

REAL VALUE CONSULTANTS

VALUERS, ENGINEERS & CONSULTANTS

GOVT. APPROVED VALUER (WEALTH TAX)

BE. (CIVIL), M.Sc. (Real Estate Valuation)

IBBI Registration No. – IBBI/RV/02/2019/11815

CAT-1/624/174/2020-21

FIV - 21696

MIE-1570263

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**VALUATION REPORT
OF
IMMOVABLE PROPERTY
SITUATED AT**

**PROPERTY BEARING KHASRA NO. 894 KHA (THDC PLOT NO. 11) SITUATED
AT MAUZA DEHRA KHAS, DEHRADUN, UTTARAKHAND**

OWNER

**MR. AJAY KUMAR & MR. VIJAY KUMAR
BOTH SONS OF LATE MR. LAHORI LAL**

A/C: M/S UTTARANCHAL ASSOCIATES



ON BEHALF OF

STATE BANK OF INDIA, SME CENTRAL, DEHRADUN, UTTARAKHAND

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

FORMAT OF VALUATION REPORT

(To be used for all properties of Value upto Rs. 5 Crores)

Our Ref : SBI/ SME CENTRAL DEHRADUN /VR/2022-23/014		Date: 25.03.2023	
Name & address of Branch		:	State Bank of India, SME Central, Dehradun, Uttarakhand
Name of Customers (s)/Borrowal Unit: (for which valuation report is sought)		:	M/S Uttaranchal Associates
I.	CUSTOMER DETAILS :-		
a)	Name of the owner/s	:	Mr. Ajay Kumar & Mr. vijay kumar both sons of Late Mr. Lahori Lal Single Ownership
b)	Apl no.	:	-
II.	PROPERTY DETAILS :-		
a).	Location of property		
i	Postal Address of the property	:	Property bearing Khasra No. 894 Kha (THDC Plot No. 11) situated at Mauza Dehrakhas, Dehradun, Uttarakhand
ii	Nearby Landmark/Google Map Independent access to the property	:	Property is located 300 m from pathari Bagh chowk & 500 m from Indresh Hospital.
III.	DOCUMENT DETAILS :-		
(i)	Layout Plan	:	Layout Plan of Mauza Dehrakhas, Dehradun, Uttarakhand
(ii)	Building Plan	:	Sanctioned Building Plan vide Map No. R-1871/17-18, dated 09.01.2018 issued by MDDA. Property is already mortgaged with the Bank.
(iii)	Name of Approving Authority	:	Mussoorie Dehradun Development Authority (MDDA)
(iv)	Construction Permission	:	Yes
(v)	Legal Documents	:	(i) Old Valuation report dated 11.11.2019 raised by Valuer MS Negi & Associates. (ii) Legal Search Report dated 17.07.2020 raised by Advocate Mahesh Chandra Pant.

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IV.	PHYSICAL DETAILS :-			
	Adjoining Properties / Boundaries of the Property	:	As per Document	Actual
	North	:	-	Other's Property
	South	:	-	Other's Property
	East	:	-	Other's Property
	West	:	-	Road 40 ft wide
	Latitude		30°17'52.1"N	
	Longitude		78°01'26.6"E	
	Matching of Boundaries		No	
	Plot / Office Space demarcated		Yes, demarcated	
	Approved land use		Residential	
	Type of Property- Plotted/ Flat		Plotted	
	Description of Property :			
	The property under valuation is ground plus two storey residential building built on two merged freehold plot measuring (83.64 + 102.23) = 185.87 sq m or 222.30 sq yd, out of which 72.18 sq m area falls under road widening, remaining 113.69 sq m or 135.97 sq yd for development. It has coverage of 1776 sq ft each on ground, first and second floor; 135.95 sq ft, aggregating to 5464 sq ft, against sanctioned covered of 329.38 sq ft each on ground, first and second floor, aggregating to 988.14 sq ft. Extra coverage of 4475.86 sq ft has been ignored for valuation purpose. Accommodation of the property is one hall & one washroom on ground floor; drawing room, three bedrooms, kitchen and two washrooms each on first & second floor. The property is owner occupied. It was built in the year 2018 and is in good condition.			
	Total No of Floors	:	Ground + 02 Storey	
	Floor on which the property is located	:	Entire property (Land + Building)	
	Approx age of the building	:	04 Years, Built in 2018	
	Residual/Future life the building	:	56 years	
Total Life of the building	:	60 years		
Type of structure –RCC framed/Stone/BB masonry	:	RCC framed structure		
V.	TENURE / OCCUPANCY DETAILS : -			
	Status of Tenure Owned/Rented	:	Owner occupied	
	No of years of Occupancy	:	Not applicable	
	Relationship of tenant with the owner	:	As above	

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VI.	STAGE OF CONSTRUCTION :- (for which valuation report is sought)									
	Stage of Construction Under Construction / Completed					:	Completed			
	If under construction, extent of completion					:	As above			
VII.	VIOLATIONS IF ANY OBSERVED :-									
	Nature and extent of violations					:	Extra coverage of 4475.86 sq ft has been ignored for valuation purpose			
VIII.	AREA DETAILS OF THE PROPERTY :									
	Site / Plot Area					:	113.69 sq m or 135.97 sq yd			
	Covered Area					:	Floor	Actual	Sanctioned	
						GF	1776 sq ft	329.38 sq ft		
						FF	1776 sq ft	329.38 sq ft		
						SF	1776 sq ft	329.38 sq ft		
						Mumty	135.95 sq ft	-		
							Total	5464 sq ft	988.14 sq ft	
	Carpet Area					:	296 sq ft			
	Saleable area					:	113.69 sq m or 135.97 sq yd			
	Remarks					:	Nil			
SUMMARY OF VALUATION										
(i)	Guideline Value/Circle Rate									
	a) Land					:	113.69 sq m x Rs. 24,000/- per sq m = Rs. 27,28,560/-			
	b) Building					:	91.8 sq m x Rs. 12,000/- per sq m x 0.960 = Rs. 10,57,536/-			
	Guideline Value (a + b)					:	Rs. 27,28,560/- + Rs. 10,57,536/- = Rs. 37,86,096/-			
(ii)	Fair Market Value									
	a) Land Value					:	Land rate ranges between Rs. 40,000/- to Rs. 45,000/- per sq yd Adopted rate of land is Rs. 43,000/- per sq yd. 135.97 sq yd x Rs. 43,000/- per sq yd = Rs. 58,46,710/-			
	b) Cost of construction as on date									
	S. No.	Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation @ nil% Rs.	Net value after depreciation Rs	
	1	GF+FF+SF	988.14 sq ft	10 ft	04 Yrs Old, built in 2018	1,800/- per sq ft	17,78,652/-	-	17,78,652/-	

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(EXTRA ITEMS)			(AMOUNT IN RS.)
1	Portico	:	Nil
2	Ornamental front door	:	
3	Sit out/ Verandah with steel grills	:	
4	Goods Lift	:	
5	Extra steel/ collapsible gates	:	
	Total	:	Nil
(AMENITIES)			(AMOUNT IN RS.)
1	Wardrobes	:	Nil
2	Glazed tiles	:	
3	Extra sinks and bath tub	:	
4	Marble / Ceramic tiles flooring	:	
5	Interior decorations	:	
6	Architectural elevation works	:	
7	Paneling works	:	
8	Aluminum works	:	
9	Aluminum hand rails	:	
10	False ceiling	:	
	Total	:	Nil
(MISCELLANEOUS)			(AMOUNT IN RS.)
1.	Separate toilet room	:	Nil
2.	Separate lumber room	:	
3.	Separate water tank/ sump	:	
4.	Trees, gardening	:	
	Total	:	Nil
(SERVICES)			(AMOUNT IN RS.)
1.	Water supply arrangements	:	Nil
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C. B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total	:	Nil

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TOTAL ABSTRACT OF THE ENTIRE PROPERTY		
	Land Value	: Rs. 58,46,710/-
	Cost of construction	: Rs. 17,78,652/-
	Extra Items	: Nil
	Amenities	: Nil
	Miscellaneous	: Nil
	Services	: Nil
	Total Fair Market Value	: Rs. 76,25,362/-
	Say	: Rs. 76.25 Lakh (Rupees Seventy Six Lakh Twenty Five Thousand Only)
	Realizable Value (15% less than the Fair Market Value)	: Rs. 64.81 Lakh (Rupees Sixty Four Lakh Eighty One Thousand Only)
	Distress Sale Value (25% less than the Fair Market Value)	: Rs. 57.19 Lakh (Rupees Fifty Seven Lakh Nineteen Thousand Only)
	Cost of construction for insurance purpose	: Rs. 17.79 Lakh (Rupees Seventeen Lakh Seventy Nine Thousand Only)
	The Book Value of the above property	: --
	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.	: Being developed area, prevalent market rates are higher in the locality in comparison to the guideline rates fixed by the Govt. for the purpose of stamp duty collection
	ii) Details of last two transactions in the locality/area to be provided, if available	: Details of last two transactions are not available. Property Dealer available in the locality: 1. Shree Shridhar : 8299535961 2. Om City : 8279548051

Date: 25.03.2023

Place: New Delhi

For Real value Consultants

(Ravi Mohan Bhardwaj)

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IX	ASSUMPTION S/REMARKS :-		
	i	Qualifications in TIR/Mitigation suggested, if any	Legal Search Report dated 17.07.2020 raised by Advocate Mahesh Chandra Pant.
	ii	Property is SARFAESI compliant:: Y/N	Yes
	ii	Whether property belongs to social infrastructure like hospital, school, old age home etc	No
	I	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	To be Mortgaged
	V	Details of last two transactions in the locality /area to be provided, if available	Not available
	v	Any other aspect which has relevance on the value or marketability of the property	No
X	NAME ADDRESS & SIGNATURE OF VALUER WITH WEALTH TAX REGISTRATION NO.		
	<div> <div> Date: 25.03.2023 Place: New Delhi </div> <div> For Real value Consultants (Ravi Mohan Bhardwaj) CAT-1/624/174/2020-21 </div> </div> <p>Note : I have submitted Valuation report directly to the Bank.</p>		

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XI ENCLOSURES		
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Owner to disclose
b)	Building plan	Sanctioned Building Plan vide Map No. R-1871/17-18, dated 09.01.2018 issued by MDDA. Property is already mortgaged with the Bank.
c)	Floor Plan	As above
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	Photographs of the property attached
e)	Certified copy of the approved/sanctioned plan where ever applicable from the concerned office.	No
f)	Google Map location of the property	Longitude /latitude given
g)	Price trend of the property in the locality/city from property search sites viz Magicbricks. Com, 99Acres.com, Makan.com etc.	Screen shots not available
h)	Any other relevant documents extracts	Nil

Date: 25.03.2023

Place: New Delhi

For Real value Consultants

(Ravi Mohan Bhardwaj)

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Encl: 1. Declaration from the value in Format E (Annexure IV)
2. Model Code of conduct for valuer (Annexure V)

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(Annexure-IV)

Format of undertaking to be submitted by Individuals/ proprietor/ partners/ directors

DECLARATION- CUM- UNDERTAKING

I. Er. Ravi Mohan Bhardwaj S/o Late Sh. Prem Narain do hereby solemnly affirm and state that:

- 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 **25.03.2023** 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. Our Engineer/Surveyor has personally inspected the property on **22.03.2023** in the presence of owner **Mr. Vijay Kumar (84330-06072)**. 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 depanelled/ 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 Income tax (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

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- o. My PAN Card number/Service Tax number as applicable is **AGFPB2566D**.
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. 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
- s. 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
- t. 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)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- w. My CIBIL Score and credit worthiness is as per Bank’s guidelines.
- x. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- z. Further, I hereby provide the following information.

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S. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Property bearing Khasra No. 894 Kha (THDC Plot No. 11) situated at Mauza Dehra khas, Dehradun, Uttarakhand
2	Purpose of valuation and appointing authority	To Assess the Fair Market Value, Work assigned by State Bank of India, SME Central, Dehradun, Uttarakhand
3	Identity of the valuer and any other experts involved in the valuation;	Valuer – Real Value Consultants through its Prop. Er. Ravi Mohan Bhardwaj along with Assistant Surveyor Mr. Sandeep Kaushal.
4	Disclosure of valuer interest or conflict, if any;	No interest
5	Date of appointment, valuation date and date of report;	Date of appointment - 22.03.2023 Date of report - 25.03.2023
6	Inspections and/or investigations undertaken;	Property inspected on 22.03.2023
7	Nature and sources of the information used or relied upon;	Enquired from local real estate agents, Neighbours, online market trends on 99 acres .com, Makaan. Com and our previous data.
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Adopted land & Building Method as per Indian Valuation Standard
9	Restrictions on use of the report, if any;	Only for Bank purpose
10	Major factors that were taken into account during the valuation;	Adopted land & Building Method
11	Major factors that were not taken into account during the valuation;	All factors are considered during the 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.	--

Date : 25.03.2023

Place : New Delhi

Signature

(Name of the Approved Valuer and Seal of the Firm / Company)

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(Annexure-V)

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.

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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 authorised by the authority, the registered valuers 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 valuers 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.

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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

Signature of the valuer : _____

Name of the Valuer : Er. Ravi Mohan Bhardwaj
Prop. Real Value Consultants

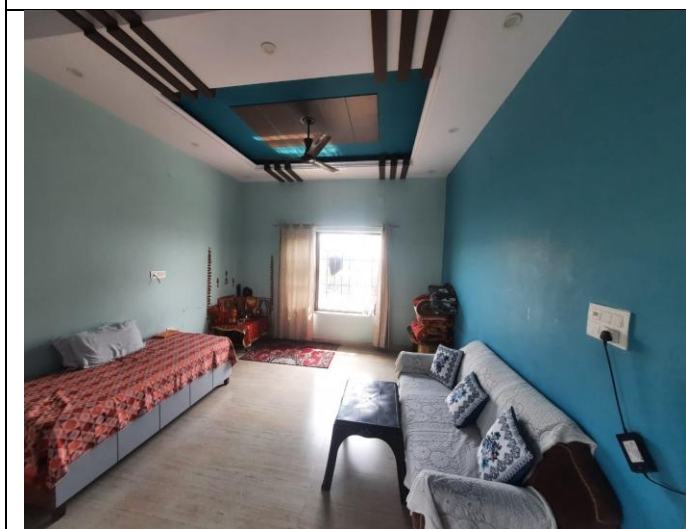
Address of the valuer : 139-140, Pocket-1, Sector-25, Rohini, Delhi-85

Date: 25.03.2023

Place: New Delhi

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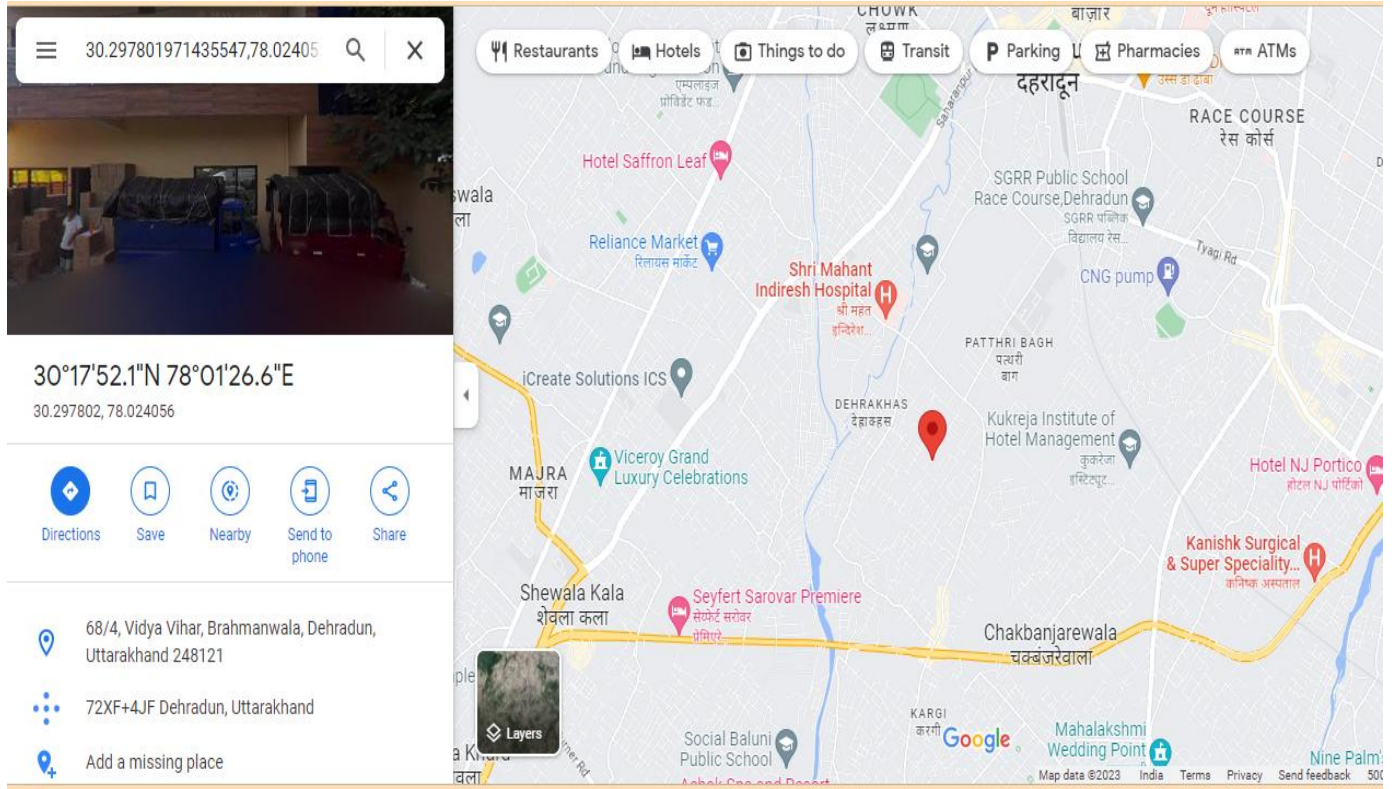
(PANEL VALUER OF IMMOVABLE PROPERTIES)



**PHOTOGRAPHS OF THE PROPERTY BEARING KHASRA NO. 894 KHA (THDC PLOT NO. 11)
SITUATED AT MAUZA DEHRA KHAS, DEHRADUN, UTTARAKHAND**

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GOOGLE LOCATION

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7

निबंधन उप जिला देहरादून नगरीय क्षेत्र—प्रथम (प्रमुख मार्गों से 350 मीटर की दूरी को छोड़कर)

(प्रमुख मार्गों से 350 मीटर की दूरी को छोड़कर)										
क्रमांक	प्रमुख मार्ग/मोहल्लों/राजस्व ग्रामों की श्रेणी	घाट संख्या/नाम	प्रमुख मार्ग/मोहल्लों/राजस्व ग्रामों का नाम	अवशिष्ट भूमि/समाहित की सम्पत्ति पर लागू प्रति वर्गमीटर	बहुमंजरीय आवासीय भवन में स्थित आवासीय प्लॉट (छुपर एरिया पर 100 प्रति वर्ग मीटर)	वर्गमिटर भवन की दर (मुपर एरिया पर 100 प्रति वर्गमीटर)	अन्य वाणिज्यिक प्रतिष्ठान	नगर विकास निधि की दर (100 प्रति वर्गमीटर)	टीनशेड	
1	2	3	4	5	6	7	8	9	10	11
					36000	50000	110000	100000	12000	10000
2	B	76	31, कोलागढ़	चावबाग कोलागढ़	24000	38000	90000	78000	12000	10000
		1	78, टर्नर रोड	टर्नर रोड (वैलमनटाउन क्षेत्र)	24000	38000	90000	78000	12000	10000
		2		पोंडो रोड (कुम्हार नगर क्षेत्र)	24000	38000	90000	78000	12000	10000
		3	37/72, बराला विहार/ देहरादून	आशीर्वाद इन्कलेव	24000	38000	90000	78000	12000	10000
		4		बंसल विहार	24000	38000	90000	78000	12000	10000
		5		इन्दिरा नगर कालोनी	24000	38000	90000	78000	12000	10000
		6	41, इन्दिरापुरम	इन्डियन इन्कलेव (समस्त फेज कांचली क्षेत्र)	24000	38000	90000	78000	12000	10000
		7		इन्दिरापुरम	24000	38000	90000	78000	12000	10000
		8		पनाथ गैली	24000	38000	90000	78000	12000	10000
		9	44, पटेल नगर पठ	गुरु रोड	24000	38000	90000	78000	12000	10000
		10		अशोकवाला	24000	38000	90000	78000	12000	10000
		11	42, कांचली	व्हीम प्रस्थ एनकलेव	24000	38000	90000	78000	12000	10000
		12	36, विजय पार्क	मोहित नगर	24000	38000	90000	78000	12000	10000
		13		करनपुर खास (सहस्रज्वाला मार्ग स्थित)	24000	38000	90000	78000	12000	10000
		14	41, इन्दिरापुरम	साई लोक	24000	38000	90000	78000	12000	10000
		15		लक्ष्मण चौक	24000	38000	90000	78000	12000	10000
		16	42, कांचली	कालिन्दी एन्कलेव	24000	38000	90000	78000	12000	10000
		17		नर्मदा एन्कलेव	24000	38000	90000	78000	12000	10000
		18		समस्त विहार	24000	38000	90000	78000	12000	10000
		19	19, घंटाघर/कालिका मन्दिर	जुनिया मोहल्ला	24000	38000	90000	78000	12000	10000
		20	9, आर्य नगर	आर्यनगर	24000	38000	90000	78000	12000	10000
		21		वैसिक गोलक इस्टेट	24000	38000	90000	78000	12000	10000
		22	9, आर्य नगर	मानसिंहवाला	24000	38000	90000	78000	12000	10000
		23	46, अशोकवाला	कवल विहार	24000	38000	90000	78000	12000	10000
		24	5, घोरण खास	उम्पल टावर	24000	38000	90000	78000	12000	10000
		25	5, घोरण खास	राजेश्वर नगर	24000	38000	90000	78000	12000	10000
		26	78, अमन विहार	अमन विहार	24000	38000	90000	78000	12000	10000
		27		बंगोत्री विहार	24000	38000	90000	78000	12000	10000
		28		चुपन विहार	24000	38000	90000	78000	12000	10000
		29		मन्दाकिनी विहार	24000	38000	90000	78000	12000	10000
		30		मोविन्द नगर	24000	38000	90000	78000	12000	10000
		31	5, घोरण खास	मयूर विहार	24000	38000	90000	78000	12000	10000

(कृष्ण कुमार मिश्रा)
अपर जिलाधिकारी (वित्त एवं राजस्व)
देहरादून

CIRCLE RATE