

Akhil Kumar and Associates

Akhil Kumar

Govt. Approved valuer - Cat-I/699/Vol-II/37/2023-24

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

On the panel as Land and Building valuer for - State Bank of India, Punjab National Bank, Bank of Baroda, Canara Bank, Punjab & Sind Bank, UCO Bank, Uttarakhand Gramin Bank, Union Bank of India, Indusind Bank, District Co-operative Bank & HDFC Bank and Valuation for income tax, capital gains, visa, networth etc.

ANNEXURE - 8

VALUATION OF PROPERTY (LAND & BUILDING)

REPORT ON VALUATION

(Our Ref. No. /AKA/ R /145/SEP /2023)

Date: 18.09.2023

PART A - BASIC DATA

I. GENERAL

1. Purpose of valuation	:	Assessment the fair market value of the subject property as on date of valuation
2. a) Date of inspection	:	16.09.2023
b) Date on which the valuation is made	:	18.09.2023
3. Name of the reported owner with present address and phone number	:	SH. PRABHAT MISHRA S/O SH. OM SHANKAR MISHRA
4. Documents produced for perusal	:	
I)	:	Ref. Copy of NEC, 12.07.2023
5. Brief description of the property taken for valuation (Including leasehold/freehold etc)	:	The subject property is a double storeyed residential Property, constructed in the year 2016, located on two road i.e. 45 Ft. wide SIDCUL road on northern side & 30 Ft. wide road on southern side, situated at Plot No. 66, Khasra No. 800, 800M, 810M, 812, 813M, 814, 815, 879M, Gram Rawali Mehdooh, Pargana Jwalapur, Tehsil & Distt. Haridwar & Khasra No. 20, 21, 22M, 24M, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40M, 41M, 43M, 44, 45, 46, 50M, 51, 52, 53, 54, 55M, 60, 61, 62M, Gram Ranipur Bahar Hadood, Pargana Jwalapur, Tehsil & Distt. Haridwar, and the important land mark is near IDBI Bank.
6. Scope of valuation	:	Evaluation of land and onstructed area
7. If this report is to be used for any bank purpose, state the name of the bank and branch, if known	:	Canara Bank, RAH Branch Haridwar, Distt. Haridwar

II. DESCRIPTION OF THE PROPERTY

1. Postal address of the property with PIN code	:	Plot No. 66, Gram Rawali Mehdooh, Pargana Jwalapur, Tehsil & Distt. Haridwar & Gram Ranipur Bahar Hadoodh, Pargana Jwalapur, Tehsil & Distt. Haridwar, near IDBI Bank.
City / Town	:	Jwalapur/Haridwar
2. Residential Area	:	Yes
Commercial Area	:	Yes
Industrial Area	:	No
Classification of the Area	:	
3. i) High / Middle / Poor	:	Middle class
ii) Urban / Semi Urban / Rural	:	Urban



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4	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipality	
5	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No	
6	In case it is an agricultural land, any conversion to house site plots is contemplated	:	Residential	
7	Location of the property Plot No. / Nagar/Survey No. Door No. S.F. No. / T.S. No. / R.S. No. Village / Block Taluk / Ward Mandal/District / Municipality / Corporation	:	Khasra No. 800, 800M, 810M, 812, 813M, 814, 815, 879M, Gram Rawali Mehdoodh, Pargana Jwalapur, Tehsil & Distt. Haridwar & Khasra No. 20, 21, 22M, 24M, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40M, 41M, 43M, 44, 45, 46, 50M, 51, 52, 53, 54, 55M, 60, 61, 62M, Gram Ranipur Bahar Hadoodh, Pargana Jwalapur, Tehsil & Distt. Haridwar, and the important land mark is near IDBI Bank.	
8	Boundaries of the property		A As per LSR	B As per visit/Actuals
	East	:	Plot No. 65	Plot No. 65 of other's Property
	West	:	Plot No. 67	Plot No. 67 of other's Property
	North	:	Land of SIDCUL	45 Ft. wide SIDCUL Road
	South	:	9 Mt. wide road	9 Mt. wide road
9	Latitude, Longitude and Coordinates of the site	:	Latitude:- 29.94503 "N" Longitude:- 78.06865 "E"	
10	Property tax receipt referred	:	Not available	
	Assessment number	:	Owner to inform	
	Tax amount	:	Owner to inform	
	Receipt in the name of	:	Not available	
11	Electricity service connection consumer number In the name of other details, if any	:	Not available	
12	Property is presently occupied by (owner / Tenants / Both / Vacant)	:	Owner occupied	
13	If tenanted fully, What is the gross monthly rent?	:	Nil	
14	If occupied by both By assuming the entire building is let out,	:	Wholly owner occupied	
	(i) What is the probable monthly rent?	:	Nil	
	(ii) What is the advance amount?	:	Nil	



III. PROCEDURE OF VALUATION

	VALUATION DETAILS	:	Land and building
1.	F. S. I.	2.	Plot coverage 69.92%



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(Description the property details)

PART B- LAND

1	Dimensions of the site		A	B
			As per LSR	As per site
	East	:	15 Mt.	15 Mt.
	West	:	15 Mt.	15 Mt.
	North	:	6 Mt.	6 Mt.
	South	:	6 Mt.	6 Mt.
	Extent	:	90.00 Sqmt.	
2	Extent of site (least of 1 a & 1 b)	:	90.00 Sqmt.	
	Size of the plot	}	Already mentioned	
	East & West			
	North & South			
	Total extent of the plot	:	90.00 Sqmt.	
3	CHARACTERISTICS OF THE SITE			
	* What is the character of the locality?	}	Urban	
	* What is classification of the locality?			
	Development of surrounding areas	:	Developed	
	Possibility of frequent flooding / sub-merging	:	No	
	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	Available within 3 Km. radius there-from	
	Level of land with topographical conditions	:	Levelled	
	Shape of land	:	Rectangular	
	Type of use to which it can be put	:	Residential	
	Any usage restriction	:	No	
	Is plot in town planning approved layout?	:	Yes	
	Corner plot or intermittent plot?	:	Intermittent	
	Type of road available at present	:	Metalled	
	*Road facilities are available?	:	Yes	
	Is it a land - locked land?	:	No	
	Water potentiality	:	Available	
	*What is the width of the Road?	:	45 Ft. wide road	
	Width of road - is it below 20 Ft. or more than 20 ft.	:	More than 20 Ft. wide road	
	Underground sewerage system	:	Sewer line	
	Is power supply available at the site?	:	Yes	



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	Advantage of the site		
1.		:	45 Ft. wide road
	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
	*Any factors which affect the marketability of the land?	:	Nil
	*Type of the land?		Residential
	*Accessibility	:	Accessible
4.	Value on adopting GLR (Guideline Rate) i) Guideline rate as obtained from the Registrar's Office (an evidence thereof to be enclosed) ii) Value of land by adopting GLR	:	Rs. 26,250 /- Per Sqmt. (25000+10% Rs. 23,62,500 (90 x 26,250)
5.	Value by adopting PMR (Prevailing Market Rate) Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	Market inquiry dated 16.09.2023 shows that the prevailing land rate in this area is 9500 /- Per Sqft. Or Rs. 1,02,220/- Per Sqmt. Say Rs. 1,02,200/- Per Sqmt.
	Unit rate adopting in this valuation after considering the characteristics of the subject plot.		Rs. 1,02,200 / - Per Sqmt
	Value of land by adopting PMR	:	Rs. 91,98,000 (90 x 1,02,200)

PART C- BUILDINGS

	Type of Building (Residential / Commercial / Industrial)	:	Residential
1.	Type of construction (Load bearing / RCC/ Steel Framed/framed structure)	:	RCC column base
2.	Quality of construction (Superior/I Class / II Class)	:	I Class
3.	Appearance of Building (Common/Attractive/Aesthetic)	:	As per attached photographs
4.	Maintenance/Condition of the Building (Exterior:		
	i) Exterior - New one / Excellent / Good / Normal Average / Poor	:	Normal
	ii) Interior - Excellent / Good / Normal Average / Poor	:	Normal
5.	Plinth area	:	
	Ground Floor		62.930 Sqmt.
	First Floor	:	51.770 Sqmt.
	Mumty		13.460 Sqmt.
	Total		128.16 Sqmt.
6.	Number of floor and height of each floor including basement, if any	:	G/F 11 Ft, F/F 10 Ft. & Mumty 9 Ft.



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Floor	Year of Construction (as reported / as per actual obsevation / as per deed)	Roof	Plinth area (in Sqmt)		
			Main portion "A"	Cantilevered portion "B"	Total A + 50% of B
Ground Floor	2016	RCC	62.93	Included in A	62.93
First Floor			51.77		51.77
Mumty			13.46		13.46
	TOTAL		128.16		128.16

1. Drawing approval

a.	Date of issue and validity of layout of approved map / plan	:	Date not mentioned in the map
b.	Approved map / plan issuing authority	:	A dworn map available
c.	Whether genuineness or authenticity of approved map / plan is verified	:	Yes
d.	Any other comments by our empanelled valuers on authentic of approved plan	:	No
e.	(Discuss on the building approval, reference, violations observed, consequences of violation etc.)	:	No
8	Value of building is estimated by adopting suitable unit plinth area rate depending upon the specifications. Depreciation is calculated by straight - line method assuming a salvage value of %	:	Mentioned on page no. 7



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8. VALUATION OF BUILDING:

DESCRIPTION	G+2
Specification	
Floor finish	Tiles
Superstructure	RCC column base
Roof	RCC
Doors	Rolling Shutter/Wodden
Windows	Wooden / steel
Weathering course	Done
Plinth area	Already mentioned on page no. 4
Year of construction (as reported /as observed / as per the deed)	2016
Age of the building	7 Years
If the age is not exactly known, further life expected	
Total life of the building estimated	53 Years or so
Depreciation percentage (assuming salvage value =%)	Mentioned on page no. 7
Replacement rate of construction with the existing conditions and specifications	
Replacement value	
Depreciation value at the rate of%	
Present value of the building	
Total value of the building (GF, other floors if any)	



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Sr. no.	Particulars of item	Plinth area (in Sqmt)	Roof height	Age of building	Estimated composite rate / covered area rate	Replacement cost Rs.	Depreciation	Net value after depreciations Rs.
1	Ground Floor	62.930	11 Ft.	7 Years	Rs. 18,500	Rs. 11,64,205	0.932	Rs. 10,85,039
2	First Floor	51.770	11 Ft.		Rs. 17,640	Rs. 9,13,223	0.932	Rs. 8,51,124
3	Mumty	13.460	9 Ft.		Rs. 10,000	Rs. 1,34,600	0.932	Rs. 1,25,447
Total								Rs. 20,61,610

Building value as per Circle rate

1	Ground Floor	62.930	11 Ft.	7 Years	Rs. 12,000	Rs. 7,55,160	0.932	Rs. 7,03,809
2	First Floor	51.770	11 Ft.		Rs. 12,000	Rs. 6,21,240	0.932	Rs. 5,78,996
3	Mumty	13.460	9 Ft.		Rs. 10,000	Rs. 1,34,600	0.932	Rs. 1,25,447
Total								Rs. 14,08,252

Part D- AMENITIES & EXTRA ITEMS

(Value after Depreciation)

1.	Portico		:				
2.	Ornamental front / Pooja door		:				
3.	Sitout/ Verandah with steel grills		:				
4.	Extra steel/ collapsible gates						
5.	Open staircase		:				
6.	Wardrobes, showcases, wooden cupboards						
7.	Glazed tiles						
8.	Extra sinks and bath tub						
9.	Marble / ceramic tiles flooring						
10.	Interior decorations						
11.	Architectural elevation works						
12.	False ceiling works						
13.	Paneling works						
14.	Aluminum works						
15.	Aluminum hand rails						
16.	Separate lumber room						
17.	Separate toilet room						
18.	Separate water tank/ sump						
19.	Trees, gardening						
20.	Any other						
Total			:			@ 10.5% of building value	Rs. 2,16,469



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PART E- SERVICES (Value after Depreciation)

1.	Water supply arrangements			
	Open well	:		
	Deep bore	:		
	Hand pump	:		
	Motor	:	@ 5.5% of building value	Rs. 1,13,389
	Corporation Tap	:		
	Under ground level sump	:		
	Overhead Water tank	:		
2.	Drainage arrangements	:		
	Septic Tank	:		
	Underground sewerage	:		
3.	Compound wallRm @ Rs. / m2	:		
	Height	:	@ 5.5% of building value	Rs. 1,13,389
	Length	:		
	Type of construction	:		
4.	Pavements Rm. @ Rs...../m2	:		
5.	Steel gateRm. @ Rs...../m2	:		
6.	E.B. Deposits, water deposits, drainage deposits etc.	:		
7.	Electrical fittings and others	:		
	Type of wiring	:		
	Class of fittings (superior / ordinary / poor)	:		
	Number of light points	:	@ 7.5% of building value	Rs. 1,54,621
	Fan points	:		
	Spare plug points	:		
	Any other item	:		
8.	Plumbing installation	:		
	No. of water closets and their type	:		
	No. of wash basins	:	@ 9% of building value	Rs. 1,85,545
	No. of bath tubs	:		
	Water meter, taps, etc.	:		
	Any other fixtures	:		
9.	Any other	:	No	
	Total	:		Rs. 5,66,943



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PART F- ABSTRACT VALUE

Part	Description	Value of adopting	
		GLR	PMR
B	Land	Rs. 23,62,500	Rs. 91,98,000
C	Building	Rs. 14,08,252	Rs. 20,61,610
D	Amenities	-	Rs. 2,16,469
E	Services	-	Rs. 5,66,943
	Total	Rs. 37,70,752	Rs. 1,20,43,022
Factors favouring for an additional value			
1			Nil
2			Nil
Add	(+)		Nil
Factors favouring for less value			Nil
1			Nil
2			Nil
Less	(-)		Nil
Present Market Value			Rs. 1,20,43,022

ANY OTHER DETAILS:

(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 i) Salability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).

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;

Market Value	Rs. 1,20,43,022
Book value (Circle rate value)	Rs. 37,70,752
Distress Value	Rs. 90,32,266
Realisable Value	Rs. 1,02,36,568

Place: Dehradun

Date: 18.09.2023

GOVT. APPROVED VALUER
AKHIL KUMAR
Cat-I/699/Vol-II/37/2023-24
9818649048
9810090646
FELLOW INST. OF VALUER
(Akhil Kumar)
Govt. approved valuer

Encl:

1. Declaration from the valuer in Format (Annexure -22)
2. Model code of conduct for valuer (Annexure-23)

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PART "G" CERTIFICATE

1. It is hereby certified that in my opinion
 - i) The present market value of the property discussed in the report (above) by adopting prevailing market rate for land is Rs. 1,02,200/- Per Sqmt
 - ii) The forced sale value of the property is estimated as 25% less than the present market value.
2. Number of title deed (s) involved in this property is One. The relevant document for the subject property in the opinion of this valuer is the LSR, Sale deeds etc.
3. If this property is offered as collateral security, the concerned financial institution is requested to verify the extent of land shown in this valuation report with respect to the latest legal opinion.
4. Value varies with the purchase and date of valuation. This report is not be referred if the purpose is different other than mentioned in (1)
5. The property was inspected on 16.09.2023
6. The legal aspects were not considered in this valuation.
7. This valuation work has been undertaken by the valuer based upon the request from the Bank for the assessment of the present day value of the referred property.

Place: Dehradun

Dated: 18.09.2023

Note: This Report contains 13 Pages

Enclosures:

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

(Note: The valuer may add any number of additional sheets for providing any vital data and relevant information)



(Panel Valuer)

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ANNEXURE 9

Format - E

DECLARATION FROM VALUERS

I hereby declare that-

- a. The information furnished in my valuation report **dated 18.09.2023** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I have personally inspected the property on **16.09.2023** 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.



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No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Residential property
2	Purpose of valuation and appointing authority	Assessment 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. Govt. Approved valuer - Cat-I/699/Vol-II/37/2023-24
4	Disclosure of valuer interest or conflict, if any;	Not applicable
5	Date of appointment, valuation	15.09.2023
6	Date and date of report;	18.09.2023
7	Inspections and/or investigations undertaken;	Site inspection and fair market rate was confirmed from property dealers /agents and locals
8	Nature and sources of the information used or relied upon;	
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

Place: Dehradun



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ANNEXURE IX

MODEL CODE OF CONDUCT FOR VALUERS

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

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 endeavor 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

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 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.

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.

28. Remuneration and Costs.

29. 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.

30. 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.

31. Occupation, employability and restrictions.

32. 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.

33. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

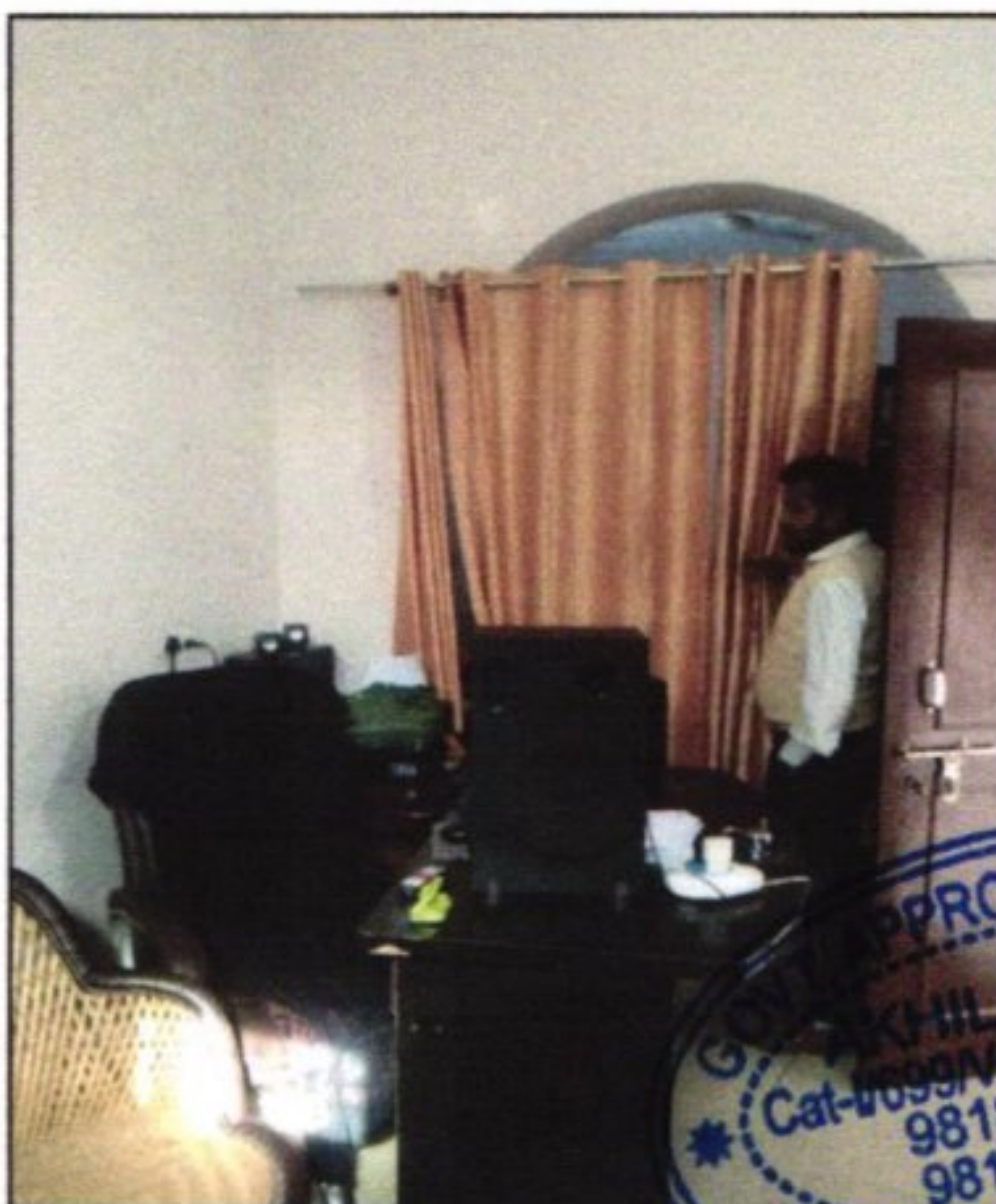
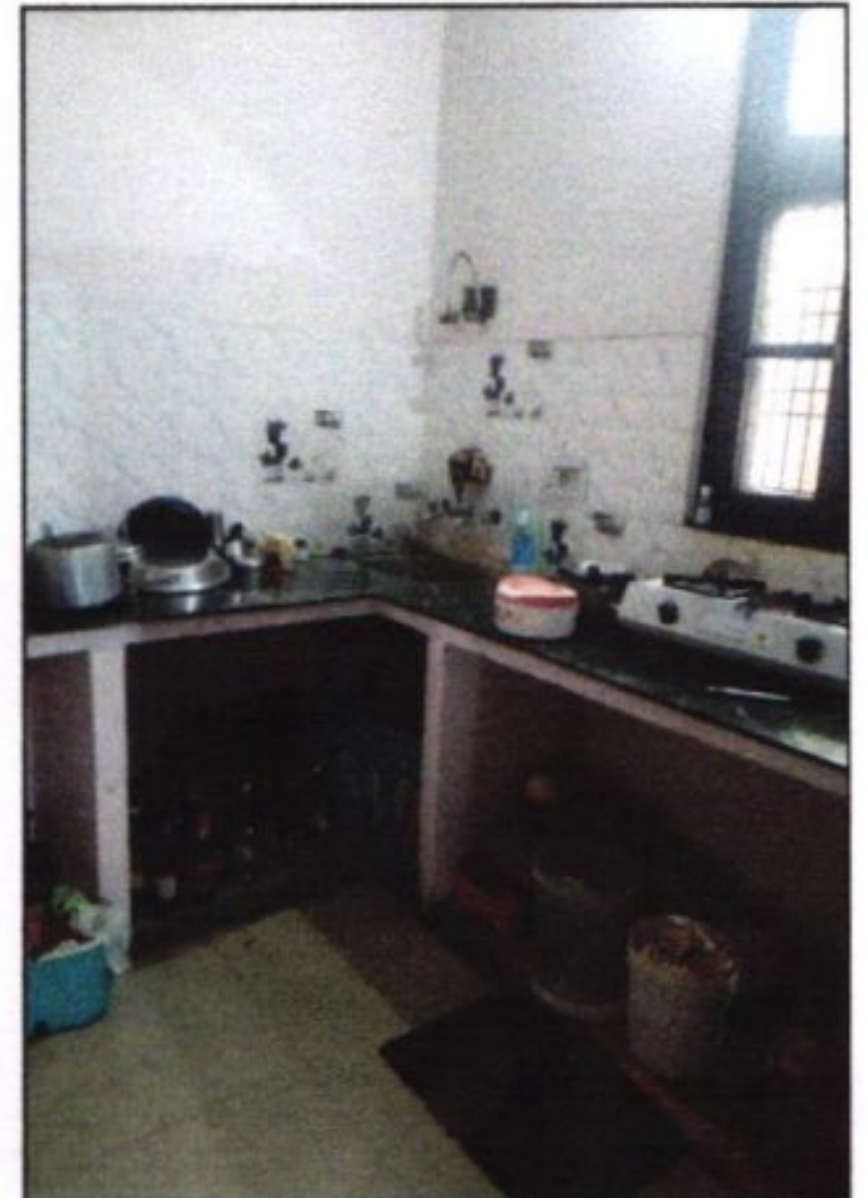
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Place: Dehradun



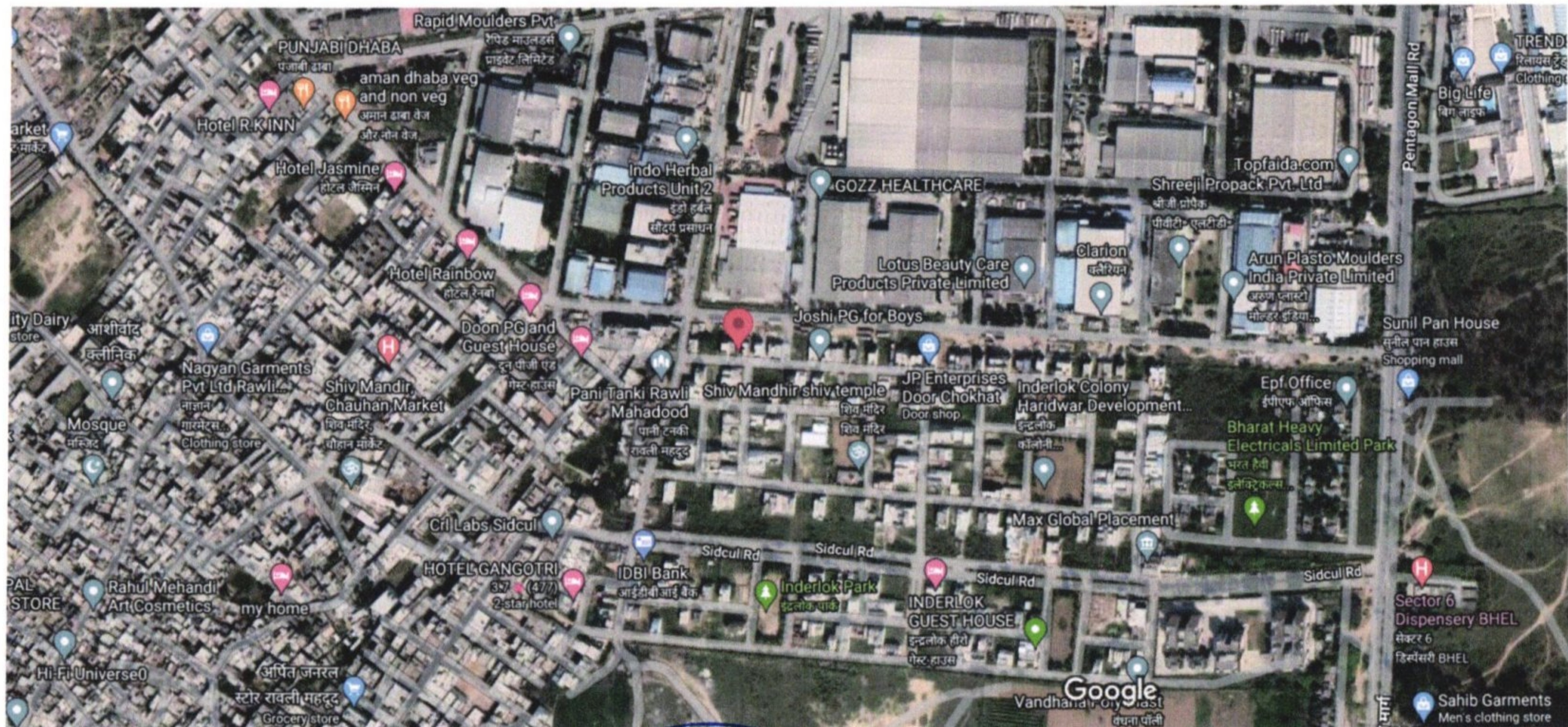
Akhil Kumar

Akhil Kumar
Govt. Approved Valuer

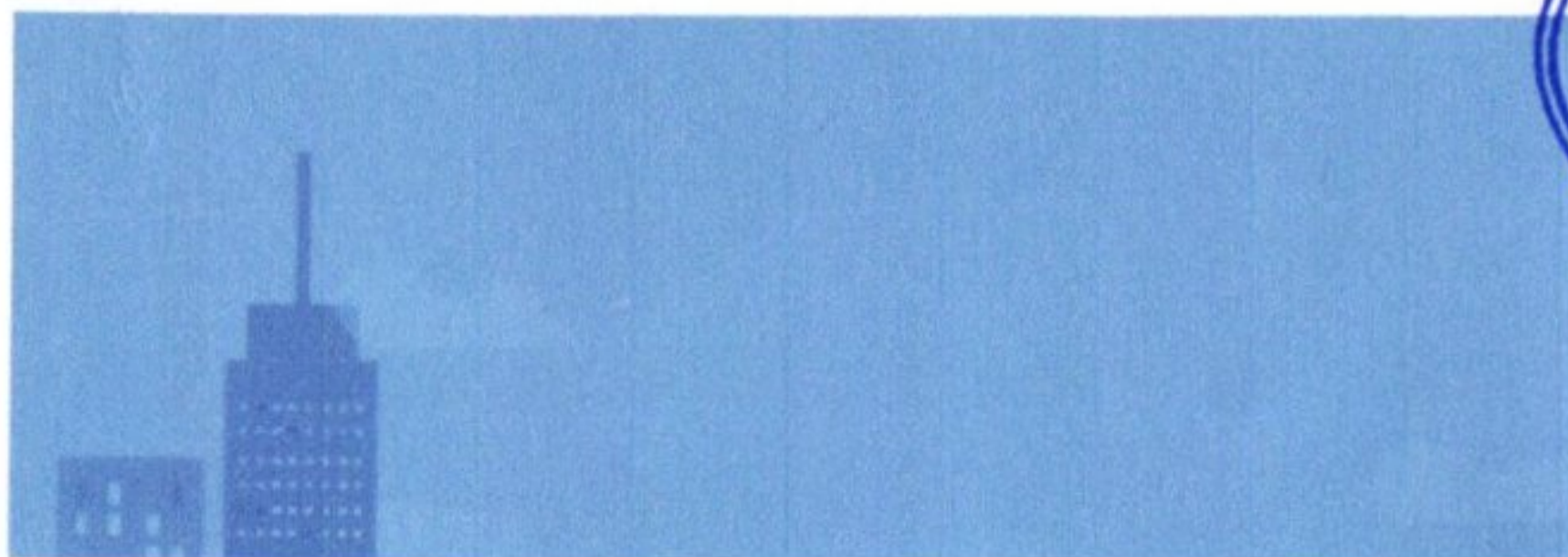


Akhil Kumar

Google Maps 29°56'42.1"N 78°04'07.2"E



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तहसील हरिद्वार के नगर पालिका परिषद, शिवालिक नगर क्षेत्रों की दरें

(सूची में वर्णित प्रमुख मार्ग से 200 मीटर की दूरी छोड़कर)

क्र. सं.	नगर पालिका स्थित वार्डों की श्रेणी	नगर पालिका परिषद शिवालिक नगर क्षेत्र के वार्ड/मौहल्ले का नाम	सामान्य दर (BASE RATE)				
			अकृषि भूमि (रप्रति वर्ग मीटर)	बहुमंजलीय आवासीय भवन में स्थित आवासीय प्लैट (सुपर एरिया रप्रति वर्ग मीटर)	वाणिज्यिक भवन की दर (सुपर एरिया रप्रति वर्ग मीटर)	वाणिज्यिक भवन की दर (सुपर एरिया रप्रति वर्ग मीटर)	गैर वाणिज्यिक भवन की दर (रप्रति वर्ग मीटर)
1	2	3	4	5	6	7	8
1	A-1	वार्ड नं०-1 शिवालिकनगर कालोनी (आंशिक) / शिवालिक नगर कलस्टर टी०, के०, जे०, एच०					
	A-2	वार्ड नं०-2 शिवालिकनगर कालोनी (आंशिक) / शिवालिक नगर कलस्टर ए०, ब०, सी०, डी०, जी०, एल०, एस०	28000	42500	120000	105000	14000
	A-3	वार्ड नं०-3 शिवालिकनगर कालोनी (आंशिक) गंगा नगरी कालोनी / कलस्टर एन० व पी					
	A-4	वार्ड नं०-4 शिवालिकनगर कालोनी (आंशिक) / कलस्टर क्यू व आर					
2	B-1	वार्ड नं०-2 इन्द्रलोक कालोनी	25000	39500	110000	100000	14000
3	C-1	वार्ड नं०-5 न्यू टिहरी विस्थापित कालोनी / कलस्टर-एस, न्यू शिवालिक नगर					
	C-2	वार्ड नं०-6 टिहरी विस्थापित कालोनी (आंशिक) / गली न-01 से गली न-07 तक टिहरी विस्थापित कालोनी	20000	34500	100000	80000	14000
	C-3	वार्ड नं०-7 टिहरी विस्थापित कालोनी रानीपुर (आंशिक) / गली न-07 से 16 तक शिवधाम कालोनी, बीना एन्कलेव, गोकुलधाम, फ्रेन्ड्स कालोनी					



(बीर सिंह बुदियाल)
अपर जिलाधिकारी (वित्त एवं राजस्व),
हरिद्वार।