Ref. No.: CANA/TVC/NDLS/797/2025-26 DATED: 25.02.2026

Photo



E- Mail: tvc.valuer@gmail.com
Mob. No. 9643086345, 88514447801

Internal

Scanned with OKEN Scanner

Ref. No.: CANA/TVC/NDLS/797/2025-26 DATED: 25.02.2026

Circle Rate

निबंधन उप जिला देहरादून

नगरीय क्षेत्र-द्वितीय

नगरनिगम से सम्बन्धित पूर्व का निर्दिष्ट क्षेत्र(प्रमुख मार्ग से 300 मीटर की दूरी को छोड़कर)

क्रमांक	प्रमुख मार्ग/मौहल्लों/ग्रामसभाओं की श्रेणी		प्रमुख मार्ग/मौहल्ले/ग्रामसभा का नाम	वर्ष 00/नाम	प्रमुख मार्ग से 300 मीटर की दूरी को छोड़कर		बहुमंजलीय आवासीय भवन में स्थित आवासीय फ्लैट (सुपर एरिया दर रुपये प्रति वर्गमीटर)	वाणिज्यिक भवन की दर (सुपर एरिया रुपये प्रति वर्गमीटर)		गैर वाणिज्यिक निर्माण की दर (रुपये प्रति वर्गमीटर)	
					कृषि भूमि प्रति हैक्टेयर लाख रुपये/प्रति वर्गमीटर से सामान्य दर	अकृषि भूमि/बागवानी (रुपये प्रति वर्गमीटर) सामान्य दर		दुकान/रेस्टोरेन्ट/कार्यालय	अन्य वाणिज्यिक प्रतिष्ठान	डिस्ट्रक्शन	रैसिडेंशल
1	2		3	4	5	6	7	8	9	10	11
		10	धरकोटवाला	00 धरकोटवाला	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
		11	रायपुर	66 रायपुर	10001 10000	19000	13000	71000	64000	12000	10000
		12	सेलाकुई पूर्व	67 सेलाकुई	10001 10000	19000	13000	71000	64000	12000	10000
		13	नत्थनपुरकला	62 नत्थनपुरकला	10001 10000	19000	13000	71000	64000	12000	10000
		14	बलावाला गाव	1 मालवी	10001 10000	19000	13000	71000	64000	12000	10000
		15	लाडपुर	63 लाडपुर	10001 10000	19000	13000	71000	64000	12000	10000
		16	सौहब्बेवाला		10001 10000	19000	13000	71000	64000	12000	10000
		17	आसारोडी	00 सौहब्बेवाला	10001 10000	19000	13000	71000	64000	12000	10000
		18	जोहड़ी	01 मालवी	10001 10000	19000	13000	71000	64000	12000	10000
		19	कुल्हान कलनपुर	59 गुजरा व मानसिंह	10001 10000	19000	13000	71000	64000	12000	10000
4	D	1	मजहरगाव	1 मालवी	501 5000	19000	13000	71000	64000	12000	10000
5	E	1	मकरोन्दा	00 मकरोन्दा	7001 7000	17000	11000	65000	60000	12000	10000
		2	मकबूलवाला	68 मकबूलवाला	7001 7000	17000	11000	65000	60000	12000	10000
		3	बुल्दखाला	62 नत्थनपुरकला	7001 7000	17000	11000	65000	60000	12000	10000
		4	हल्लावाला	87 पित्थुवाला	7001 7000	17000	11000	65000	60000	12000	10000
		5	नथुवावाला	100 नथुवावाला	7001 7000	17000	11000	65000	60000	12000	10000
		6	सिनौला	1 मालवी	7001 7000	17000	11000	65000	60000	12000	10000
		7	हर्रावाला	97 हर्रावाला	7001 7000	17000	11000	65000	60000	12000	10000
		8	मियावाला	68 मकबूलवाला	7001 7000	17000	11000	65000	60000	12000	10000
		9	हरबक्श वाला	38 पंचितवाड़ी	7001 7000	17000	11000	65000	60000	12000	10000
		10	नवादा	96 नवादा	7001 7000	17000	11000	65000	60000	12000	10000
		11	विजयपुर हाथीबड़कला	2 विजयपुर	7001 7000	17000	11000	65000	60000	12000	10000
		12	मक रायपुर		7001 7000	17000	11000	65000	60000	12000	10000
		13	दानिशो का डाडा	1 मालवी	7001 7000	17000	11000	65000	60000	12000	10000
		14	सेटलाखुर्द	87 पित्थुवाला	7001 7000	17000	11000	65000	60000	12000	10000
		15	सौन्धोवाला सौन्धोवाला खोरण	59 गुजरा मानसिंह	7001 7000	17000	11000	65000	60000	12000	10000
		16	किशनपीपलगाडून	1 मालवी	7001 7000	17000	11000	65000	60000	12000	10000
		17	कुवावाला		7001 7000	17000	11000	65000	60000	12000	10000
		18	मरोला	59 गुजरा मानसिंह	7001 7000	17000	11000	65000	60000	12000	10000
		19	सौन्धोवाली मानसिंह	60 डाडा लखौण्ड	7001 7000	17000	11000	65000	60000	12000	10000
		20	नगल हटवाला	59 गुजरा मानसिंह	7001 7000	17000	11000	65000	60000	12000	10000
		21	हटवाल गाव .		7001 7000	17000	11000	65000	60000	12000	10000
		22	आमवाला मझला	60 डाडा लखौण्ड	7001 7000	17000	11000	65000	60000	12000	10000
6	E	1	धन्धनी गाँव	00 मौहब्बेवाला	550 5500	12000	26000	58000	52000	12000	10000

TRUE VALUE CONSULTANTS (PROP.) ★ ER. PARVEEN SHARMA ★ Govt. Approved Valuer Cat-I/779/VOL-II/39/2023-24

Internal
Scanned with OKEN Scanner

क्षरण सारणी

किसने वर्ष पुराना निर्माण	क्षरण का गुणांक	किसने वर्ष पुराना निर्माण	क्षरण का गुणांक	किसने वर्ष पुराना निर्माण	क्षरण का गुणांक	किसने वर्ष पुराना निर्माण	क्षरण का गुणांक	किसने वर्ष पुराना निर्माण	क्षरण का गुणांक
1	0.990	21	0.809	41	0.662	61	0.541	81	0.443
2	0.980	22	0.801	42	0.655	62	0.536	82	0.438
3	0.970	23	0.793	43	0.649	63	0.530	83	0.434
4	0.960	24	0.785	44	0.642	64	0.525	84	0.429
5	0.950	25	0.777	45	0.636	65	0.518	85	0.425
6	0.941	26	0.770	46	0.629	66	0.515	86	0.421
7	0.932	27	0.762	47	0.623	67	0.509	87	0.417
8	0.927	28	0.754	48	0.617	68	0.504	88	0.412
9	0.913	29	0.747	49	0.611	69	0.499	89	0.408
10	0.904	30	0.739	50	0.605	70	0.494	90	0.404
11	0.890	31	0.731	51	0.598	71	0.489	91	0.400
12	0.850	32	0.724	52	0.592	72	0.484	92	0.396
13	0.870	33	0.717	53	0.587	73	0.480	93	0.392
14	0.868	34	0.710	54	0.581	74	0.475	94	0.388
15	0.860	35	0.703	55	0.575	75	0.470	95	0.384
16	0.851	36	0.696	56	0.569	76	0.465	96	0.381
17	0.842	37	0.689	57	0.563	77	0.461	97	0.377
18	0.834	38	0.682	58	0.558	78	0.456	98	0.373
19	0.826	39	0.675	59	0.552	79	0.452	99	0.369
20	0.817	40	0.668	60	0.547	80	0.447	100	0.366

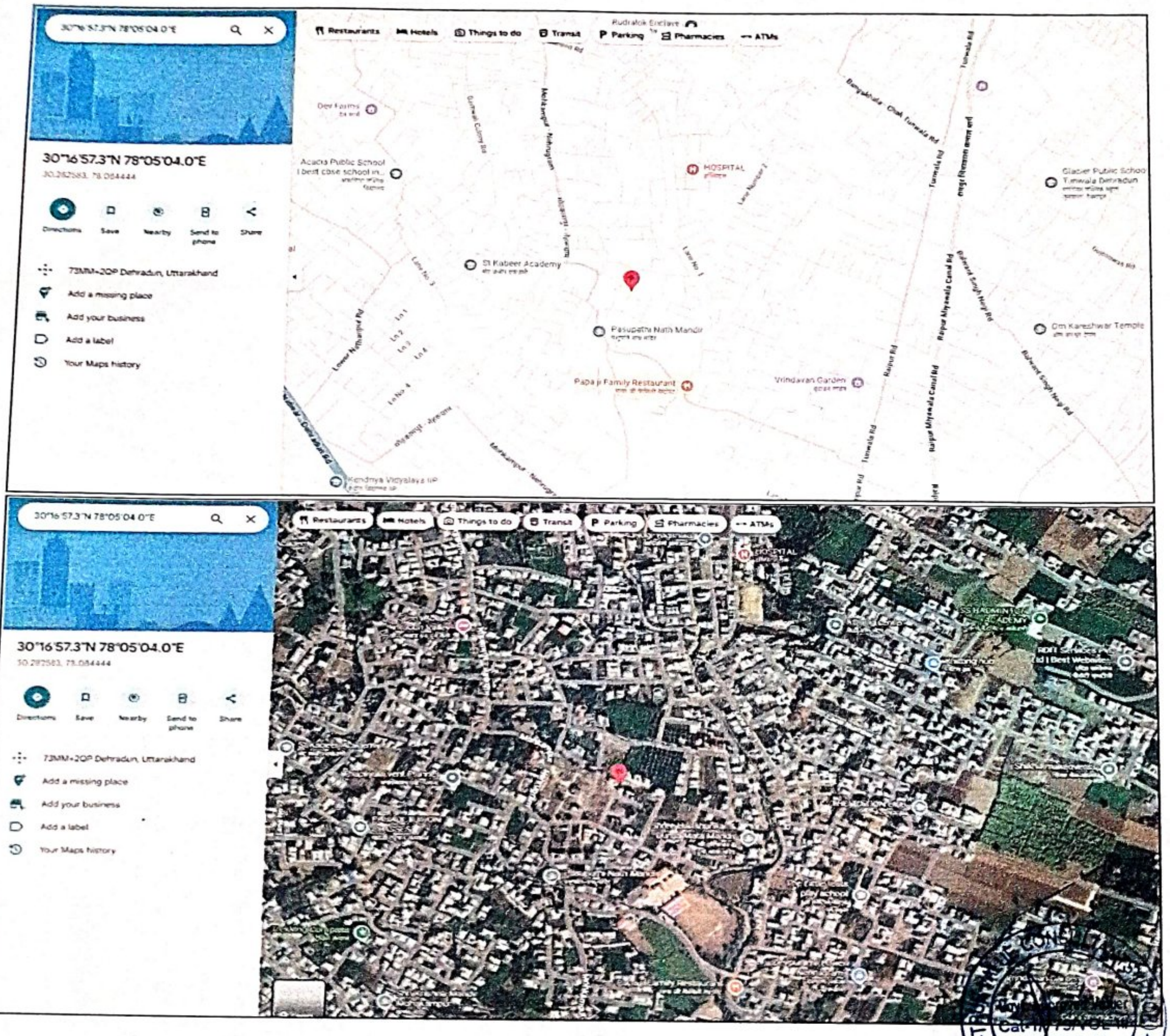
TRUE VALUE CONSULTANTS (PROP.) ★ ER. PARVEEN SHARMA ★ Govt. Approved Valuer Cat-I/779/VOL-IV/39/2023-24

Internal

Scanned with OKEN Scanner

Ref. No.: CANA/TVC/NDLS/797/2025-26 DATED: 25.02.2026

GOOGLE LOCATION



Cat-IV/TS/VOE-II/39/2023-24
ER. PARVEEN SHARMA

Internal
Scanned with OKEN Scanner

Documents

SALE DEED

RELEVANT PARTICULARS

1. Consideration : Rs. 19,00,000/-
2. Market Value (As per circle rate) : Rs. 17,52,000/-
3. Stamp Duty Paid : Rs. 72,000/- (vide e-Stamp Certificate No. IN-UK97628370710868W dated 08.01.2024)
4. Prevalent Area : Mauza Raipur
5. Kind of Property : Residential Land
6. Distance from main Road : That the land is situated between 51 to 150 Mtrs. from Old Post Office (Jughwala) to Kishanwala Chowk on 20 ft. wide Road in Mauza Raipur
7. Particulars of the property : All that land bearing Khata Khatauni No. 173 (Fasli Year 1399 to 1404) forming part of Khasra No. 2112 area 98.14 Sq. Mtrs. situated in Mauza Raipur, Pargana Parwa Doon, District Dehradun
8. Circle rate : Rs. 17,850/- per sq. metre (Base Rate Rs. 17,000/- + 5%)
9. Name and Address of Seller : M/S N.H. PHYTONICS (PVT.) LTD. (PAN - AARCN3742Q) through its Director/Authorised Signatory SHRI PAVINDER SINGH son of Shri Rajendra Singh, resident of 68/A, Rase Course, Dehradun (Aadhar No. 3509 7453 4781)
10. Name and Address of Purchaser : SMT. MANJU DEVI wife of Shri Bhagwati, resident of 25, Manjiyari Bhenti, Bayar Gaon, District Tehri Garhwal, Uttarakhand (PAN - GVCPD2152F)
11. Total Number of Sheets : 13 Sheets (Including PDE Sheet, I.D. Copy and Site Photograph)
12. Drafted by : Shri Prashant Chamoli, Advocate

N.H.PHYTONICS PVT. LTD.

SALE DEED

This DEED OF SALE is made on this the 09th day of January, 2024 at Dehradun by M/S N.H. PHYTONICS (PVT.) LTD. through its Director/ Authorised Signatory SHRI PAVINDER SINGH son of Shri Rajendra Singh, resident of 68/A, Rase Course, Dehradun, hereinafter called as the "Seller" of the ONE PART

IN FAVOUR OF

SMT. MANJU DEVI wife of Shri Bhagwati, resident of 25, Manjiyari Bhenti, Bayar Gaon, District Tehri Garhwal, Uttarakhand hereinafter called the "Purchaser" of the OTHER PART.

WHEREAS the Seller is the exclusive owner in possession and beneficial enjoyment of All that land bearing Khata Khatauni No. 173 (Fasli Year 1399 to 1404) forming part of Khasra No. 2112 area 98.14 Sq. Mtrs. situated in Mauza Raipur, Pargana Parwa Doon, District Dehradun (more fully described in the green at the foot of this deed);

AND WHEREAS the Seller had purchased the above land alongwith other land total area measuring 4.05 Acres from Shri Kishan Chand Chopra son of Shri Thakur Dass Chopra resident of Zakir Hussain Enclave, Chopra Building, L.B.S. Marg, Opp. Jai Hind Oil Mills, Bhandup, Bombay, at present Nehru Gram, Dehradun, vide Sale Deed dated 06.04.1995, which is duly registered in the Office of Sub-Registrar, Dehradun in Book No. 1, Vol. 2494, Page 118 Addl. File Book No. No. 1, Vol. 3739, Pages 257 to 420 at Serial No. 4628 on 10.04.1995 and the name of Seller has been duly mutated and recorded in revenue records vide order of the Upper Tehsildar in Mutation Case No. 1869 dated 21.01.1998.

AND WHEREAS the previous owner Shri Kishan Chand Chopra was the recorded Bhumidhar of the above land alongwith other land since 13th fasli.

AND WHEREAS the Seller has agreed to sell the above mentioned land (more fully described in the green at the foot of this deed) to the Purchaser at an agreed sale price of Rs. 19,00,000/- (Rupees Nineteen Lakh Only).

AND WHEREAS the Purchaser has agreed to purchase the aforesaid land from the Seller at the agreed sale price of Rs. 19,00,000/- (Rupees Nineteen Lakh Only).

N.H.PHYTONICS PVT. LTD.

(1)

SCHEDULE OF PROPERTY

All that land bearing Khata Khatauni No. 173 (Fasli Year 1399 to 1404) forming part of Khasra No. 2112 area 98.14 Sq. Mtrs. situated in Mauza Raipur, Pargana Parwa Doon, District Dehradun, bounded and butted as under :-

EAST : 20 ft. wide Road, side measuring 21 ft.
WEST : Land of Seller, side measuring 24 ft.
NORTH : Land of Shri Parvandeep, side measuring 44 ft.
SOUTH : Land of Seller, side measuring 44 ft.
Clearly shown in the annexed map

IN WITNESS WHEREOF THE SELLER AND PURCHASER HAVE EXECUTED THIS DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

FINGER PRINTS OF THE PARTIES IN COMPLIANCE WITH SECTION 32-A OF THE REGISTRATION ACT

Name and Address of the SELLER :
M/S N.H. PHYTONICS (PVT.) LTD. (through its Director/Authorised Signatory SHRI PAVINDER SINGH son of Shri Rajendra Singh, resident of 68/A, Rase Course, Dehradun

Left hand Thumb and Fingures Impression of The Seller :

Thumb	Index	Middle	Ring	Little

Right hand Thumb and Fingures Impression of the Seller :

Thumb	Index	Middle	Ring	Little

N.H.PHYTONICS PVT. LTD.
SIGNATURE OF SELLER

(5)

बही संख्या 1 जिल्द 8791 के पृष्ठ 353 से 378 पर क्रमांक 246 पर आज दिनांक 08 Jan 2024 को रजिस्ट्रीकरण किया गया।

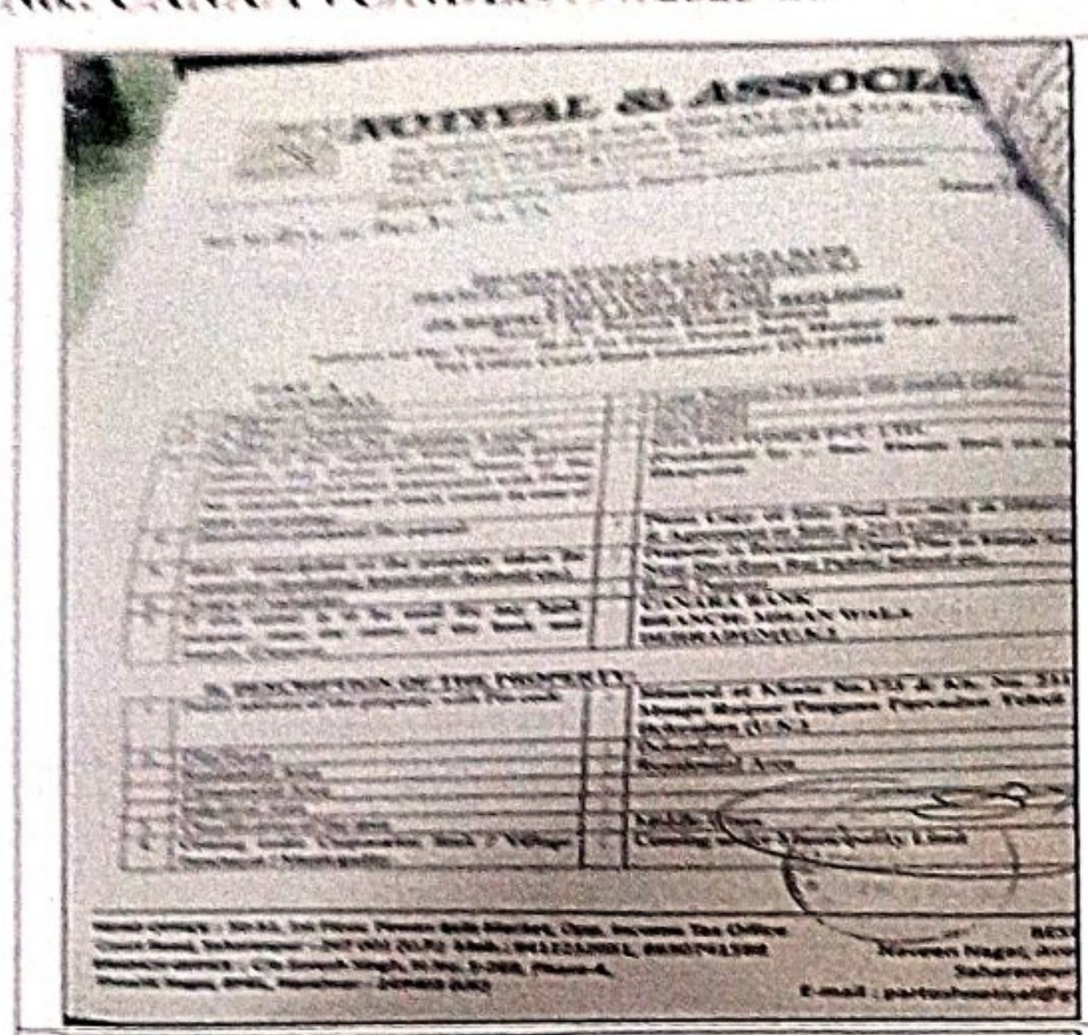
रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक,देहरादून,द्वितीय
08 Jan 2024

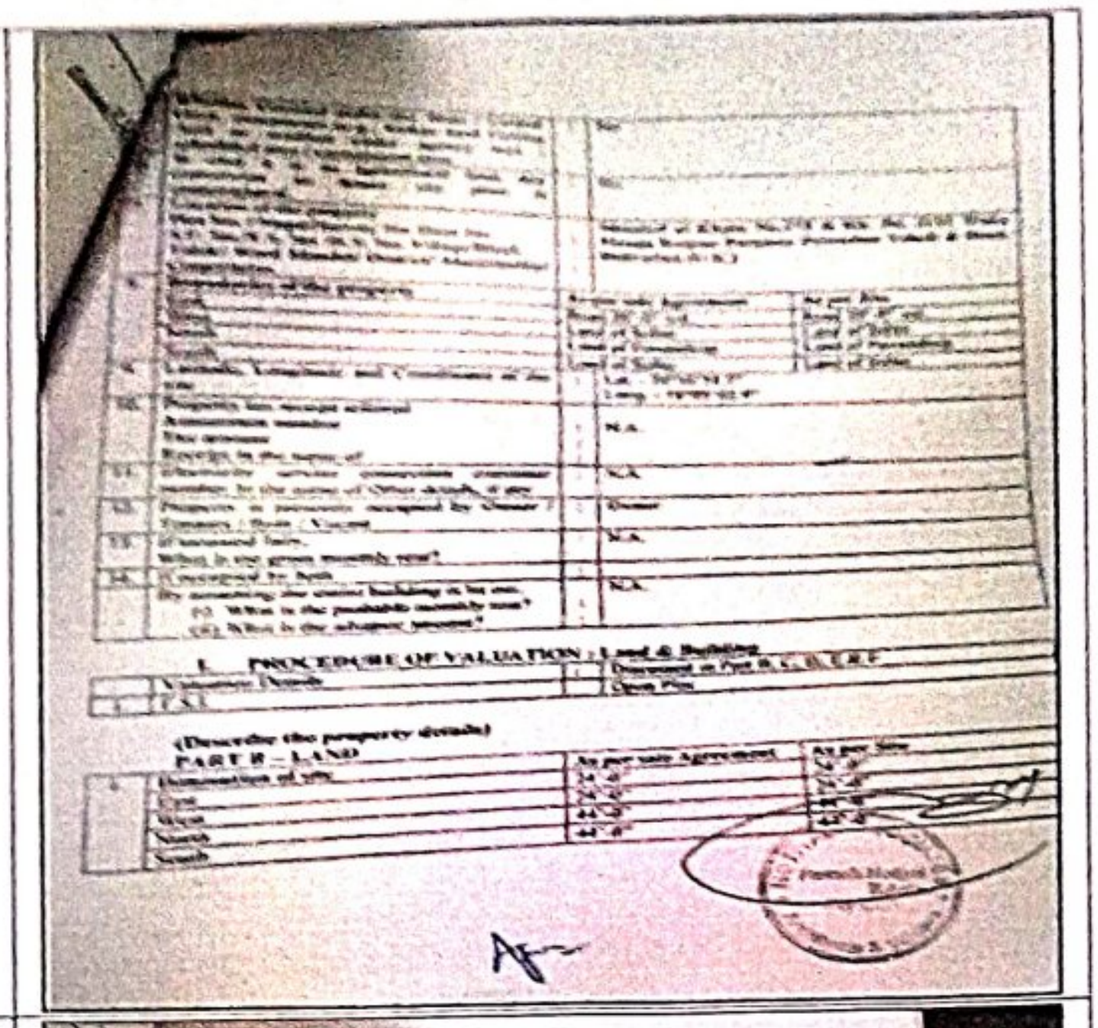
TRUE VALUE CONSULTANTS (PROP.) ER. PARVEEN SHARMA
Govt. Approved Valuer
Cat-I/779/VOL-II/39/2023-24

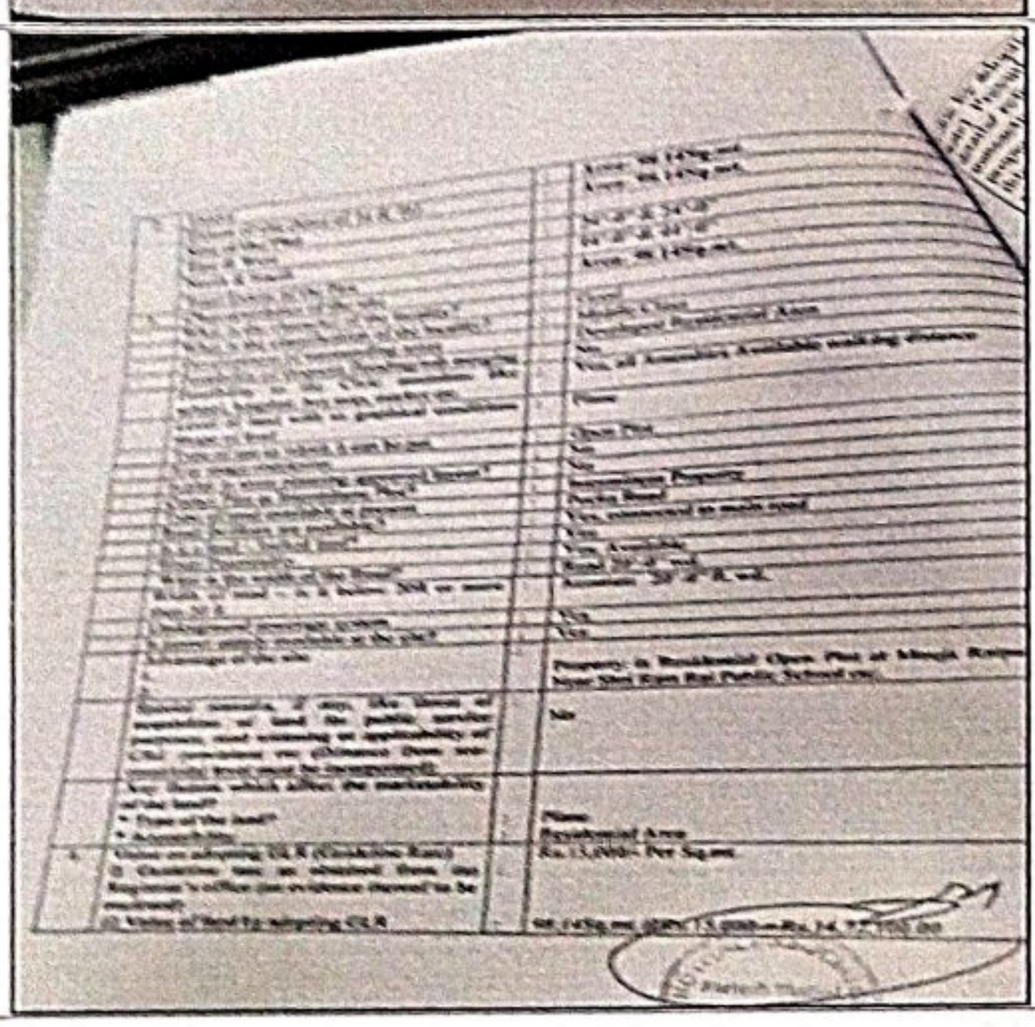
Internal

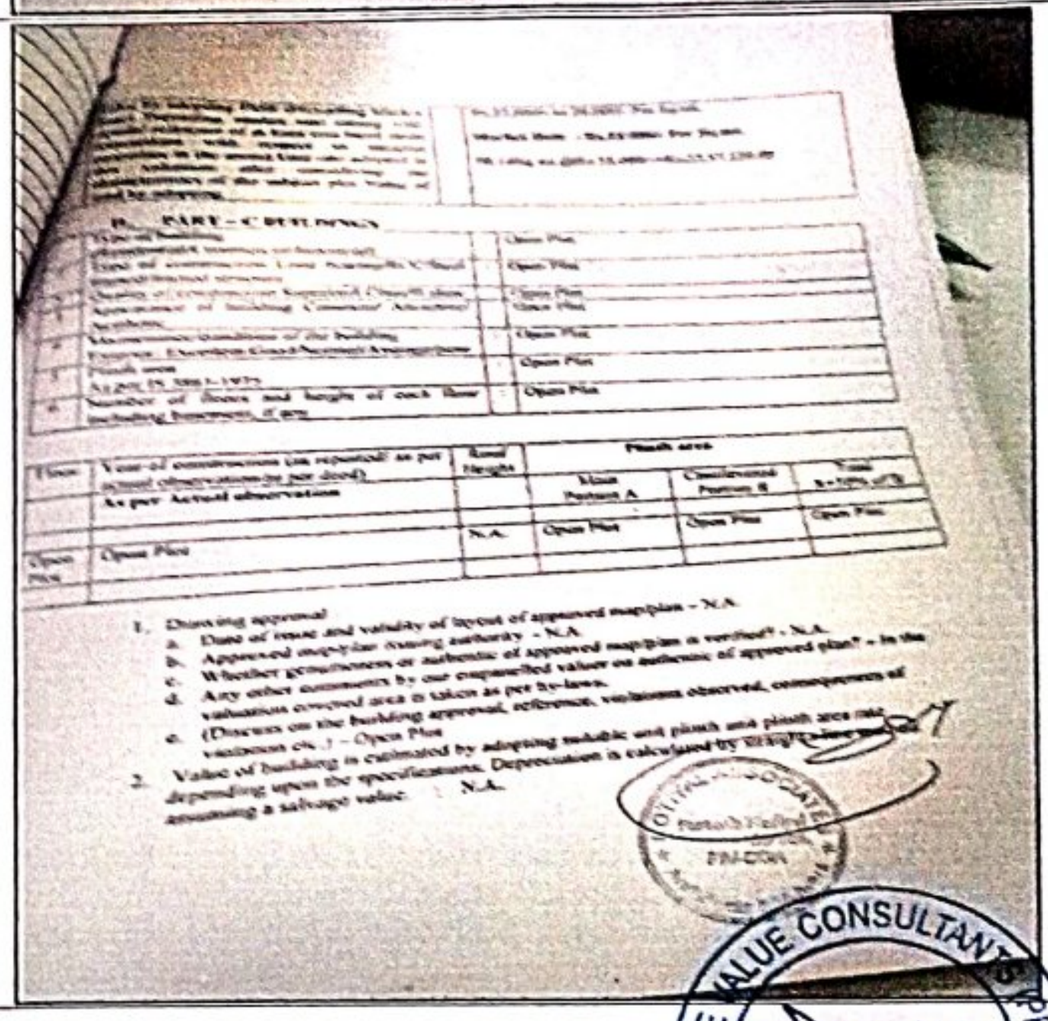
Scanned with OKEN Scanner

Ref. No: CANA/TVC/NDLS/797/2025-26 DATED: 25.02.2026



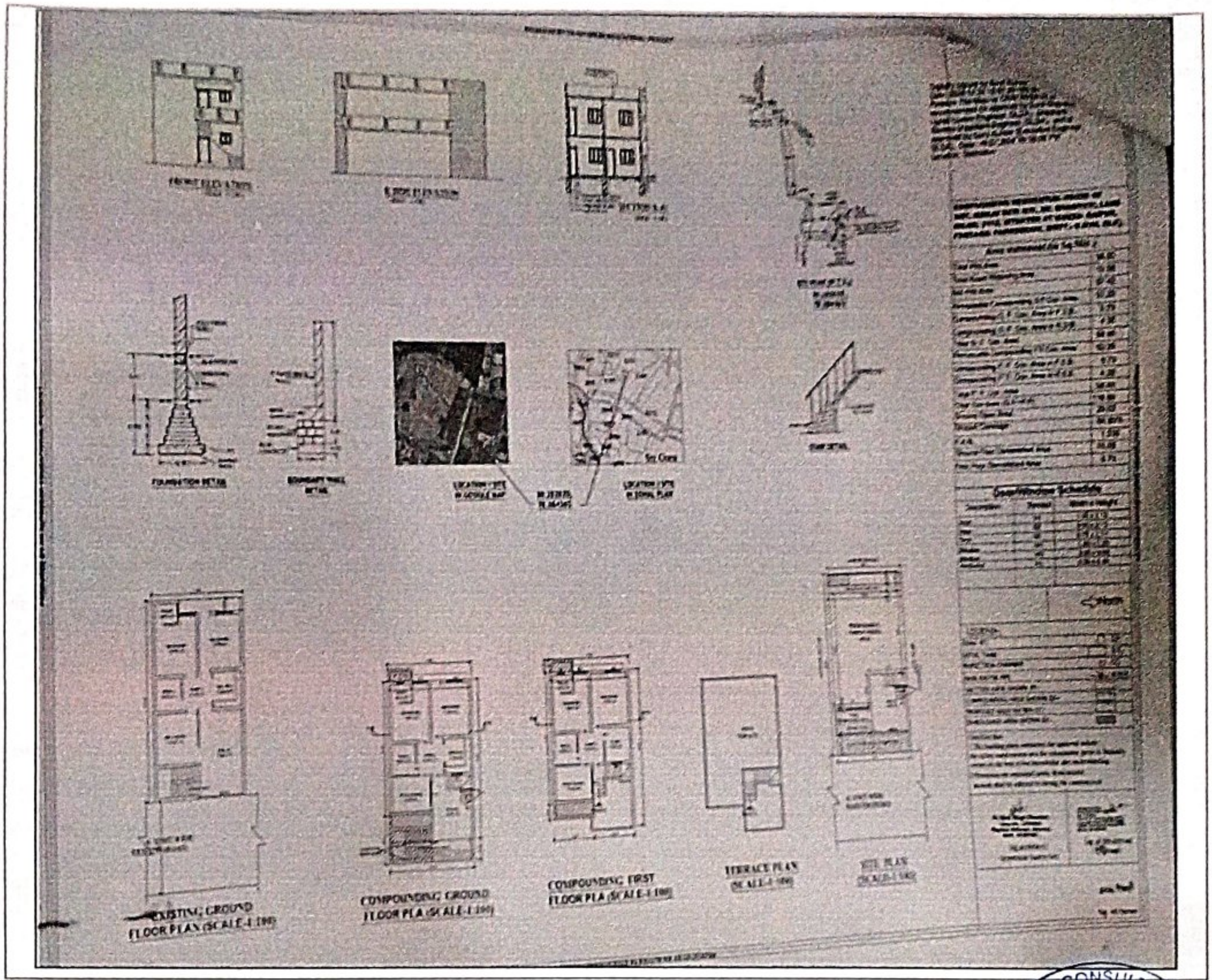






Internal
Scanned with OKEN Scanner

Ref. No.: CANA/TVC/NDLS/797/2025-26 DATED: 25.02.2026



TRUE VALUE CONSULTANTS (PROP.)
Govt. Approved Valuer
Cat-1/7790/VOL-II/39/2023-24
ER. PARVEEN SHARMA

Internal
Scanned with OKEN Scanner