Stamp duty is charged on the list value whenever the price in the deed is lower. The list in force today took effect on 8 August 2019. In more than seven years it has not been revised: every rate line we read is the same in each financial year from FY2024-25 to FY2026-27.

The district did try. A draft list published on 27 March 2025 proposed a median rise of 33% for residential plots, 43% for group-housing plots, 20% for flats and 10% for commercial land. Objections closed on 5 April 2025, but the draft was never notified.

Meanwhile, the Noida Authority raised its own land rate on 12 August 2024. For residential plots it is now a median 21% above the 2019 list, and stamp duty is reported to be charged on whichever is higher. This report shows how the list is built, where each sector sits against the median sector, what the draft would have changed and how far the authority rate is above the list. It prints no rupee rates, which the district lets others reproduce only with permission, and it does not forecast anything.

Key findings

Each finding stands on its own and may be quoted with credit to Property Nivesh Research. Link one with its anchor ([#finding-1](#), [#finding-2](#) ...).

- 1** All 3,070 rate lines we read carry exactly the same value in FY2024-25, FY2025-26 and FY2026-27. The list took effect on 8 August 2019, so Noida's circle rates have not been revised for more than seven years.
- 2** The district published a draft list on 27 March 2025 and took objections until 5 April 2025. It was never notified: on 28 October 2026 the district website still showed the 2025 lists only as proposed.
- 3** The draft proposed a median rise of 33% for residential plots in the 94 sectors it prices (against the 2019 rate for roads up to 12 m), 43% for group-housing plots, 20% for flats and 10% for commercial land in sectors.
- 4** The Noida Authority's revised rate of 12 August 2024, which the draft quotes as the current rate, is a median 21% above the 2019 list for residential plots and 30% for group-housing plots. In the top category, A+, which covers Sectors 14A, 15A and 44 (Blocks A and B), the gap is 69%.
- 5** For residential plots, the draft's proposed rate is a median 10% above the Noida Authority rate it quotes.

- 6 The 2019 list prices residential plots in 177 sectors at just five levels. As an index to the median sector (= 100) they are 197 (20 sectors), 137 (41), 100 (58), 84 (34) and 76 (24).
- 7 The dearest residential tier, at 197, holds 20 sectors; the cheapest, at 76, holds 24. The top tier is valued 2.6 times the bottom one.
- 8 Road width adds a fixed loading to the residential rate: 5% for roads over 12 m to 18 m, 10% for over 18 m to 24 m and 15% for over 24 m. 179 of 180 sector rows follow that rule exactly.
- 9 The 2019 list gives a flat rate for 105 of 177 sectors, valued on super area, at levels from 64 to 110 against the median sector. Flat values spread less than plot values: the top flat tier is 1.7 times the bottom one, against 2.6 times for plots.
- 10 Stamp duty in Noida is charged on the higher of the deal value and the list value, and for authority-allotted plots reports say the authority rate counts too. Where the authority rate applies, the minimum value is a median 21% above the 2019 list for residential plots.

Key numbers

YEAR OF THE CIRCLE-RATE LIST STILL IN FORCE

2019

in force from 8 August 2019; checked to 28 October 2026

RATE LINES UNCHANGED, FY2024-25 TO FY2026-27

3,070 of 3,070

every line we read

RISE THE 2025 DRAFT PROPOSED FOR
RESIDENTIAL PLOTS

33%

median, 94 sectors; never notified

NOIDA AUTHORITY RATE ABOVE THE 2019
LIST, RESIDENTIAL PLOTS

21%

median; authority rate of 12 August 2024

TOP RESIDENTIAL TIER AGAINST THE
MEDIAN SECTOR

197

median sector = 100; 20 sectors

What a circle rate is in Noida, and how stamp duty uses it

A circle rate is the lowest value the government accepts for a property when its sale is registered. In Uttar Pradesh the District Magistrate fixes it in a valuation list (mulyankan suchi) for each sub-registrar office. Noida's list covers the offices of Sub-Registrar Noida I, II and III: the Noida Authority's sectors, Phase 2, the Noida Special Economic Zone, the old urban villages and the road segments through them.

Stamp duty is charged on the higher of two values: the price in the deed, or the value worked out from the list. In Uttar Pradesh that duty is 7% for most buyers, plus a 1% registration fee, and women buyers get a 1% rebate up to a value cap. Our stamp duty calculator does the sum.

Greater Noida, Greater Noida West and the Yamuna Expressway area are priced in other lists, so they are not in this report. A circle rate is a government valuation, not a market price. For asking prices, see our Noida property rates page.

No revision since 2019: the evidence

The list in force took effect on 8 August 2019. All 3,070 rate lines we read carry exactly the same value in FY2024-25, FY2025-26 and FY2026-27. That covers 177 sectors and every property type we read, from residential plots to shops in commercial complexes.

The documents tell the same story. On 28 October 2026, the Rate List section of the district website held the four 2019 lists, a 2021 proposal and five 2025 documents, and all five 2025 documents are titled as proposed. Hindustan Times reported in October 2024 that officials put the last revision in August 2019. In April 2025 Amar Ujala reported that new rates could apply within a week once the District Magistrate signed them, but we found no order or later report that they did. The Tribune reported in October 2026 that the district still uses the 2019 schedule.

So for more than seven years the official floor for stamp duty in Noida has stayed where it was.

How the 2019 list is built

The list gives a few values for each sector, and fixed rules for the rest.

- **Residential plots** have a basic rate for roads up to 12 m wide. Wider roads add a loading: 5% for over 12 m to 18 m, 10% for over 18 m to 24 m and 15% for over 24 m, rounded up to the next 50. 179 of 180 sector rows follow the rule exactly. Corner and park-facing plots add 5% each.
- **Group-housing plots** have their own rate in 66 sectors, a median 45% above the residential rate. Elsewhere the list's instructions value them at 1.5 times the sector's residential rate.
- **Flats** are valued per square metre of super area, in 105 sectors. The instructions take 2% off for each floor above the third, up to 20%.
- **Commercial land** has four plot-size bands. Plots up to 100 sq m are a median 22% above the 100 to 1,000 sq m band; plots of 1,000 to 10,000 sq m are 34% below it, and plots over 10,000 sq m 39% below.
- **Shops, offices and godowns** in commercial complexes are valued per square metre of carpet area. Offices are a median 22% below shops in the same sector, godowns 24% below, and shops in non-commercial plots 29% below.

The 41 urban villages are valued separately, for non-agricultural land near a residential area. Their median is an index of 25 against the median sector.

Sector by sector: five tiers for residential plots

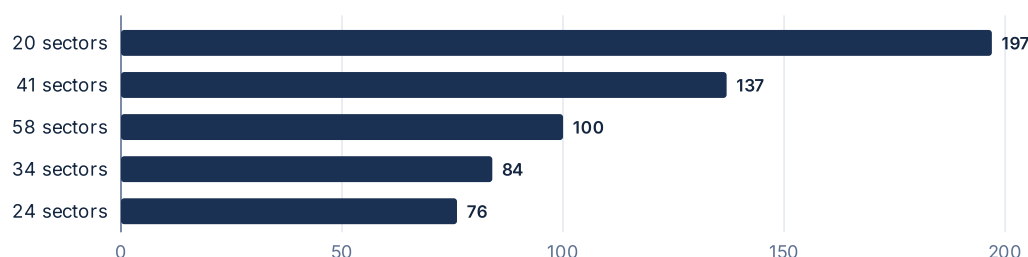
The list does not price each sector separately. It puts the 177 sectors on five levels for residential plots. As an index to the median sector (= 100), the tiers are 197 (20 sectors), 137 (41), 100 (58), 84 (34) and 76 (24).

The top tier, at 197, holds Sectors 14, 14A, 15A, 16, 16A, 16B, 17, 18, 30, 35, 36, 38, 38A, 39, 44, 50, 51, 52, 94 and 124. The bottom tier, at 76, holds Sectors 66, 102, 115, 138, 139, 140, 140A, 141, 145, 146, 147, 148, 149, 150, 158, 159, 160, 161, 162, 163, 164, 165, 166 and 167. A plot in the top tier is valued 2.6 times a plot of the same size in the bottom tier.

Flats sit on five tiers, from 64 to 110. Flat values spread less than plot values: the top flat tier is 1.7 times the bottom one, against 2.6 times for plots. The tables below list every sector by tier. Because the list has not changed since 2019, sectors that have grown since then still sit where the 2019 list put them.

Noida circle rates for residential plots: sector tiers as an index (median sector = 100)

The 2019 list prices residential plots (roads up to 12 m) at a few fixed levels. Each bar is one level as an index to the median sector, with the number of sectors on it. The list has been in force since 8 August 2019.



Source: Gautam Buddh Nagar valuation lists for SRO Noida (2019, draft 2025); analysis: Property Nivesh Research

The 2025 draft that was never notified

On 27 March 2025 the district published a proposed list and invited objections until 5 April 2025. Measured line by line against the list in force, it proposed:

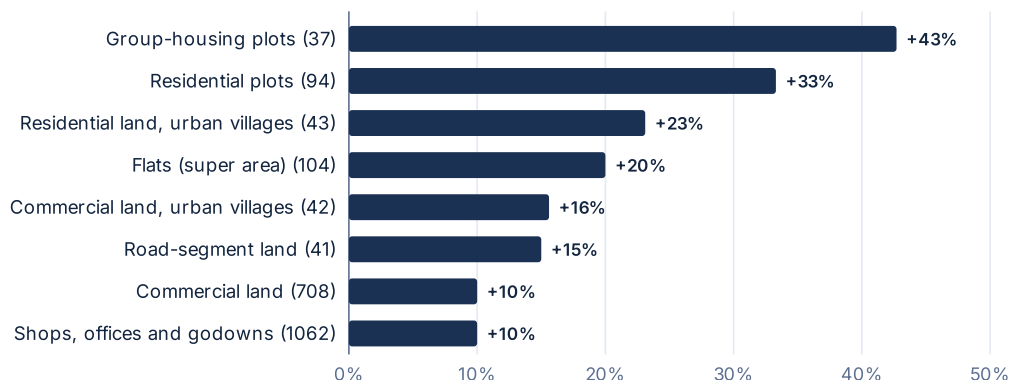
- residential plots: a median 33% in the 94 sectors it prices, against the 2019 rate for roads up to 12 m (32% to 92%). The draft's basic rate covers roads under 18 m, so against the 2019 rate for roads of 12 m to 18 m the median rise is 27%;
- group-housing plots: 43% where the 2019 list has a rate (29% to 114%);
- flats: 20%;
- commercial land and shops, offices and godowns in sectors: 10%;
- residential land in the urban villages: 23% (20% to 33%), and road-segment land 15%.

The draft also sorts sectors into six categories, A+ to E, and proposes extra charges on land of 5% in sectors near metro stations, 7.5% along the Expressway and 12.5% in sectors near both. It names 96 sectors in its residential categories; 83 sectors with a 2019 rate are not in them. None of this is in force.

Noida's March 2025 draft: proposed change on the 2019 list, by property type

Median proposed change for each type of value the draft lists, in sectors unless stated.

Residential plots: the draft's basic rate against the 2019 rate for roads up to 12 m. The draft was never notified, so none of these values is in force.



Source: Gautam Buddh Nagar valuation lists for SRO Noida (2019, draft 2025); analysis: Property Nivesh Research

The Noida Authority rate and the circle rate

Most land in Noida is leased by the Noida Authority, which sets its own allotment rate for plots. The 2025 draft quotes the authority's revised rate of 12 August 2024 as the

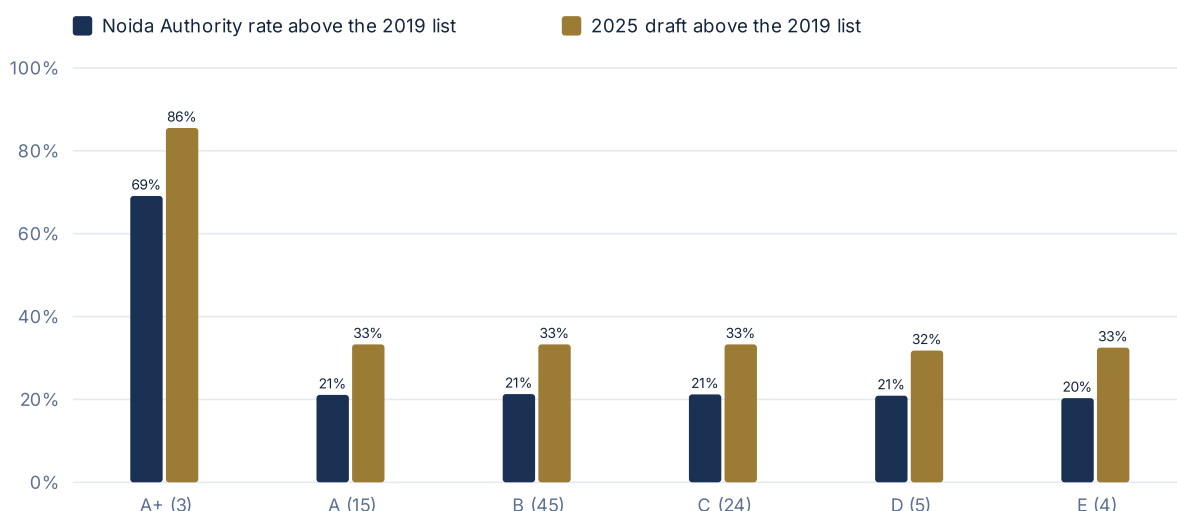
current rate for residential and group-housing plots. That rate is a median 21% above the 2019 list for residential plots in the sectors the draft names (roads up to 12 m), and 30% above it for group-housing plots. In category A+, which covers Sectors 14A, 15A and 44 (Blocks A and B), the gap is 69%; in categories A to E it is 20% to 21%.

Why it matters: Hindustan Times reported in October 2024 that stamp duty in Noida is charged on the circle rate or the authority's allotment rate, whichever is higher, and the 2025 draft writes that rule into its instructions. So for an authority-allotted plot, the minimum value for stamp duty may in practice be the authority rate, not the 2019 list. In all 94 sectors the draft names that also have a 2019 rate, the authority rate is above the list. The authority rates the draft quotes cover residential and group-housing plots only; flats and commercial property have no such figure in it.

The draft would have gone further again: its residential rates are a median 10% above the authority rate. For Noida's own allotment rates over five years, see our Noida Infrastructure Impact Report.

Residential plots by the draft's categories: the authority rate and the draft, against the 2019 list

For residential plots in the sectors the draft names, the Noida Authority rate of 12 August 2024 (as the draft quotes it) and the draft's proposed rate, each as a % above the 2019 list (roads up to 12 m). Median by category, A+ the dearest.



Source: Gautam Buddh Nagar valuation lists for SRO Noida (2019, draft 2025); analysis: Property Nivesh Research

How to read this report, and where to find the official rates

Every figure here is an index, a percentage or a count that we worked out from the official list. We do not print the rupee rates: the Gautam Buddh Nagar district website allows its documents to be reproduced only after permission by email, and until that permission is granted we publish derived figures only. An index of 137 means the sector's rate is 37% above the median sector's.

To find the rupee rate for a property, open the valuation list for SRO Noida in the Rate List section of the district website (gbnagar.nic.in), or search the IGRS Uttar Pradesh portal (igrsup.gov.in). Find the sector or village, then the column for the property type and road width. The sub-registrar's office can confirm the value for a deed.

What is not covered: Greater Noida, Greater Noida West and YEIDA sectors (other lists), industrial and institutional rates, agricultural land, and the list's values for trees, borewells and parking. Sector 103 has a row with no rates. Nothing here is a forecast or advice to buy or sell.

Data tables

What the Noida list prices, and how much changed from FY2024-25 to FY2026-27

Rate lines we read from the valuation list in force for the Noida sub-registrar offices (sectors, Phase 2, the NSEZ, urban villages and road segments). Unchanged = the same value in all three financial years. The list took effect on 8 August 2019.

Property type	Places priced	Rate lines	Unchanged in all three years
Shops, offices and godowns (carpet area)	263	1,245	1,245
Commercial land	263	803	803
Flats (super area)	109	109	109
Group - housing plots	67	67	67
Mixed - use land	42	42	42
Non - agricultural land	41	41	41
Residential plots	222	763	763

How the 2019 Noida list is built: loadings and relative levels

Median difference between two values the list gives for the same sector. Road-width loadings: the last column counts sectors that follow the +5%, +10% and +15% rule (rounded up to the next 50). Other rows: the sectors compared and the range of differences.

Value	Compared with	Median difference	Sectors
Residential plot on a road over 12 m to 18 m	Same sector, road up to 12 m	5% above	179 of 180
Residential plot on a road over 18 m to 24 m	Same sector, road up to 12 m	10% above	180 of 180
Residential plot on a road over 24 m	Same sector, road up to 12 m	15% above	179 of 180
Commercial plot up to 100 sq m	Commercial plot of 100 to 1,000 sq m	21.6% above	177 (range +11.3% to +22.4%)
Commercial plot of 1,000 to 10,000 sq m	Commercial plot of 100 to 1,000 sq m	33.7% below	177 (range -35.9% to -10%)
Commercial plot over 10,000 sq m	Commercial plot of 100 to 1,000 sq m	38.6% below	177 (range -53.5% to -38.3%)
Office in a commercial plot	Shop in a commercial plot	22% below	177 (range -22.6% to -21.7%)
Godown or other space in a commercial plot	Shop in a commercial plot	24.1% below	177 (range -25.3% to -23.3%)
Shop in a non-commercial plot	Shop in a commercial plot	29.1% below	177 (range -29.1% to -28.9%)
Group-housing plot	Residential plot, road up to 12 m	45% above	66 (range +30.6% to +113.6%)

Noida residential plot circle rates: which sectors sit on which tier

Index of the 2019 list's residential plot rate (roads up to 12 m) to the median sector = 100. Sectors on one tier share the same rate. Rupee rates are not shown: the district allows its list to be reproduced only with permission.

Index (median sector = 100)	Sectors	Which sectors
197	20	14, 14A, 15A, 16, 16A, 16B, 17, 18, 30, 35, 36, 38, 38A, 39, 44, 50, 51, 52, 94, 124
137	41	15, 19, 20, 21, 23, 24, 25, 25A, 26, 27, 28, 29, 31, 32, 33, 34, 37, 40, 41, 46, 47, 48, 49, 53, 55, 56, 61, 62, 82, 92, 93, 93A, 93B, 96, 97, 98, 99, 100, 105, 108, 122
100	58	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 22, 42, 43, 45, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 104, 107, 110, 119, 120, 121, 123, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 142, 143, 143B, 144, 151, 152, 153, 154, 155, 156, 157, 168
84	34	54, 57, 58, 59, 60, 63, 63A, 64, 65, 67, 68, 69, 80, 81, 83, 84, 85, 86, 87, 88, 89, 90, 91, 95, 101, 106, 109, 111, 112, 113, 114, 116, 117, 118
76	24	66, 102, 115, 138, 139, 140, 140A, 141, 145, 146, 147, 148, 149, 150, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167

Noida flat and group-housing plot circle rates: sector tiers

Index to the median sector = 100, for the sectors where the 2019 list gives a value: flats (per sq m of super area) in 105 sectors, group-housing plots in 66. Where the list gives no group-housing rate, its instructions value the plot at 1.5 times the sector's residential rate.

Value	Index (median sector = 100)	Sectors	Which sectors
Flats	110	22	14, 14A, 15A, 17, 25A, 30, 32, 35, 36, 38A, 39, 44, 50, 51, 52, 92, 93, 93A, 93B, 96, 97, 98
Flats	100	39	15, 19, 20, 21, 23, 25, 26, 27, 28, 29, 31, 33, 34, 37, 38, 40, 41, 45, 46, 47, 48, 49, 53, 55, 56, 61, 62, 82, 99, 100, 105, 108, 122, 128, 129, 131, 134, 135, 137
Flats	80	36	11, 12, 16, 16A, 16B, 22, 24, 42, 43, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 104, 107, 110, 115, 117, 118, 119, 120, 121, 130, 133, 143, 143B, 144, 150, 151, 168
Flats	70	5	63A, 86, 112, 113, 116
Flats	64	3	102, 158, 162
Group -housing plots	188	3	44, 50, 51
Group -housing plots	125	14	33, 46, 47, 48, 61, 92, 100, 101, 105, 108, 110, 119, 120, 121
Group -housing plots	113	15	45, 70, 74, 75, 76, 77, 78, 79, 104, 107, 135, 137, 143, 144, 168
Group -housing plots	100	13	113, 117, 140, 140A, 142, 143B, 151, 152, 153, 154, 155, 156, 157
Group -housing plots	77	21	102, 106, 109, 115, 141, 145, 146, 147, 148, 149, 150, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167

The 27 March 2025 draft: proposed change on the 2019 list

Proposed value against the value in force, line by line. Residential plots: the draft's basic rate (roads under 18 m) against the 2019 rate for roads up to 12 m. The draft took objections until 5 April 2025 and was never notified; the 2019 list stays in force.

Property type	Where	Lines	Median proposed change	Range
Residential plots (basic rate)	sectors	94	+33%	+32% to +92%
Group - housing plots	sectors	37	+43%	+29% to +114%
Shops, offices and godowns (carpet area)	Phase 2 and the NSEZ	18	+10%	+10%
Shops, offices and godowns (carpet area)	road segments	123	+15%	+15% to +16%
Shops, offices and godowns (carpet area)	sectors	1,062	+10%	+10%
Shops, offices and godowns (carpet area)	urban villages	42	+16%	+15% to +16%
Commercial land	Phase 2 and the NSEZ	12	+10%	+10%
Commercial land	road segments	41	+15%	+15%
Commercial land	sectors	708	+10%	+10%
Commercial land	urban villages	42	+16%	+15% to +16%
Flats (super area)	sectors	104	+20%	+19% to +20%
Group - housing plots	urban villages	1	+25%	+25%
Mixed - use land	urban villages	42	+15%	+13% to +27%
Non - agricultural land	road segments	41	+15%	+13% to +15%
Residential plots	urban villages	43	+23%	+20% to +33%

Noida Authority rate and the 2025 draft against the 2019 list, by the draft's categories

Medians across the sectors the draft names in each category. Authority rate = the Noida Authority's revised rate of 12 August 2024, which the draft quotes as the current rate. Residential plots compared with the 2019 rate for roads up to 12 m. Not in list = the 2019 list gives no value for these sectors; none = the draft has no such group-housing category.

Category	Sectors	Authority rate vs 2019 list	Draft vs 2019 list	Draft vs authority rate	Group housing: authority rate vs 2019 list	Sectors named
A+	3	+69%	+86%	+10%	none	14A, 15A, 44 (Blocks A and B)
A	15	+21%	+33%	+10%	+30%	14, 17, 19, 30, 35, 36, 39, 44 (other than Blocks A and B), 47, 50, 51, 52, 93, 93A, 93B
B	45	+21%	+33%	+10%	+30%	11, 12, 15, 20, 21, 22, 23, 25, 26, 27, 28, 29, 31, 33, 34, 37, 40, 41, 46, 48, 49, 53, 55, 56, 61, 62, 70, 71, 72, 73, 74, 75, 76, 77, 78, 82, 92, 96, 97, 98, 99, 100, 105, 108, 122
C	24	+21%	+33%	+10%	+30%	42, 43, 45, 63A, 104, 107, 110, 118, 119, 120, 121, 128, 129, 130, 131, 133, 134, 135, 137, 143, 143B, 144, 151, 168
D	5	+21%	+32%	+9%	+30%	86, 112, 113, 116, 117
E	4	+20%	+33%	+10%	+19%	102, 115, 158, 162

Methodology

Data. The valuation list for the offices of Sub-Registrar Noida I, II and III, District Gautam Buddh Nagar (District Magistrate's letter of 6 August 2019, in force from 8 August 2019), read for FY2024-25 to FY2026-27; the proposed list of 27 March 2025, including the Noida Authority rates of 12 August 2024 it quotes as the current rate; and the district website's Rate List section, checked on 28 October 2026 (dataset version 1.0). The lists are scanned images: every value was read from the page images and cross-checked against the rules printed in the list and the current-value columns of the 2025 draft.

Definitions. A rate line is one value for one place (a sector, Phase 2, the NSEZ, an urban village or a road segment), property type and band. Residential tiers use the

basic rate for roads up to 12 m. The draft's categories (A+ to E) are its own groupings of sectors.

Calculations. An index is a sector's value divided by the median sector's value, times 100. A loading or gap is one value divided by another for the same sector, minus one; medians are across sectors. A proposed change is the draft value divided by the value in force, line by line. Nothing is estimated.

How we collect, check and publish research data: Property Nivesh research methodology.

Data sources

- District Magistrate, Gautam Buddh Nagar: valuation list (circle rates) for the offices of Sub-Registrar Noida I, II and III, in force from 8 August 2019.
- District Magistrate, Gautam Buddh Nagar: proposed valuation list for SRO Noida and press release on the proposed circle rates, March 2025.
- Gautam Buddh Nagar district website (gbnagar.nic.in): Rate List and Notification sections, checked on 28 October 2026.
- Hindustan Times, 24 October 2024 and 17 March 2025; Amar Ujala, 16 September 2024 and 26 April 2025; The Tribune, 23 October 2026: reports on the status of the revision.

Limitations

- Circle rates are government minimum values for stamp duty, not market prices.
- The 2025 draft was never notified; its values are proposals only.
- The authority rates are as quoted in the draft for the sectors it names; later authority revisions are not covered.
- Whether the authority rate or the list applies to a deed is for the sub-registrar to decide; we report the published rule and press reports.
- Greater Noida, Greater Noida West and YEIDA sectors are priced in other lists and are not covered.
- The IGRS Uttar Pradesh copy of the list sits behind a captcha and was not checked.

- Rupee rates are not reproduced: the district allows its documents to be reproduced only with permission.

Frequently asked questions

What is the circle rate in Noida in 2026? ×

Noida still uses the circle-rate list that took effect on 8 August 2019. All 3,070 rate lines we read are the same in FY2024-25 to FY2026-27. The rupee values are in the list on the Gautam Buddh Nagar district website; this report shows them as indices and percentages.

Has Noida increased circle rates in 2025 or 2026? ×

No. A draft list published on 27 March 2025 proposed rises of 10% to 43%, and objections closed on 5 April 2025, but it was never notified. On 28 October 2026 the district website still showed the 2025 lists as proposed.

Which Noida sectors have the highest circle rates? ×

For residential plots, the top tier of the 2019 list, at an index of 197 against the median sector, is Sectors 14, 14A, 15A, 16, 16A, 16B, 17, 18, 30, 35, 36, 38, 38A, 39, 44, 50, 51, 52, 94 and 124. The bottom tier is at 76.

Is stamp duty in Noida charged on the circle rate or the Noida Authority rate? ×

On the higher of the deal value and the list value. Press reports and the 2025 draft say the authority's allotment rate counts too, whichever is higher. The authority rate of 12 August 2024 is a median 21% above the 2019 list for residential plots, so for authority-allotted plots it can be the higher figure. In all 94 sectors the draft names that also have a 2019 rate, the authority rate is above the list.

How much would the 2025 draft have raised Noida circle rates? ×

Against the list in force, the draft proposed a median 33% for residential plots (roads up to 12 m), 43% for group-housing plots, 20% for flats and 10% for commercial land. It was never notified.

Does Greater Noida West use the Noida circle-rate list? ×

No. Greater Noida West (Noida Extension) is under the Greater Noida Authority and is priced in the Dadri and Greater Noida sub-registrar lists, which this report does not cover.

Cite this research

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<https://propertynivesh.in/research/property-price-reports/noida-circle-rates>

SOURCE LINE

Source: Property Nivesh Research analysis of the Gautam Buddha Nagar valuation list for SRO Noida (2019) and the March 2025 draft (indices and percentages only) – “Noida Circle Rates Report, Q3 2026: the 2019 List, the 2025 Draft and the Authority Rate” (updated 28 October 2026),
<https://propertynivesh.in/research/property-price-reports/noida-circle-rates>

HTML LINK

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<a href="https://propertynivesh.in/research/property-price-reports/noida-circle-rates">Noida Circle Rates Report, Q3 2026: the 2019 List, the 2025 Draft and the Authority Rate – PropertyNivesh.in Research</a>
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Version history. Report v1.0 (2026-10-28): First publication. · Noida circle rates (SRO Noida valuation list): structure, sector tiers and the 2025 draft, as indices and percentages v1.0 (2026-10-28): First release: 3070 in-force lines, 3070 unchanged across FY2024-25, FY2025-26, FY2026-27; 177 sectors in 5 residential tiers; 34 draft groups; 7 draft categories.

This research describes official historical data. It is not investment advice, does not forecast prices and does not recommend buying or selling any property. Government circle rates are minimum values for stamp duty, not market prices. See our methodology, editorial standards and disclaimer.