

VALUATION REPORT

Paid on 10/11/23

M/S Best Built Land Zone Ltd.

USE FOR LIMITED CIRCULATION ONLY

OF Land Only (Residential Use)

FOR Mohd. Shariq S/o Sh. Safeer Ahmad

LOCATION Plot No. 54, 55, 57, 62, 63 & 64, Village- Sigli, P.O- Sigli, Mauza- Bisht Gaon, Pargana Westdoon, Under Village Panchayat , Tehsil- Dehradun, Distt.- Dehradun, Uttarakhand.

PURPOSE For Bank Loan From State Bank of India, SME Dehradun

Fair Market Value of Property (Land Only)

₹ 12703824.00

Rupees One Crore Twenty Seven Lacs Three Thousand Eight Hundred Twenty Four Only.

Realizable Value of Property (Land Only)

₹ 11433442.00

Rupees One Crore Fourteen Lacs Thirty Three Thousand Four Hundred Fourty Two 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-Operative 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
TELEFAX : 05947-254005
M.O.- 9837203193, 7055730111
E-MAIL : AR.MSNEGI@GMAIL.COM
GST NO. - 05ACQPN1216P1Z9
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-3152/23-24

The Chief Manager, State Bank of India, SME Dehradun

Subject :- Valuation report of Property (Land Only) of Mohd. Shariq S/o Sh. Safeer Ahmad

This is to certify that immovable property (Land Only) belongs in the Name of Mohd. Shariq S/o Sh. Safeer Ahmad

The aforesaid property is situated at - Plot No. 54, 55, 57, 62, 63 & 64, Village- Sigli, P.O- Sigli, Mauza-ht Gaon, Pargana Westdoon, Under Village Panchayat, Tehsil- Dehradun, Distt.-Dehradun, State-arakhand

Particulars of the aforesaid Land Only are as follows-

- The aforesaid Land Only is situated in Khasara No.-7 Min. Part
- The total land area is 1008.24 Sq.mt.

Land status is Residential Use with fully ownership title.

Property is registered in the name of is registered in the name of Mohd. Shariq S/o Sh. Safeer Ahmad in Bahi 1, Volume 8063, Page No. 301-324 in Serial No. 2387 on Date-18.09.2020 as per relinquishment deed.

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

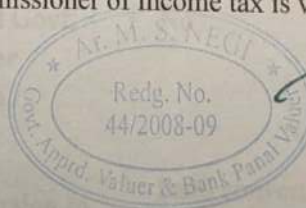
Fair Market Value of Property (Land Only)	₹ 12703824.00
Rupees One Crore Twenty Seven Lacs Three Thousand Eight Hundred Twenty Four Only.	
Realizable Value of Property (Land Only)	₹ 11433442.00
Rupees One Crore Fourteen Lacs Thirty Three Thousand Four Hundred Fourty Two Only.	
Distress Value of Property (Land Only)	₹ 10798250.00
Rupees One Crore Seven Lacs Ninety Eight Thousand Two Hundred Fifty Only.	
Guideline Value of Property as per govt. approved circle rate (Land Only)	₹ 12703824.00
Rupees One Crore Twenty Seven Lacs Three Thousand Eight Hundred Twenty Four Only.	

advice that the legal aspect with regard to the ownership of the property to be get confirmed through the nal 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-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 31, 2023
- b) Date on which the valuation is made : November 2, 2023
- 3- List of documents produced for perusal
- i) Legal Report : Yes
- 4- Name of the owner(s) and his / their address (es) : Mohd. Shariq S/o Sh. Safeer Ahmad
with Phone no. (details of share of each owner in case of joint ownership)
- Phone No. : 8899472334
- Share : Sole Ownership
- 5- Brief description of the property (including leasehold / freehold etc) : Freehold Land
- 6- Location of property
- a) Plot No. / Survey No. : Khasara No.-7 Min. Part
- b) Door No. : -
- c) T. S. No. / Village : Plot No. 54, 55, 57, 62, 63 & 64, Village- Sigli, P.O- Sigli, Mauza- Bisht Gaon, Pargana Westdoon, Under Village Panchayat
- d) Ward / Taluka : Dehradun
- e) Mandal / District : Distt.-Dehradun
- 7- Postal address of the property : Plot No. 54, 55, 57, 62, 63 & 64, Village- Sigli, P.O- Sigli, Mauza- Bisht Gaon, Pargana Westdoon, Under Village Panchayat, Tehsil-Dehradun, Distt.-Dehradun, Uttarakhand.
- 8- City / Town/Village : Village
- Residential Area : Yes
- Commercial Area : No
- Industrial Area : No
- 9- Classification of the area
- i) High / Middle / Poor : Middle Class
- ii) Urban / Semi Urban / Rural : Rural Area
- 10- Coming under Corporation limit / Village Panchayat / Municipality : Under Village Panchayat
- 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 : Land converted to residential use under 143 section, order no. 31/06-07, on date- 04.05.2007



13- Boundaries of the property

	<u>As per Relinquishment Deed:-</u>	<u>As per Actual Site:-</u>
North		
South		
East	Not mention	As per Survey Plan Enclosed in Enclouse "C"
West		

REMARK:-

Plot No. 54 is not demarked from East facing and from Plot No. 63 & 64, high tension electric wire is passing above the property At Height of 40'-0" to 50'-0" ht. Above from Ground Level .

14- 14.1 Dimensions of the site

	<u>As per Relinquishment Deed:-</u>	<u>As per Actual Site:-</u>
North		
South		
East	Not mention	As per Survey Plan Enclosed in Enclouse "C"
West		

14.2 Latitude, Longitude and Coordinates of the site

: As per Enclosure "C"

15- Extent of the site

: 1008.24 Sqm

16- Extent of the site considered for valuation (least of 14 A & 14 B)

: 1008.24 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 : Rural 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 7-8 km. approx.
- 5- Level of land with topographical conditions : Levelled
- 6- Shape of land : Ir-regular
- 7- Type of use to which it can be put : Residential Use
- 8- Any usage restriction : No
- 9- Is plot in town planning approved layout? : No
- 10- Corner plot or intermittent plot? : Intermittent Plot
- 11- Road facilities : (Plot No. 62, 63, 64) is connected with road from West direction & Plot no. 57 & 54 connected with 20 ft. wide road from South direction & Plot No. 55 connected with 20 ft. wide road from West & South direction.
- 12- Type of road available at present : Bitumin Road

- 13- Width of road – is it below 20 ft. or more than 20 ft. : Upto 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

1- The aforesaid property is located at 6-7 km. (approx) distance from Mussoorie Road. The said property (Plot No. 62, 63, 64) is connected with road from West direction & Plot no. 57 & 54 connected with 20 ft. wide road from South direction & Plot No. 55 connected with 20 ft. wide road from West & South direction.

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

: 1008.24 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. 12600/-per Sq.m. (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.12600.00/- per sq.m. for Non Agriculture land of the given locality/area.

The Govt. approved circle rate of the property is Rs. 12000.00/- per Sq.m. for Non Agriculture land in this locality. The aforesaid property is located at 6-7 km. (approx) distance from Mussoorie Road. The said property (Plot No. 62, 63, 64) is connected with road from West direction & Plot no. 57 & 54 connected with 20 ft. wide road from South direction & Plot No. 55 connected with 20 ft. wide road from West & South direction. So there will be 5% increase in basic circle rate for road widening hence rates are Rs. 12600.00/- 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.

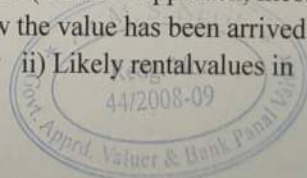
5- Assessed / adopted rate of valuation

: @ Rs.12600/- per Sq.mt.

6- Estimated value of land

: Rs. 12703824.00

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 ₹ 12703824.00

Rupees One Crore Twenty Seven Lacs Three Thousand Eight Hundred Twenty Four Only.

Realizable Value of Property ₹ 11433442.00

Rupees One Crore Fourteen Lacs Thirty Three Thousand Four Hundred Fourty Two Only.

The Book Value of the Property ₹ As per Deed

The Distress Value of the Property ₹ 10798250.00

Rupees One Crore Seven Lacs Ninety Eight Thousand Two Hundred Fifty Only.



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

November 2, 2023
Dehradun

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 ₹ **12703824.00** (Rupees One Crore Twenty Seven Lacs Three Thousand Eight Hundred
Twenty Four Only.)

S.N.	Particulars	Value / Comment
1	Background information of the asset being valued	Approach Valued from Main market and Surrounding in comparison, distance of near civic Amenities, etc.
2	Purpose of valuation and appointing authority	For Bank L
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	November 2, 2023
6	Important notes and observations	M.S. Negi & Associates (Pvt) Ltd.

November 2, 2023

Signature
Name of the Branch
Manager with Official
Seal

FORMAT-B

DECLARATION FROM VALUERS

I hereby declare that

- a) I am a citizen of India
- b) The information furnished in my valuation report dated 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 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;	: November 2, 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.	:	-

November 2, 2023
Dehradun



(Handwritten Signature)

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

FORMAT-C

MODEL CODE OF CONDUCT FOR VALUERS

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness

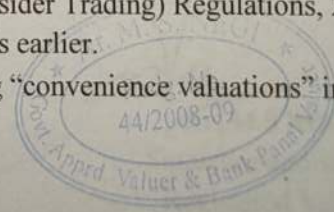
- 1) A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
- 2) A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
- 3) A valuer 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.



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

November 2, 2023
Dehradun

CIRCLE RATE

26

निबंधन उप जिला देहरादून अर्द्धनगरीय क्षेत्र

अखनगराज्य क्षेत्र									
प्रमुख मार्ग/मोहल्लों/राजस्व ग्रामों की श्रेणी		प्रमुख मार्ग/मोहल्लों/राजस्व ग्रामों का नाम	प्रमुख मार्ग से 350 मीटर की दूरी के बाय स्थित भूमि की सामान्य दर		बहुमंजलीय आवासीय भवन में स्थित आवासीय प्लैट (सुपर एरिया दर रु० प्रति वर्ग मीटर)	वाणिज्यिक भवन की दर (सुपर एरिया दर रु० प्रति वर्ग मीटर)		गैर वाणिज्यिक निर्माण की दर (रु० प्रति वर्ग मीटर)	
			कृषि भूमि (लाख रुपये प्रति हेक्टेयर/रुपये प्रति वर्गमीटर)	अकृषि भूमि/सम्पत्ति की सामान्य दर रुपये प्रति वर्गमीटर		दुकान/रेस्टोरेंट/कार्यालय	अन्य वाणिज्यिक प्रतिष्ठान	लिनटर पोस्ट	टीनपोस्ट
2	3	4	5	6	7	8	9	10	11
A	1	मैफेयर हाई लैंड्स (ब्राह्मण गांव)	-	15000	29000	66000	60000	12000	10000
	1	सलान गांव	600/6000	12000	26000	57000	52000	12000	10000
B	2	सलोनीवाला	600/6000	12000	26000	57000	52000	12000	10000
	3	चक सलोनीवाला	600/6000	12000	26000	57000	52000	12000	10000
	4	चन्द्रोटी	600/6000	12000	26000	57000	52000	12000	10000
	5	चक भगवन्तपुर	600/6000	12000	26000	57000	52000	12000	10000
	6	भगवन्तपुर	600/6000	12000	26000	57000	52000	12000	10000
	7	पुरुकुल गांव	600/6000	12000	26000	57000	52000	12000	10000
	8	गुनियाल गांव	600/6000	12000	26000	57000	52000	12000	10000
	9	विष्टगांव	600/6000	12000	26000	57000	52000	12000	10000
	1	अस्थल	425/4250	11000	25000	57000	52000	12000	10000
C	2	विलासपुर काण्डली	425/4250	11000	25000	57000	52000	12000	10000
	3	ब्राह्मण गांव	425/4250	11000	25000	57000	52000	12000	10000
	1	चक बंजारावाला	425/4250	8500	22500	53000	48000	12000	10000
D	2	गंगोल पंडितवाडी	425/4250	8500	22500	53000	48000	12000	10000
	3	गजियावाला	425/4250	8500	22500	53000	48000	12000	10000
	4	खेडा मानसिंहवाला	425/4250	8500	22500	53000	48000	12000	10000
	5	भारुवाला	425/4250	8500	22500	53000	48000	12000	10000
	1	गल्जवाडी	400/4000	8000	22000	53000	48000	12000	10000
E	2	व्यारकुली भट्टा	400/4000	8000	22000	53000	48000	12000	10000
	3	झडीपानी	400/4000	8000	22000	53000	48000	12000	10000
	4	तेलपुरा ग्रान्ट	400/4000	8000	22000	53000	48000	12000	10000
	5	अम्बीवाला	400/4000	8000	22000	53000	48000	12000	10000
	6	गोरखपुर माफी	400/4000	8000	22000	53000	48000	12000	10000
	1	नागल ज्वालापुर	200/2000	7000	21000	48000	43000	12000	10000
F	2	सिमलास ग्रान्ट	200/2000	7000	21000	48000	43000	12000	10000



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

Online Market rate Ref. Of I.P.

Posted on Oct 15, 2023 | Ready to move

Property in Dehradun > Plots in Dehradun

2 Cr @ 40,000 per sq.yards

Residential Land/Plot for Sale

in Bisht Gaon, Dehradun, Uttarakhand

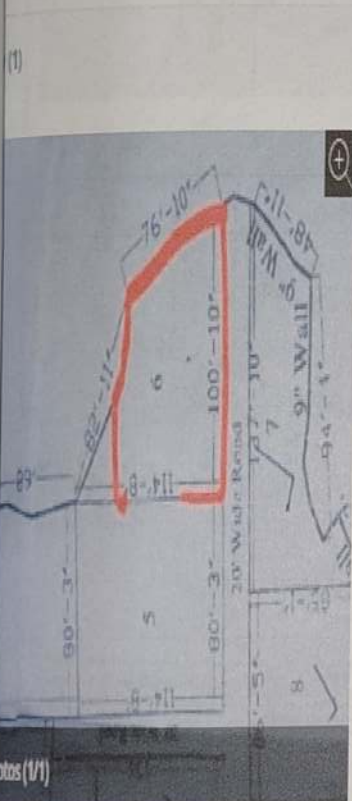
EMI ₹ 2,17,247

US NOT AVAILABLE Website: <http://ukrera.org.in/8080/rerauk/>

View

Owner Details

Recommendations



Dimensions

Plot area 680 sq.yards

(568.57 sq.m.)

l x b : 285.00 ft. (86.86 mt.) x 240.00 ft. (73.15 mt.)

Address

Bisht Gaon, Dehradun

No. of Open Sides

2

Floors Allowed For Construction

3 Floors

Price

₹ 2.72 Crore+ Govt Charges & Tax

@ 40,000 per sq.yards

Facing

East

Possession

Immediate

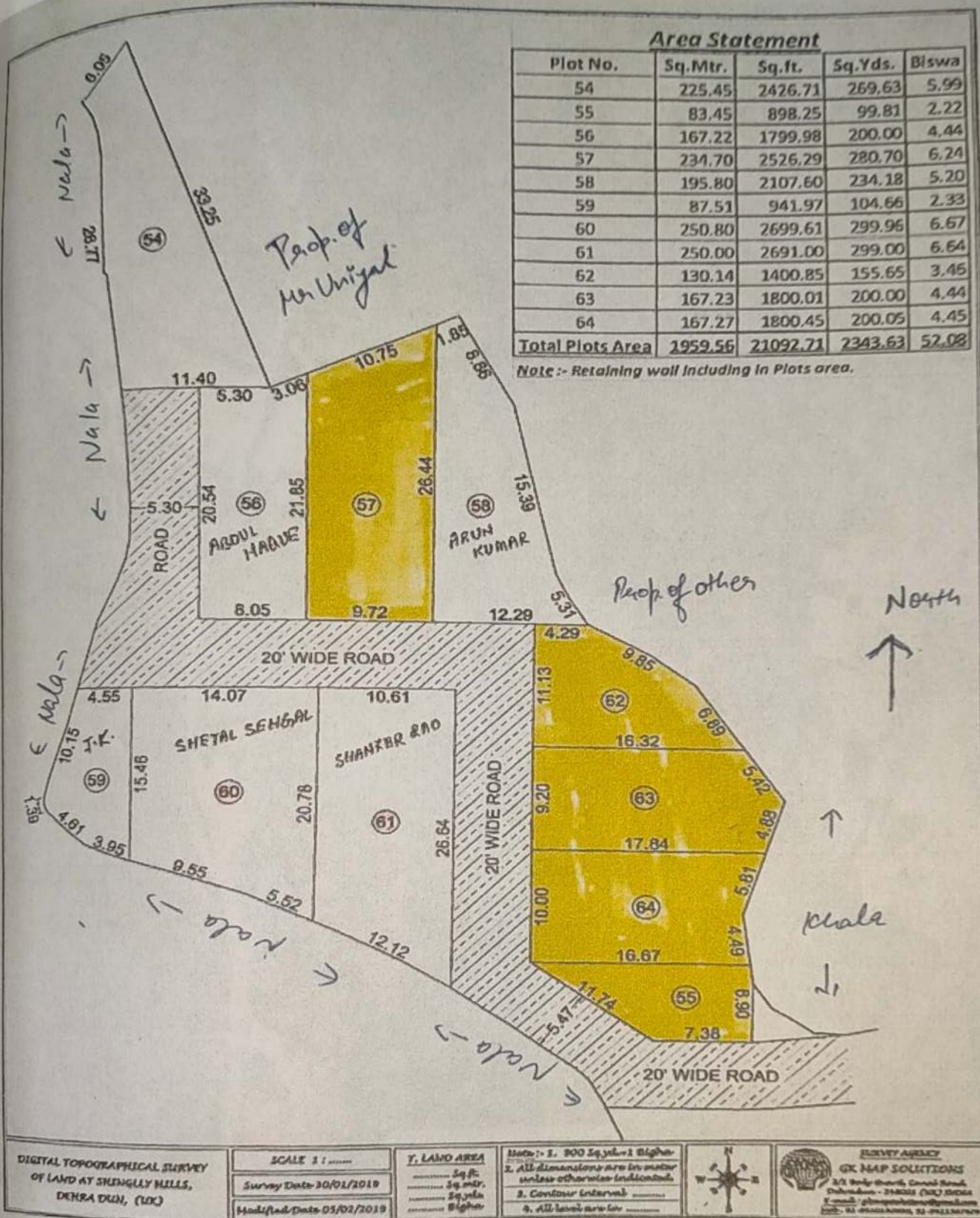
Boundary wall

No

November 2, 2023

Dehradun

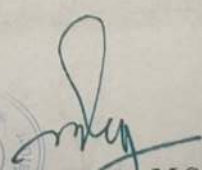
SURVEY PLAN

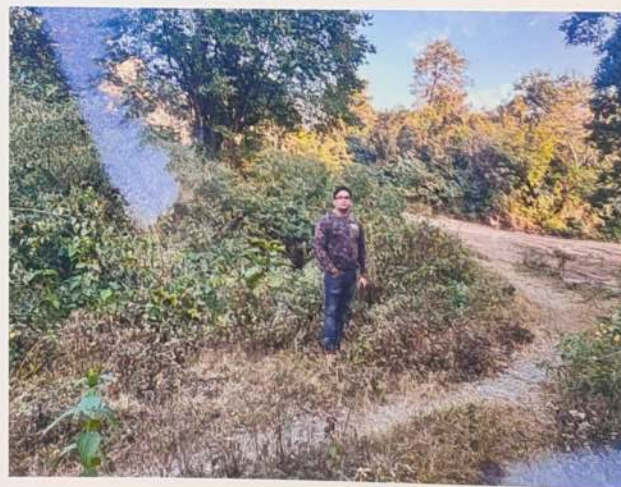
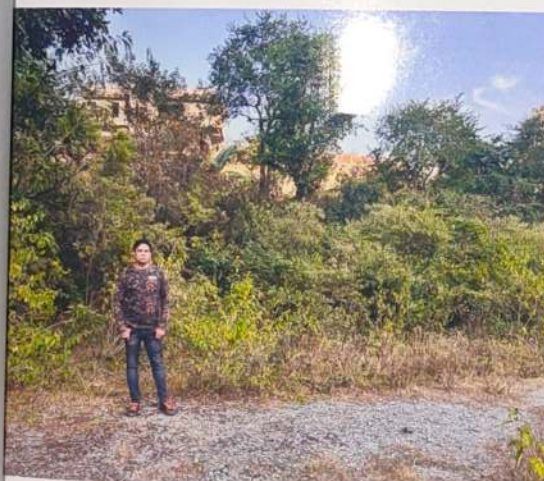
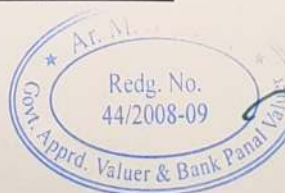


GOOGLE MAP

30.4011800,78.0509870




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

SITE PHOTOGRAPHSPlot No. 54Plot No. 62, 63, 64 & 57

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

SITE PHOTOGRAPHS**Plot No. 57****Approach Road to the Property**

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

November 2, 2023
Dehradun