

# **VALUATION REPORT**

**OF** Flat No. B-103( on 1st Floor without Roof right )

**FOR** (i) Sh. Kamal Nagpal S/o Late Sh. Balkishan Nagpal, (ii) Smt.Rekha Nagpal W/o Sh.Kamal Nagpal

**LOCATION** Flat No.-B-103, Type 3BHK on 1st Floor without roof Right in "Hill View Apartment", at Mauza- Chak Danda Lakhond, Pargana Parwadoon., Tehsil-Dehradun, Distt.-Dehradun, Uttarakhand.

**PURPOSE** For Bank Loan From Punjab National Bank, Sahastradhara Road Branch

**Fair Market Value of Property ₹ 6221838.00**

Rupees Sixty Two Lacs Twenty One Thousnad Eight Hundred Thirty Eight Only.

**Realisable Value of Property ₹ 5599654.00**

Rupees Fifty Five Lacs Ninety Nine Thousand Six Hundred Fifty Four Only.

## **Panel Architect of:**

- Indian Bank
- Bank of Baroda
- Bank of India
- Canara Bank
- Central Bank of India
- Corporation Bank
- Dehradun Nagar Nigam
- Indian Overseas Bank
- Nainital-Almora Kshetriya Gramin Bank (Uttarakhand Gramin Bank)
- Nagar Palika Parishad, Ramnagar
- Punjab National Bank
- State Bank of India
- The Kurmanchal Bank Ltd.
- The Nainital Bank Ltd.

## **Panel Valuer of:**

- State Bank of India
- Indian Bank
- Almora Urban Co-Op. Bank Ltd.
- Bank of India
- Bank of Maharastra
- Canara Bank
- Corporation Bank
- Punjab National Bank
- Nainital-Almora Kshetriya Gramin Bank (Uttarakhand Gramin Bank)
- The Kurmanchal Bank Ltd.
- The Nainital Dist. Co-op Bank Ltd.
- Bank of Baroda

**PREPARED BY:-**



# **M S NEGI & ASSOCIATES**

**ARCHITECTS, INTERIOR DESIGNERS, PLANNERS, GOVT. APPRD. VALUERS,  
VASTU, PROJECT MANAGEMENT & TOPOGRAPHY SURVEY CONSULTANTS**

**H. O. - 1ST FLOOR, SUBHASH CHOWK, RAMNAGAR, DISTT-NAINITAL, UTTARAKHAND  
B. O. - 93/2, DRONAPURI DHARAMPUR, NEAR HIM PALACE HOTEL, HARIDWAR ROAD, DEHRADUN**



# M S NEGI & ASSOCIATES

ARCHITECTS, INTERIOR DESIGNERS, PLANNERS, APPRD. VALUERS,  
VASTU, PROJECT MANAGEMENT & TOPOGRAPHY SURVEY CONSULTANTS

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GST No. 05ACQPNI216P1Z9

**Address:- 1st Floor, Subhash Chowk, Bajaja Line, Ramnagar, Distt-Nainital, Uttarakhand**

**B. O. - 93/2, DRONAPURI DHARAMPUR, NEAR HIM PALACE HOTEL, HARIDWAR ROAD, DEHRADUN**

To,

The Chief Manager,  
Punjab National Bank, Sahastradhara Road Branch

JOB -

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

### I- GENERAL

- |   |   |
|---|---|
| 1- Name & Address of the valuer   | M S NEGI & ASSOCIATES<br>B. O. - 93/2, DRONAPURI<br>: DHARAMPUR, NEAR HIM PALACE<br>HOTEL, HARIDWAR ROAD,<br>DEHRADUN |
| 2- Purpose for which the valuation is made  | : To assess current market value  |
| 3- a) Date of inspection  | : October 4, 2021   |
| b) Title Deed Number and Date   | : Deed No.5548, on date 07/01/2015  |
| c) Date on which the valuation is made  | : October 6, 2021   |
| 4- List of documents produced for perusal   |   |
| i) Sale Deed  | : Yes   |
| 5- Name of the owner(s) and his / their address (es) with<br>Phone no. (details of share of each owner in case of joint<br>ownership) | : (i) Sh. Kamal Nagpal S/o Late Sh.<br>Balkishan Nagpal, (ii) Smt.Rekha<br>Nagpal W/o Sh.Kamal Nagpal                 |

As on date the Value of the property as follows

<b>Present Fair Market Value of Property</b>	<b>₹ 6221838.00</b>
Rupees Sixty Two Lacs Twenty One Thousnad Eight Hundred Thirty Eight Only.	
<b>Realisable Value of Property</b>	<b>₹ 5599654.00</b>
Rupees Fifty Five Lacs Ninety Nine Thousand Six Hundred Fifty Four Only.	
<b>The Distress value of the Property</b>	<b>₹ 5288562.00</b>
Rupees Fifty Two Lacs Eighty Eight Thousand Five Hundred Sixty Two Only.	
<b>Guideline Value of property as per Govt. approved Circle Rate (Flat Only)</b>	<b>₹ 2884545.00</b>
Rupees Twenty Eight Lacs Eighty Four Thousand Five Hundred Fourty Five Only.	

The property is registered in the name of (i) Sh. Kamal Nagpal S/o Late Sh. Balkishan Nagpal, (ii) Smt.Rekha Nagpal W/o Sh.Kamal Nagpal in Bahi No.-01, Zild No. 6192, Page No. 287-322, Serial No. 32, on date 07/1/2015 as per Registerd Sale deed.

**Phone No. : NPA**

**Share : Jointly Ownership**

<b>6- Brief description of the property</b>	: Flat Only Flat No-B-103,1st Floor,3BHK, -Flat No.-B-103, Type 3BHK on 1st Floor without roof Right in "Hill View Apartment", at Mauza- Chak Danda Lakhond, Pargana Parwadoon..
<b>7- Location of property</b>	
<b>a) Plot No. / Survey No.</b>	: Flat No-B-103,1st Floor,3BHK
<b>b) Door No.</b>	: Flat No. B-103
<b>c) T. S. No. / Village</b>	: Flat No.-B-103, Type 3BHK on 1st Floor without roof Right in "Hill View Apartment", at Mauza- Chak Danda Lakhond, Pargana Parwadoon.
<b>d) Ward / Taluka</b>	: Dehradun
<b>e) Mandal / District</b>	: Distt.-Dehradun
<b>Mention Road / Street Number and Name</b>	: Connected with Common Passage from North Side.
<b>Specific number allocated by Civic authority</b>	: Flat No. B-103
<b>f) Date of issue and validity of layout of approved map / plan</b>	: Map No.-2799/2003-04 on Date 31/03/2005
<b>g) Approved map / plan issuing authority</b>	: Map Approved from MDDA
<b>h) Whether genuineness or authenticity of approved map / plan is verified</b>	: Yes
<b>i) Any other comments by our empanelled valuers on authentic of approved plan</b>	: No
<b>8- Postal address of the property</b>	: Flat No.-B-103, Type 3BHK on 1st Floor without roof Right in "Hill View Apartment", at Mauza- Chak Danda Lakhond, Pargana Parwadoon., Tehsil-Dehradun, Distt.-Dehradun, Uttarakhand.
<b>9- City / Town</b>	: Twon
<b>Residential Area</b>	: Yes
<b>Commercial Area</b>	: No
<b>Industrial Area</b>	: No
<b>10- Classification of the area</b>	
<b>i) High / Middle / Poor</b>	: Mixed Class
<b>ii) Urban / Semi Urban / Rural</b>	: Semi Urban Area
<b>11- Coming under Corporation limit / Village Panchayat / Municipality</b>	: Municipality
<b>12- Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area</b>	: No

**13- Boundaries of the property**

	<u>As per Sale Deed :-</u>	<u>As per actual Site:-</u>
North	Apartment No.-B-104	Common Passage then after Flat No. B-104
South	Open Space	Balcony then after below pathway
East	Open to sky	Open to sky
West	Stairs and thenafter Apartment No. B-101	Staircase, Lift and Flat No.-B 101

**14- Dimention of the property**

	<u>As per Sale Deed :-</u>	<u>As per actual Site:-</u>
North		
South		
East	Not mentioned	The shape of the Property is Irregular.
West		

12.1 Whether the boundary is matching, reason for any deviation : Yes

12.2 Mention specific house number or flat no surrounded by the present property : Flat No.-B-104

**15- Extent of the site** : 125.42 Sqm.

14.1 Latitude, Longitude and Coordinates of the site : As per Enclouser "C"

**16- Extent of the site considered for valuation** (least of 13 A & 13 B) : 125.42 Sqm.

**17- Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.** : Owner Occupied

**II- APARTMENT BUILDING**

**1- Nature of the Apartment** : Residential

**2- Location**

a) T.S.No. : -

b) Block No. : B

c) Ward No. : -

d) Village/ Municipality / Corporation : Municipality

e) Door No., Street or Road (Pin Code) : Connected with Common Passage from North Side.

**3- Description of the locality Residential / Commercial / Mixed** : Residential

**4- Year of Construction** : 2006

**5- Stages of construction** : Complete

**6- Number of Floors** : Stilt Parking + Four Floor

**7- Type of Structure** : RCC Framed

**8- Number of Dwelling units in the building** : 4 Units

**9- Quality of Construction** : Good

**10- Appearance of the Building** : Good Architectural Appearance

**11- Maintenance of the Building** : Good

**12- Facilities Available**

a) Lift : Yes, 1 Lifts

b) Protected Water Supply : Yes

- |   |                   |
|---|-------------------|
| c) Underground Sewerage                 | : Yes             |
| d) Car Parking - Open/ Covered          | : Covered         |
| e) Is Compound wall existing?           | : Yes             |
| f) Is pavement laid around the Building | : Interlock Tiles |

### III- FLAT

- |   |                             |
|---|-----------------------------|
| 1- The floor on which the flat is situated                  | : First Floor               |
| 2- Door No. of the flat                                     | : Flat No. B-103            |
| 3- Specifications of the flat                               |                             |
| a) Roof   | : RCC                       |
| b) Flooring   | : Tiles Flooring            |
| c) Doors  | : Hard woodan Flush Door    |
| d) Windows  | : UPVC Window               |
| e) Fittings   | : Conduit                   |
| f) Finishing  | : Wall Painted              |
| 4- a) House Tax   | :                           |
| b) Assessment No.   | :                           |
| c) Tax paid in the name of                                  | : Not Applicable in Flats.  |
| d) Tax amount   | :                           |
| 5- a) Electricity Service Connection no.                    | :                           |
| b) Meter Card is in the name of                             | : Not Applicable.           |
| 6- How is the maintenance of the flat?                      | : Good                      |
| 7- Sale Deed executed in the name of                        | : Owner                     |
| 8- What is the undivided area of land as per Sale Deed?     | : Not Mention In Sale Deed. |
| 9- What is the plinth area of the flat?                     | : 125.42                    |
| 10- What is the floor space index (app.)                    | : As per sanctioned map     |
| 11- What is the Carpet Area of the flat?                    | : 125.415 Sq.m.             |
| 12- Is it Posh/ I class / Medium / Ordinary?                | : I Class                   |
| 13- Is it being used for Residential or Commercial purpose? | : Residential purpose       |
| 14- Is it Owner-occupied or let out?                        | : Owner Occupied            |
| 15- If rented, what is the monthly rent?                    | : 18000-20000 per Month     |

### IV- MARKETABILITY

- |  |                             |
|--|-----------------------------|
| 1- How is the marketability?   | : Good                      |
| 2- What are the factors favouring for an extra Potential Value?                | : Good Residential area     |
| 3- Any negative factors are observed which affect the market value in general? | : Not observed during visit |

As per Distt. Collector circle rate Dehradun on dated 13 January 2020 and having govt. circle rate @ Rs. 23000.00/- per sq.m. for Residential Flat of the given locality/area.

As per the Govt. approved circle rates, Rs. 23000.00/- per Sq.m. The market rates are higher than Govt. approved circle rates because it depends upon property shape, size, surroundings developments, approach from main motor marg, market trends & future Potential. The aforesaid property is Connected with Inder Road. The said property is one side open, which is connected with Common Passage from South Side.. It is good for residential type of activities. The above factors appreciate the rates of the property.

## V- RATE

- 1- After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of at least two latest deals/ transactions with respect to adjacent properties in the areas) : Rs.4500/- per Sqm. to 5500/ per Sqm.
- 2- Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details) : Rs.4500/- per Sqm. to 5500/ per Sqm.
- 3- Break - up for the rate
  - i) Building + Services : Rs. 13500.00
  - ii) Land + Others : Rs. 20000.00
- 4- Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) : @ Rs. 23000/-per Sqm.
- 5- Flat Value as per Govt. Approved Circle Rate : Rs. 2884545.00

## VI- COMPOSITE RATE ADOPTED AFTER DEPRECIATION

### a) Depreciated building rate

Replacement cost of flat with Services(v (3)i)	:	Rs. 13500.00
Age of the building.	:	15 Years
Life of the building estimated	:	60 Years
Depreciation percentage assuming the salvage value as 10%	:	-
Depreciated Ratio of the building	:	0.860

### b) Total composite rate arrived for valuation

Depreciated building rate VI (a)	:	Rs. 11610.00
Rate for Land & other V (3)ii	:	Rs. 38000.00
Total Composite Rate	:	Rs. 49610.00

## Details of Valuation

S.N.	Description	Qty.	Rate per unit Rs.	Estimated Value Rs.
1-	Present value of the flat (incl. car parking, if provided)	125.42	49610.00	6221838.00
2-	Open Land			
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-	Others			
	<b>Total</b>			6221838.00
	<b>Book Value</b>			16600000.00
	<b>Purchase date</b>			30-09-20
	<b>Guideline value</b>			2884545.00
	<b>Forced sale value</b>			5288562.00

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

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

Road Map to reach the property from the Bank or important landmark.

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

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is Rs. 17846464. Prevailing market rate along with details /reference of atleast two latest deals/ transactions with respect to adjacent properties/plots of similar size /area and same use as the land being valued). The other details are as under:

**i Date of purchase of Immovable Property**

**01-07-15**

**ii Purchase price of Immovable Property**

**₹ 3430000.00**

**Present Fair Market Value of Property ₹ 6221838.00**

Rupees Sixty Two Lacs Twenty One Thousand Eight Hundred Thirty Eight Only.

**Realizable Value of Property ₹ 5599654.00**

Rupees Fifty Five Lacs Ninety Nine Thousand Six Hundred Fifty Four Only.

**The Book value of the Property as of ₹ 3430000.00**

Rupees Thirty Four Lacs Thirty Thousand Only.

**The Distress value of the Property ₹ 5288562.00**

Rupees Fifty Two Lacs Eighty Eight Thousand Five Hundred Sixty Two Only.

**Guideline value of the Property ₹ 2884545.00**

Rupees Twenty Eight Lacs Eighty Four Thousand Five Hundred Forty Five Only.

**Encl:**

1. Declaration from the valuer in Format E
2. Model code of conduct for valuer Format F

**Ar. M.S NEGI**

Signature and seal of  
Registered Valuer

**Date-** October 6, 2021

**Place-** Dehradun

## DECLARATION FROM VALUERS

I hereby declare that

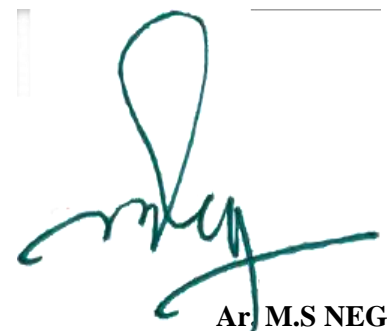
- a) I am a citizen of India
- b) The information furnished in my valuation October 6, 2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- c) I have no direct or indirect interest in the property valued;
- d) I have personally inspected the property on October 4, 2021 The work is not subcontracted to any other valuer and carried out by myself.
- e) I have not been removed/ dismissed from service/ Employment earlier.
- f) I have not been convicted of any offence and sentenced to a term of Imprisonment;
- g) I have not been found guilty of misconduct in my professional capacity.
- h) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
- i) I have not sub-contract the work to any other valuer and carry out the work myself.
- j) 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.
- k) 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.
- l) I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Format - F signed copy of same to be taken and kept along with this declaration)
- m) I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- n) I am the proprietor / partner / authorized official of the firm / company, who is competent to
- o) Further, I hereby provide the following information.



S.N.	Particulars	Valuer Comment
1-	Background information of the asset being valued;	: Approach Road Distance, Basic Amenities, Building Quality Work & Location
2-	Purpose of valuation and appointing authority	: For Bank Loan purpose from Punjab National Bank, Sahastradhara Road Branch
3-	Identity of the valuer and any other experts involved in the valuation;	: M.S. Negi & Associates, Dehradun
4-	Disclosure of valuer interest or conflict, if any;	No
5-	Date of appointment, valuation date and date of report;	: October 6, 2021
6-	Inspections and/or investigations undertaken;	: M.S. Negi & Associates (Site Engineer- Yogesh Negi)
7-	Nature and sources of the information used or relied upon;	: Rates are taken from Brokers
8-	Procedures adopted in carrying out the valuation and valuation standards followed;	: Land & Building Concept Standard, Plinth Area bases
9-	Restrictions on use of the report, if any;	: No
10-	Major factors that were taken into account during the valuation;	: Same as S.No. 01
11-	Major factors that were taken into account during the valuation;	: It depends upon property shape, size, surroundings developments, approach from main motor marg, market trends & future Potential.
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.	: -

**Date-** October 6, 2021

**Place-** Dehradun



**Ar. M.S. NEGI**  
Signature and seal of  
Registered Valuer

## MODEL CODE OF CONDUCT FOR VALUERS

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

### **Integrity and Fairness**

- a) 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.
- b) A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
- c) A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
- d) A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
- e) A valuer shall keep public interest foremost while delivering his services.

### **Professional Competence and Due Care**

- f) A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
- g) A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
- h) 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
- i) 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.
- j) A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
- k) 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**

- l) 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.
- m) 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.
- n) A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
- a) A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
- b) 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.
- c) A valuer shall not indulge in “mandate snatching” or offering “convenience valuations” in order to cater to a company or client’s needs.

- d) As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
- e) In any fairness opinion or independent expert opinion submitted by a valuer, if there has been aprior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### **Confidentiality**

- f) 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**

- g) 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.
- h) 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 valuers organisation with which he/it is registered or any other statutory regulatory body.
- i) A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
- j) 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:**

- k) 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).
- m) 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.
- n) A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

**Remuneration and Costs.**

- k) 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.
- m) 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.**

- n) 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.
- o) A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.



Ar. M.S NEGI  
Signature and seal of  
Registered Valuer

**Date-** October 6, 2021

**Place-** Dehradun

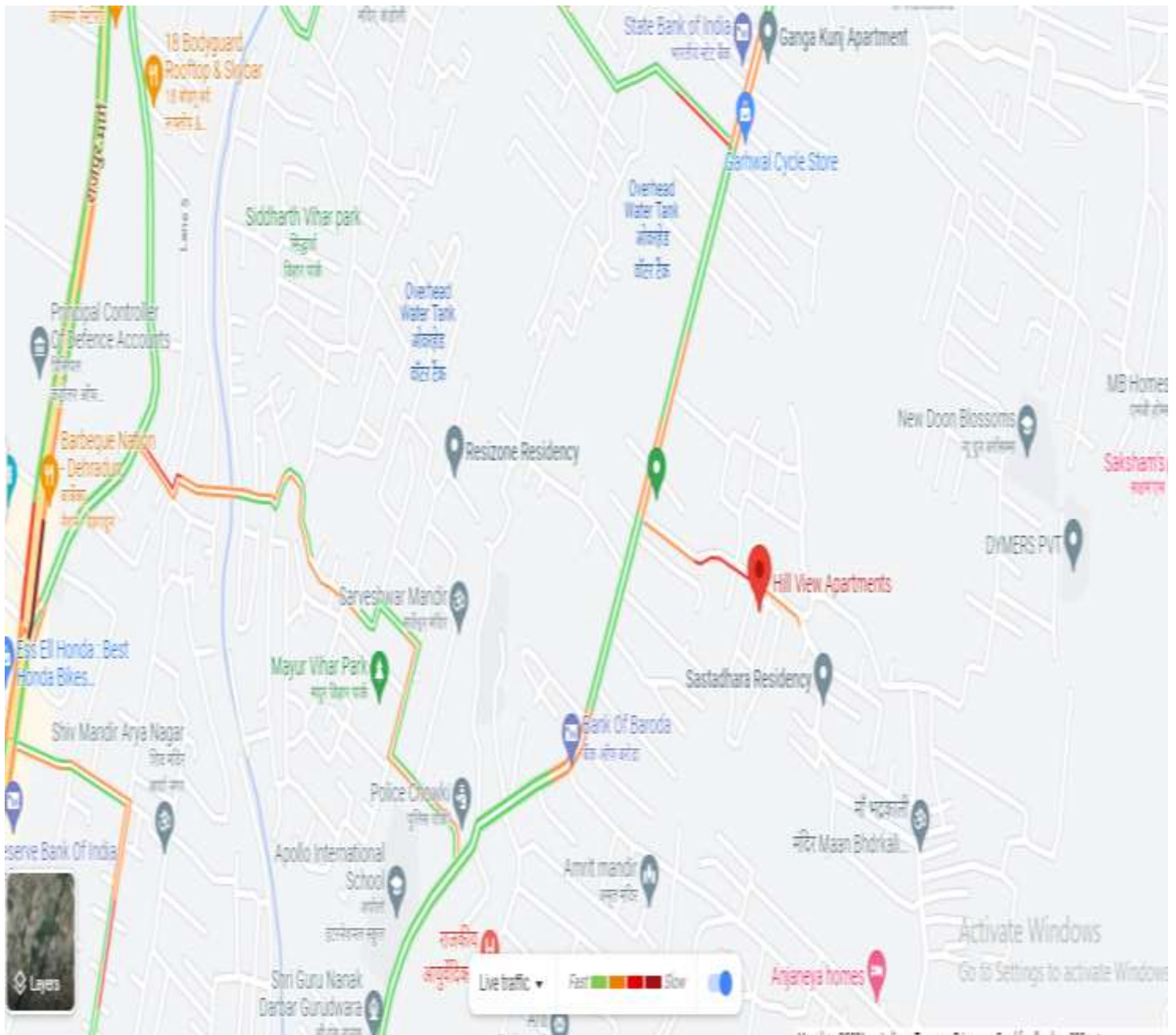
# CIRCLE RATE

8

		37	मिट्टी भेड़ी	400/4000	8000	21000	51000	46000	12000	10000
		38	भरोला	400/4000	8000	21000	51000	46000	12000	10000
		39	कुल्हान करनपुर	400/4000	8000	21000	51000	46000	12000	10000
		40	कुल्हान मानसिंह	400/4000	8000	21000	51000	46000	12000	10000
		41	सोन्धोवाली मानसिंह	400/4000	8000	21000	51000	46000	12000	10000
		42	चांगल हटनाला	400/4000	8000	21000	51000	46000	12000	10000
		43	हटवाल गांव	400/4000	8000	21000	51000	46000	12000	10000
		44	आमवाला करनपुर	400/4000	8000	21000	51000	46000	12000	10000
		45	कालागांव	400/4000	8000	21000	51000	46000	12000	10000
		46	घालग	400/4000	8000	21000	51000	46000	12000	10000
		47	आमवाला छपरला	400/4000	8000	21000	51000	46000	12000	10000
		48	आमवाला मझला	400/4000	8000	21000	51000	46000	12000	10000
		49	किशोरी परवाडून	400/4000	8000	21000	51000	46000	12000	10000
		50	तरलानांगल	400/4000	8000	21000	51000	46000	12000	10000
		51	ननूरखेडा	400/4000	8000	21000	51000	46000	12000	10000
4	D	52	बालावाला	400 / 4000	8000	21000	51000	46000	12000	10000
		53	पगसल गांव	400 / 4000	8000	21000	51000	46000	12000	10000
		1	भम्भारगांव	220/2200	8000	22000	51000	46000	12000	10000
5	E	2	खुरादा	220/2200	8000	22000	51000	46000	12000	10000
		3	खाला गांव	220/2200	8000	22000	51000	46000	12000	10000
		1	आमवाला तरला	450/4500	9000	23000	52000	47000	12000	10000
		2	नन्थनपुर	450/4500	9000	23000	52000	47000	12000	10000
		3	झाडा लखोण्ड	450/4500	9000	23000	52000	47000	12000	10000
		4	डाडा नूरीवाला	450/4500	9000	23000	52000	47000	12000	10000
		5	डाडा खुदानवाला	450/4500	9000	23000	52000	47000	12000	10000

  
 (श्रीर. मी. सु. नेगी)  
 अपर जिलाधिकारी (मि. एवं स. स. स.)  
 देहरादून

Active  
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**LOCATION PLAN**

**Ar. M.S NEGI**  
Signature and seal of  
Registered Valuer

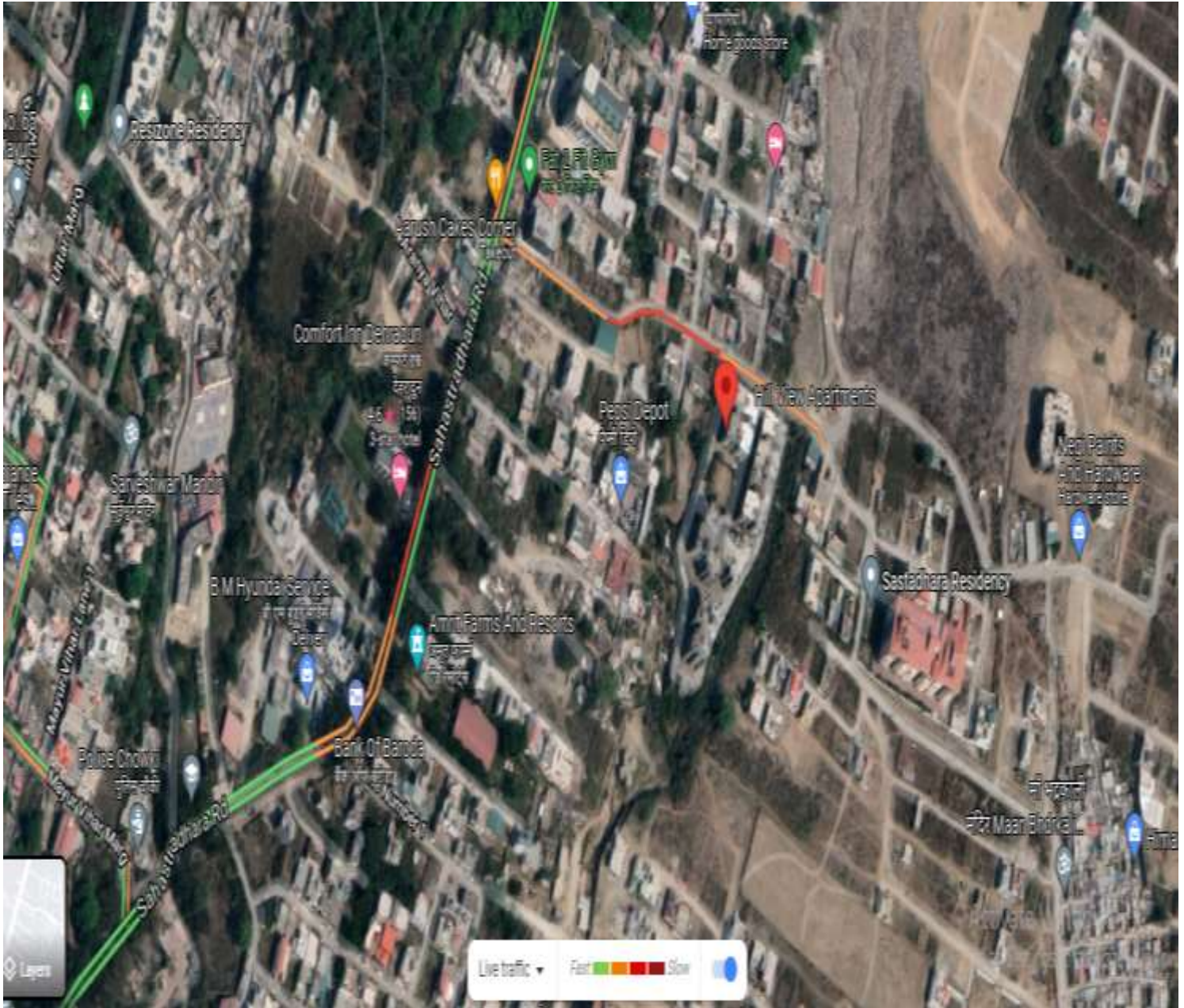
Date- October 6, 2021

Place- Dehradun



**GOOGLE MAP**

**30.341922,78.075591**



**Ar. M.S NEGI**  
Signature and seal of  
Registered Valuer

Date- October 6, 2021

Place- Dehradun



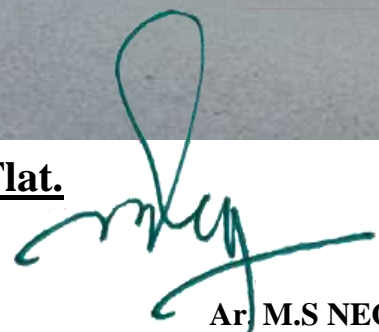
**SITE PHOTOGRAPHS**



**Front View of the Flat .**



**Approaching Road View of Flat.**



Ar. M.S. NEGI  
Signature and seal of  
Registered Valuer

Date- October 6, 2021

Place- Dehradun



**SITE PHOTOGRAPHS**



**Inner view of property.**

**Ar. M.S NEGI**  
Signature and seal of  
Registered Valuer

Date- October 6, 2021

Place- Dehradun