

VALUATION REPORT

USE FOR LIMITED CIRCULATION ONLY

OF	Land Only (Commercial & Residential Use)
FOR	i) Mrs. Sonal Dhawan W/o Mr. Samir Dhawan & ii) Mrs. Rakesh Dhawan W/o Mr. Vijay Kumar Dhawan
LOCATION	Park Belles Apartments, Mussoorie Road, Mauza-Sinola, Pargana Parwadoon, Tehsil- Dehradun, Distt.- Dehradun, Uttarakhand.
PURPOSE	For Bank Loan From State Bank of India, SME Dehradun

Fair Market Value of Property (Land Only) ₹ 424762850.00

Rupees Forty Two Crore Forty Seven Lacs Sixty Two Thousand Eight Hundred Fifty Only.

Realizable Value of Property (Land Only) ₹ 382286565.00

Rupees Thirty Eight Crore Twenty Two Lacs Eighty Six Thousand Five Hundred Sixty Five Only.

Panel Architect of:

- Indian Bank
- Bank of Baroda
- Bank of India
- Canara Bank
- Central Bank of India
- Dehradun Nagar Nigam
- Indian Overseas Bank
- Uttarakhand Gramin Bank
- Punjab National Bank
- State Bank of India
- The Kurmanchal Bank Ltd.
- The Nainital Bank Ltd.
- The Nainital Distt. Co-op Bank Ltd.
- Uttarakhand Open University
- The New India Assurance Co.Ltd.
- National Housing Bank

Panel Valuer of:

- Indian Bank
- Bank of Baroda
- Bank of India
- Canara Bank
- Punjab National Bank
- State Bank of India
- Uttarakhand Gramin Bank
- Almora Urban Co-op. Bank Ltd.
- The Kurmanchal Bank Ltd.
- The Nainital Distt. Co-op Bank Ltd.
- HUDCO Dehradun Region
- Kashipur Urban Co-Oprative Bank
- Bank of Maharashtra
- ESAF Small Finance Bank Ltd.
- UCO Bank

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. - 14- SHALIN ENCLAVE, BADRIPUR ROAD, JOGIWALA CHOWK, DEHRADUN- 248001



MS NEGI & ASSOCIATES

ARCHITECT, INTERIOR DESIGNER, PLANNER, APRD. VALUERS,
VASTU, PROJECT MANAGEMENT & TOPOGRAPHY SURVEY CONSULTANT

AR. M.S. NEGI

B.Arch, FIIA, FIV

REGD.No- CA/2006/38812

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ADDRESS : H.O. : 1ST FLOOR SUBHASH CHOWK BAJAJA LANE, RAMNAGAR DISTT- NAINITAL,
B.O. : 14- SHALIN ENCLAVE, BADRIPUR ROAD, JOGIWALA CHOWK, DEHRADUN

Date: October 31, 2023

Ref. No.: MSN/Val-3124/23-24

To,

The Chief Manager, State Bank of India, SME Dehradun

Subject :- Valuation report of Property (Land Only) of i) Mrs. Sonal Dhawan W/o Mr. Samir Dhawan & ii) Mrs. Rakesh Dhawan W/o Mr. Vijay Kumar Dhawan

This is to certify that immovable property (Land Only) belongs in the Name of i) Mrs. Sonal Dhawan W/o Mr. Samir Dhawan & ii) Mrs. Rakesh Dhawan W/o Mr. Vijay Kumar Dhawan

The aforesaid property is situated at - Park Belles Apartments, Mussoorie Road, Mauza-Sinola, Pargana Parwadoon, Tehsil- Dehradun, Distt.-Dehradun, State- Uttarakhand

Particulars of the aforesaid Land Only are as follows-

The aforesaid Land Only is situated in Khasara No.-80 Ka (Area= 2327.50 sq.m.), Khasara No. 80

a) Kha (Area= 56.70 Sq.m.), Khasara No. 80 Kha (Area= 658.11 Sq.m.), Khasara No. 69 Gha, 80 Kha, 81, 82, 80 Ka, 83, 84 (Area= 1146.57 Sq.m.)

b) The total land area is 3693.59 Sq.mt.

Remark:- Total land area of property of all four sale deed is 4188.88 Sq.mt. From which remaning land area 3693.59 Sq.mt. rest land come under road widening, common road phase -01 park bells appartment. So we are considering only 3693.59 Sq.mt. for valuation report.

The land status is Commercial & Residential Usewith fully ownership titleas per land documents.

The Property is registered in the name of is registered in the name of i) Mrs. Sonal Dhawan W/o Mr. Samir Dhawan & ii) Mrs. Rakesh Dhawan W/o Mr. Vijay Kumar Dhawan in Property No.1) Bahi No.1, Zild No.104, Page No. 249-256 in Serial No. 1105 on Dated 19/07/2011, having Remaning land area 658.11 Sq.m. in Property No. 2) Bahi No. 1, Zild No. 82, Page No. 127-218 in Serial No. 703 on Dated 06/05/2011 as per registered sale deed, having remaning land area 56.70 Sq.m. in Property No.3) Bahi No. 1, Zild No. 7579, Page No. 155-180 in Serial No. 9896 on Date-18.08.2023 as per registered gift deed, having land area 1146.57 Sq.m. & in Property No. 4) Bahi No. 1, Zild No. 7578, Page No. 167-212 in Serial No. 9883 on Date-18.08.2023 as per registered gift deed, haiving land area 2327.50 Sq.m

As on date Fair Market Value, Realizable Value, Distress Value and Guideline Value of the property as per Govt. approved Circle rate as follow:

Fair Market Value of Property (Land Only) ₹ 424762850.00

Rupees Forty Two Crore Forty Seven Lacs Sixty Two Thousand Eight Hundred Fifty Only.

Realizable Value of Property (Land Only) ₹ 382286565.00

Rupees Thirty Eight Crore Twenty Two Lacs Eighty Six Thousand Five Hundred Sixty Five Only.

Distress Value of Property (Land Only) ₹ 361048423.00

Rupees Thirty Six Crore Ten Lacs Forty Eight Thousand Four Hundred Twenty Three Only.

Guideline Value of Property as per govt. approved circle rate ₹ 203147450.00

(Land Only)

Rupees Twenty Crore Thirty One Lacs Forty Seven Thousand Four Hundred Fifty Only.

It is advice that the legal aspect with regard to the ownership of the property to be get confirmed through the original documents/ concern authority for reconciliation.

Declaration:- I hereby declare that-

- a) The information furnished in the valuation report is true and correct to the best of my knowledge and belief.
- b) I have no direct and indirect interest in the property valued.
- c) I have personally inspected property on October 30, 2023
- d) My registration with State Chief Commissioner of Income tax is valid as on date.

Date: October 31, 2023

Place: Dehradun

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

FORMAT-A

VALUATION REPORT IN RESPECT OF LAND/ SITE AND BUILDING

(To be filled in by the Approved Valuer)

I- GENERAL

- 1- Purpose for which the valuation is made : To assess current market value
- 2- a) Date of inspection : October 30, 2023
- b) Date on which the valuation is made : October 31, 2023
- 3- List of documents produced for perusal
- i) Sale Deed : Yes
 - ii) Gift Deed : Yes
 - iii) Legal Report : Yes
- 4- Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : i) Mrs. Sonal Dhawan W/o Mr. Samir Dhawan & ii) Mrs. Rakesh Dhawan W/o Mr. Vijay Kumar Dhawan
- Phone No. : 9599039235
- Share : Jointly Ownership
- 5- Brief description of the property (including leasehold / freehold etc) : Freehold Land
- 6- Location of property
- Khasara No.-80 Ka (Area= 2327.50 sq.m.), Khasara No. 80 Kha (Area= 56.70 Sq.m.), Khasara No. 80 Kha (Area= 658.11 Sq.m.), Khasara No. 69 Gha, 80 Kha, 81, 82, 80 Ka, 83, 84 (Area= 1146.57 Sq.m.)
- a) Plot No. / Survey No. : -
- b) Door No. : -
- c) T. S. No. / Village : Park Belles Apartments, Mussoorie Road, Mauza-Sinola, Pargana Parwadoon
- d) Ward / Taluka : Dehradun
- e) Mandal / District : Distt.-Dehradun
- 7- Postal address of the property : Park Belles Apartments, Mussoorie Road, Mauza-Sinola, Pargana Parwadoon, Tehsil-Dehradun, Distt.-Dehradun, Uttarakhand.
- 8- City / Town/Village : Town
- Residential Area : Yes
- Commercial Area : Yes
- Industrial Area : No
- 9- Classification of the area
- i) High / Middle / Poor : High Class
 - ii) Urban / Semi Urban / Rural : Semi Urban Area
- 10- Coming under Corporation limit / Village Panchayat / Municipality : Under Nagar Nigam

11- Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area : No

12- In case it is an agricultural land, any conversion to house site plots is contemplated : Residential/Commercial Use

13- Boundaries of the property

North	<u>As per Gift deed No. 9883:-</u> Open land/Property of Purchaser/Rakesh Dhawan & Sonal Dhawan	<u>As per Sale deed No. 703:-</u> Internal Passage/Driveway thereafter Property of Other
	South Land of Infinity Greens	Open Land of Smt. Rakesh Dhawan
	East Main Mussoorie Diversion Road	Open Land of Smt. Rakesh Dhawan & Smt. Sonal Dhawan
	West Property of Purchaser/Rakesh Dhawan & Sonal Dhawan	Group Housing Project of Sara Eminent of Tower A & B
North	<u>As per Sale deed No. 1105:-</u> Internal Passage/Driveway thereafter Property of Other	<u>As per Gift Deed No.9896:-</u> Not mention in deed.
	South Property of Smt. Rakesh Dhawan	
	East Main Mussoorie Road	
	West Open Land of Smt. Rakesh Dhawan	
North	<u>As per Site (Combined of All deed):-</u> 30 ft wide Common Road	
	South Infinity Greens Apartment	
	East Mussoorie Road	
	West Property of Owner (Park Bells)	

14- 14.1 Dimensions of the site

North	<u>As per Sale & Gift Deed:-</u>	<u>As per Actual Site:-</u>
	Not mention in deed.	As per Survey Plan Enclosed

14.2 Latitude, Longitude and Coordinates of the site : As per Enclosure "C"

15- Extent of the site : 3693.59 Sqm

16- Extent of the site considered for valuation (least of 14 A & 14 B) : 3693.59 Sq.mt.

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

I- CHARACTERISTICS OF THE SITE

- 1- Classification of locality** : Semi Urban Area
- 2- Development of surrounding areas** : Yes
- 3- Possibility of frequent flooding / submerging** : No
- 4- Feasibility to the Civic amenities like school, hospital, bus stop, market etc.** : Basic civic amenities are 1 km. approx
- 5- Level of land with topographical conditions** : Levelled
- 6- Shape of land** : Irregular
- 7- Type of use to which it can be put** : Commercial & Residential Use
- 8- Any usage restriction** : No
- 9- Is plot in town planning approved layout?** : No
- 10- Corner plot or intermittent plot?** : Corner Plot
- 11- Road facilities** : connected with Mussoorie road from East side & 30 ft wide common road from North Side.
- 12- Type of road available at present** : Bitumin Road
- 13- Width of road – is it below 20 ft. or more than 20 ft.** : Above 20 ft.
- 14- Is it a land – locked land?** : No
- 15- Water potentiality** : Available in this locality
- 16- Underground Sewerage system** : No
- 17- Is power supply available at the site?** : Available in this locality
- 18- Advantage of the site**
 The aforesaid property is connected with mussoorie Road. The said property is two side open
- 1- property which is connected with Mussoorie road from East side & 30 ft wide common road from North Side.**
- 2- The shape of property is irregular.**
- 19- Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from seacoast / tidal level must be incorporated)** : No

Part – A (Valuation of land)

- 1- Size of plot**
- North & South : S.No. 14(14.1)
- East & West :
- 2- Total extent of the plot** : 3693.59 Sq.mt.

- 3- Prevailing market rate** (Along with details /reference of at least two latest deals/ transactions with respect to adjacent properties in the areas) : We have confirm from local property dealer & Latest online transaction are not possible because no one person told there property details to other. So for that we have attached the market rates from different online site i.e. 99 Acre.com
- 4- Guideline rate obtained from the Registrar's Office** : @ Rs. 55000/-per Sqm.
(an evidence thereof to be enclosed)

As per Distt. Collector circle rate of Dehradun on dated 16 February 2023 having govt. circle rate are @ Rs.55000.00/- per sq.m. for Non Agriculture land of the given locality/area.

The Govt. approved circle rate of the property is Rs. 55000.00/- per Sqm. for Non Agriculture land in this locality. The aforesaid property is connected with mussoorie Road. The said property is two side open property which is connected with Mussoorie road from East side & 30 ft wide common road from North Side. So there will be 10% increase in basic circle rate for road widening hence rates are Rs. 55000.00/- per Sq.m. The market rate of the property also depends upon the market trends & future Potential also. Therefore, the above factors are appreciate the rates of the property as on date.

- 5- Assessed / adopted rate of valuation** : @ Rs.115000/- per Sq.mt.

- 6- Estimated value of land** : **Rs. 424762850.00**

Valuation: Here the approved valuer should discuss in detail his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as: 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.

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

Present Fair Market Value of Property ₹ 424762850.00

Rupees Forty Two Crore Forty Seven Lacs Sixty Two Thousand Eight Hundred Fifty Only.

Realizable Value of Property ₹ 382286565.00

Rupees Thirty Eight Crore Twenty Two Lacs Eighty Six Thousand Five Hundred Sixty Five Only.

The Book Value of the Property ₹ As per deed

The Distress Value of the Property ₹ 361048423.00

Rupees Thirty Six Crore Ten Lacs Forty Eight Thousand Four Hundred Twenty Three Only.

Date- October 31, 2023
Place- Dehradun

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

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property
is ₹ **424762850.00** **(Rupees Forty Two Crore Forty Seven Lacs Sixty Two Thousand Eight
Hundred Fifty Only.)**

Date- October 31, 2023

Signature
Name of the Branch
Manager with Official
Seal

DECLARATION FROM VALUERS

I hereby declare that

- a) I am a citizen of India
- b) The information furnished in my valuation October 31, 2023 is true and correct report dated
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 October 30, 2023 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 sign this valuation report.
- o) Further, I hereby provide the following information.

S.N.	Particulars		Valuer Comment
1-	Background information of the asset being valued;	:	Approach Distance from Main motor road, Surrounding development, distance of Basic civic Amenities, type of connected road etc.
2-	Purpose of valuation and appointing authority	:	For Bank Loan purpose from State Bank of India, SME Dehradun
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 31, 2023
6-	Inspections and/or investigations undertaken;	:	M.S. Negi & Associates (Site Engineer- Er. Yogesh Negi)
7-	Nature and sources of the information used or relied upon;	:	Rates are taken according to site visit
8-	Procedures adopted in carrying out the valuation and valuation standards followed;	:	Land Only
9-	Restrictions on use of the report, if any;	:	Only For Bank Loan purpose from State Bank of India, SME Dehradun
10-	Major factors that were taken into account during the valuation;	:	Distance of property from main market road, Shape & size, surroundings developments, type of road, market trends & future Potential of the property.
11-	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 31, 2023
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

- 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.
- 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 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.

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.
- 26) 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).
- 27) 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.

- 28) 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
- 29) 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.

- 30) 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.
- 31) A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Date- October 31, 2023
Place- Dehradun

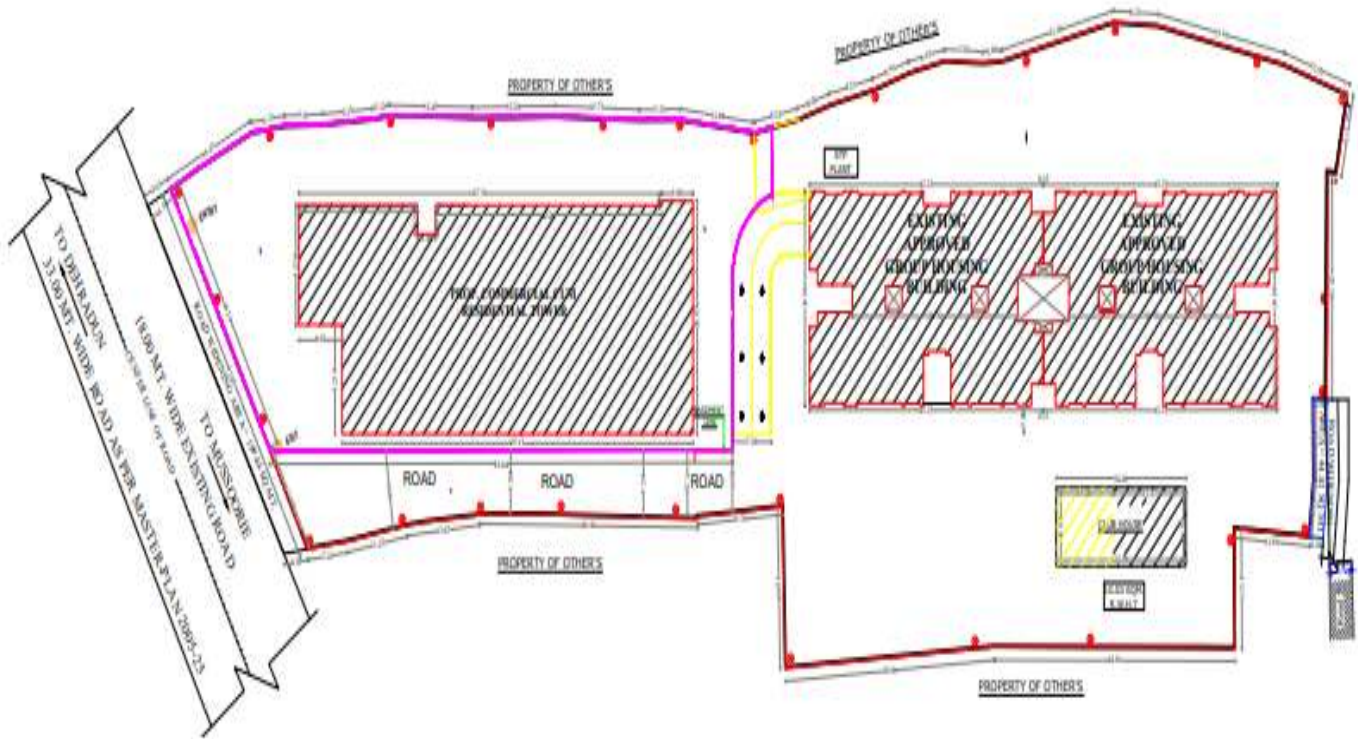
Ar. M.S NEGI
Signature and seal of
Registered Valuer

CIRCLE RATE

निबंधन उप जिला देहरादून
प्रमुख मार्ग

क्रमांक	प्रमुख मार्ग/मौहल्लों/राजस्व ग्रामों की श्रेणी		प्रमुख मार्ग/मौहल्लों/राजस्व ग्रामों का नाम	वार्ड संख्या/नाम	अकृषि भूमि/सम्पत्ति की सामान्य दर रुपये प्रति वर्गमीटर		बहुमंजलीय आवासीय भवन में स्थित आवासीय प्लेट (सुपर एरिया दर रु० प्रति वर्ग मीटर)	वाणिज्यिक भवन की दर (सुपर एरिया दर रु० प्रति वर्गमीटर)		गैर वाणिज्यिक निर्माण की दर (रु० प्रति वर्गमीटर)	
					0 से 50 मीटर तक	50 मीटर से अधिक व 350 मीटर तक		दुकान/रेस्टोरेंट/कार्यालय	अन्य वाणिज्यिक प्रतिष्ठान	लिनट पेश	टीनपोश
1	2	3	4	5	6	7	8	9	10	11	12
1	A	1	राजपुर रोड पर घण्टाघर से आर०टी०ओ० कार्यालय तक	17/19-दुखवाला/घण्टाघर-कालिका मन्दिर	62000	50000	76000	165000	148000	12000	10000
2	B	1	राजपुर रोड पर आर०टी०ओ० कार्यालय से मसूरी बाईपास तक	7-जाखन	55000	42000	69000	145000	132000	12000	10000
3	C	1	चकराता रोड पर घण्टाघर से बिन्दाल पुल-किशननगर चौक होते हुए बल्लपुर चौराहे तक	12-किशन नगर चौक	50000	40000	64000	132000	121000	12000	10000
		2	घण्टाघर पर गोधी रोड से दर्शन लाल चौक-प्रिन्स चौक-रेलवे स्टेशन-लक्खीबाग चौकी-आदित्य बाजार होते हुए सहारनपुर चौक तक	68/70-रीठा मण्डी/लक्खी बाग	50000	40000	64000	132000	121000	12000	10000
		3	घण्टाघर से लक्खीबाग चौकी तक के मध्य स्थित पत्तन बाजार/धामावाला/पीपल मण्डी/दर्शनी गेट	19-घण्टाघर/कालिका मन्दिर	50000	40000	64000	132000	121000	12000	10000
		4	हरिद्वार रोड पर प्रिन्स चौक से रिसपना पुल तक	15/20-रेसकोर्स/करनपुर	50000	40000	64000	132000	121000	12000	10000
		5	ईस्ट कैनाल रोड	15/16/21-करनपुर/बकरालवाला/एम०के०पी०	50000	40000	64000	132000	121000	12000	10000
		6	सुगाय रोड	15/21-एम०के०पी०/करनपुर	50000	40000	64000	132000	121000	12000	10000
		7	न्यू कैंट रोड (कैंट सीमा तक)		50000	40000	64000	132000	121000	12000	10000
		8	राजपुर रोड पर मसूरी बाईपास से राजपुर तक (साई मन्दिर होते हुए)	4-राजपुर रोड	50000	40000	64000	132000	121000	12000	10000
		9	डायवर्जन रोड पर मसूरी बाईपास से मालसी डीयर पार्क तक	4-राजपुर रोड	50000	40000	64000	132000	121000	12000	10000
		10	डायवर्जन रोड पर मालसी डीयर पार्क से कुवाल गेट तक	1/4-मालसी/राजपुर रोड	50000	40000	64000	132000	121000	12000	10000
4	D	1	जी०एम०एस० रोड बल्लवाला चौक से सेवलाकला - ट्रांसपोर्ट नगर होते हुए मोहब्बेवाला सहारनपुर तक तथा सकलानी	86-सेवलाकला	45000	38000	59000	119000	110000	12000	10000

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

SURVEY PLAN

Online Market rate Ref. Of I.P.

Home > Property in Dehradun > Plots in Dehradun > Plots in Mussoorie Road

Posted on Jul 14, 2023 | Under Construction

₹20 Lac @ 800 per sq.ft.

Estimated EMI ₹15,974

Residential Land/Plot for Sale

In Mussoorie Road, Dehradun, Uttarakhand

RERA STATUS

NOT AVAILABLE

Website: <http://ukrera.org.in:8080/rerauk/>

Overview

Owner Details

Price Trends

Explore Locality

Recommendations

Property (0)



Photos not shared by advertiser

Request Photos



Dimensions

Plot area 2500 sq.ft. ✓

(232.26 sq.m.)



Price

₹ 20 Lac

@ 800 per sq.ft.



Address

Mussoorie Road, Dehradun



Facing

North-East



No. of Open Sides

1



Possession

undefined



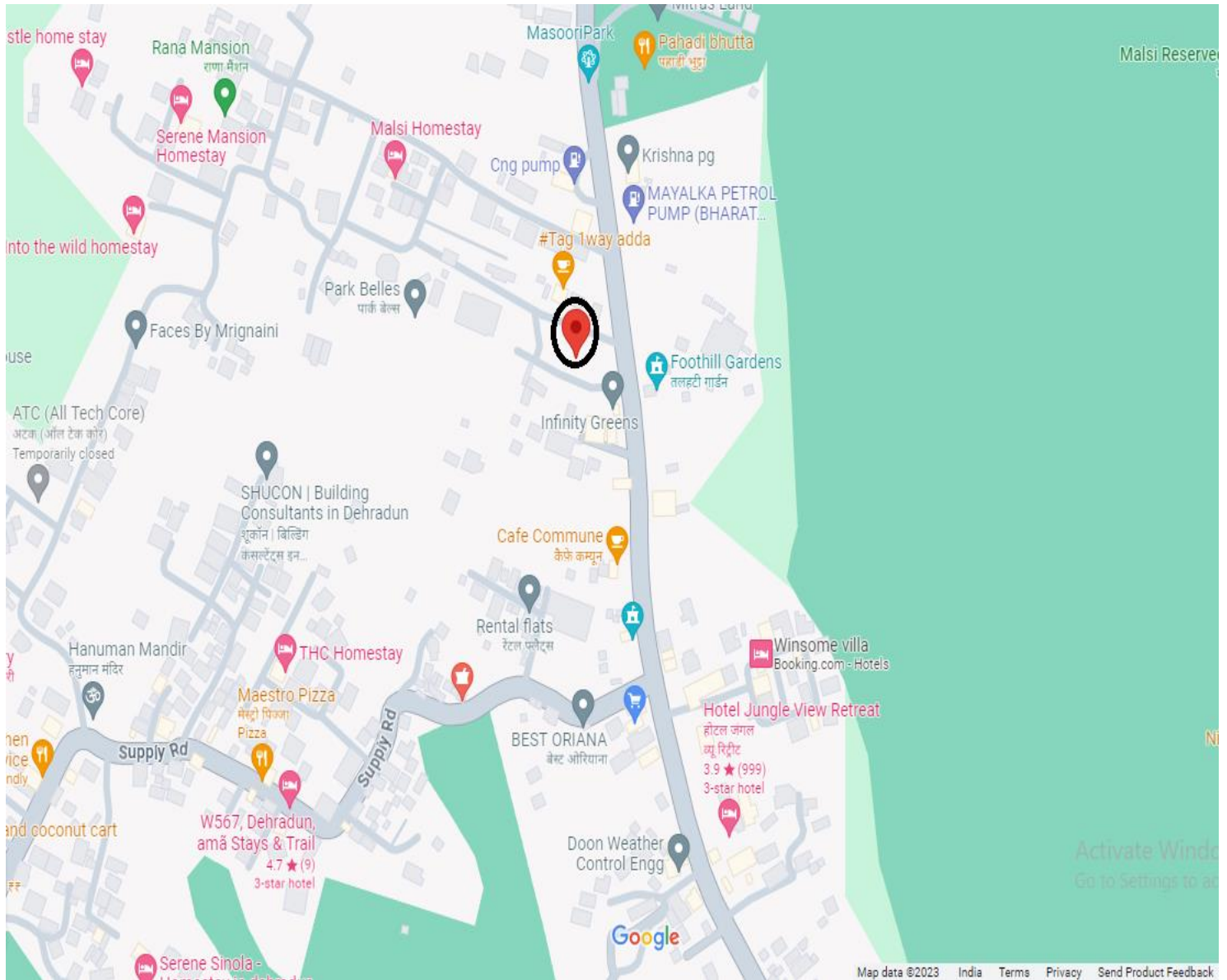
Boundary wall

No

Date- October 31, 2023

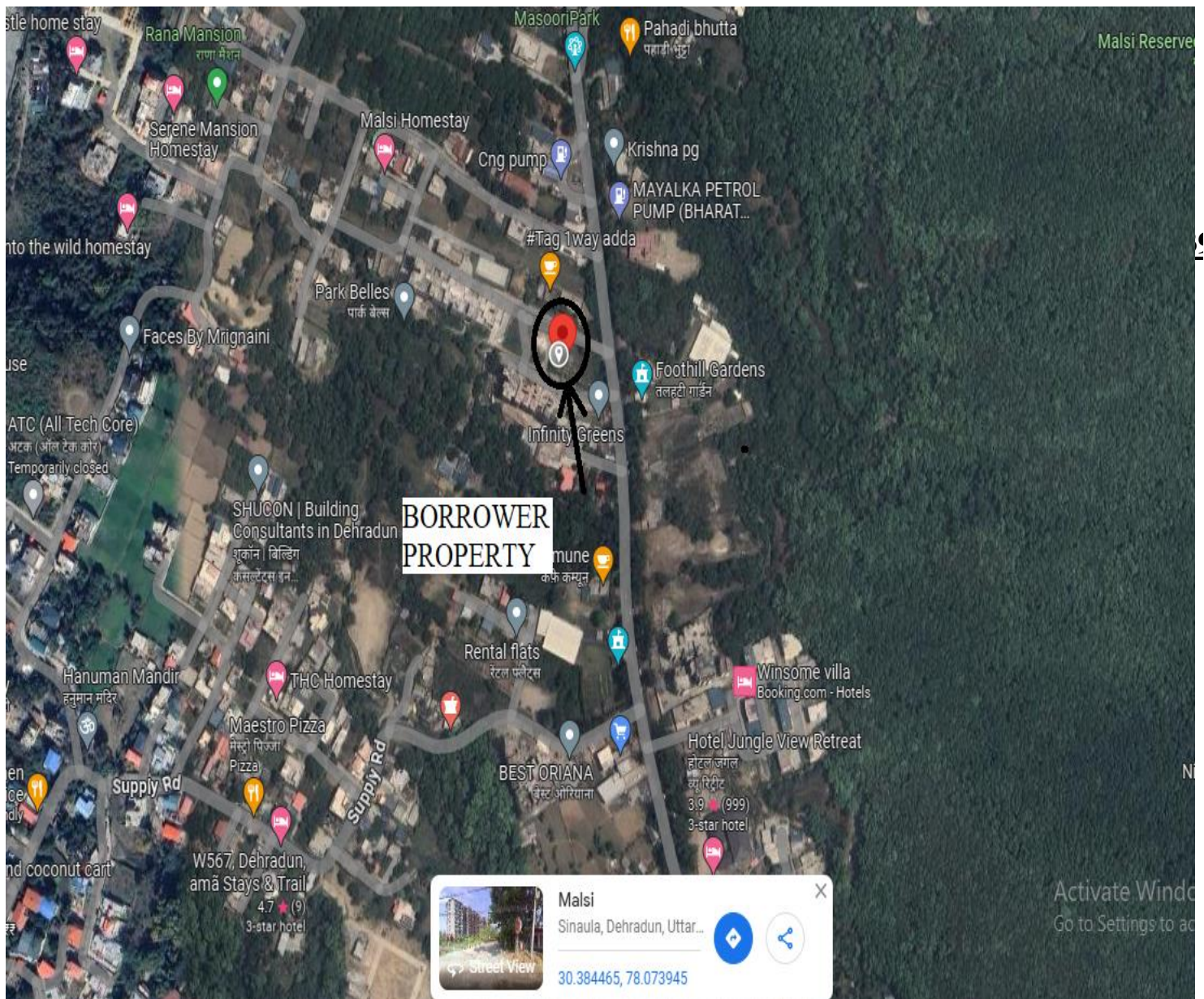
Place- Dehradun

Ar. M.S NEGISignature and seal of
Registered Valuer

LOCATION PLAN

Date- October 31, 2023
Place- Dehradun

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

GOOGLE MAP**30.384414, 78.073977**

Date- October 31, 2023

Place- Dehradun

M S Negi Associates Architects, Interior Designers, Planners, Govt. Apprd. Valuers

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

SITE PHOTOGRAPHS



Front View & Side Views of Property Showing Road

Date- October 31, 2023

Place- Dehradun

M S Negi Associates Architects, Interior Designers, Planners, Govt. Apprd. Valuers

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

SITE PHOTOGRAPHS



Other View of Property.

Date- October 31, 2023
Place- Dehradun

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