

VALUATION REPORT

USE FOR LIMITED CIRCULATION ONLY

M/S Best Built Land Zone Ltd.

OF Shop Only (Shop on Ground Floor without Roof Right)

FOR Mohd. Shariq S/o Late Mr. Safeer Ahmad

LOCATION Ward No. 03, Best Developers & Builders, Shop on Ground Floor without roof right, Municipal No. 121, New No. 121/361 B & 13/121/361B, Rajpur Road, Jakhan, Tehsil-Dehradun, Distt.-Dehradun, Uttarakhand.

PURPOSE To assess the Fair Market Value of Property For Bank Loan From State Bank of India, SME Dehradun

Fair Market Value of Property ₹ 9504000.00

Rupees Ninety Five Lacs Four Thousand Only.

Realizable Value of Property ₹ 8553600.00

Rupees Eighty Five Lacs Fifty Three Thousand Six Hundred 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 Dist. Co-op Bank Ltd.
- Union Bank of India
- National Housing Bank Ltd.
- The New India Assurance Co. Ltd.
- Kashipur Urban Co-op. Bank

Panel Valuer of:

- Indian Bank
- Almora Urban Co-Op. Bank Ltd.
- Bank of India
- Bank of Maharashtra
- Canara Bank
- Uttarakhand Gramin Bank
- Punjab National Bank
- The Kurmanchal Bank Ltd.
- Nainital Dist. Co-op Bank Ltd.
- State Bank of India
- The Nainital Bank Ltd.
- Kashipur Urban Co-op. Bank
- Bank of Maharashtra
- Kashipur Urban Co-op. 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, APPR. VALUERS,
VASTU, PROJECT MANAGEMENT & TOPOGRAPHY SURVEY CONSULTANT

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MSME REGD No : UK-07-000113

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

Date: November 2, 2023
Ref. No.: MSN/Val-3161/23-24

The Chief Manager, State Bank of India, SME Dehradun

Subject :- Valuation report of Property (Shop Only) of Mohd. Shariq S/o Late Mr. Safeer Ahmad

This is to certify that immovable property (Shop Only) belongs in the Name of Mohd. Shariq S/o Late Mr. Safeer Ahmad, R/o 151/16-A, Rajpur Road, Jakhan, Dehradun

The aforesaid property is situated at Ward No. 03, Best Developers & Builders, Shop on Ground Floor without roof right, Municipal No. 121, New No. 121/361 B & 13/121/361B, Rajpur Road, Jakhan, Tehsil-Dehradun, Distt.-Dehradun, Uttarakhand.

Particulars of the aforesaid Shop Only are as follows-

- The aforesaid Shop Only is situated in Municipality No. 21/361 B & 13/121/361B
- The total Shop area is 38.016 Sqm. .

The Shop status is Commercial Use with fully ownership title as per documents

The Property is registered in the name of Mohd. Shariq S/o Late Mr. Safeer Ahmad in Bahi No. 1, Zild No. 8303, Page no. 43-60 in Serial No. 2313 on Date-13.08.2021 as per relinquishment deed.

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

Fair Market Value of Property (Shop Only)	₹ 9504000.00
Rupees Ninety Five Lacs Four Thousand Only.	
Realizable Value of Property (Shop Only)	₹ 8553600.00
Rupees Eighty Five Lacs Fifty Three Thousand Six Hundred Only.	
Force Sale Value of Property (Shop Only)	₹ 8078400.00
Rupees Eighty Lacs Seventy Eight Thousand Four Hundred Only.	
Guideline Value of Property as per Govt. approved Circle Rate (Shop Only)	₹ 6339168.00
Rupees Sixty Three Lacs Thirty Nine Thousand One Hundred Sixty Eight Only.	

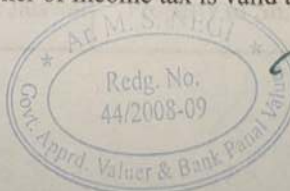
It is advised that the legal aspect with regard to the ownership of the property to be get confirmed through the original documents/ concern authority for reconciliation.

Declaration:-

I hereby declare that-

- The information furnished in the valuation report is true and correct to the best of my knowledge and belief.
- I have no direct and indirect interest in the property valued.
- I have personally inspected property on October 31, 2023
- My registration with State Chief Commissioner of Income tax is valid as on date.

Date: November 2, 2023
Place: Dehradun



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

FORMAT OF VALUATION REPORT

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

Name & Address of Branch : State Bank of India, SME Dehradun

Name of Customer (s)/Borrowal Unit : Mohd. Shariq S/o Late Mr. Safeer Ahmad

(for which valuation report is sought)

1 Customer Details

Name : Mohd. Shariq S/o Late Mr. Safeer Ahmad

Phone No. 8899472334

Apl No. : N.A.

2 Property Details

Address : Ward No. 03, Best Developers & Builders, Shop on Ground Floor without roof right, Municipal No. 121, New No. 121/361 B & 13/121/361B, Rajpur Road, Jakhan, Tehsil-Dehradun, Distt.-Dehradun, Uttarakhand.

Near By Land mark : Jakhan Wine Shop

Google Map : Enclosed "Annexure-C"

Independent access to the Property : Connected with Rajpur Road from West direction.

3 Document Details

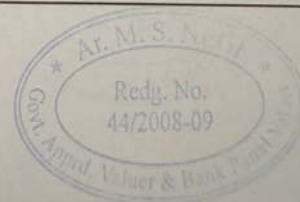
Document	Yes/No	Name of Approving Authority & Approval No.
Layout Plan :	Yes	-
Building Plan :	No	Map not provided by owner. Shop area is taken from site measurement.
Construction Permission :	Yes	-
Legal Documents :	Yes	Legal Report, Relinquishment deed & Old Valuation report

List of Documents : Legal Report, Relinquishment deed & Old Valuation report

4 Physical Details

Adjoining Properties

	<u>As per Relinquishment deed :-</u>	<u>As per Actual site:-</u>
East Side	Property of Dr. B.M. Jaiswal	Property of Dr. B.M. Jaiswal
West Side	Rajpur Road	Open Area thenafter Rajpur Road
North Side	Property of Mrs. Kusum Jaiswal	Property of Mrs. Kusum Jaiswal
South Side	Property of Sh. Manmohan Jaiswal	Property of Sh. Manmohan Jaiswal



Dimensions:-	As per Sale Deed:-	As per Actual Site:-
East Side		12'-0"
West Side		1'-0"+10'-0"+1'-0"
North Side	Not mention in deed	8'-6"+30'-0"
South Side		8'-6"+30'-0"

Matching Boundaries : Yes
Plot Demarked : Yes
Approved Land Use : Commercial
Type of Property : Shop

	Shop	Bed Rooms	Toilets	Kitchen
No of Rooms	1	-	-	-

Total No of Floors : Ground+First Floor
Floor on which the property is located : Ground Floor
Approx age of the Property : 70 Years
Construction Year : 1953 (Renovate- 2020)
Residual age of the property : 5 Years
Type of structure : RCC Work

5 Tenure/Occupancy Details

Status of Tenure (Owned/Rented) : Owned
No of years of Occupancy : Owned
Relationship of tenant or owner : Owner

6 Stage of Construction

Stage of Construction : Completed
Under Construction/Completed : Completed
If under construction, extent of completion : Completed

7 Violations if any observed

Nature and extent of violation : No

8 Area Details of the Property

Site Area : 38.02 Sq.m.
Plinth Area : 38.02 Sq.m.
Carpet Area : 32.31 Sq.m.
Saleable Area : 38.02 Sq.m.
Remarks :

The property situated at Ward No. 03, Best Developers & Builders, Shop on Ground Floor without roof right, Municipal No. 121, New No. 121/361 B & 13/121/361B, Rajpur Road, Jakhan. The aforesaid shop is connected with Rajpur Road. The shape of the property is irregular.



9 Valuation

- Mention the value as per Government Approved Rates also
- In Case of variation of 20% or more in the valuation proposed by the Guideline value provided in the State Govt. notification of Income Tax Gazette Justification on variation has to be given.

Rs. 166750.00

The market rate are higher than the circle rate because the said locality is good for commercial activity.

Summary of Valuation

i. Guideline value			
a. Shop : $=(38.016\text{Sq.m.} \times \text{Rs.}166750/-)$:	₹	6339168.00
ii. Fair Market Value	:	₹	9504000.00
iii. Realizable Value	:	₹	8553600.00
iv. Forced/Distress Sale value	:	₹	7603200.00

10 Assumptions/ Remarks

- Qualifications in TIR/ Mitigation suggested, if any : No
- Property is SARFAESI compliant:: Y/N : Yes
- Whether property belongs to social infrastructure like hospital, school, old age home etc. : No
- Whether entire piece of land on which the unit is setup/property is situated has been mortgaged or to be mortgaged. : As per owner mortgaged
- Details of last two transactions in the locality/area to be provided, if available. : Not Available
- Any other aspect which has relevance on the value or marketability of the property. : As per under

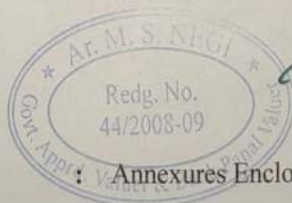
As per the Govt. approved circle rates, Rs. 145000.00/- per Sq.m. for the Commercial property. The aforesaid shop is connected with Rajpur Road. So there will be 15% increase in road factor hence rates will be Rs. 166750.00/- per Sq.m. The market rates are higher than Govt. approved circle rates because it depends upon property shape, size, surroundings developments, approach from main motor marg, market trends & future Potential. It is good for Commercial type of activities & situated at high class locality. Therefore, the above factors are appreciate the rates of the property.

11 Declaration

- The property was inspected by the undersigned on October 31, 2023
- The undersigned does not have any direct/indirect interest in the above property.
- The information furnished herein is true and correct to the best of our knowledge.
- I have submitted valuation report directly to the Bank.

12 Name address & signature of valuer with Wealth Tax Registration No.

Date of Valuation November 2, 2023



Ar. M.S. Negi
(Reg.No. 44/2008-9)

13 Enclosures Documents & Photographs (Geo-stamping with date etc.)

: Annexures Enclosed

CALCULATION FOR VALUATION OF IMMOVABLE PROPERTY

INTRODUCTION:

As per the requirements of owner desired the valuation of his property at above mentioned subject. The information made by the owner, I workout the value as per the prevailing/ Govt. Apprd. circle rates & Market rates of the locality.

TECHNICAL DETAILS:

A) 1 Shop:

Total Shop area = 38.016 Sqm. (as per documents)

As per Distt. Collector circle rate of Distt.-Dehradun on dated 16 February 2023 having govt. circle rate are @Rs.166750.00/- per sq.m. for Commercial Shop of the given locality/area.

Hence Shop value = (38.016 x 166750/-) ₹ 6339168.00

Fair Market Value of Shop, mainly depends upon:-

- # its shape, Size and Surroundings. # Its approach conditions.
- # Market trends & developments potential.

As per the Govt. approved circle rates, Rs. 145000.00/- per Sq.m. for the Commercial property. The aforesaid shop is connected with Rajpur Road. So there will be 15% increase in road factor hence rates will be Rs. 166750.00/- per Sq.m. The market rates are higher than Govt. approved circle rates because it depends upon property shape, size, surroundings developments, approach from main motor marg, market trends & future Potential. It is good for Commercial type of activities & situated at high class locality. Therefore, the above factors are appreciate the rates of the property.

Therefore shop has good Realizable value.

Based on above mentioned observation:-

Rate of the locality varies from @ Rs. 250000/- to 260000/- Sqm.

Therefore considering the realizable market Rate @ Rs. 250000/-Sqm. for valuation purpose.

Fair Market value of Property (Shop) ₹ = (38.016 X 250000)

₹ 9504000.00

Rupees Ninety Five Lacs Four Thousand Only.

Realizable Value of Property (Shop Only) ₹ 8553600.00

Rupees Eighty Five Lacs Fifty Three Thousand Six Hundred Only.

Force Sale Value of Property (Shop Only) ₹ 8078400.00

Rupees Eighty Lacs Seventy Eight Thousand Four Hundred Only.

1 The entire property is under the possessions of Owners.

2 The above report is issued on the basis of the information made by the owner.

November 2, 2023
Dehradun



(Signature)

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

FORMAT-B

DECLARATION FROM VALUERS

I hereby declare that

- a) I am a citizen of India
- b) The information furnished in my valuation November 2, 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.
- c) I have no direct or indirect interest in the property valued;
- d) I have personally inspected the property October 31, 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;	: 11-2-23
6-	Inspections and/or investigations undertaken;	: M.S. Negi & Associates (Site Engineer Er. Yogesh)
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;	:	Super Area Rate Concept
9-	Restrictions on use of the report, if any;	:	No
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.	:	N/A

November 2, 2023
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 with the applicable rules.
- 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.

November 2, 2023
Dehradun



A handwritten signature in blue ink, appearing to read "Ar. M.S. Negi".

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

Circle Rate

1

निबंधन उप जिला देहरादून
प्रमुख मार्ग

क्र.सं.	प्रमुख मार्ग/मौहल्लों/राजस्व श्रेणी की श्रेणी	प्रमुख मार्ग/मौहल्लों/राजस्व श्रेणी का नाम	वाहनें संख्या/नाम	अकृषि भूमि/सम्पत्ति की सामान्य दर रुपये प्रति वर्गमीटर		बहुमंजलीय आवासीय भवन में स्थित आवासीय प्लेट (सुपर एरिया दर रु0 प्रति वर्ग मीटर)	वाणिज्यिक भवन की दर (सुपर एरिया दर रु0 प्रति वर्गमीटर)		नगर वाणिज्यिक निर्माण की दर (रु0 प्रति वर्गमीटर)	
				0 से 50 मीटर तक	50 मीटर से अधिक व 350 मीटर तक		दुकान/रेस्टोरेंट/कार्यालय	अन्य वाणिज्यिक प्रतिष्ठान	सिन्ड्रेट पोस्ट	टीनपोस्ट
2	3	4	5	6	7	8	9	10	11	12
A	1	राजपुर रोड पर धन्दाघर से आरटीओ कार्यालय तक	17/19- दुकानवाला/ धन्दाघर- काशिका मन्दिर	62000	50000	76000	165000	148000	12000	10000
B	1	राजपुर रोड पर आरटीओ कार्यालय से मसूरी बाईपास तक	7-जाखन	55000	42000	69000	145000	132000	12000	10000
C	1	प्रकाश रोड पर धन्दाघर से विन्दास पुल- किशननगर चौक होते हुए बल्लूपुर चौक तक	12-किशन नगर चौक	50000	40000	64000	132000	121000	12000	10000
	2	(धन्दाघर पर गौरी रोड से बसों लाल चौक-प्रिन्स चौक-रेलवे स्टेशन-लक्ष्मीबाग चौक-आवात बाजार होते हुए सहारनपुर चौक तक)	69/70-रौता मन्दी/लक्ष्मी बाग	50000	40000	64000	132000	121000	12000	10000
	3	धन्दाघर से लक्ष्मीबाग चौकी तक के मध्य स्थित पल्टन बाजार/धामवाला/पीपल मार्ग/बसोनी गेट	19-धन्दाघर/काशिका मन्दिर	50000	40000	64000	132000	121000	12000	10000
	4	हार्द्वार रोड पर प्रिन्स चौक से रिसपना पुल तक	15/20-रेलकोर्स/करनपुर	50000	40000	64000	132000	121000	12000	10000
	5	इस्ट कैनाल रोड	15/16/21-करनपुर/ बकरालवाला/ एमकेपी0	50000	40000	64000	132000	121000	12000	10000
	6	सुनाम रोड	15/21- एमकेपी0/ 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	खारजन रोड पर मसूरी बाईपास से मातली डीयर पार्क तक	4-राजपुर रोड	50000	40000	64000	132000	121000	12000	10000
	10	खारजन रोड पर मातली डीयर पार्क से कुतल गेट तक	1/4-मातली/राजपुर रोड	50000	40000	64000	132000	121000	12000	10000
D	1	जोएम्बर रोड बल्लौवाला चौक से सेवलाकला - ट्रांसपोर्ट नगर होते हुए मोहम्मदाल सहारनपुर तक तथा सकलानी	86-सेवलाकला	45000	38000	59000	119000	110000	12000	10000

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

Online Market rate Ref. Of I.P.

1300 Lac ₹25000/sqft EMI - ₹14k | [Get pre-approved loan](#)
Commercial Shop For Sale in [Rajpur Road, Dehradun](#)



Ground Floor Furnished

Super Area

Floor

120 sqft ▾

Ground (Out of 9

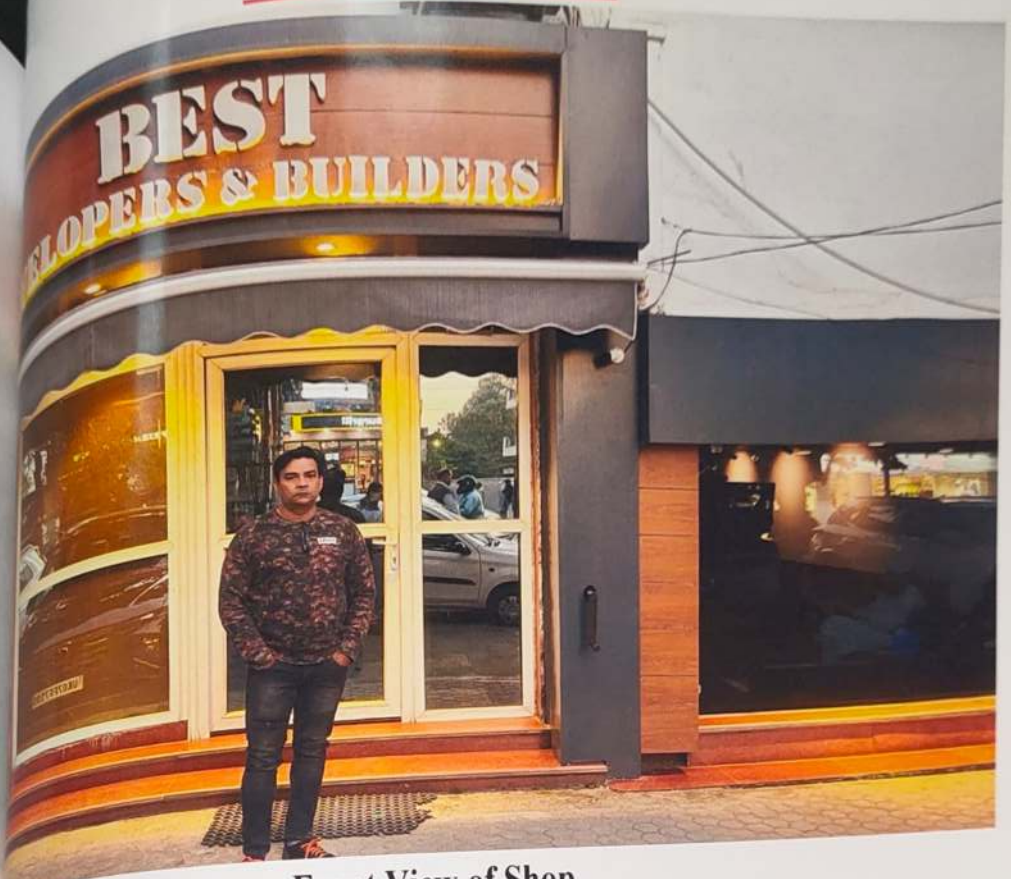
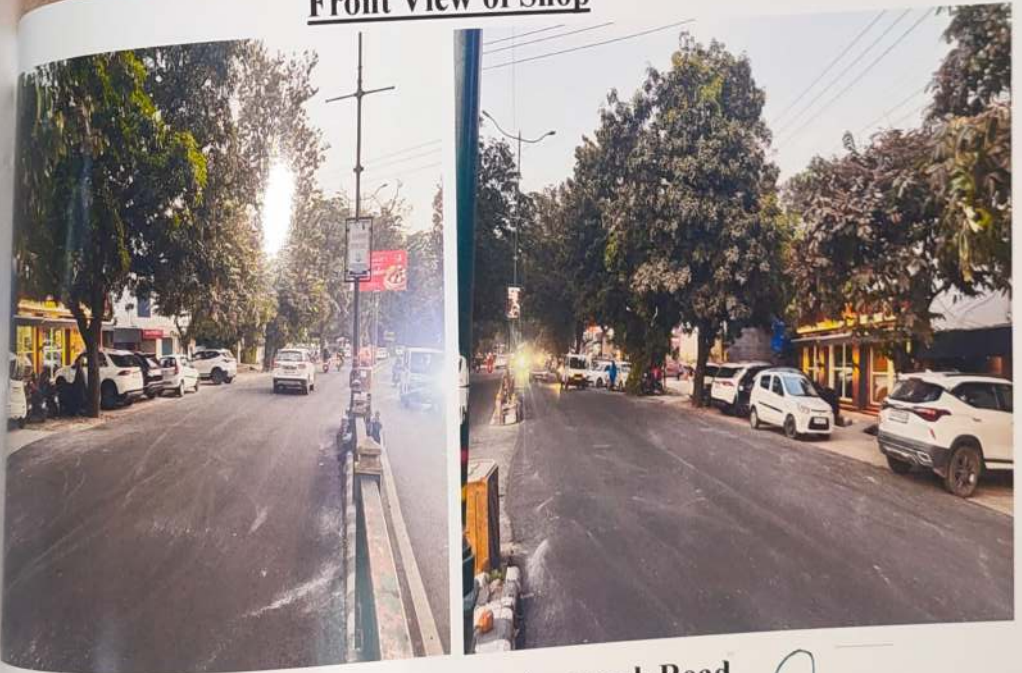
₹25,000/sqft

Floors)

Contact Owner

Get Phone No.

Last contact made 9 days ago

SITE PHOTOGRAPHSFront View of ShopView of Shop Showing Approach Road

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

November 2, 2023
Dehradun