Kumar
Approved valuer - Cat. I /699/201/2018-19
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Akhil Kumar and Associates

Office-cum residence
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Ph. No. 0135-2620568
Mob. 9818649048
Email: akassociatesddn@gmail.com

(Our Ref. No. AKA/SHIV- R / 15 / JAN. / 2022)
Date: 03.01.2022

Appendix-I

VALUATION REPORT
FOR
PRESENT DAY ASSET VALUE IN RESPECT OF LAND ONLY, SITUATED AT DEHRADUN - HARIDWAR ROAD, MAJRI GRANT, PARGANA PARWA DOON, TEHSIL RISHIKESH, DISTT - DEHRADUN

FORMAT OF VALUATION REPORT FOR ALL IMMOVABLE PROPERTIES

S. No.		Particulars	:	Content
I		Introduction		
	1.	Name of valuer	:	Akhil Kumar
	2.	Date of inspection	:	01.01.2022
	3.	Date of valuation	:	03.01.2022
	4.	Purpose of valuation	:	*Assessment of the fair market value of the subject property as on date of valuation.*
	5.	Name of Property Owner/s (Details of share of each owner in case of joint & Co-ownership)	:	**M/s Vijay Laxmi Textiles Ltd., Through Director Sh. Chahagan Lal S/o Kesar Chand**
	6.	Name of Bank/ FI as applicable	:	***Punjab National Bank, Laxmanjhula Road, Rishikesh, Distt. Dehradun***
	7.	Name of developer of the property (in case of developer built properties)	:	*Not applicable*
	8.	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	:	Owner occupied
II		Physical Characteristics of the Asset		
	1.	Location of the property in the city	:	Dehradun
		Plot No. / Survey No.	:	Fun Valley, Mauza Majri Grant, Dehradun-Haridwar National Highway, Pargana Parwa Doon, Tehsil Rishikesh, Distt. Dehradun **(Ref. P/12 for sale deed and khasra wise details)**
		Door No.	:	
		T. S. No. / Village	:	
		Ward / Taluka	:	
		Mandal / District	:	
	2.	Municipal Ward No.	:	
	3.	City / Town	:	Doiwala /Dehradun
		Residential Area/Commercial Area/Industrial Area	:	Mixed Area
	4.	Classification of the area	:	
		High / Middle / Poor	:	Middle Class
		Metro / Urban / Semi Urban / Rural	:	Semi Urban
	5.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village Panchayat
	6.	Postal address of the property	:	Fun Valley, Mauza Majri Grant, Dehradun-Haridwar National Highway, Pargana Parwa Doon, Tehsil Rishikesh, Distt. Dehradun
	7.	Latitude, Longitude and Coordinates of the site	:	Latitude:- 30.1340722..............N Longitude:- 78.1640572............ E
	8.	Area of the plot/Land (Supported by a plan)	:	18630 Sqmt. (4.60 Acre Or 24.73 Bighas)
	9.	Layout plan of the area in which the property is located	:	Attached
	10.	Development of surrounding areas	:	Mixed area
	11.	Details of the road abuting the property	:	It is located on Dehradun - Haridwar National Highway (N.H. 72)
	12.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No
	13.	In case it is an agricultural land, any conversion to house site plots is contemplated	:	Non-agriculture

Akhil Kumar

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S. No.	Particulars			Content	
	14.	Boundaries of the property	:	A	B
				-	Actuals
		North	:	-	Other's properties
		South	:	-	Prop. of M/s Marut Nandan Overseas Ltd.
		East	:	-	Other's properties
		West	:	-	Other's properties
		Extent of the site considered for valuation (least of 14 A & 14 B)	:	18630 Sqmt. (4.60 Acre Or 24.73 Bighas)	
	15.	Description of the adjoining properties North South East West	:	18630 Sqmt. (4.60 Acre Or 24.73 Bighas)	
	16.	Survey No. if any	:	Ref. valuation details on page 12	
	17.	Type of building (Residential/Commercial/Industrial)	:	Mixed area	
	18.	Details of the building/buildings and other improvements in ternm of area, height, number of floors, plinth area floor wise, year of construction with details, full details of specifications to be appended along with building plans and elevations	:	Detail mentioned on page no. 6	
	19.	Plinth area, carpet area and saleable area to be mentioned separately and clarified			
		Plinth area (G/F)	:		
		Plinth area (F/F)			
		Total		Nil	
		Carpet area	:		
		saleable area	:	18630 Sqmt. (4.60 Acre Or 24.73 Bighas)	
	20.	Any other aspect	:	No	
III		**1. Town Planning Parameters**	:		
	1.	Master Plan provisions related to the property in terms of land use	:	Non Residential	
	2.	Date of issue and validity of layout of approved map / plan		Map not available	
	3.	Approved map / plan issuing authority	:		
	4.	Whether genuineness or authenticity of approved map / plan is verified	:		
	5.	Any other comments by our empanelled valuers on authentic of approved plan			
	6.	Planning area/Zone	:	It comes under M. DD.A., Dehradun, hence covered by relevant byelaws (Earlier it was under D.V.S.A.D.A.)	
	7.	Development Controls	:		
	8.	Zoning regulations	:	Not applicable	
	9.	FAR/FSI permitted and consumed			
	10.	Ground coverage	:		
	11.	Transferability of development rights if any, Building bye-law provisions as applicable to the property viz., setbacks, height restrictions, etc.	:	Falls under the purview of the planning department. The land use of the existing and adjoining property is as residential.	
	12.	Comment on surrounding land uses and adjoining properties in terms of usage.	:	Mixed area	
	13.	Comment on unauthorized construction if any	:	No	
	14.	Comment on demolition proceedings if any	:	No	

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S. No.		Particulars	:	Content
	15.	Comment on compounding/ regularization proceedings	:	Not applicable
	16.	Comment on whether OC has been issued or not	:	
	17.	Any other aspect	:	No
IV		**Legal Aspects**	:	
	1.	Ownership documents	:	Sale Deed
	2.	Name of the Owner/s (in case of joint & co-ownership, whether the shares are undivided or not)	:	M/s Vijay Laxmi Textiles Ltd., Through Director Sh. Chahagan Lal S/o Kesar Chand
	3.	Comments on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property	:	Apparently not, but bank counselor to inform
	4.	Comments on whether the IP is independently accessible?	:	Common access
	5.	Title verification	:	Verified by sale deed
	6.	Details of leases if any	:	Freehold Property
	7.	Ordinary status of freehold or leasehold including restriction on transfer	:	
	8.	Agreements of easements if any	:	No
	9.	Notification for acquisition if any	:	No
	10.	Notification for road widening if any	:	No
	11.	Possibility of frequent flooding / sub-merging	:	No
	12.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	:	Nil
	13.	Heritage restrictions if any, All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report.	:	Freehold Property
	14.	Comment on transferability of the property ownership	:	It is under proprietory ownership.
	15.	Comment on existing mortgages / charges/encumbrances on the property, if any	:	It is a mortgaged property.
	16.	Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be	:	
	17.	Building plan sanction, illegal construction if any done without plan sanction/violations	:	Not applicable
	18.	Any other aspect	:	No

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S. No.	Particulars			Content
V	**Economic Aspects**			
	1.	Details of ground rent payable	:	Not applicable
	2.	Details of monthly rents being received if any	:	
	3.	Taxes and other outings	:	
	4.	Property Insurance	:	
	5.	Monthly maintenance charges	:	
	6.	Security charges etc.	:	
	7.	Any other aspect	:	No
VI	**Socio-cultural Aspects**		:	
	1.	Descriptive account of the location of the property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	:	Not applicable
VII	**Functional and Utilitarian Aspects**		:	
	Description of the functionality and utility of the assets in terms of:		:	Available
	1.	Space allocation	:	
	2.	Storage space	:	
	3.	Utility of spaces provided within the building	:	
	4.	Any other aspect	:	No
VIII	**Infrastructure Availability**			
	a)	**Description of aqua infrastructure availability in terms of**	:	
	1.	Water supply	:	Available
	2.	Sewerage/sanitation	:	
	3.	Storm water drainage	:	
	b)	**Description of other physical infrastructure facilities viz.**	:	
	1.	Solid waste management	:	Available
	2.	Electricity	:	
	3.	Roads & Public transportation connectivity	:	
	4.	Availability of other public utilities nearby	:	
	c)	**Social infrastructure in terms of**	:	
	1.	School	:	Within 5 Km.
	2.	Medical facilities	:	Within 5 Km.
	3.	Recreation facilities in terms of parks and open spaces	:	Within 1 Km.

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S. No.	Particulars			Content
IX	**Marketability**			
	Analysis of the market for the proeprty in terms of			
	1.	Location attributes	:	Nil
	2.	Scarcity	:	Yes
	3.	Demand and supply of the kind of subject property	:	Yes
	4.	Comparable sale price in the locality	:	Inquired by local persons and market survey
X	**Engineering and Technology Aspetcs**			
	1.	Type of construction	:	Not applicable
	2.	Materials and technology used	:	
	3.	Specifications	:	
	4.	Maintenance issues		
	5.	Age of the building		
	6.	Total life of the building		
	7.	Extent of deterioration		
	8.	Structural safety		
	9.	Protection against natural disasters viz. earthquakes, etc.		
	10.	Visible damage in the building if any		
	11.	Common facilities viz. lift, water pump, lights, security system etc.		
	12.	System of air conditioning		
	13.	Provision for fire fighting, Copies of plan and elevations of the building to be included	:	
XI	**Environmental Factors**		:	
	1.	Use of environment friendly building materials, Green building techniques if any	:	Not applicable
	2.	Provision for rain water harvesting	:	
	3.	Use of solar heating and lighting systems, etc., Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	:	
XII	**Architectural and aesthetic quality**		:	
	1.	Descriptive account on whether the building is modern, old fashioned, etc. plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	:	Modern type injumentment park, named FUN VALLEY
XIII	**In case of the valuetion of industrial property**		:	
	1.	Proximately to residential areas	:	Available within 1 km
	2.	Availabilities of public transport facilities	:	
XIV	**Valuation**		:	
	1.	Here the procedures adopted for arriving at the valuation has to be heilighted. The valuer sholuld consider all the three generic approaches of property valuation and state explicitly the reason for adoption of rejection of a particular approach and the basis on which the final valuation judgement is arrived at	:	On land & building cost estimate method (details mentioned on page 6)
	a)	Details analysis and descriptive account of the approaches and assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures final valuation arrived at has to be presented here.	:	

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ANNEXURE

Specifications of Building

Sl. No.	Particulars	Item
1	Covered area	Not applicable
	Ground Floor	
	First Floor	
	Total	
2	Year of construction	Not applicable
3	Age of building	
4	Residual life	
5	Type of structure:	
6	Foundation:	
7	Walls	
8	Partitions	
9	Floor height	
10	Roof	
11	Flooring	
12	Finishing	
13	***Joinery:*** Door/ Windows	
14	**Services:** Electricity / Water supply	
15	Sewage Disposal	

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Evaluation

...l rates assessed through ground survey:-

...rket inquiry dated 01.01.2022 shows that the prevailing land rate for the large land in this area is Rs. 3500/- Per Sqyd, or Rs. ...82/- Per Sqmt., which is being considered in this report.

...etails are as under:

...Land:

Particulars	Cost on Market rate	Cost on Circle rate
Land area	18630.00 Sqmt. (4.60 Acre Or 24.73 Bighas)	18630.00 Sqmt. (4.60 Acre Or 24.73 Bighas)
Land rate applied	Rs. 4,182 /- Per Sqmt	Rs. 8,800 /- Per Sqmt
Cost of land	**Rs. 7,79,10,660**	**Rs. 16,39,44,000**

2) Valuation of Building

Particulars	Cost on Market rate	Cost on Circle rate
Overall Covered area (G/F+F/F)........	Not applicable	Not applicable
Covered area rate		
Cost of construction		
Depreciation factors for 17 years		
Net Valueof building after depreciaiton		
Add 5% for external services connection		
A... 12.5% for Internal electric installations		
Total building value		

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Summary for property value		
Particulars	Cost on market rate	Cost on circle rate
Land	Rs. 7,79,10,660	Rs. 16,39,44,000
Building	Not applicable	Not applicable
Total	**Rs. 7,79,10,660**	**Rs. 16,39,44,000**

Market value of the Property	*Rs. 7,79,10,660*	*Rounded off*	*Rs. 7.79 Crores*
Realisable Value of the property *(Less 15% of fair market value)*........	*Rs. 6,62,24,061*	*Rounded off*	*Rs. 6.62 Crores*
Distress Value of the property *(Less 25% of fair market value)*........	*Rs. 5,84,32,995*	*Rounded off*	*Rs. 5.84 Crores*
Circle Rate Value of the property	*Rs. 16,39,44,000*	*Rounded off*	*Rs. 16.39 Crores*

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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. 7.79 Crores** (Prevailing market rate along with details reference of atleast two latest deals/transactions with respect to adjacent properties in the areas . The reference should be of 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	-
ii.	Purchase price of immovable property	-
iii.	Book value of immovable property	-
iv.	Realizable value of immovable property (as on 03.01.2022)	**Rs. 6.62 Crores**
v.	Distress sale value of immovable property (as on 03.01.2022)	**Rs. 5.84 Crores**
vi.	Guideline Value (Value as per Circle Rates). If applicable, in the area where immovable property is situated.	**Rs. 16.39 Crores**

lace: Dehradun

Date 03.01.2022

(Akhil Kumar)

(Name and Official Seal of the approved Valuer)

Akhil Kumar

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Encl:

1. Declaration from the valuer
2. Model code of conduct for valuer
3. Photographs property
4. Screen shot (in hard copy) of Global Positioning system (GPS)/Various Applications (Apps)/Internet sites (eg Google earth)/etc.
5. Layout plan of the area in which the property is located
6. Building plan
7. Floor Plan
8. Any other relevant documents/extracts

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ANNEXURE 9

Format - E

DECLARATION FROM VALUERS

I hereby declare that-

a. The information furnished in my valuation report dated 03.01.2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

b. I have no direct or indirect interest in the property valued;

c. I have personally inspected the property on 01.01.2021 The work is not sub- contracted to any other valuer and carried out by myself.

d. I have not been convicted of any offence and sentenced to a term of Imprisonment;

e. I have not been found guilty of misconduct in my professional capacity.

f. 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.

g. 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.

h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure F- A signed copy of same to be taken and kept along with this declaration)

i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.

j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

k. Further, I hereby provide the following information.

Akhil Kumar

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No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Land and building
2	Purpose of valuation and appointing authority	***Assessment of the fair market value of the subject property as on date of valuation.***
3	Identity of the valuer and any other experts involved in the valuation;	Akhil Kumar Reg. No. Category I /699/201/2018-19
4	Disclosure of valuer interest or conflict, if any;	Not applicable
5	Date of appointment, valuation	01.01.2022
6	Date and date of report;	03.01.2022
7	Inspections and/or investigations undertaken;	Site inspection and fair market rate.
8	Nature and sources of the information used or relied upon;	Site Information and verify with locals.
9	Procedures adopted in carrying out the valuation and valuation standards followed;	Land building cost method
10	Restrictions on use of the report, if any;	Nil
11	Major factors that were taken into account during the valuation;	Approach & surrounding.
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.	Nil

Date: 03.01.2022

Place: Dehradun

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Akhilkumar

ANNEXURE 10

CODE OF CONDUCT FOR VALUERS

...ed in line with Companies (Registered Valuers and Valuation Rules, 2017))

...luers empanelled with bank shall strictly adhere to the following code of conduct:

...grity and Fairness

...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.

...A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.

...A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.

...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.

... 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 (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).

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.

...sonable 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.

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 organization discredits the profession.

Date: 03.01.2022

Place: Dehradun

GOVT APPROVED VALUER AKHIL KUMAR Cat.-I/699/201/2018-19 FELLOW INST OF VALUERS

Akhil Kumar

(Akhil Kumar)
Govt. Approved Valuer

Akhil Kumar

Govt. Approved valuer - Cat. I /699/201/2018-19

Chartered Engineer (Reg. No. M-164822-5)

Fellow Member Institution of Valuers (No. F 025618)

MDDA Panelled Engineer (Licence No. E/49/2020)

Engineers, Planners & Valuers (Land & Building)

Office-cum residence

51, Maliyan Street (Saharanpur Chowk), Dehradun

Ph. No. 0135-2620568

Mob. 9818649048

Email: akassociatesddn@gmail.com

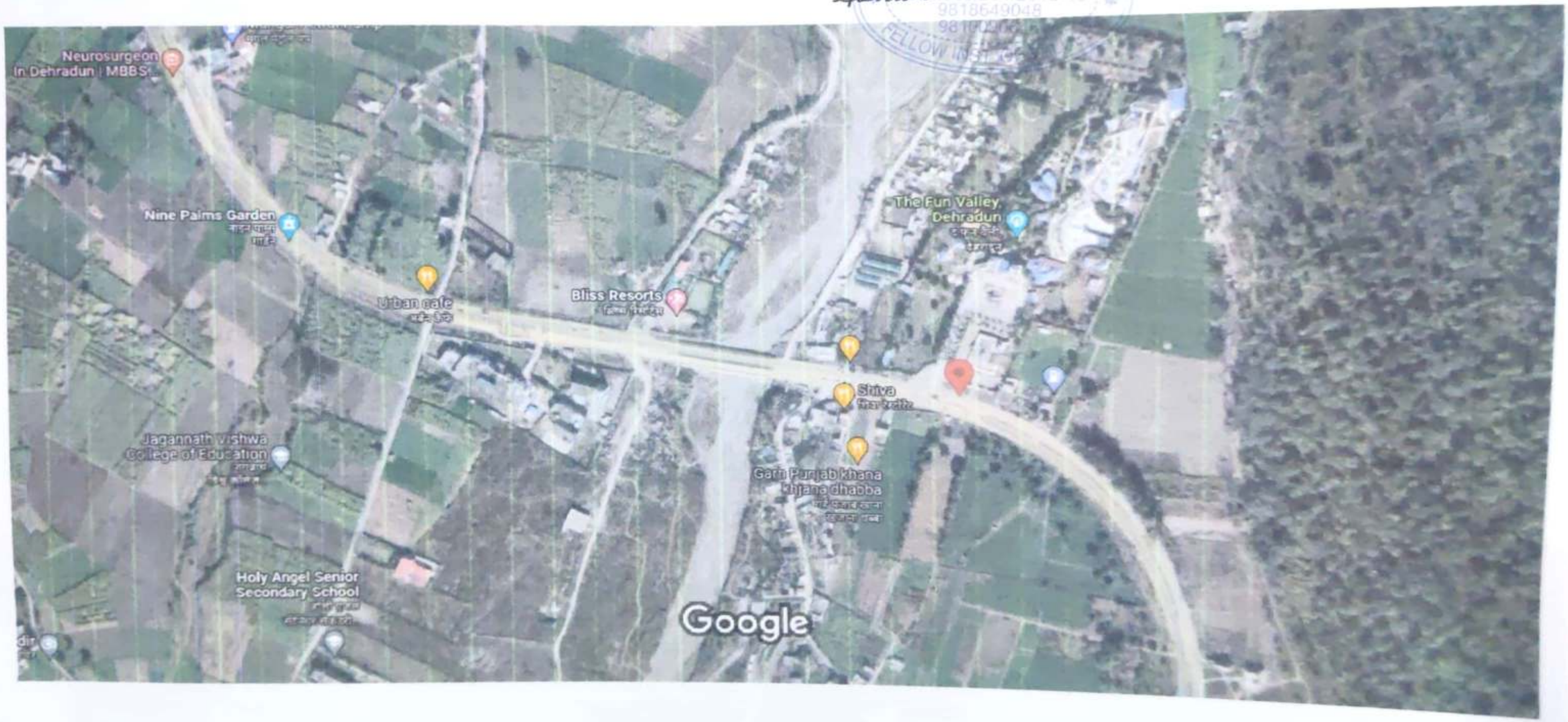
Annexure – A

Sl. No.	Sale deed No./ date	Name of owner	N.E.C. date	Khasra No.	Area
1.	490 / 15/03/2002	M/s Vijay Laxmi Textiles Ltd	03/04/2017	1200/182/2 (New No. 2933)	0.50 Acre
2.	491 / 15/03/2002	"	05/04/2017	1200/182/2 (New No. 2932)	0.50 Acre
3.	492 / 15/03/2002	"	05/04/2017	1200/182/2 (New No. 2928)	0.50 acre
4.	493 / 15/03/2002	"	05/04/2017	1200/182/2 (New No. 2930)	0.50 acre
5.	494 / 15/03/2002	"	03/04/2017	1200/182/2 (New No. 2929)	0.50 acre
6.	Page 340 / 15/03/2002	"	05/04/2017	1200/182/2 (New No. 2934)	0.50 acre
7.	2202 / 17/10/2002	"	03/04/2017	1200/183/1	0.40 acre or 2.15 bigha
8.	2203 / 17/10/2002	"	05/04/2017	1200/183/1	0.55 acre or 2.85 bigha
9.	2204 / 17/10/2002	"	05/04/2017	1200/183/1	0.65 acre

Google Maps 30°08'02.7"N 78°09'50.6"E

GOVT. APPROVED VALUER
AKHIL KUMAR
/2018-19
9818649048
FELLOW INST

Akhil kumar



Atul kumar

		12	संगतियावाला कला	100	5200	19200	37760	35870	12000	10000
		13	संगतियावाला खुर्द	100	5200	19200	37760	35870	12000	10000
		14	भट्टोवाला	100	5200	19200	37760	35870	12000	10000
3	C	1	रैनापुरग्रान्ट	140	6300	20300	39650	37670	12000	10000
		2	जीवनवाला	140	6300	20300	39650	37670	12000	10000
		3	फतेहपुरटाण्डा	140	6300	20300	39650	37670	12000	10000
		4	बडकोटमाफी (डाण्डी)	140	6300	20300	39650	37670	12000	10000
		5	रानीपोखरी	140	6300	20300	39650	37670	12000	10000
		6	खडकमाफ	140	6300	20300	39650	37670	12000	10000
		7	साहबनगर	140	6300	20300	39650	37670	12000	10000
		8	श्यामपुर विस्थापित ए बी कालोनी	140	6300	20300	39650	37670	12000	10000
4	D	1	रानीपोखरीग्रान्ट	180	8800	22800	46800	44460	12000	10000
		2	माजरीग्रान्ट	180	8800	22800	46800	44460	12000	10000
		3	आमबाग	180	8800	22800	46800	44460	12000	10000
		4	निर्मल ए	180	8800	22800	46800	44460	12000	10000
		5	निर्मल बी	180	8800	22800	46800	44460	12000	10000
		6	गुमानीवाला	180	8800	22800	46800	44460	12000	10000
		7	श्यामपुर	180	8800	22800	46800	44460	12000	10000
		8	खैरीखुर्द	180	8800	22800	46800	44460	12000	10000
		9	खाण्डरायवाला	180	8800	22800	46800	44460	12000	10000
		10	रायवाला	180	8800	22800	46800	44460	12000	10000
		11	प्रतीतनगर	180	8800	22800	46800	44460	12000	10000
		12	बीबीवाला	180	8800	22800	46800	44460	12000	10000
		13	लालपानी बुमुपानी	180	8800	22800	46800	44460	12000	10000
		14	सिंदरवाला	180	8800	22800	46800	44460	12000	10000
5	E	1	हरिपुरकलां	200	11000	25000	57000	54150	12000	10000

अपर जिलाधिकारी (वित्त एवं राजस्व)
देहरादून

GOVT APPROVED VALUER
AKHIL KUMAR
Cat.-I/699/201/2018-19
9818649048
9810090646
FELLOW INST OF VALUER

Akhil kumar