

**IN THE SUPREME COURT OF INDIA**  
**CIVIL ORIGINAL JURISDICTION**  
**WP (CIVIL) NO. 188 OF 2004**

**IN THE MATTER OF:**

M/S RAIGANJ CONSUMER FORUM	Petitioner (s)
Versus	
UNION OF INDIA AND ORS	Respondent (s)

**INDEX**

REPORT OF THE COORDINATION COMMITTEE FOR  
VALUATION (CCV) IN COMPLIANCE OF THE ORDER DATED  
24.01.2023 OF THIS HON'BLE COURT.



**RAJ BAHADUR YADAV**

Advocate for the Petitioner (s)/ Respondent (s)

Appellant (s)/ Caveator/Intervenor

Central Agency Section

Code No 2771

New Delhi:

Dated: 26.08.2023

IN THE SUPREME COURT OF INDIA  
CIVIL ORIGINAL JURISDICTION  
WRIT PETITION (CIVIL) NO. 188 OF 2004

IN THE MATTER OF:

Raiganj Consumer Forum.

.....Petitioner

Versus

Union of India & Ors.

.....Respondents

**REPORT OF THE COORDINATION COMMITTEE FOR  
VALUATION (CCV) IN COMPLIANCE OF THE ORDER  
DATED 24.01.2023 OF THIS HON'BLE COURT.**

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ADVOCATE FOR RESPONDENT NO. 1: MR. RAJ BAHADUR YADAV

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ITEM NO.11

COURT NO.8

SECTION X

S U P R E M E C O U R T O F I N D I A  
R E C O R D O F P R O C E E D I N G S

Writ Petition(s)(Civil) No(s). 188/2004

M/S. RAIGANJ CONSUMER FORUM

Petitioner(s)

VERSUS

UNION OF INDIA . &amp; ORS.

Respondent(s)

IA No. 33106/2019 - APPLICATION FOR PERMISSION  
 IA No. 130757/2020 - APPROPRIATE ORDERS/DIRECTIONS  
 IA No. 75903/2022 - APPROPRIATE ORDERS/DIRECTIONS  
 IA No. 94012/2020 - APPROPRIATE ORDERS/DIRECTIONS  
 IA No. 58091/2021 - APPROPRIATE ORDERS/DIRECTIONS  
 IA No. 62733/2019 - APPROPRIATE ORDERS/DIRECTIONS  
 IA No. 132630/2021 - CLARIFICATION/DIRECTION  
 IA No. 45905/2019 - CLARIFICATION/DIRECTION  
 IA No. 132614/2021 - CLARIFICATION/DIRECTION  
 IA No. 110706/2021 - CLARIFICATION/DIRECTION  
 IA No. 77270/2021 - CLARIFICATION/DIRECTION  
 IA No. 132665/2021 - CLARIFICATION/DIRECTION  
 IA No. 132657/2021 - CLARIFICATION/DIRECTION  
 IA No. 132644/2021 - CLARIFICATION/DIRECTION  
 IA No. 132638/2021 - CLARIFICATION/DIRECTION  
 IA No. 75905/2022 - EXEMPTION FROM FILING O.T.  
 IA No. 62731/2019 - INTERVENTION APPLICATION  
 IA No. 84589/2022 - INTERVENTION APPLICATION  
 IA No. 110701/2021 - INTERVENTION APPLICATION  
 IA No. 130756/2020 - INTERVENTION APPLICATION  
 IA No. 94002/2020 - INTERVENTION APPLICATION  
 IA No. 58090/2021 - INTERVENTION APPLICATION  
 IA No. 32653/2021 - INTERVENTION APPLICATION  
 IA No. 27236/2021 - INTERVENTION/IMPLEADMENT  
 IA No. 131614/2020 - MODIFICATION OF COURT ORDER  
 IA No. 130807/2020 - WITHDRAWAL OF CASE / APPLICATION)

WITH

T.C.(C) No. 2/2004 (XVI-A)

(IA No. 80258/2020 - APPLICATION FOR PERMISSION

IA No. 80260/2020 - APPROPRIATE ORDERS/DIRECTIONS

IA No. 62749/2022 - APPROPRIATE ORDERS/DIRECTIONS

IA No. 79102/2020 - APPROPRIATE ORDERS/DIRECTIONS

IA No. 147187/2021 - APPROPRIATE ORDERS/DIRECTIONS

IA No. 42747/2021 - APPROPRIATE ORDERS/DIRECTIONS

IA No. 80264/2020 - EXEMPTION FROM FILING AFFIDAVIT

IA No. 147188/2021 - EXEMPTION FROM FILING O.T.

IA No. 147185/2021 - EXEMPTION FROM FILING O.T.

IA No. 147184/2021 - INTERVENTION APPLICATION

Digitally signed by  
 Deepa Singh  
 Date: 2024.01.27  
 17:37:05 +05'30'

IA No. 158706/2021. - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES)

CONMT.PET.(C) No. 701/2021 in T.C.(C) No. 2/2004 (XVI-A)  
(FOR ADMISSION and IA No.35282/2021-EXEMPTION FROM FILING O.T.  
IA No. 35282/2021 - EXEMPTION FROM FILING O.T.)

CONMT.PET.(C) No. 942/2021 in T.C.(C) No. 2/2004 (XVI-A)  
(FOR ADMISSION)

Date : 24-01-2023 These matters were called on for hearing today.

CORAM :

HON'BLE MR. JUSTICE B.R. GAVAI  
HON'BLE MR. JUSTICE VIKRAM NATH

For Petitioner(s)

Mr. Bhargava V. Desai, AOR  
Mr. Rahul Gupta, Adv.  
Mr. Siddhartha Chowdhury, Adv.  
Mr. Utkarsh Vats, Adv.  
Mr. Deepanshu, Adv.

Mr. Pankaj Kumar Mishra, AOR

Ms. Surichi Aggarwal, Sr. Adv.  
Mr. Viraj Kadam, Adv.  
Mr. Prashant Chauhan, Adv.  
Mr. Ajay Kumar, Adv.  
Mr. Soumya Dutta, AOR

Mr. Ranjan Mukherjee, AOR

For Respondent(s)

Mr. Shailendra Bhardwaj, AOR  
Ms. Minakshi Vij, AOR  
Mr. Yash Pal Dhingra, AOR  
Mr. Pankaj Kumar Mishra, AOR  
Mr. Ranjan Mukherjee, AOR  
Mr. Shubham Bhalla, AOR  
Mr. Somnath Mukherjee, AOR  
Ms. Ranjeeta Rohatgi, AOR  
Mr. Surya Kant, AOR

Ms. Madhvi Divan, ASG  
Ms. Sunita Sharma, Adv.  
Ms. Shridha Mehra, Adv.  
Mr. Ayush Puri, Adv.  
Mr. A.K. Sharma, AOR

Mr. Harpal Singh Saini, Adv.

Mr. M. C. Dhingra, AOR  
Mr. Gaurav Dhingra, Adv.  
Mr. Arvind Kumar Gandhi, Adv.  
Mr. Vikrant Yadav, Adv.  
Ms. Madhvi Yadav, Adv.

Mr. R. Gopalakrishnan, AOR

Mr. Varsha Singh Chaudhary, Adv.  
Mr. Hitesh Kumar Sharma, Adv.  
Mr. S.K. Rajora, Adv.  
Mr. Akhileshwar Jha, Adv.  
Ms. Niharika Dewivedi, Adv.  
Ms. Shweta Sand, Adv.  
Mr. Narendra Pal Sharma, Adv.  
Mr. Ravish Kumar Goyal, Adv.  
Mr. Ravish Kumar Goyal, Adv.  
Mr. Nitin Sharma, Adv.

Mr. Kusum Chaudhary, AOR  
M/S. Ap & J Chambers, AOR  
Ms. Chitra Markandaya, AOR  
Ms. Shalu Sharma, AOR  
Mr. B. K. Pal, AOR  
Mr. S. Ravi Shankar, AOR  
Mr. Arun K. Sinha, AOR  
Mr. Alok Gupta, AOR  
Mr. A. P. Mohanty, AOR  
Mr. Rameshwar Prasad Goyal, AOR

Mr. Siddharth, AOR  
Ms. Ishita Farsaiya, Adv.  
Mr. Kartik Jasra, Adv.

Mr. Ashwani Kumar, AOR

M/S. K J John And Co, AOR  
Mr. Pratap Venugopal, Adv.  
Ms. Surekha Raman, Adv.  
Mr. Akhil Abraham Roy, Adv.

Mr. Abhijit Sengupta, AOR

Mr. Sanjay Jain, A.S.G.  
Mr. Padmesh Mishra, Adv.  
Ms. Swarupma Chaturvedi, Adv.  
Mr. Prashant Singh Ii, Adv.  
Mr. Raghav Sharma, Adv.  
Mr. Shashank Bajpai, Adv.  
Mr. R R Rajesh, Adv.  
Mr. Raj Bahadur Yadav, AOR

Mr. Ajay Pal, AOR  
Mr. Mayank Dahiya, Adv.  
Ms. Sugandh Rathor, Adv.  
Ms. Aashna Gill, Adv.

Mr. K. S. Rana, AOR

Mr. Ashok Kumar Singh, AOR  
Mr. shantwanu Singh, Adv.  
Ms. Pragya Singh, Adv.  
Ms. Akshay Singh, Adv.  
Mr. Sunny Singh, Adv.  
Mr. Soumya Dutta, AOR

Mr. Rakesh Dwivedi, Sr. Adv.  
Mr. Ashok Parija, AG Odisha  
Mrs. Kirti R. Mishra, Adv.  
Mr. Dhanjaya Mishra, Adv.  
Mr. Navneet Dogra, Adv.  
Mrs. Apurva Upmayee, Adv.

Mr. Rana Sandeep Bussa, Adv.  
Dr. Wolf Chandra Paul Bussa, Adv.  
Dr. Annie John, Adv.  
Mr. Shashibhushan P. Adgaonkar, AOR

Mr. Omkar Jayant Deshpande, Adv.  
Mrs. Pradnya S Adgaonkar, Adv.

Mr. Jagjit Singh Chhabra, AOR  
Mr. Mohit D. Ram, AOR  
Ms. Ranjeeta Rohatgi, AOR

Mr. Jatinder Kumar Sethi, Dy. A.G.  
Mr. Ashutosh Kumar Sharma, Adv.  
Mr. Himanshu Sethi, Adv.  
Mr. Jatinder Kumar Bhatia, AOR

Mr. Subhasish Bhowmick, AOR

Mrs. Tanuj Bagga Sharma, AOR  
Dr. M.k Ravi, Adv.  
Ms. Alka Goyal, Adv.

M/S. Lawyer S Knit & Co, AOR

Dr. Surender Singh Hooda, AOR  
Mr. Narender Hooda, Sr. Adv.  
Mr. Shaurya Lamba, Adv.  
Ms. Bano Deswal, Adv.  
Mr. Sunil Kumar Srivastva, Adv.  
Mr. Aditya Mishra, Adv.



Mr. Aditya Hooda, Adv.

Mr. Aditya Soni, AOR  
Mr. Maninder Singh, Sr. Adv.  
Mr. Surjeet Bhadu, Adv.

Mr. Siddharth, AOR  
Ms. Ishita Farsaiya, Adv.  
Mr. Kartik Jasra, Adv.

Mr. V. Giri, Sr. Adv.  
Mr. Ravi Raghunath, Adv.  
Mr. Siddhant Buxy, Adv.  
Ms. Ankita Gupta, Adv.  
Mr. Sanyat Lodha, AOR

Mr. A Nandkarni, Sr. Adv.  
Mr. Aman Vachher, Adv.  
Mrs. Anshu Vachher, Adv.  
Mr. Abhishek Chauhan, Adv.  
Mr. Jyotishman Kar, Adv.  
Mr. Amit Kumar, Adv.  
Mr. P. N. Puri, AOR

UPON hearing the counsel the Court made the following  
O R D E R

1. There are various concerns shown by the various parties.
2. Shri Jatinder Kumar Sethi, learned Deputy A.G. appearing on behalf of the State of Uttarakhand submits that large pieces of land are surplus under the relevant agricultural land ceiling legislation of the State of Uttarkhand and thus, all these surplus lands are entitled to be vested in the State of Uttarakhand. However, on account of the statement made before this Court, which is recorded in the order dated 14.01.2020, the State of Uttarkhand is not in a position to pass orders in this respect though the proceedings are complete.

3. Mr. Harpal Singh Saini, learned counsel appearing on behalf of some of the allottees in I.A. Nos. 145179 of 2019 and 145178 of 2018 submits that such orders related to the land being surplus, could not be passed.

4. Mr. Maninder Singh, learned senior counsel appearing on behalf of the applicant in I.A. Nos. 56711 and 177449 of 2022 submits that insofar as his clients are concerned, their claims were already found to be justified by the Committee by an order dated 07.03.2022 and the Committee has already filed an application for ratification of the said decision of the Committee. We will consider these applications on the next date.

5. Mr. Jagjit Singh Chhabra, learned counsel appearing on behalf of the applicant in I.A Nos. 147184 and 147187 of 2022 submits that the applicants are *bona fide* purchasers of land from the Company and, therefore, they cannot be evicted.

6. Ms. Surichi Aggarwal, learned senior counsel appearing on behalf of the Committee submitted that insofar as the category of persons represented by Mr. Jagjit Singh Chhabra are concerned, the warrant of possession was issued but in furtherance of the observations made by this Court, no further steps have been taken.

7. She, however, submits that the claims of such persons have been already rejected by the Committee. Insofar as the

clients of Mr. Maninder Singh are concerned, she submits that the claim of such persons has been accepted by the Committee.

8. We find that it is not in dispute that the company owns huge pieces of land throughout the Country.

9. Indisputably, with regard to the certain pieces of land, there are competing claims and litigation pending.

10. We find that monitoring the auction of each and every property separately would be a herculean task. It will be difficult for the Committee to monitor such independent auctions. Equally, it will be difficult for us to review such decisions.

11. Prima facie, we are of the view that it will be in the interest of everyone that best price is received for the entire properties owned by the Company and in the least complicated manner.

12. We, therefore, find that it will be appropriate that the Committee gives a list of all such properties which could be auctioned to the Income Tax Department within a period of four weeks from today.

13. The Income Tax Authorities would make a valuation of such properties and submit the same to the Committee within a period of eight weeks which would thereafter be submitted to this Court.

14. We, *prima facie*, find that what is of paramount

importance is getting the best price in the least complicated manner, so that interest of the investors is safeguarded.

15. We further find it appropriate that if a composite auction of all the properties with the liabilities and encumbrances thereon is conducted, then the rigour of holding independent auctions will be avoided and, at the same time, it will fetch the best price.

16. We further find that the Committee, rather than being entrusted with the functions of supervising the auctions, should devote itself for distribution of the proceeds thereof to the investors.

17. Though, Shri V.Giri, learned senior counsel appearing for the applicant in I.A. No. 110706 and 110701 of 2021 has serious objection to this and urges for independent auction of each of the properties, we will consider the said objection while passing the final orders.

18. Insofar as the properties of which the auction is already completed by the Income Tax Authorities, the Income Tax Authorities are directed to take them to their logical end.

19. Needless to state that no further auction would be conducted, until further orders.

20. We request Mr. Sanjay Jain, learned Additional Solicitor General, who appears on behalf of the Union of India, to inform about the direction in para 13 to the concerned income

tax authorities.

21. Ms. Surichi Aggarwal also submitted that the disbursement of the amount to the investor has been done through an agency, namely, M/s. Karvy Fintech Private Limited. It is, however, reported at the bar that the said company is now in trouble and proceedings by the Enforcement Directorate have been initiated against its Directors.

22. We, therefore, find that it will be appropriate for the Committee to identify some other agency through whom the disbursement of further amount can be done.

23. Shri Narender Hooda, learned senior counsel appearing on behalf of the investors in I.A. Nos. 176824 and 188455 of 2022 submits that after the attachment by Income Tax Department, the Committee has received an amount of Rs. 700 Crores. However, vide order date 05.09.2018, the Income Tax Department has been stayed from making any further attachments.

24. Shri Hooda submits that, in compliance of the order dated 30.07.2018 directing distribution of 70% of the principal amount invested by the investor, out of the said Rs. 700 Crores, Rs. 463 Crores has been paid to 9,59,388 claimants. He further submits that there is an amount of Rs. 253 Crores still available with the Committee to be paid to the claimants. He submits that said amount of Rs. 253 Crores can be disbursed to the 9,59,388 claimants in settlement of the

remaining 30% of their invested principal amount and the same arrangement would be require an amount of Rs. 220 Crores approximately.

25. Since we have observed that a new agency for disbursement of amount is to be identified, we will consider passing of an order in this regard on the next date.

26. Shri Narender Hooda, learned senior counsel also submits that while conducting the auction, the Earnest Money Deposit (EMD) that is required to be paid is a meagre amount of Rs. 2,00,000/- which gives scope for cartel bargaining. We, *prima facie*, find that the submission is well merited.

27. We are, *prima facie*, of the view that, at least, 10 per cent of the upset price should be directed to be deposited as the EMD for participating in the auction.

28. List I.A. Nos. 141055, 141059, 167937, 87335, 167941 of 2018 and 80958, 143211 of 2021 in T.C.(C.) No. 2 of 2004, I.A. Nos. 75467 of 2020 in W.P.(C) No.188 of 2004 and C.A. No. 3134-37 of 2017 on 07.02.2023.

29. List the main matter on 25.04.2023.

(DEEPAK SINGH)  
COURT MASTER

(ANJU KAPOOR)  
COURT MASTER (NSH)

11

ANNEXURE A-2

Subject: Fwd: Valuation of Properties in the matter of M/s Raiganj Consumer Forum Vs Union of India & Ors. in W.P.( C) No. 188/2014-reg-

Date: 06/30/23 05:04 PM

To: "Delhi ADIT/DDIT [L&amp;R] [SSC]" &lt;delhi.ddit.lr.scc@incometax.gov.in&gt;

From: Delhi zm &lt;ito.zm@incometax.gov.in&gt;

Raiganj consolidated report.pdf (683kB)

731.pdf (323kB)

901.pdf (469kB)

valuaion report d1 &amp; d6.pdf (3.3MB)

Sir

Kindly refer to the subject cited above;

In this regard, i am directed to forward the information received from the O/o Pr.CCIT, Kanpur ,in captioned subject, for your kind information .

--

with regards

Income Tax Officer

Zonal Matters

O/o Member ( L &amp; S), CBDT

----- Original Message -----

From: "kanpur.pccit" &lt;kanpur.pccit@incometax.gov.in&gt;

Date: Jun 24, 2023 3:43:23 PM

Subject: Fwd: Valuation of Properties in the matter of M/s Raiganj Consumer Forum Vs Union of India &amp; Ors. in W.P.( C) No. 188/2014-reg-

To: Delhi zm &lt;ito.zm@incometax.gov.in&gt;

Kindly find attachments.

----- Original Message -----

From: "ghaziabad.ccit" &lt;ghaziabad.ccit@incometax.gov.in&gt;

Date: Jun 14, 2023 2:01:55 PM

Subject: Fwd: Valuation of Properties in the matter of M/s Raiganj Consumer Forum Vs Union of India &amp; Ors. in W.P.( C) No. 188/2014-reg-

To: "kanpur.pccit" &lt;kanpur.pccit@incometax.gov.in&gt;

Sir/Madam

Kindly find the attachment for necessary action.

--

with regards

Income Tax Officer

Zonal Matters

O/o Member ( L &amp; S), CBDT

कार्यालय

प्रधान मुख्य आयकर आयुक्त  
उ०प्र०(पश्चिम) एवं उत्तराखण्ड परिक्षेत्र  
आयकर भवन, 16/69, सिविल लाइन्स,  
कानपुर (उ०प्र०) - 208001

OFFICE OF THE  
PRINCIPAL CHIEF COMMISSIONER OF INCOME TAX  
U.P.(WEST) & UTTARAKHAND REGION,  
AAYAKAR BHAWAN, 16/69, CIVIL LINES,  
KANPUR (U.P.)-208001

दूरभाष/TELEPHONE & FAX NO. 0512-2304418/e-mail: kanpur.pccit@incometax.gov.in

F. No. Pr. CCIT/JCIT(T&J)/KNP/5(10)/2023-24/1964

Dated: 23.06.2023

To

The ADG (System)-5 &  
Commissioner of Income Tax (OSD)(Zonal Matters)  
Central Board of Direct Taxes,  
New Delhi.

Madam/Sir,

**Sub:** Submission of compiled valuation report on the directions of the  
Hon'ble Supreme Court for valuation of properties in the matter of  
M/s Raiganj Consumer Forum Vs. Union of India & Ors. in W.P.(C)  
No.188/2004-Reg.-

Kindly refer to your letter F.No.ADG(S)-5/Zonal Matter/Raiganj/2023-24/561  
dated 21.04.2023 and subsequent e-mail dated 07.06.2023 & 15.06.2023 vide which,  
compiled valuation report of the properties as on 24.01.2023 in the matter of M/s  
Raiganj Consumer Forum Vs. Union of India & Ors. in W.P.(C) No.188/2004 falling  
under the territorial jurisdiction of Pr. CCIT, UP(West) & Uttarakhand Region, Kanpur  
was solicited.

In this connection, I have been directed to enclose herewith the desired compiled  
valuation report of the properties of M/s Golden Forest India Limited and its  
subsidiaries/associates companies (GFIL Group) falling under the territorial  
jurisdiction of this region alongwith detailed separate report of the valuation officer, in  
each property mentioned in the list.

Submitted for kind consideration.

Encl: as above.

Yours faithfully,

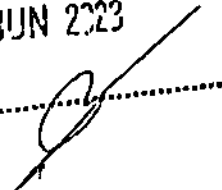


(Rakesh Kumar)  
Deputy Commissioner of Income Tax (T&J),  
For Principal Chief Commissioner of Income Tax,  
U.P. (West) & Uttarakhand Region,  
Kanpur.

जारी किया

23 JUN 2023

हस्ताक्षर.....






S. No.	Name of the CCIT (CCA)	Property details page no. of list	Sr. No. of the Properties	Property Description	Valuation as on 24.01.23	Remarks
1	2	3	4	5	6	7
1	Kanpur	Under Cliff Estate, Mussoorie - Page No.215	1	Land Measuring 500.00 Bigha (95.00 Acres) situated within the Municipal Limit of Mussoorie at Under Cliff Estate, bearing Municipal No. -197, Mussoorie, District-Dehradun (Uttarakhand)	1,384,074,000	Valued by VO, Meerut, Copy of report dt 09.06.2023 enclosed
2	Kanpur	Mussoorie Snowden Estate, Within Mussoorie Municipal Council Area Page No 217	2	Land Measuring 173.00 Bigha (133210 sqm) situated within the Mussoorie Snowden Estate, within Mussoorie Municipal Council Area, Mussoorie, District - Dehradun (Uttarakhand)	559,482,000	Valued by VO, Meerut, Copy of report dt 09.06.2023 enclosed
3	Kanpur	Agricultural land, Village Arcadia Grant, Dehradun (Dhruv Sales) Page No 222	3	Agricultural land at Khasra No. 83 & 84 situated in Village Arcadia Grant, Dehradun (Dhruv Sales), Dehradun (Uttarakhand) (Area Measuring 16950 Hectares)	67,800,000	Valued by VO, Meerut, Copy of report dt 09.06.2023 enclosed
4	Kanpur	Building at Dehradun Road, Rishikesh Page No 223	4	Property situated at 104/33, Ashutosh Nagar, Dehradun Road, Rishikesh District- Dehradun (Uttarakhand) (Area measuring 118.16 sqm)	2,008,720	Valued by VO, Meerut, Copy of report dt 09.06.2023 enclosed
5	Kanpur	Agricultural land, village Danda Lokhand, Dist. Dehradun Page No 224-229	5	Various parcel of Agricultural land situated in Village Danda Lokhand, Dehradun (Uttarakhand) (Area Measuring 30493 Acre or 123405 Hectares)	555,322,500	Valued by VO, Meerut, Copy of report dt 09.06.2023 enclosed
6	Kanpur	Agricultural land, Village Mauza Sudhowala, Pargana Pachwadoon, Dehradun Page No 230	6	Agricultural land situated in Village Mauza Sudhowala, Pargana Pachwadoon, Dehradun (Uttarakhand) (Area Measuring 2.280 Acre or 0.9227 Hectare (Old Khasra No. 3))	27,219,650	Valued by VO, Meerut, Copy of report dt 09.06.2023 enclosed
7	Kanpur	Agricultural land, Village Jhajra & Mouja East Hope Town Dehradun (Kalpa construction & Kalya property) Page No.232	7	Agricultural land situated in Village Jhajra Khasra No. 1178 & 1179 (590 & 603 Old) (Area Measuring 0.935 Hectare) & Mauza East Hope Town, Khasra No. 870, Dehradun (Uttarakhand) (Area Measuring 0.243 Hectare)	34,751,000	Valued by VO, Meerut, Copy of report dt 09.06.2023 enclosed
8	Kanpur	Agricultural land, Village Jhajra, Dehradun Page No.233	8	Agricultural land situated in Village Jhajra, Khasra No. 1171 (Area Measuring 0.514 Hectare) Dehradun (Uttarakhand)	15,163,000	Valued by VO, Meerut, Copy of report dt 09.06.2023 enclosed

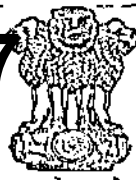
S. No.	Name of the CCIT (CCA)	Property details page no. of list	Sr. No. of the Properties	14 Property Description	Valuation as on 24.01.23	Remarks
1	2	3	4	5	6	7
9	Kanpur	Flat D-6 Begam Bagh Meerut Page No.234	9		N.A.	The area where the property is located does not lie within the jurisdiction of the Chief Commissioner of Income Tax, Dehradun. The property is located in Meerut (jurisdiction of Chief Commissioner, Ghaziabad) which is outside the jurisdiction of Chief Commissioner, Dehradun. Moreover vide letter F.No.Pr.CCIT/JCIT(T&J)/KNP/5(10)/2023-24/494 dt 25.04.2023 of the office of the Pr.CCIT, U.P.(West) & Uttarakhand Region, Kanpur, both the Chief Commissioners of Ghaziabad and Dehradun had been directed to oversee the process of valuation
10	Kanpur	Flat D-1 Begam Bagh Meerut Page No.235	10	As Above	N.A.	As Above
11	Kanpur	Agricultural land, Village Maya East Hope Town, Dehradun Page No.238	11	Land Area Measuring 0.143 Hectare Khasra No. 864, Village Maya East Hope Town, Dehradun	4,218,500	Valued by VO-III, Delhi, Copy of report dt 12.06.2023 enclosed
12	Kanpur	Agricultural land, Village East Hope Town, Dehradun Page No.239	12	Agricultural land in village East Hope Town Dist.-Dehradun measuring 1.437 hectare vide Khasra No. 919 min.	42,391,500	Valued by VO-III, Delhi, Copy of report dt 12.06.2023 enclosed
13	Kanpur	Agricultural land, Village Nangal Hatnala, Dehradun Page No.240	13	Agricultural land in village Nangal Hatnala, Dehradun of Area 0.75 Acre	12,140,568	Valued by VO-III, Delhi, Copy of report dt 12.06.2023 enclosed
14	Kanpur	Agricultural land, Village Central Hope Town, Village Sudhowala & village Jhajra, Dehradun Page No.243	14	Agricultural land in village Central Hope Town, Village Sudhowala & Village Jhajra, Dehradun measuring 20.68 Hectares	610,060,000	Valued by VO-III, Delhi, Copy of report dt 12.06.2023 enclosed

S. No.	Name of the CCIT (CCA)	Property details page no. of list	Sr. No. of the Properties	15 Property Description	Valuation as on 24.01.23	Remarks
1	2	3	4	5	6	7
15	Kanpur	Building, All Saint Church, Castle Hill Estate at Landour, Mussoorie Page No.244	15	Property known as All Saint Church, Castle Hill Estate (Area measuring 4183.00 sqm.) situated within the Municipal Limit of Mussoorie at Landour, Mussoorie District - Dehradun (Uttarakhand)	15,352,900	Valued by VO, Meerut, Copy of report dt 09.06.2023 enclosed
16	Kanpur	Agricultural land, Village Sudhowala, Dehradun Page No.245	16	Agricultural Land in Village Sudhowal, Pargana Pachwadoon, District Dehradun (Uttarakhand) of Area 8.242 Hectares.	243,139,000	Valued by VO-III, Delhi, Copy of report dt 12.06.2023 enclosed
17	Kanpur	Hotel, Hotel Drive Inn, Mussoorie Chamba Road, Dhanauli, Tehri Garhwal Page No 247	17	P-UK-4 Hotel Drive Inn, situated in Mussoorie Chamba Road, Dhanauli, Tehri (UK) 759 sqm (Not in Possession of the Committee. Khet No. 175, 3 Nali, 12 Muthi or 759 sq.mtr and constructed building on land (Covered area 16458 sq. ft)	61,159,920	Valued by VO-IV, Delhi, Copy of report dt 12.06.2023 enclosed
18	Kanpur	Hotel, Hotel Drive Inn, Mayfield Estate, The Mall, Mussoorie Page No.248	18	P-UK-3 Hotel Drive Inn, Mayfield Estate, The Mall, Mussoorie 2741 sq. Mtrs (Under Litigation. Sold by BCC Builder to Mr Sachin Goyal. Measuring 2741 sq mtrs. Out of which area of triple storeyed Nak Hotel Building 919 sq. mtrs and area double storeyed residential building is 208 sq. mtrs. And area of ruins is 353 sq. mtrs. Covered area 208 sq mtrs.)	152,200,139	Valued by VO-IV, Delhi, Copy of report dt 12.06.2023 enclosed
19	Kanpur	Agricultural land, Village Bhainwar, Dehradun Page No.249	19	P-UK-82 : Agricultural Land at Village Bhainwar, Dehradun Khata No. 36 Khasra No. 16 Area 0.158 hectares, Khasra No. 25 (Ga) Area 0.146 hectares, Khasra No. 95 (Kh) area 0.012 Hectares, Khasra No. 112 (Ka) area 0.32 hectares Khasra No. 141 (Ka) area 0.243 hectares, Khata No. 35 Khasra No. 8 (kh) area 0.065 hectare, Khasra NO. 9 (kh) area 0.032 hectare, Khasra No. 26 area 0.065 hectare, Khasra NO. 27 area 0.065 hectare, Khasra No. 50 area 0.032 hectare, Khasra No. 64 area 0.04 hectare, Khasra No. 65 (Ga) area 0.081 hectare, Khasra No. 70 (Kh) area 0.008 hectare, Khasra No. 71 (Ka) area 0.004 hectare, Khasra No. 95 (Ka) area 0.04 hectare, area 1.275 Khatoni 29 Khasra 127 area 0.470 hectare. Total area 1.1075 Hectare.	8,306,250	Valued by VO-IV, Delhi, Copy of report dt 12.06.2023 enclosed

S. No.	Name of the CCIT (CCA)	Property details page no. of list	Sr. No. of the Properties	Property Description	Valuation as on 24.01.23	Remarks
1	2	3	4	5	6	7
20	Kanpur	Shops in Mussoorie, Shops No. 1 to 10 Page No.251	20	Shops in Mussoorie Shops No. 1 to 10 Three Storey Building (Ground Floor, First Floor, Second Floor) Situated at the mall . Kulri, Mussoorie	51,993,130	Valued by VO-IV, Delhi, Copy of report dt 12.06.2023 enclosed
21	Kanpur	Residential, May Field Estate & Paris House Estate, at Mussoorie, Dehradun Page No.252	21	Residential - Mayfield Estate & Paris House Estate, at Mussoorie, Dehradun (Land area 480.75 sq. mt and total covered area 811.16 sq. mtrs)	13,106,768	Valued by VO-IV, Delhi, Copy of report dt 12.06.2023 enclosed
22	Kanpur	Cottage & Bhawan, Laxmi Bhawan & Cottage, at Kulri, Mussoorie, Dehradun Page No.253	22	Cottage & Bhawan - Laxmi Bhawan & Cottage at Kulri, Mussoorie, Dehradun (Total 2858 sq. mts. out of which 569 sq. mts. area is covered and 288 sq. mts. is plinth area and the remaining 2569 sq. mts. is vacant open land)	52,384,200	Valued by VO-IV, Delhi, Copy of report dt 12.06.2023 enclosed
23	Kanpur	Surplus Lands declared by State of Uttarakhand Source: Dr. Namavnti Report Page No.1 to 210	23	(Other property at Page - 01 to 210) Surplus land declared by State of Uttarakhand situated in different Villages of District-Dehradun (Uttara Khand). Volume-2 Approx. area 254.6092 Hectares(629.153 Acre), Volume No.-06 Approx area 243.7934 Hectare (602.427 Acre), Volume - 7 Approx area 50.093 Hectare (123.783 Acre) Total Approx area 1355.56 Acre.	10,935,818,000	Valued by VO, Meerut, Copy of report dt 09.06.2023 enclosed
24	Kanpur	Flat No.D-6, IInd Floor, Begum Bagh, Meerut	Sl.No. 9 of Uttarakhand(page no. 213-253)	Flat No.D-6, IInd Floor, Begum Bagh, Meerut	31,20,700	Valued by VO, Meerut
25	Kanpur	Flat No.D-1, Ground Floor, Begum Bagh, Meerut	Sl.No. 9 of Uttarakhand(page no. 213-253)	Flat No.D-1, Ground Floor, Begum Bagh, Meerut	38,84,700	Valued by VO, Meerut

TOTAL  
TOTAL IN CRORES

14,85,49,97,145  
1,485.49



सत्यमेव जयते

GOVERNMENT OF INDIA.

MINISTRY OF FINANCE, DEPARTMENT OF REVENUE

OFFICE OF THE CHIEF COMMISSIONER OF INCOME TAX, GHAZIABAD

GROUND FLOOR, CGO COMPLEX-1, HAPUR CHUNGI,

KAMLA NEHRU NAGAR, GHAZIABAD

TEL: 0120-2985448

e-mail: [ghaziabad.ccit@incometax.gov.in](mailto:ghaziabad.ccit@incometax.gov.in)

F.No. CCIT-GZB/ITO(A&amp;J)/249/Raiganj/Supreme Court/2023-24/722

Dated: 14.06.2023

To

The Pr. Chief Commissioner of Income-tax,  
Kanpur

[Attention: Dy. CIT (T&amp;J)]

Sir,

Subject: Valuation of properties in the matter of M/s Raiganj Consumer Forum Vs. Union of India & Ors. in W.P. (C) No. 188/2004 – Regarding -

Kindly refer to your office letters F.No.Pr.CCIT/JCIT(T&J)/KNP/5(10)/2023-24/434 dated 25.04.2023 and F.No.Pr.CCIT/JCIT(T&J)/KNP/5(10)/2023-24/1211 dated 30.05.2023 on the subject cited above.

Vide your office letter dated 30.05.2023, it was directed to send the report of valuation of properties as on 24.01.2023.

In this connection, I am directed to enclose herewith the report of DVO received from the Pr. Commissioner of Income Tax, Ghaziabad vide his letters F.No.Pr.CIT-GZB/ITO(J)/M/s Raiganj/2023-24/901 dated 08.06.2023 in the following cases for necessary action:-

Sl. No.	Name of the CCIT (CCA)	Property details page no. of list	Sr. No. of the Properties	Property Description	Valuation	Remarks
1.	Pr.CCIT, Kanpur	Flat No.D-6, IInd Floor, Begum Bagh, Meerut	Sl.No.9 of Uttarakhand (page no.213-253)	Flat No.D-6, IInd Floor, Begum Bagh, Meerut	Rs.31,20,700/- [as on 24.01.2023]	-
2.	Pr.CCIT, Kanpur	Flat No.D-1, Ground Floor, Begum Bagh, Meerut	Sl.No.10 of Uttarakhand (page no.213-253)	Flat No.D-1, Ground Floor, Begum Bagh, Meerut	Rs.38,84,700/- [as on 24.01.2023]	-

Encls.: As above.

Yours sincerely,

o/c *[Signature]*  
[Ravi Prakash Gupta]

Income Tax Officer [A &amp; J]

for the Chief Commissioner of Income Tax,

Ghaziabad

भारत सरकार

वित्त मंत्रालय

कार्यालय प्रधान आयकर आयुक्त

सी०जी०ओ०-१, हापुड चुंगी

गाजियाबाद-२०१००२



आयकरविभाग

INCOME TAX DEPARTMENT

GOVT. OF INDIA  
MINISTRY OF FINANCE  
Office of the Pr. Commissioner of Income Tax  
CGO-1, Hapur Chungi  
Ghaziabad-201002  
Telo:-(0120)-2885125, Fax:-(0120)- 2756306  
Email:-ghaziabad.pcit@incometax.gov.in

F.No.Pr.CIT-GZB/ITO(T&amp;J)/M/s. Raiganj/2023-24/901

Dated: 08.06.2023

**Most Urgent/  
Supreme Court Matter**

सेवामें,

मुख्य आयकर आयुक्त,  
गाजियाबाद.

[ध्यानाकर्षण:- आ०अधि० (लेखा एवं न्या०)]

महोदया,

विषय:Most Urgent Supreme Court Matter-Valuation of Properties in the matter of  
M/s Raiganj Consumer Forum Vs UOI 7 other in WP(c) No. 188/2014 -  
Regarding-

\*\*\*\*\*

Kindly refer to your good e-mail dated 05.06.2023 on the above mentioned  
subject.

2. In this connection, I have been directed to forward herewith copy of e-mail dated  
07.06.2023 alongwith corrected valuation report of the desired properties, received from  
O/o the CIT(OSD), Range-1(1), Meerut for kind perusal and necessary action.

संलग्नक:-यद्योपरि(e-mail द्वाराप्रेसित कर दिए गए है)

भवदीय,

(सुधीर कुमार)

आयकर अधिकारी(तक० वं न्या०),  
कृते प्रधान आयकर आयुक्त,  
गाजियाबाद.



# 19

Government of India  
Office of the Valuation Officer (Meerut)  
Income Tax Department  
G.S.T. Building, Bhainsali Ground, Meerut  
Tel.: 0121-2402452 Email: [yomeerut.incometax12@gmail.com](mailto:yomeerut.incometax12@gmail.com)

07 JUN 2023

आयकर प्राप्ति  
रेंज-1(1), मेरठ

F. No. VO/MRT/Supreme Court/M/S Raiganj Consumer Forum/2023-24/67 Date: 07.06.2023

To,

✓ Dr. Arun Kumar Yadav  
The Commissioner of Income Tax, (OSD),  
Range 1(1), Meerut.

**Sub:** - Valuation of properties in the matter of M/s Raiganj consumer forum Vs Union of India & Ors. In W.P.(C) No.188/2004- Direction of the Hon'ble Supreme Court-reg:  
Valuation Report of the referred properties i.e., SI No. 9&10(Residential Flat D-1 & D-6, Begum Bagh, Meerut)

**Ref:** - 1. Vide Letter received through Mail from The Additional Commissioner of Income Tax, Income Tax Department ([meerut.addlct1.1@incometax.gov.in](mailto:meerut.addlct1.1@incometax.gov.in)) dated 06.06.2023.

2. Your Office No. CIT(OSD)/R-1(1)/MRT/Court Matter/2023-24/139 dated 3/05/2023.

Dear Sir,

With reference to the above-mentioned subject, it has been asked to submit the Valuation Report on dated 24.01.2023. Previously the date of valuation has not been mentioned in the referred letter, therefore the Date of inspection of property was taken as Date of Valuation viz. 09.05.2023.

Now the Valuation Report of the referred properties i.e., SI No. 9&10(Residential Flat D-1 & D-6, Begum Bagh, Meerut) on dated 24.01.2023 is being submitted for further necessary action at your end.

07/6/23  
Valuation Officer (Meerut)  
Income Tax Department  
(NIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT

Copy to: -

1. The Additional Commissioner of Income Tax, Range-1(1), Income Tax Department.
2. The DVO(Delhi), Valuation Cell, Income Tax Department, New Delhi for Information please.

/

Valuation Officer, Meerut

**VALUATION OF THE PROPERTY KNOWN AS**

Residential Flat No. D-6, IInd Floor situated at Meerut Development Authority Residential Yojna Begum Bagh, Meerut (UP).

**1 REFERENCE**

- 1.1 Officer from whom reference received The Additional Commissioner of Income Tax, Range-I(1), Income Tax Department, Dehradun through the District Valuation Officer ( Delhi), Valuation Cell, Income Tax Department, New Delhi.
- 1.2 Letter number and date under which reference received. Vide Mail recieved from The Additional Commissioner Of Income Tax 1 dated 06.06.2023  
Vide letter No. CIT(OSD)/Range-I(1)MRT/Court Matter/2023-24/139 dated 03/05/2023,  
No.Addl.CIT/Range-I(1)DDN/SC/Golden Forest/2023-24/1250-1256 dated 29.04.2023  
No. DVO/ND/Misc/2023-24/33 dated 02.05.2023

- 1.3 Purpose of valuation Determination of Fair Market Value of subject mentioned residential Flat.

- 1.4 Date(s) for which valuation is required. 24-01-2023

- 2 ASSESSEE/REPRESENTATIVE** Not available

**3 COLLECTION OF DOCUMENTS/ DETAIL AND INSPECTION**

- 3.1 Details / documents furnished by the Income Tax Officials. Prevailing Circle rate List issued by District Magistrate Meerut. Registered Sale Deed on dated 29-03-2001 submitted by the Sub Registrar-I, Meerut.
- 3.2 Documents/ details/informations furnished by the representatives of Revenue Department Concern revenue Department Officials of Meerut shown data regarding property during the joint inspection as per their official records.
- 3.3 Date of inspection of property. 09-05-2023
- 3.4 Property was inspected in presence of the following persons. The following concerned officials were present at the time of inspection of the property.  
1. Sh.Kapil kumar, Assistant Valuation Officer (Meerut), Income Tax Department, Meerut (Uttar Pradesh).  
2.Sh Naresh Chand Income Tax Officer (OSD) Income Tax Department, Meerut (Uttar Pradesh).

**4 PROPERTY REFERENCE**

- 4.1 Name, number(if any) address and complete location of the property. Residential Flat No. D-6, IInd Floor situated at Meerut Development Authority Residential Yojna Begum Bagh, Meerut (UP).

**5 PROPERTY DESCRIPTION**

- 5.1 Proportionate land area 97.02 Sqm.:
- 5.2 Permissible area of coverage and plinth Area of construction. As per local bye- laws.
- 5.3 Actual built up area / Super covered area of construction. 97.02 Sqm

T 776/23  
(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT



Type of construction and broad specifications.

Period of construction / date of completion. 16-12-1995

Estimated future life of the building. 80 Years from the date of construction

### METHOD OF VALUATION

- 6.1 Method adopted, : Land & building method (Circle rates of the subject category property).
- 6.2 Reasons in support of the Method adopted. This is the most appropriate method adopted to determine cost of the subject mentioned flat under the given circumstances.
- 6.3 Any special observations or Qualifications:

1. This case was referred for valuation by the Additional Commissioner of Income Tax, Range -1 (1) Income Tax Department, Dehradun vide Letter No. CIT(OSD)/Range -1 (1)/MRT/Court Matter/2023-24/139 dated 03/05/2023 & No.Addl. CIT/Range-1(1)DDN/SC/Golden Forest/2023-24/1250-56 Dated 29.04.2023. "regarding Hon'ble Supreme Court dated 24.01.2023 for valuation of properties in the matter of M/s Raigang Consumer forum Vs Union of India & Ors in W.P. (C) No.. 188/2004-Direction of Hon'ble Supreme Court-reg. for determination of fair Market value of residential Flat as on date. Accordingly this Valuation report is prepared on the basis of guidelines rates issued by ADM (F & R), Meerut for proportionate land area and for cost of building, relevant PAR-01-10-2012 with cost index considered as per valuation principles/guidelines and experience.

2. The Inspection was arranged by the Addl. Commissioner of Income Tax, Range -1 (1) Income Tax Department, Meerut along with his staff and Concern Official.

3. The subject property was inspected on 09-05-2023 in presence of officials as mentioned at para 3.4. During inspection it was noticed that said property is situated at 2nd floor of four Storeyed R.C.C. Framed structure constructed by the MDA on the residential yojna, Begum Bagh Meerut. The fair market value of the property has been worked out after considering all the due factors of adjustment on land & building as per valuation principles/ guidelines and experience very judiciously.

4. The FMV of the subject property worked out by this office comes out to Rs 31,20,700/- which is fair and just as on date of valuation.

### 7.0 RATES ADOPTED FOR VALUATION:

- 7.1 Land rate(s) adopted for the valuation the basis of : This is the most appropriate method adopted to determine the fair market value of such type of property under the given circumstances. The land Rate adopted as per prevailing Circle rate list issued by District Magistrate, Meerut(UP)
- 7.2 Standard plinth area rates adopted plus/minus deviations and corrections for Building cost index C.B.D.T. approved Standard Plinth Area Rates as on 01-10-2012 with base 100 and Cost Index have been adopted for the concerned period.

### 8.0 VALUATION

Having consideration all relevant materials gathered, the Fair Market value of the subject property known as "Residential Flat No. D-6, 11nd Floor situated at Meerut Development Authority residential Yojna Begum Bagh, Meerut (UP)." (area measuring) 97.02 sqm is estimated as under: (Details in Annexure-I attached)

Sl. No	Date of Valuation	Cost of the subject Flat	
		Declared by Assessee	Estimated by this office
1	24-01-2023	Not declared	Rs: 31,20,700/-
	Total	Not declared	Rs: 31,20,700/-

(Rupees Thirty One Laes Twenty Thousand Seven Hundred Only)

Valuation Officer (Meerut)

(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT

Fair Market Value of Property ( As on 24-01-2023 )

ANNEXURE-I

Subject :- Residential Flat No. D-6, situated at Meerut Development Authority residential Yojna Begum Bagh, Meerut (UP).

Assessee :- Not Available.

Date of Valuation:- As on 24-01-2023

1	Fair Market Value of Land	(Annexure-A)	Rs 15,28,065.00
2	Fair Market Value of Building/ Structure	(Annexure-B)	Rs 15,92,596.00
			=====
		Total	Rs 31,20,661.00
		Say	Rs 31,20,700.00

( Rupees Thirty One Lacs Twenty Thousand Seven Hundred Only)

T<sup>3</sup> 716k  
Valuation Officer (Meerut)

(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT

Valuation Officer (Meerut)  
 7/6/23  
 (TIRPAL SINGH)  
 Valuation Officer  
 Income Tax Department  
 3, S.T. Building Bhainasali Ground  
 MEERUT

# Final Market Value of Land

ANNEXURE-A

Subject :- Residential Flat No. D-6, situated at Meerut Development Authority residential Yojna Begum Bagh, Meerut (UP).  
 Assesse :- Not Available.  
 Date of Valuation :- As on 24-01-2023

S.No.	Description of Property	Detail of Circle Rate	Remarks
A	The subject property is a residential flat		
1	Prevailing Circle rate as issued by ADM (Finance & Revenue) No. 01-05-2012 to till date ref. Page 44, Serial No. 128, V-Code 51, Column-6 of Circle rate list	Rs 52,500.00	per Sqm (A)
2	The subject mentioned property is situated in Meerut Development Authority residential Yojna, As per General Instruction No. 24 issued by ADM (Finance & Revenue)	Rs 26,250.00	per Sqm (B)
3	The subject mentioned property is situated at 2nd floor in the four storied building As per General Instruction No. 21(C) issued by ADM (Finance & Revenue) Meerut	Rs 15,750.00	per Sqm (B)
Effective Land rate of subject mentioned property as on 24-01-2023			
		Rs 15,750.00	per Sqm
Total Super covered area/ Built up area of the subject property.			
		97.02	Sqm
Value of land of the subject mentioned property = Super covered area X Rate		Rs 15,28,065.00	
TOTAL		Rs 15,28,065.00	

VALUATION OF THE PROPERTY KNOWN AS

Residential Flat No. D-I, Ground Floor situated at Meerut Development Authority residential Yojna Begum Bagh, Meerut (UP).

**1 REFERENCE**

- 1.1 Officer from whom reference received The Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun through the District Valuation Officer (Delhi), Valuation Cell, Income Tax Department, New Delhi.
- 1.2 Letter number and date under which reference received. Vide Mail received from The Additional Commissioner Of Income Tax 1 dated 06.06.2023  
Vide letter No. CIT(OSD)/Range-1(1)MRT/Court Matter/2023-24/139 dated 03/05/2023.  
No.Addl.CIT/Range-1(1)DIN/SC/Golden Forest/2023-24/1250-1256 dated 29.04.2023  
No. DVO/NI/Misc/2023-24/33 dated 02.05.2023
- 1.3 Purpose of valuation Determination of Fair Market Value of subject mentioned residential Flat.
- 1.4 Date(s) for which valuation is required. 24.01.2023

**2 ASSESSEE/REPRESENTATIVE**

Not available

**3 COLLECTION OF DOCUMENTS/ DETAIL AND INSPECTION**

- 3.1 Details / documents furnished by the Income Tax Officials. Prevailing Circle rate List issued by District Magistrate Meerut. Registered Sale Deed on dated 29-03-2001 submitted by the Sub Registrar-I, Meerut.
- 3.2 Documents/ details/informations furnished by the representatives of Revenue Department Concern revenue Department Officials of Meerut shown data regarding property during the joint inspection as per their official records.
- 3.3 Date of inspection of property. 09-05-2023
- 3.4 Property was inspected in presence of the following persons. The following concerned officials were present at the time of inspection of the property.  
1. Sh.Kapil kumar, Assistant Valuation Officer (Meerut), Income Tax Department, Meerut (Uttar Pradesh).  
2.Sh Naresh Chand Income Tax Officer (OSD) Income Tax Department, Meerut (Uttar Pradesh).

**4 PROPERTY REFERENCE**

- 4.1 Name, number(if any) address and complete location of the property. Residential Flat No. D-I, Ground Floor situated at Meerut Development Authority residential Yojna Begum Bagh, Meerut (UP).

**5 PROPERTY DESCRIPTION**

- 5.1 Proportionate land area 97.02 Sqm.
- 5.2 Permissible area of coverage and plinth Area of construction. As per local bye- laws.
- 5.3 Actual built up area / Super covered area of construction. 97.02 Sqm

**Fair Market Value of Building/ Structure**  
(Rates based on P.A.R-01-10-2012)

**Annexure-B**

Subject :- Residential Flat No. D-6, situated at Meerut Development Authority residential Yojna Begum Bagh, Meerut (UP).

Assessee :- Not Available.

Date of Valuation :- As on 24-01-2023

Main Building- Four Storied RCC Framed structure

Date of inspection : 09-05-2023

Second Floor with floor height 3.08m

Second Floor Built up Area 97.02

RCC Framed structure upto Six Storey with floor height 2.90m (Normal building) Total Plinth Area= 97.02 Sqm  
Rs. 14,500.00

Extra for every 0.30m additional floor height above normal floor height of 2.90 m.  
Therefore cost of additional floor height of 0.18 m =  
(0.18X270.00)/0.30 = Rs.162.00

Rs. 14,662.00

Cost of building

97.02 X Rs. 14,662.00 = Rs. 14,22,507.00

Rs. 14,22,507.00

Add for Services

i) Internal water supply and sanitary installations

6.00% X Rs. 14,22,507.00 = Rs. 85,350.00

ii) External Service connections

4.00% X Rs. 14,22,507.00 = Rs. 56,900.00

iii) Internal electric installations

10.00% X Rs. 14,22,507.00 = Rs. 1,42,251.00

Cost as on 01-10-2012

Add Cost Index as on 24-01-2023 = (134.00-100.00)/100.00 = 34.00%

34.00% X Rs. 17,07,008.00

Rs. 17,07,008.00

Rs. 5,80,383.00

Total Cost as on 24-01-2023

Rs. 22,87,391.00 X (0.90 X 27)/80 = Rs. 22,87,391.00

Rs. 22,87,391.00

-Rs. 6,94,795.00

Assessing the Age of structure on 24-01-2023 to be approx 27 years and estimated future life of structure to be 53 years and total life of structure to be 80 years, depreciation of the structure

Depreciated value of the structure as on 24-01-2023 = Rs. 15,92,596.00

Valuation Officer (Meerut)

(TIRPAL SINGH)  
Valuation Officer

Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT

Type of construction and broad specifications.

Period of construction / date of completion. 16-12-1995

5.6 Estimated future life of the building. 80 Years from the date of construction

## 6 METHOD OF VALUATION

6.1 Method adopted. : Land & building method (Circle rates of the subject category property).

6.2 Reasons in support of the Method adopted. This is the most appropriate method adopted to determine cost of the subject mentioned flat under the given circumstances.

### 6.3 Any special observations or Qualifications:

1. This case was referred for valuation by the Additional Commissioner of Income Tax , Range -1 (1) Income Tax Department , Dehradun vide Letter No. CIT(USD)/Range -1 (1)/MRT/Court Matter/2023-24/139 dated 03/05/2023 & No.Addl. CIT/Range-1(1)DDN/SC/Golden Forest/2023-24/1250-56 Dated 29.04.2023. "regarding Hon'ble Supreme Court dated 24.01.2023 for valuation of properties in the matter of M/s Raigang Consumer forum Vs Union of India & Ors in W.P. (C) No.. 188/2004-Direction of Hon'ble Supreme Court-reg. for determination of Fair Market value of residential Flat as on date. Accordingly this Valuation report is prepared on the basis of guidelines rates issued by ADM (I & R), Meerut for proportionate land area and for cost of building, relavent PAR-01-10-2012 with cost index considered as per valuation principles/guidelines and experience.

2. The Inspection was arranged by the Addl. Commissioner of Income Tax , Range -1 (1) Income Tax Department, Meerut along with his staff and Concern Official.

3. The subject property was inspected on 09-05-2023 in presence of officials as mentioned at para 3.4. During inspection it was noticed that said property is situated at Ground floor of four Storeyed R.C.C. Framed structure constructed by the MDA on the residential yojna, Begum Bagh Meerut. The fair market value of the property has been worked out after considering all the due factors of adjustment on land & building as per valuation principles/ guidelines and experience very judiciously.

4. The FMV of the subject property worked out by this office comes out to Rs 38,84,700/- which is fair and just as on date of valuation.

## 7.0 RATES ADOPTED FOR VALUATION:

7.1 Land rate(s) adopted for the valuation the basis of: This is the most appropriate method adopted to determine the fair market value of such type of property under the given circumstances. The land Rate adopted as per prevailing Circle rate list issued by District Magistrate, Meerut(UP)

7.2 Standard plinth area rates adopted plus/minus deviations and corrections for Building cost index C.B.D.T. approved Standard Plinth Area Rates as on 01-10-2012 with base 100 and Cost Index have been adopted for the concerned period.

## 8.0 VALUATION

Having consideration all relevant materials gathered, the Fair Market value of the subject property known as " Residential Flat No. D-1, Ground Floor situated at Meerut Development Authority Residential Yojna Begum Bagh, Meerut (UP)." (area measuring) 97.02 sqm is estimated as under: (Details in Annexure-I attached)

Sl. No	Date of Valuation	Cost of the subject Flat	
		Declared by Assessee	Estimated by this office
I	24-01-2023	Not declared	Rs: 38,84,700/-
	Total	Not declared	Rs: 38,84,700/-

( Rupees Thirty Eight Lacs Eighty Four Thousand Seven Hundred Only)

Valuation Officer (Meerut)  
Valuation Officer  
Income Tax Department  
G.S.T Building Bhainsali Ground  
MEERUT

Fair Market Value of Property ( As on 24-01-2023)

ANNEXURE-I


Subject :- Residential Flat No. D-1, situated at Meerut Development Authority residential Yojna Begum Bagh, Meerut (UP).

Assessee :- Not Available.

Date of Valuation:- As on 24-01-2023

1	Fair Market Value of Land	(Annexure-A)	Rs 22,92,098.00
2	Fair Market Value of Building/ Structure	(Annexure-B)	Rs 15,92,596.00
			=====
		Total	Rs 38,84,694.00
		Say	Rs 38,84,700.00

( Rupees Thirty Eight Lacs Eighty Four Thousand Seven Hundred Only)

  
 Valuation Officer (Meerut)  
 (TIRPAL SINGH)  
 Valuation Officer  
 Income Tax Department  
 G.S.T. Building Bhausaali Ground  
 MEERUT

Fair Market Value of LandANNEXURE-A

Subject :- Residential Flat No. D-1, situated at Meerut Development Authority residential Yojna Begum Bagh, Meerut (UP).  
 Assessee :- Not Available.  
 Date of Valuation :- As on 24-01-2023

Sl.No.	Description of Property	Detail of Circle Rate		Remarks
A	The subject property is a residential flat.			
1	Prevailing Circle rate as issued by ADM (Finance & Revenue) Meerut w.o.f. 01-08-2016 to till date ref. Page 44, Serial No. 138, V-Code 61, Column-5 of Circle rate list.	Rs 52,500.00	per Sqm	(A)
2	The subject mentioned property is situated in Meerut Development Authority residential Yojna. As per General instruction No.24 issued by ADM (Finance & Revenue) Meerut.	60% of marked (A)	Rs 26,250.00	per Sqm (B)
3	The subject mentioned property is situated at Ground Floor in the Four storeyed building. As per General Instruction No.21(C) issued by ADM (Finance & Revenue) Meerut.	90% of marked (B)	Rs 23,625.00	per Sqm
=====				
Effective Land rate of subject mentioned property as on 24-01-2023		=	Rs 23,625.00	per Sqm
Total Super covered area/ Built up area of the subject property.		97.02	Sqm	
Value of land of the subject mentioned property = Super covered area X Rate		=	Rs 22,92,098.00	
TOTAL		=	Rs 22,92,098.00	

T-16/23  
 Valuation Officer (Meerut)  
 (TIRPAL SINGH)  
 Valuation Officer  
 Income Tax Department  
 G.S.T. Building Bhaiball Ground  
 MEERUT



**Fair Market Value of Building/ Structure**  
(Rates based on P.A.R-01-10-2012)

Annexure-B

Subject :- Residential Flat No. D-1, situated at Meerut Development Authority residential Yojna Begum Bagh, Meerut (UP).  
 Lessee :- Not Available.  
 Date of Valuation :- As on 24-01-2023  
 Main Building- Four Storied RCC Framed structure  
 Date of Inspection : 09-05-2023

1 Ground Floor with floor height 3.08m

Ground Floor Built up Area

97.02

Total Plinth Area=

97.02

Sqm

RCC Framed structure upto Six Storey with floor height 2.90m (Normal building)

Rs. 14,500.00

Extra for every 0.30m additional floor height above normal floor height of 2.90 m.

Rs. 162.00

Therefore cost of additional floor height of 0.18 m =  
 $(0.18 \times 270.00) / 0.30 = \text{Rs. } 162.00$

Rs. 14,662.00

Cost of building

97.02

X

Rs. 14,662.00

=

Rs. 14,22,507.00

Add for Services

i) Internal water supply and sanitary installations

6.00%

X

Rs. 14,22,507.00

=

Rs. 85,350.00

ii) External Service connections

4.00%

X

Rs. 14,22,507.00

=

Rs. 56,900.00

iii) Internal electric installations

10.00%

X

Rs. 14,22,507.00

=

Rs. 1,42,251.00

Cost as on 01-10-2012

Add Cost Index as on 24-01-2023 =

(134.00-

100.00)= 34.00%

34.00%

X

Rs. 17,07,008.00

=

Rs. 17,07,008.00

Rs. 5,80,383.00

Total Cost as on 24-01-2023

Rs. 22,87,391.00

X

$(0.90 \times 27) / 80$

=

Rs. 22,87,391.00

-Rs. 6,94,795.00

Assessing the Age of structure on 24-01-2023 to be approx 27 years and estimated future life of structure to be 53 years and total life of structure to be 80 years, depreciation of the structure

Depreciated value of the structure as on 24-01-2023 =

Rs. 15,92,596.00

7/6/23  
 Valuation Officer (Meerut)  
 (TIRPAL SINGH)  
 Valuation Officer  
 Income Tax Department  
 G.S.T. Building Bhainsali Ground  
 MEERUT



Government of India

By Speed Post**Income Tax Department**

Office of The Valuation Officer-III, Delhi

Rohit House, 11<sup>th</sup> Floor, 3 Tolstoy Marg, New Delhi - 110001

Tel.: 23319700, Fax: 23730726; email: vo3.incometax@gmail.com

Date: 12/06/2023

F. No: VO-III/Misc.4/2023-24/31

To

The Additional Commissioner of Income Tax,  
Range -1 (1), Dehradun,  
13 A, Subhash Road, Dehradun

E-mail: Dehradun.tro@incometax.gov.in

**Sub:** Directions of the Hon'ble Supreme Court for Valuation of properties in the matter of M/s Raiganj Consumer Forum Vs Union of India & Ors. In W.P.(C) No. 188/2004- Reg.

**Ref:** 1. Your office E-mail date 07.06.2023 regarding Re-valuation of subject properties as on 24.01.2023.  
2. This office letter No. VO-III/Misc.4/2023-24/13 dated 10.05.2023

With reference to subject matter, it has been desired to revalue the subject properties as on 24.01.2023 instead of 5/6-05-2023 ( Already evaluated ) by TRO, Income Tax Office, Dehradun vide his email dated 07.06.2023 and submitted the relevant Circle Rates of the properties.

Accordingly, the said properties viz. serial No. 11,12,13,14 and 16 (5 nos.) have been revaluated as on 24.01.2023 and Modified Valuation Reports have been prepared.

Hence, the Modified Valuation Reports of the properties at serial No. 11,12,13,14 and 16 (5 nos.) are hereby submitted for your further necessary action please.

Encl: Valuation Reports- 5 Nos.

*[Signature]*  
Valuation Officer-III  
Income Tax Department, Delhi

Copy To:

1. District Valuation Officer, Income Tax Department, Delhi with reference to discussions held and reports reviewed by your goodself on 12.06.2023 please.

Encl: Valuation Reports- 5 Nos.

Valuation Officer-III  
Income Tax Department, Delhi

**Modified Valuation Report in Case of M/s Raiganj Consumer Forum Vs. Union of India & Ors. In W.P.  
(C)No. 188/2004-Reg**


Name of Property: Land Area Measuring 0.143 Hectare Khasra No. 864, Village Maya East Hope Town, Dehradun

**1 REFERENCE**

1.1	Officer from whom reference received	District Valuation Officer, Income Tax Office, Delhi
1.2	Letter number and date under which reference received.	DVO/ND/Misc./2023-24/33 dated. 02.05.2023 and further E-Mail dated 07.06.2023 received from TRO, Income Tax Office, Dehradun and forwarded by DVO, Income Tax Department, Delhi vide E-Mail dated 08.06.2023
1.3	Purpose of valuation	Determination of Modified Fair Market Value of Property
1.4	Date(s) for which Valuation is required.	24.01.2023 (as intimated by TRO, Income Tax Department, Dehradun vide E-Mail dated 07.06.2023
2	REPRESENTATIVE	<p>(a) Representatives of Add. CIT, Dehradun</p> <ol style="list-style-type: none"> <li>1. Sh. B.P.S. Rautella, I.T.O.</li> <li>2. Sh. Inderjeet, I.T.O.</li> <li>3. Sh. Abhishek Joshi, I.T.I.</li> <li>4. Sh. Amit Kumar, I.T.I.</li> </ol> <p>(b) Representatives of Revenue Department, Dehradun(Arranged by Add. CIT, Dehradun)</p> <ol style="list-style-type: none"> <li>1. Sh. Rizwan Hasan (R.S.I.)</li> <li>2. Sh. Manoj Mishra (R.S.I.)</li> <li>3. Sh. Sanjay Verma (R.S.I.)</li> </ol>
3	<b>COLLECTION OF DOCUMENTS/ DETAIL AND INSPECTION</b>	
3.1	Details / documents furnished by the Income Tax Officials	<ol style="list-style-type: none"> <li>1. Prevailing Circle Rates Notification for Dehradun vide Notification No. 405 dated. 13.01.2020 related to subject property.</li> <li>2. Sale deed was not available with the O/o- Add. CIT, Dehradun</li> </ol>
3.2	Documents/ details/informations furnished by Representatives of Revenue Department, Dehradun(Arranged by Add. CIT, Dehradun)	1. Identification of Subject property on ground during joint inspection by concerned Revenue Department Officials, Dehradun as per their official records.
3.3	Date of inspection of property.	05-May-23
3.4	Property was inspected by the undersigned in presence of the following persons.	1. Sh. Ashutosh Yadav, Junior Engineer Valuation Cell, Income Tax Department, New Delhi.

<b>4</b>	<b><u>PROPERTY REFERENCE</u></b>	
<b>4.1</b>	<b>Name, number(if any) address and complete location of the property.</b>	<p>1. Agricultural Land Area of 0.143 Hectare Khasra No. 864, Village Maya East Hope Town, Dehradun</p> <p>2. The said property is located near Dehradun to Chakrata Road and in general near by Khasra No. 870,863,865 and 846.</p> <p>3. The property is connected to the main road by a katcha road and no proper approach path is available.</p>
<b>5</b>	<b><u>PROPERTY DESCRIPTION</u></b>	
<b>5.1</b>	<b>Actual area covered and plinth area construction.</b>	Agricultural Land area of 0.143 Hectares
<b>5.2</b>	<b>Type of construction and broad specifications.</b>	Not Applicable
<b>5.3</b>	<b>Period of construction</b>	Not Applicable
<b>6</b>	<b><u>METHOD OF VALUATION</u></b>	
<b>6.1</b>	<b>Method adopted .</b>	Land and Building Method (Circle Rates of property)
<b>6.2</b>	<b>Reasons in support of the Method adopted.</b>	This is the most appropriate method adopted to determine Fair Market Value of the property under the given circumstances.
<b>6.3</b>	<b><u>Observations or Qualifications:</u></b>	
	<p>1. A reference of even No. 1257-1259 dt. 29.04.2023 from Office of Additional Commissioner of Income Tax, Range-1(1), Dehradun was received in the O/o- District Valuation Officer, Income Tax Department, Meerut regarding Hon'ble Supreme Court vide order dt. 24.01.2023 for valuation of properties in the matter of M/s Raiganj Consumer Forum vs Union of India &amp; Ors. in W.P. (C)No. 188/2004.</p> <p>2. Accordingly, seeing the exigency of work the subject property was assigned to this office for valuation even though the said property does not fall under the jurisdiction of this office.</p> <p>3. Hence, the subject property was inspected on 05.05.2023 and the inspection was arranged by Add. CIT, Dehradun along with his staff and concerned officials of Revenue Department, Dehradun.</p> <p>4. During inspection it was noticed that the said agricultural land is connected to Dehradun-Chakrata road by a katcha path and there is no proper approach path available for the property. This agricultural land is in general nearby Khasra Nos. 870, 863, 865, 846 etc. as indicated in records available with the Revenue Department, Dehradun officials present during inspection.</p> <p>5. Sale deed of the subject property was not available with the concerned officials.</p> <p>6. A reference was received from TRO, Dehradun vide E-Mail dated 07.06.2023 that the subject property may be revalued as on 24.01.2023.</p> <p>7. Hence the modified valuation report was prepared on the basis of information available.</p>	

<b>7.0</b>	<b>RATES ADOPTED FOR VALUATION:</b>	
<b>7.1</b>	<b>Standard plinth area rates adopted plus/minus deviations and corrections for Building cost index</b>	Prevailing Circle Rates Notification for Dehradun vide Notification No. 405 dated. 13.01.2020 related to subject property has been adopted for arriving at the rates of land for the subject property.
<b>8.0</b>	<b>VALUATION</b>	
	The Modified Fair Market Value of the subject mentioned property known as "Land Area Measuring 0.143 Hectare Khasra No. 864, Village Maya East Hope Town, Dehradun, has been worked out as under:	
<b>Sl. No</b>	<b>Date of Valuation</b>	<b>Modified Fair Market Value of Property</b>
		<b>Declared by Assessee    Estimated by this office</b>
<b>1</b>	<b>24-Jan-23</b>	<b>Not applicable       Rs. 42,18,500.00</b>

  
 Valuation Officer-III, Delhi  
 Valuation Cell, Income Tax Department  
 New Delhi

**Modified Fair Market Value of Property known as Land Measuring 0.143 Hectare Village Maya East Hope Town, Dehradun**


Name of Property:	Fair Market Value of Property known as Land Area Measuring 0.143 Hectare Khasra No. 864, Village Maya East Hope Town, Dehradun
Date of Valuation:	24-Jan-23
Area of Land	0.143 Hectares

<b>F.M.V. of Land</b> ( Land Circle Rates issued by Revenue Department Govt of Dehradun Notification even No. 405 dated. 13.01.2020 )	
Rate of Land (per hectare)=	₹ 295,00,000

Description	Area	Unit	Rate	Amount
Modified F.M.V. of Land for Area measuring 0.143 Hectares	0.143	hectares	₹ 295,00,000	₹ 42,18,500

**Modified Fair Market Value of Property**

Cost of Land =	₹ 42,18,500
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 Valuation Officer (III)  
 Income Tax Department, Delhi


**Modified Valuation Report in Case of M/s Raiganj Consumer Forum Vs. Union of India & Ors. In W.P.****(C)No. 188/2004-Reg**

Name of Property: Agricultural Land in Village East Hope Town Dist. Dehradun measuring 1.437 hectare vide Khasra No. 919 min.

**1 REFERENCE**

1.1	Officer from whom reference received	District Valuation Officer, Delhi
1.2	Letter number and date under which reference received.	F.No. DVO/ND/Misc./2023-24/33 dated. 02.05.2023 and further E-Mail dated 07.06.2023 received from TRO, Income Tax Office, Dehradun and forwarded by DVO, Income Tax Department, Delhi vide E-Mail dated 08.06.2023
1.3	Purpose of valuation	Determination of Modified Fair Market Value of Property
1.4	Date(s) for which Valuation is required.	24.01.2023 (as intimated by TRO, Income Tax Department, Dehradun vide E-Mail dated 07.06.2023)
2	REPRESENTATIVE	(a) Representatives of Add. CIT, Dehradun 1. Sh. B.P.S. Rautella, I.T.O. 2. Sh. Inderjeet, I.T.O. 3. Sh. Abhishek Joshi, I.T.I. 4. Sh. Amit Kumar, I.T.I. (b) Representatives of Revenue Department, Dehradun(Arranged by Add. CIT, Dehradun) 1. Sh. Rizwan Hasan (R.S.I.) 2. Sh. Manoj Mishra (R.S.I.) 3. Sh. Sanjay Verma (R.S.I.)
3	<b>COLLECTION OF DOCUMENTS/ DETAIL AND INSPECTION</b>	
3.1	Details / documents furnished by the Income Tax Officials	1. Prevailing Circle Rates Notification for Dehradun vide Notification No. 405 dated. 13.01.2020 related to subject property. 2. Sale deed was not available with the O/o- Add. CIT, Dehradun
3.2	Documents/ details/informations furnished by Representatives of Revenue Department, Dehradun(Arranged by Add. CIT, Dehradun)	1. Identification of Subject property on ground during joint inspection by concerned Revenue Department Officials, Dehradun as per their official records.
3.3	Date of inspection of property.	05-May-23
3.4	Property was inspected by the undersigned in presence of the following persons.	1. Sh. Ashutosh Yadav, Junior Engineer Valuation Cell, Income Tax Department, New Delhi.
4	<b>PROPERTY REFERENCE</b>	
4.1	Name, number(if any) address and complete location of the property.	1. Agricultural Land Area of 1.437 Hectare vide Khasra No. 919 min, Dehradun 2. The said property is located near Dehradun to Chakrata Road and in general near by Khasra No. 918,889,888,921,878,879,876,875,874,873,872,871,922,923,924,925,926,929,931,933,934,997. 3. The property is connected to the main road by a kutchu road and no proper approach path is available.

<b>5</b>	<b>PROPERTY DESCRIPTION</b>	
5.1	Actual area covered and plinth area construction.	Agricultural Land area of 1.437 Hectares vide Khasra No. 919 min.
5.2	Type of construction and broad specifications.	Not Applicable
5.3	Period of construction	Not Applicable
<b>6</b>	<b>METHOD OF VALUATION</b>	
6.1	Method adopted .	Land and Building Method (Circle Rates of property)
6.2	Reasons in support of the Method adopted.	This is the most appropriate method adopted to determine Fair Market Value of the property under the given circumstances.
6.3	<b>Observations or Qualifications:</b>	
	<p>1. A reference of even No. 1257-1259 dt. 29.04.2023 from Office of Additional Commissioner of Income Tax, Range-1(1), Dehradun was received in the O/o- District Valuation Officer, Income Tax Department, Meerut regarding Hon'ble Supreme Court vide order dt. 24.01.2023 for valuation of properties in the matter of M/s Raiganj Consumer Forum vs Union of India &amp; Ors. in W.P. (C) No. 188/2004.</p> <p>2. Accordingly, seeing the exigency of work the subject property was assigned to this office for valuation even though the said property does not fall under the jurisdiction of this office.</p> <p>3. Hence, the subject property was inspected on 05.05.2023 and the inspection was arranged by Add. CIT, Dehradun along with his staff and concerned officials of Revenue Department, Dehradun.</p> <p>4. During inspection it was noticed that the said agricultural land is connected to Dehradun-Chakrata road by a katcha path and there is no proper approach path available for the property. This agricultural land is in general nearby by Khasra Nos. 918,889,888,921,878,879,876,875,874,873,872,871,922,923,924,925,926,929,931,933,934,997 etc. as indicated in records available with the Revenue Department, Dehradun officials present during inspection.</p> <p>5. Sale deed of the subject property was not available with the concerned officials.</p> <p>6. A reference was received from TRO, Dehradun vide E-Mail dated 07.06.2023 that the subject property may be revalued as on 24.01.2023</p> <p>7. Hence the valuation report was prepared on the basis of information available.</p>	
<b>7.0</b>	<b>RATES ADOPTED FOR VALUATION:</b>	
7.1	Standard plinth area rates adopted plus/minus deviations and corrections for Building cost index	Prevailing Circle Rates Notification for Dehradun vide Notification No. 405 dated. 13.01.2020 related to subject property has been adopted for arriving at the rates of land for the subject property.
<b>8.0</b>	<b>VALUATION</b>	
	<p>The Modified Fair Market Value of the subject mentioned property known as "Agricultural Land in Village East Hope Town, Dehradun" nearby Khasra No. 918,889,888,921,878,879,876,875,874,873,872,871,922,923,924,925,926,929,931,933,934,997 etc., Village East Hope Town, Dehradun, has been worked out as under:</p>	
<b>Sl. No</b>	<b>Date of Valuation</b>	<b>Modified Fair Market Value of Property</b>
		<b>Declared by Assessee      Estimated by this office</b>
1	24-Jan-23	Not applicable      Rs. 4,23,91,500.00
<b>9.0</b>	<b>REMARKS</b>	
	The subject valuation report has been discussed and reviewed by the District Valuation Officer, Delhi on 12.06.2023.	

  
 Valuation Officer-II, Delhi  
 Valuation Cell, Income Tax Department  
 New Delhi



Modified Fair Market Value of Property known as Agricultural Land in Village East Hope Town Dist. Dehradun measuring 1.437 hectare vide Khasra No. 919 min.

Name of Property	Agricultural Land in Village East Hope Town Dist. Dehradun measuring 1.437 hectare vide Khasra No. 919 min.
Date of Valuation:	24-Jan-23
Area of Land	1.437 Hectares

F.M.V. of Land ( Land Circle Rates issued by Revenue Department Govt of Dehradun Notification even No. 405 dated. 13.01.2020 )					
Rate of Land (per hectare)=				₹ 295,00,000	
Description	Area	Unit	Rate	Amount	
Modified F.M.V. of Land for Area measuring 1.437 Hectares	1.437	hectares	₹ 295,00,000	₹ 423,91,500	

Modified Fair Market Value of Property

Cost of Land =	₹ 423,91,500
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Valuation Officer (III)  
Income Tax Department, Delhi  
12/6/23


**Modified Valuation Report in Case of M/s Raiganj Consumer Forum Vs. Union of India & Ors. In W.P. (C)No. 188/2004**

Name of Property: **Agricultural Land in Village Nangal Hatnala, Dehradun of Area 0.75 Acre.**

<b>1 REFERENCE</b>		
1.1	Officer from whom reference received	District Valuation Officer, Delhi
1.2	Letter number and date under which reference received.	F.No. DVO/ND/Misc./2023-24/33 dated. 02.05.2023 and further E-Mail dated 07.06.2023 received from TRO, Income Tax Office, Dehradun and forwarded by DVO, Income Tax Department, Delhi vide E-Mail dated 08.06.2023
1.3	Purpose of valuation	Determination of Fair Market Value of Property
1.4	Date(s) for which Valuation is required.	24.01.2023 (as intimated by TRO, Income Tax Department, Dehradun vide E-Mail dated 07.06.2023)
2	REPRESENTATIVE	(a) Representatives of Add. CIT, Dehradun 1. Sh. B.P.S. Rautella, I.T.O. 2. Sh. Inderjeet, I.T.O. 3. Sh. P.S. Bisht, I.T.I. 4. Sh. T.P. Bhutani, I.T.I. (b) Representative of Revenue Department, Dehradun(Arranged by Add. CIT, Dehradun) 1. Sh. Kripal Singh Rathore (R.S.I.)
<b>3 COLLECTION OF DOCUMENTS/ DETAIL AND INSPECTION</b>		
3.1	Details / documents furnished by the Income Tax Officials	1. Prevailing Circle Rates Notification for Dehradun vide Notification No. 404 dated. 13.01.2020 related to subject property. 2. Sale deed was not available with the concerned officials.
3.2	Documents/ details/informations furnished by Representatives of Revenue Department, Dehradun(Arranged by Add. CIT, Dehradun)	Concerned Revenue Department Officials, Dehradun Shown data during joint inspection as per their official records,
3.3	Date of inspection of property.	06-May-23
3.4	Property was inspected by the undersigned in presence of the following persons.	1. Sh. Ashutosh Yadav, Junior Engineer Valuation Cell, Income Tax Department, New Delhi.

<b>4</b>	<b><u>PROPERTY REFERENCE</u></b>	
<b>4.1</b>	<b>Name, number(if any) address and complete location of the property.</b>	<p>1. Agricultural Land in Village Nangal Hatnala, Dehradun of Area 0.75 Acre</p> <p>2. The said agricultural land is connected to Sahastradhara Marg. The subject property is shown in Khasra No.111/1 &amp; 111/3, but it presently falls in parts of Khasra No. 147,148,161 and 163 as indicated in records available with the Revenue Department, Dehradun officials present during inspection.</p> <p>3. The property is connected to the Sahastradhara Marg main road by Katcha path.</p>
<b>5</b>	<b><u>PROPERTY DESCRIPTION</u></b>	
<b>5.1</b>	<b>Actual area covered and plinth area construction.</b>	Agricultural Land in Village Nangal Hatnala, Dehradun of Area 0.75 Acre
<b>5.2</b>	<b>Type of construction and broad specifications.</b>	Not Applicable
<b>5.3</b>	<b>Period of construction</b>	Not Applicable
<b>6</b>	<b><u>METHOD OF VALUATION</u></b>	
<b>6.1</b>	<b>Method adopted .</b>	Land and Building Method (Circle Rates of property)
<b>6.2</b>	<b>Reasons in support of the Method adopted.</b>	This is the most appropriate method adopted to determine Fair Market Value of the property under the given circumstances.
<b>6.3</b>	<b>Observations or Qualifications:</b>	
		<p>1. A reference of even No. 1257-1259 dt. 29.04.2023 from Office of Additional Commissioner of Income Tax, Range-1(1), Dehradun was received in the O/o- District Valuation Officer, Income Tax Department, Meerut regarding Hon'ble Supreme Court vide order dt. 24.01.2023 for valuation of properties in the matter of M/s Raiganj Consumer Forum vs Union of India &amp; Ors. in W.P. (C)No. 188/2004.</p> <p>2. Accordingly, seeing the exigency of work the subject property was assigned to this office for valuation even though the said property does not fall under the jurisdiction of this office.</p> <p>3. Hence, the subject property was inspected on 06.05.2023 and the inspection was arranged by Income Tax Department, Dehradun along with his staff and concerned officials of Revenue Department, Dehradun.</p> <p>4. During inspection it was noticed that the said agricultural land is connected to Sahastradhara Marg. The said property presently falls in parts of Khasra No. 147,148,161 and 163 as indicated in current records available with the Revenue Department, Dehradun officials present during inspection, however it is shown in khasra No. 111/1 &amp; 111/3 in reference papers.</p> <p>5. Sale deed of the subject property was not available with the concerned officials.</p> <p>6. A reference was received from TRO, Dehradun vide E-Mail dated 07.06.2023 that the subject property may be revalued as on 24.01.2023.</p> <p>7. Hence the valuation report was prepared on the basis of information available.</p>

7.0	<b>RATES ADOPTED FOR VALUATION:</b>	
7.1	Standard plinth area rates adopted plus/minus deviations and corrections for Building cost index	Prevailing Circle Rates Notification for Dehradun vide Notification No. 404 dated. 13.01.2020 related to subject property has been adopted for arriving at the rates of land for the subject property.
8.0	<b>VALUATION</b>	
	The Modified Fair Market Value of the subject mentioned property known as "Agricultural Land in Village Nangal Hatnala, Dehradun of Area 0.75 Acre" has been worked out as under:	
Sl. No	Date of Valuation	Modified Fair Market Value of Property
		Declared by Assessee Estimated by this office
1	24-Jan-23	Not applicable Rs. 121,40,568.00

  
 Valuation Officer-IH, Delhi  
 Valuation Cell, Income Tax Department  
 New Delhi

Modified Fair Market Value of Property known as Agricultural Land in Village Nangal Hatnala, Dehradun of Area 0.75 Acre

Name of Property:	Agricultural Land in Village Nangal Hatnala, Dehradun of Area 0.75 Acre
Date of Valuation:	24-Jan-23
Area of Land	0.75 Acre

**Modified F.M.V. of Land**  
( Land Circle Rates issued by Revenue Department Govt of Dehradun Notification even No. 404 dated.  
13.01.2020 )

Rate of Land (per hectare)=	₹ 400,00,000
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Description	Area (Sq.m)	Unit	Rate	Amount
Agricultural Land in Village Nangal Hatnala, Dehradun of Area 0.75 Acre	3035.142	sq.m	₹ 4,000	₹ 121,40,568

**Modified Fair Market Value of Property**

Cost of Land =	₹ 121,40,568
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 Valuation Officer-III  
 Income Tax Department, Delhi

**Modified Valuation Report in Case of M/s Raigani Consumer Forum Vs. Union of India & Ors. In W.P. (C)No. 188/2004**


Name of Property: Agricultural Land in Village Central Hope Town, Village Sudhowala & Village Jhajhra, Dehradun measuring 20.68 Hectares

**1 REFERENCE**

1.1	Officer from whom reference received	District Valuation Officer, Delhi
1.2	Letter number and date under which reference received.	F.No. DVO/ND/Misc./2023-24/33 dated. 02.05.2023 and further E-Mail dated 07.06.2023 received from TRO, Income Tax Office, Dehradun and forwarded by DVO, Income Tax Department, Delhi vide E-Mail dated 08.06.2023
1.3	Purpose of valuation	Determination of Fair Market Value of Property
1.4	Date(s) for which Valuation is required.	24.01.2023 (as intimated by TRO, Income Tax Department, Dehradun vide E-Mail dated 07.06.2023)
2	REPRESENTATIVE	<p>(a) Representatives of Add. CIT, Dehradun</p> <p>1. Sh. B.P.S. Rautella, I.T.O.</p> <p>2. Sh. Inderjeet, I.T.O.</p> <p>3. Sh. Abhishek Joshi, I.T.I.</p> <p>4. Sh. Amit Kumar, I.T.I.</p> <p>(b) Representatives of Revenue Department, Dehradun(Arranged by Add. CIT, Dehradun)</p> <p>1. Sh. Rizwan Hassan (R.S.I.)</p> <p>2. Sh. Manoj Mishra (R.S.I.)</p> <p>3. Sh. Sanjay Verma (R.S.I.)</p>
3	<b>COLLECTION OF DOCUMENTS/ DETAIL AND INSPECTION</b>	
3.1	Details / documents furnished by the Income Tax Officials	<p>1. Prevailing Circle Rates Notification for Dehradun vide Notification No. 405 dated. 13.01.2020 related to subject property has been adopted for arriving at the rates of land for the subject property.</p> <p>2. Sale deed was not available with the concerned officials.</p>
3.2	Documents/ details/informations furnished by Representatives of Revenue Department, Dehradun(Arranged by Add. CIT, Dehradun)	Concerned Revenue Department Officials, Dehradun Shown data during joint inspection as per their official records.
3.3	Date of inspection of property.	05-May-23
3.4	Property was inspected by the undersigned in presence of the following persons.	1. Sh. Ashutosh Yadav, Junior Engineer Valuation Cell, Income Tax Department, New Delhi.

4	<b>PROPERTY REFERENCE</b>	
4.1	Name, number(if any) address and complete location of the property.	<p>1. Agricultural Land at Village Central Hope Town, Village Sudhowala and Village Jhajhara, Dehradun of 20.68 Hectares.</p> <p>2. The said property is mainly divided into three parts detailed as under (as indicated by the records available with Revenue Department Officials):</p> <p>(a) Village Jhajhara which is nearby Khasra No. 1166, East Hope Town boundary, 1173, 1174 etc.</p> <p>(b) Village Central Hope Town nearby Sherpur village. Khasra No. 1352, 1150, 1151, 1139, Shishamwada and Khasra No. 1122 etc.</p> <p>(c) Village Sudhowala nearby Khasra No. 768, 769, 762, 761, Chakrata Road, Khasra No. 720, 718, 721, 798, 799, 794, 771, 795, 796 etc.</p> <p>3. The properties are connected to main Chakrata road by Katcha path.</p>
5	<b>PROPERTY DESCRIPTION</b>	
5.1	Actual area covered and plinth area construction.	Agricultural Land in Village Central Hope Town, Village Sudhowala & village Jhajhara, Dehradun measuring 20.68 Hectares
5.2	Type of construction and broad specifications.	Not Applicable
5.3	Period of construction	Not Applicable
6	<b>METHOD OF VALUATION</b>	
6.1	Method adopted .	Land and Building Method (Circle Rates of property)
6.2	Reasons in support of the Method adopted.	This is the most appropriate method adopted to determine Fair Market Value of the property under the given circumstances.
6.3	Observations or Qualifications:	
		<p>1. A reference of even No. 1257-1259 dt. 29.04.2023 from Office of Additional Commissioner of Income Tax, Range-1(1), Dehradun was received in the O/o- District Valuation Officer, Income Tax Department, Meerut regarding Hon'ble Supreme Court vide order dt. 24.01.2023 for valuation of properties in the matter of M/s Raiganj Consumer Forum vs Union of India &amp; Ors. in W.P. (C) No. 188/2004.</p> <p>2. Accordingly, seeing the exigency of work the subject property was assigned to this office for valuation even though the said property does not fall under the jurisdiction of this office.</p> <p>3. Hence, the subject property was inspected on 05.05.2023 and the inspection was arranged by Income Tax Officials, Dehradun along with his staff and concerned officials of Revenue Department, Dehradun.</p> <p>4. Sale deed of the subject property was not available with the concerned officials.</p> <p>5. A reference was received from TRO, Dehradun vide E-Mail dated 07.06.2023 that the subject property may be revalued as on 24.01.2023.</p> <p>6. Hence the modified valuation report was prepared on the basis of information available.</p>

7.0	<b>RATES ADOPTED FOR VALUATION:</b>		
7.1	Standard plinth area rates adopted plus/minus deviations and corrections for Building cost index	Prevailing Circle Rates Notification for Dehradun vide Notification No. 405 dated. 13.01.2020 related to subject property has been adopted for arriving at the rates of land for the subject property.	
8.0	<b>VALUATION</b>		
	The Modified Fair Market Value of the subject mentioned property known as "Agricultural Land in Village Central Hope Town, Village Sudhowala & village Jhajhra, Dehradun measuring 20.68 Hectares" has been worked out ( Annexure-A) as under:		
Sl. No	Date of Valuation	Modified Fair Market Value of Property	
		Declared by Assessee	Estimated by this office
1	24-Jan-23	Not Applicable	Rs. 6100,60,000.00
9.0	<b>REMARKS</b>		
	The subject valuation report has been discussed and reviewed by the District Valuation Officer, Delhi on 12.06.2023.		

  
 Valuation Officer-III, Delhi  
 Valuation Cell, Income Tax Department  
 New Delhi



**Modified Fair Market Value of Property known as Agricultural Land in Village Central Hope Town, Village Sudhowala & Village Jhajhara, Dehradun**

Name of Property:	Modified Fair Market Value of Property known as Agricultural Land in Village Central Hope Town, Village Sudhowala & Village Jhajhara, Dehradun
Date of Valuation:	24-Jan-23
Area of Land	20.68 Hectares

<b>Modified F.M.V. of Land</b> ( Land Circle Rates issued by Revenue Department Govt of Dehradun Notification even No. 405 dated. 13.01.2020 )
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(a) Name of Village: Village Central Hope Town, Tehsil Vikas Nagar, Pargana Pachwadoon, Dehradun(=7.0650 Ha)	
Rate of Land (per hectare)=	₹ 295,00,000

(b) Name of Village: Village Sudhowala, Tehsil Vikas Nagar, Pargana Pachwadoon, Dehradun of 3.564 Hectares (=0.1540+0.251+1.311+0.060+0.143+0.080+0.150+0.035+0.5700+0.8100)	
Rate of Land (per hectare)=	₹ 295,00,000

(c) Name of Village: Village Jhajhara, Tehsil Vikas Nagar, Pargana Pachwadoon, Dehradun of 10.051 Hectares (=5.292+0.4430+0.07+0.3210+0.611+0.15+0.297+0.25+0.06+0.1290+0.122+0.389+0.326+0.134+0.241+1.216 Ha)	
Rate of Land (per hectare)=	₹ 295,00,000

**Modified Fair Market Value of Property**

Sl. No.	Description of property	Area	Unit	Rate	Amount
1	Village Central Hope Town, Tehsil Vikas Nagar, Pargana Pachwadon, Dehradun	7.065	hectares	₹ 295,00,000.00	₹ 2084,17,500.00
2	Village Sudhowala, Tehsil Vikas Nagar, Pargana Pachwadon, Dehradun	3.564	hectares	₹ 295,00,000.00	₹ 1051,38,000.00
3	Village Jhajhara, Tehsil Vikas Nagar, Pargana Pachwadon, Dehradun	10.051	hectares	₹ 295,00,000.00	₹ 2965,04,500.00
	<b>Total</b>	20.68	hectares		₹ 6100,60,000.00

  
 Valuation Officer-12/6/23  
 Income Tax Department, Delhi

**Modified Valuation Report in Case of M/s Ralganl Consumer Forum Vs. Union of India & Ors. In W.P. (C) No. 188/2004**

Name of Property: Agricultural Land in Village Sudhowala, Pargana Pachwadoon, District Dehradun (Hostel) of Area 8.242 Hectares.

**1 REFERENCE**

1.1	Officer from whom reference received	District Valuation Officer, Delhi
1.2	Letter number and date under which reference received.	1. F.No. DVO/ND/Misc./2023-24/33 dated. 02.05.2023 and further E-Mail dated 07.06.2023 received from TRO, Income Tax Office, Dehradun and forwarded by DVO, Income Tax Department, Delhi vide E-Mail dated 08.06.2023
1.3	Purpose of valuation	Determination of Fair Market Value of Property
1.4	Date(s) for which Valuation is required.	24.01.2023 (as intimated by TRO, Income Tax Department, Dehradun vide E-Mail dated 07.06.2023)
2	REPRESENTATIVE	(a) Representatives of Add. CIT, Dehradun 1. Sh. B.P.S. Rautella, I.T.O. 2. Sh. Inderjeet, I.T.O. 3. Sh. Abhishek Joshi, I.T.I. 4. Sh. Amit Kumar, I.T.I. (b) Representatives of Revenue Department, Dehradun 1. Sh. Rizwan Hassan (R.S.I.) 2. Sh. Manoj Mishra (R.S.I.) 3. Sh. Sanjay Verma (R.S.I.)


**3 COLLECTION OF DOCUMENTS/ DETAIL AND INSPECTION**

3.1	Details / documents furnished by the Income Tax Officials	1. Prevailing Circle Rates Notification for Dehradun vide Notification No. 405 dated. 13.01.2020 related to subject property has been adopted for arriving at the rates of land for the subject property. 2. Sale deed was not available with the concerned officials.
3.2	Documents/ details/informations furnished by Representatives of Revenue Department, Dehradun(Arranged by Add. CIT, Dehradun)	Concerned Revenue Department Officials, Dehradun Shown data during joint inspection as per their official records.
3.3	Date of inspection of property.	05-May-23
3.4	Property was inspected by the undersigned in presence of the following persons.	1. Sh. Ashutosh Yadav, Junior Engineer Valuation Cell, Income Tax Department, New Delhi.

**4 PROPERTY REFERENCE**

4.1	Name, number(if any) address and complete location of the property.	1. Agricultural Land Agricultural Land in Village Sudhowala, Pargana Pachwadoon, District Dehradun (Hostel) of Area 8.242 Hectares. 2. The said property is located near Dehradun to Chakrata Road and in general near by Khasra No. 722,717, Arcadia Grant & East Hope Town, River (Khasra No. 716). 3. The property is connected to the Dehradun-Chakrata main road.
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<b>5</b>	<b>PROPERTY DESCRIPTION</b>	
5.1	Actual area covered and plinth area construction.	Agricultural Land Agricultural Land in Village Sudhowala, Pargana Pachwadoon, District Dehradun (Hostel) of Area 8.242 Hectares.
5.2	Type of construction and broad specifications.	Not Applicable
5.3	Period of construction	Not Applicable
<b>6</b>	<b>METHOD OF VALUATION</b>	
6.1	Method adopted .	Land and Building Method (Circle Rates of property)
6.2	Reasons in support of the Method adopted.	This is the most appropriate method adopted to determine Fair Market Value of the property under the given circumstances.
6.3	Observations or Qualifications:	
	<p>1. A reference of even No. 1257-1259 dt. 29.04.2023 from Office of Additional Commissioner of Income Tax, Range-I(1), Dehradun was received in the O/o- District Valuation Officer, Income Tax Department, Meerut regarding Hon'ble Supreme Court vide order dt. 24.01.2023 for valuation of properties in the matter of M/s Raiganj Consumer Forum vs Union of India &amp; Ors. in W.P. (C) No. 188/2004.</p> <p>2. Accordingly, seeing the exigency of work the subject property was assigned to this office for valuation even though the said property does not fall under the jurisdiction of this office.</p> <p>3. Hence, the subject property was inspected on 05.05.2023 and the inspection was arranged by Income Tax Department, Dehradun along with his staff and concerned officials of Revenue Department, Dehradun.</p> <p>5. Sale deed of the subject property was not available with the concerned officials.</p> <p>6. It is pertinent to mention here that campus of U.T.U. Dehradun was found near the parts of property.</p> <p>7. A reference was received from TRO, Dehradun vide E-Mail dated 07.06.2023 that the subject property may be revalued as on 24.01.2023.</p> <p>8. Hence the modified valuation report was prepared on the basis of information available.</p>	
<b>7.0</b>	<b>RATES ADOPTED FOR VALUATION:</b>	
7.1	Standard plinth area rates adopted plus/minus deviations and corrections for Building cost index	Prevailing Circle Rates Notification for Dehradun vide Notification No. 405 dated. 13.01.2020 related to subject property has been adopted for arriving at the rates of land for the subject property.
<b>8.0</b>	<b>VALUATION</b>	
	The Modified Fair Market Value of the subject mentioned property known as "Agricultural Land in Village Suddowala Pargana Pachwadoon, District Dehradun(Hostel)" has been worked out (as per Annexure-A) as under:	
<b>Sl. No</b>	<b>Date of Valuation</b>	<b>Modified Fair Market Value of Property</b>
		Declared by Assessee    Estimated by this office
1	24-Jan-23	Not applicable    Rs. 2431,39,000.00
<b>9.0</b>	<b>REMARKS</b>	
	The subject valuation report has been discussed and reviewed by the District Valuation Officer, Delhi on 12.06.2023.	

  
 Valuation Officer-III, Delhi  
 Valuation Cell, Income Tax Department  
 New Delhi

**Modified Fair Market Value of Property known as Agricultural Land in Village Sudhowala, Pargana Pachwadoon,  
District Dehradun (Hostel) of Area 8.242 Hectares**

Name of Property:	Agricultural Land in Village Sudhowala, Pargana Pachwadoon, District Dehradun (Hostel) of Area 8.242 Hectares
Date of Valuation:	24-Jan-23
Area of Land	8.242 Hectares (0.169+0.129+0.130+0.506+0.1170+0.647+0.18+0.011+0.024+0.785+1.288+0.06+0.143+0.08+0.57+0.5870+0.474+0.010+0.25+0.193+0.089+0.155+0.084+0.204+0.044+0.081+0.17+0.09+1.623)

**Modified F.M.V. of Land**

( Land Circle Rates issued by Revenue Department Govt of Dehradun Notification even No. 405 dated.  
13.01.2020 )

Rate of Land (per hectare)=	₹ 295,00,000
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Description	Area	Unit	Rate	Amount
Village Sudhowala, Pargana Pachwadoon, District Dehradun (Hostel)	8.242	hectares	₹ 295,00,000	₹ 2431,39,000

**Modified Fair Market Value of Property**

Cost of Land =	₹ 2431,39,000
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 Valuation Officer-III  
 Income Tax Department, Delhi



भारत सरकार Government of India  
आयकर विभाग Income Tax Department  
कार्यालय मूल्यांकन अधिकारी-4, दिल्ली

Office of the Valuation Officer-IV, Delhi  
रोहित हाऊस, 11वाँ तल, 3 टोलस्टोय मार्ग, नई दिल्ली-110001  
Rohit House, 11<sup>th</sup> Floor, 3 Tolstoy Marg, New Delhi - 110001  
Tel.: 23319700, Fax: 23730726, Email:voivdelhi@gmail.com

F. No. VO-IV/ND/Supreme Court/01/2023-24/ 21

Date: 08 June 2023

To

The Additional Commissioner of Income Tax,  
Range -1 (1), Dehradun,  
13 A, Subhash Road, Dehradun

Email: dehradun.tro@incometax.gov.in

**Sub: Directions of the Hon'ble Supreme Court for Valuation of properties in the matter of M/s Raiganj Consumer Forum Vs Union of India & Ors. In W.P.(C) No. 188/2004- Reg.**

Ref: F No. Pr. CCIT / JCIT (T&J) / KNP /5 (10)/2023-24/1211 dated 30.05.2023 addressed to your HQ Dehradun.

It has been directed earlier by the District Valuation Officer's letter No. DVO/ND/2023-24/33 dated 02 May 2023 that the Valuation of the properties from S No. 17 to 22 of Annexure-1 to be submitted by 12.05.2023 to your office due to exigency of the work in order to meet the time limit as instructed by the Hon'ble Supreme Court.

Accordingly, the said properties have been inspected on 05.05.2023 and 06.05.2023 along with your office team and representative of the Revenue Department (UK).

The Valuation of the said properties had been carried out as Valuation Reports & methodology discussed with District Valuation Officer, Delhi based on Circle Rates issued on 15.02.2023 by Revenue Department of Uttarakhand as suggested by the Representatives of Revenue Department during inspection of the properties & the available information and submitted to your HQ vide this office even letter No. 11 Dated 11 May 2023.

Now, it has been requested vide F No. Pr. CCIT / JCIT (T&J) / KNP /5 (10)/2023-24/1211 dated 30.05.2023 that the properties may be valued as on 24.01.2023.

Accordingly, Fair market Value of properties calculated based on the Circle Rates issued by the Revenue Department of Uttarakhand on 13.01.2020 which are applicable up to 14.02.2023 find attached with the email Email: [Dehradun.tro@incometax.gov.in](mailto:Dehradun.tro@incometax.gov.in) as per details given below:

17. P-UK-4 Hotel Drive Inn, situated in Mussorie Chamba Road, Dhanaulti, Tehri(UK) 759Sqm		
Date of Valuation	Fair Market Value of Property	
24.01.2023	Declared by Assessee	Estimated by this office
	Not Applicable	Rs 6,11,59,920/-

18.P-UK-3 Hotel Drive Inn, Mayfield Estate, The Mall , Mussoorie 2741 sq. Mtrs		
Date of Valuation	Fair Market Value of Property	
24.01.2023	Declared by Assessee	Estimated by this office
	Not Applicable	Rs 15,22,00,139/-

19.P-UK-82 :Agricultural Land at Village Bhainswar, Dehradun Land area1.1075 hectares		
Date of Valuation	Fair Market Value of Property	
24.01.2023	Declared by Assessee	Estimated by this office
	Not Applicable	Rs 83,06,250/-

20.Shops in Mussoorie Shops No 1 to 10 (1 <sup>st</sup> Floor) at The Mall Kurli Bazar		
Date of Valuation	Fair Market Value of Property	
24.01.2023	Declared by Assessee	Estimated by this office
Note: Area of Three floor considered	Not Applicable	Rs 5,19,93,130/-

21.Residential- Mayfield Estate & Paris House Estate, at Mussoorie, Dehradun		
Date of Valuation	Fair Market Value of Property	
24.01.2023	Declared by Assessee	Estimated by this office
	Not Applicable	Rs 1,31,06,768/-

22. Cottage & Bhawan-Laxmi Bhawan & Cottage at Kulri, Mussorie, Dehradun		
<b>Date of Valuation</b>	<b>Fair Market Value of Property</b>	
24.01.2023	<b>Declared by Assessee</b>	<b>Estimated by this office</b>
	Not Applicable	Rs 5,23,84,200/-

The Valuation Reports of the above-mentioned properties are hereby re-submitted for your further necessary action please.

Enclosure: Valuation Reports-6 Nos

*[Signature]*  
Valuation Officer-IV 08/6/23

**Income Tax Department, Delhi.**

Copy to: The District Valuation Officer (Delhi), Income Tax Department, Rohit House, 11<sup>th</sup> Floor, 3 Tolstoy Marg, New Delhi – 110001 for information please.

*[Signature]*  
Valuation Officer-IV 08/6/23

**Income Tax Department, Delhi.**

Valuation Report

Subject :	Valuation of properties in the matter of M/s Raiganj Consumer Forum Vs Union of India & Ors in W.P. ( C) No. 188/2004- Directions of Hon'ble Supreme Court-Reg	
Name of Property:	P-UK-4 Hotel Drive Inn, situated in MussorieChamba Road, Dhanaulti, Tehri(UK) 759Sqm { Not is Possession of the Committee. Khet No.175, 3 Nali, 12 Muthi or 759 sq.mtr and constructed building on land (Covered area 16458 sq.ft)}	
1	<b>REFERENCE</b>	
1.1	Officer from whom reference received	Additional Commissioner of Income Tax, Range-I(1), Dehradun.
1.2	Letter number and date under which reference received.	Through O/o District Valuation Officer, Delhi Letter No. DVO/ND/Misc./2023-24/33 dated 02-05-2023
1.3	Purpose of valuation	Determination of Fair Market Value of Property
1.4	Date(s) for which Valuation is required.	24-Jan-23
2	<b>REPRESENTATIVE</b>	
		Income Tax Department Dehradun Officials, : 1- Sh. B.P.S. Rautella, ITO 2- Sh. Inderjeet, ITO 3- Sh. P S Bisht, ITI 4- Sh. T P Bhutani, ITI
		Revenue Dapartment, Uttarakhand representatives: 1- Sh. Y S Negi, RSI
3	<b>COLLECTION OF DOCUMENTS/ DETAIL AND INSPECTION</b>	
3.1	Details / documents furnished by the Addl Commissioner of Income Tax Dehradun	P-UK-4 Hotel Drive Inn, situated in Mussorie Chamba Road, Dhanaulti, Tehri (UK) 759 Sqm
3.2	Documents/ details/informations furnished	Concerened Revenue Department Officials, shown data during joint inspection as per their official records.
3.3	Date of inspection of property.	6-May-2023
3.4	Property was inspected by the undersigned in the presence of the following persons.	Valuation Cell Income Tax Deparment Delhi, 1. Sh. Ravi Kant, JE
4	<b>PROPERTY REFERENCE</b>	
4.1	Name, number(if any) address and complete location of the property.	P-UK-4 Hotel Drive Inn, situated in MussorieChamba Road, Dhanaulti, Tehri(UK) 759 Sqm { Not is Possession of the Committee. Khet No.175, 3 Nali, 12 Muthi or 759 sq.mtr and constructed building on land (Covered area 16458 sq.ft)}



5	<b>PROPERTY DESCRIPTION</b>	
5.1	Actual area covered and plinth area construction.	Actual Land Area is 750 sq.mtr as per Revenue record verified by Y S Negi( RSI) instead of 759 sqm and constructed building on land (Covered area 16458 sq.ft)
5.2	Type of construction and broad specifications.	RCC framed structure.
5.3	Period of construction	NA
6	<b>METHOD OF VALUATION</b>	
6.1	Method adopted .	Circle rates of property dated 13.01.2020 issued by Collector, Tehri Garhwal.
6.2	Reasons in support of the Method adopted.	This is the most appropriate method adopted to determine Fair Market Value of the property under the given circumstances.
6.3	Any special observations or Qualifications:	
	The subject property was inspected on 6th May 2023 and the inspection was arranged by Addl. CIT Dehradun along with his official and officials of Revenue Department Dehradun. During inspection it was noticed that, the property is RCC framed structure. Area of land is 750 sqm instead of 759 sqm as per revenue record of area shown/verified by Y S Negi, RSI (9411522400), Revenue Department of Dhanaulti, Tehri Garhwal . Sale deed of the subject property could not obtained. The Valuation of the subject mentioned property has been worked out on the basis of available information/data due to exigency of the work monitored by the Supreme Court of India	
	This valuation report is relevant to Land & Cost of Construction (of the subject mentioned property) and does not include the cost of furniture, furnishing items, T&P, Lift and other movable items etc.	
7.0	<b>RATES ADOPTED FOR VALUATION:</b>	
7.1	Land Circle Rates/ Standard plinth area rates adopted plus/minus deviations and corrections for Building cost index	Pervailing Circle rate issued by Revenue Department/Collectorate office, Tehri Garhwal No.17/2020/xxvii(9)/stamp/80/2009 dated 12 Jan 2020 and circulated vide No.358/5-2(2019-20), New Tehri dated 13/14 January 2020 has been adopted.
8.0	<b>VALUATION</b>	
	The Fair Market Value of the subject mentioned property P-UK-4 Hotel Drive Inn, situated in Mussorie Chamba Road, Dhanaulti, Tehri (UK) 759 Sqm { Not is Possession of the Committee. Khet No.175, 3 Nali, 12 Muthi or 759 sq.mtr and constructed building on land (Covered area 16458 sq.ft) has been worked out (as per Annexure-A) on the basis of available information as under:	

Sl. No	Date of Valuation	FMV of subject property	
		Declared by Assessee	Estimated by this office
1	24.01.2023	NA	Rs: 6,11,59,920/-/-

(Rupees Six Crore Eleven lakh Fifty Nine Thousand Nine Hundred Twenty only)

(N R Singhmar)

Valuation Officer-IV, Delhi

Valuation Cell, Income Tax Department, Delhi

### Calculation of Fair Market Value of Property

**Subject: Valuation of properties in the matter of M/s Raiganj Consumer Forum Vs Union of India & Ors in W.P. (C) No. 188/2004- Directions of Hon'ble Supreme Court-Reg.**

**Name of Property:** P-UK-4 Hotel Drive Inn, situated in Mussorie Chamba Road, Dhanaulti, Tehri(UK) 759Sqm { Not in Possession of the Committee. Khet No.175, 3 Nali, 12 Muthi or 759 sq.mtr and constructed building on land (Covered area 16458 sq.ft).

**Date of Valuation: 06-May-2023**

**Super/Covered Area: 16458 sq.ft/ 1528.998 Sqm. (As per available information)**

<u>Circle rate issued by Revenue Department/Collectorate office Tehri Garhwal even</u> <u>No.17/2020/xxvii(9)/Stamp/80/2009 dated 12.01.2020 S No. 2(12)</u>	
Circle rate of commercial building ( super area rate per sqm.) for other commercial institution	Rs. 40,000
FMV of Property = 1528.998 X 40000	61159920
Total	61159920

**Hence, FMV of Property = Rs. 6,11,59,920/-**

Valuation Officer-IV, Delhi 23

Valuation Report

<b>Subject :</b>	Valuation of properties in the matter of M/s Raiganj Consumer Forum Vs Union of India & Ors in W.P. ( C ) No. 188/2004- Directions of Hon'ble Supreme Court-Reg	
<b>Name of Property:</b>	P-UK-3 Hotel Drive Inn, Mayfield Estate, The Mall , Mussoorie 2741 sq. Mtrs { Under Litigation. Sold by BCC Builder to Mr Sachin Goyal. Measuring 2741 sq.mtrs. Out of which area of triple storeyed Maik Hotel Building 919 sq.mts and area double storeyed residential building is 208 sq.mtrs. And area of ruins is 353 sq.mtrs. Covered area 208 sq.mts}	
<b>1</b>	<b>REFERENCE</b>	
1.1	Officer from whom reference received	Additional Commissioner of Income Tax, Range-1(1), Dehradun.
1.2	Letter number and date under which reference received.	Through O/o District Valuation Officer, Delhi Letter No. DVO/ND/Misc./2023-24/33 dated 02-05-2023
1.3	Purpose of valuation	Determination of Fair Market Value of Property
1.4	Date(s) for which Valuation is required.	24.01.2023
<b>2</b>	<b>REPRESENTATIVE</b>	
		Income Tax Officials 1- Sh. B.P.S. Rautella, ITO 2- Sh. Inderjeet, ITO 3- Sh. P S Bisht, ITI 4- Sh. T P Bhutani, ITI
		Revenue Department, Uttarakhand representatives: 1- Sh. Anirudra Singh Choudhary, Tax Inspector 2. Sh. Amit, Tax Department
<b>3</b>	<b>COLLECTION OF DOCUMENTS/ DETAIL AND INSPECTION</b>	
3.1	Details / documents furnished by the Addl Commissioner of Income Tax Dehradun	P-UK-3 Hotel Drive Inn, Mayfield Estate, The Mall , Mussoorie 2741 sq. Mtrs { Under Litigation. Sold by BCC Builder to Mr Sachin Goyal. Measuring 2741 sq.mtrs. Out of which area of triple storeyed Maik Hotel Building 919 sq.mts and area double storeyed residential building is 208 sq.mtrs. And area of ruins is 353 sq.mtrs. Covered area 208 sq.mts}
3.2	Documents/ details/informations furnished	Concerned Revenue Department Officials, shown data during joint inspection as per their official records.
3.3	Date of inspection of property.	6-May-2023
3.4	Property was inspected by the undersigned in the presence of the following persons.	Valuation Cell Income Tax Department Delhi. 1. Sh. Ravi Kant, JE
<b>4</b>	<b>PROPERTY REFERENCE</b>	
4.1	Name, number(if any) address and complete location of the property.	P-UK-3 Hotel Drive Inn, Mayfield Estate, The Mall , Mussoorie 2741 sq. Mtrs { Under Litigation. Sold by BCC Builder to Mr Sachin Goyal. Measuring 2741 sq.mtrs. Out of which area of triple storeyed Maik Hotel Building 919 sq.mts and area double storeyed residential building is 208 sq.mtrs. And area of ruins is 353 sq.mtrs. Covered area 208 sq.mts}

5	<b>PROPERTY DESCRIPTION</b>	
5.1	Actual area covered and plinth area construction.	Measuring 2741 sq.mtrs. Out of which area of triple storeyed Maik Hotel Building 919 sq.mts and area double storeyed residential building is 208 sq.mtrs. And area of ruins is 353 sq.mtrs. Covered area 208 sq.mts}
5.2	Type of construction and broad specifications.	RCC
5.3	Period of construction	NA
6	<b>METHOD OF VALUATION</b>	
6.1	Method adopted .	Circle rates issued by the Collector, Dehradun, dated 13.01.2020
6.2	Reasons in support of the Method adopted.	This is the most appropriate method adopted to determine Fair Market Value of the property under the given circumstances.
6.3	<b>Any special observations or Qualifications:</b>	
	The subject property was inspected on 6th May 2023 and the inspection was arranged by Addl. CIT Dehradun along with his official and officials of Revenue Department Dehradun .The subject property is commercial land in irregular shape having total land area 2824 sqm. in the property there is three main building i.e i) a three storeyed RCC hotel building having covered area about 919 sqm. ii) a double storeyed cottage having covered area about 208 sqm. that has been used for kitchen and other utility purpose. iii) a double storeyed multi purpose hall having covered area about 706 Sqm. it is worth to be mentioned that as per available plan there is a ruin(353 Sqm.) in between shops and hotel building where as a double storeyed multipurpose hall is constructed there upon. The Valuation of the subject mentioned property has been worked out on the basis of sale deed and available information/data due to exigency of the work monitored by the Supreme Court of India'	
	This valuation report is relevant to Land & Cost of Construction (of the subject mentioned property) and does not include the cost of furniture, furnishing items, T&P, Lift and other movable items etc.	
7.0	<b>RATES ADOPTED FOR VALUATION:</b>	
7.1	Circle Rates/ Standard plinth area rates adopted plus/minus deviations and corrections for Building cost index	Circle rates issued by the Collector, Dehradun,Dehradun No. 404/stamplipik/mu.sw/2020 dated 13.01.2020
8.0	<b>VALUATION</b>	
	TheValauation of the subject mentioned property P-UK-3 Hotel Drive Inn, Mayfield Estate, The Mall , Mussoorie 2741 sq. Mtrs has been worked out (as per Annexure-B) on the basis of availble information as under:	

Sl. No	Date of Valuation	FMV of subject property	
1	24.01.2023	Declared by Assessee	Estimated by this office
		NA	Rs: 15,22,00,139/-

(Rupees Fifteen Crore Twenty Two Lakh One Hundred Thirty Nine only)

*08/21/2023*  
(N R Singhmar) 08/6/23

Valuation Officer-IV, Delhi

Valuation Cell, Income Tax Department, Delhi

Calculation of Fair Market Value of Property

Subject: Valuation of properties in the matter of M/s Rulganj Consumer Forum Vs Union of India & Ors in W.P. (C) No. 188/2004- Directions of Hon'ble Supreme Court-Reg.

Name of Property: P-UK-3 Hotel Drive Inn, Mayfield Estate, The Mall, Mussoorie 2741 sq. Mtrs  
( Under Litigation. Sold by BCC Builder to Mr Suchin Goyal. Measuring 2741 sq.mtrs. Out of which area of triple storeyed Maik Hotel Building 919 sq.mts and area double storeyed residential building is 208 sq.mtrs. And area of ruins is 353 sq.mtrs. Covered area 208 sq.mts)

Date of Valuation: 24.01.2023

Plot/Land Area: 2824 Sqm. (As per sale deed.dated 19.10.2004)

FMV OF Land

Land Circle rate issued by Revenue Department/Collectarate office Dehradun No. 404/stamplipik/mu.su/2020 dated 13.01.2020 S No. 8H(2)(5)				
Rate of Land (Per Sqm.)=				Rs. 18,000
Add 10% as per general guide of Land Circle rate issued by Revenue Department/Collectarate office Dehradun even No.404 dated 13.01.2020				= 1800
Hence effective land rate				= 19800
Description	Area	Unit	Rate	Amount
vacant land Area (as per Annexure-B-1)	1854.603	Sqm.	19800	36721139
				36721139

Hence. FMV of Land = Rs. 3,67,21,139/-

Value of Property(for Covered/Super Area) As on 24.01.2023 based on Circle rate issued by Revenue Department/Collectarate office Dehradun Dehradun No. 404/stamplipik/mu.su/2020 dated 13.01.2020 S No. 8H(2)(9)

1	Circle rate of commercial building ( super area rate per sqm.) for other commercial institution	=	63,000.00
2	FMV of triple storied Hotel Building (919 sq.mts) = 919 X 63000	=	5,78,97,000
3	FMV of double storied Building (208 sq.mts) = 208 X 63000	=	1,31,04,000
4	FMV of multi purpose hall (353 x 2= 706 sq.mtrs) = 706 x 63000	=	4,44,78,000
5	Total	=	11,54,79,000

FMV of property(for Coverd/super area) = Rs. 11,54,79,000/-

Hence FMV of the Property= FMV of land + FMV of property(for Coverd/super area)  
Rs. 3,67,21,139 + Rs. 11,54,79,000  
Total(Rs.) 15,22,00,139

*02/21/2023*  
Valuation Officer-IV, Delhi 08/1/23

Calculation of Vacant Land Area

Subject: Valuation of properties in the matter of M/s Consumer Forum Vs Union of India & Ors in W.P. (C) No. 188/2004.  
Directions of Hon'ble Supreme Court-Reg.

Name of Property: P-UK-3 Hotel Drive Inn, Mayfield Estate, The Mall, Mussoorie 2741 sq. Mtrs  
{ Under Litigation. Sold by BCC Builder to Mr Sachin Goyal. Measuring 2741 sq.mtrs. Out of which area of triple storeyed M Hotel Building 919 sq.mts and area double storeyed residential building is 208 sq.mtrs. And area of ruins is 353 sq.mtrs. Cover area 208 sq.mts}

Date of Valuation: 06-May-2023

Plot Area: 2824 Sqm. (As per sale deed dated 19.10.2004)

vacant land Area= Gross Land Area - Ground Coverage (Plinth at ground level of the structure)
vacant land Area= $2824 - [(919/3) - (208/2) - 353] = 2060.67 \text{ Sqm.}$
Considering 90% of 2060.67 Sqm. (For restriction of land in driveway, plinth protection, boundarywall, septic tank etc.)
Hence effective vacant land area= $0.9 \times 2060.67 = 1854.603 \text{ Sqm.}$

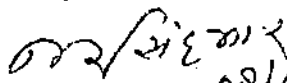
*Dr. S. S. S.*  
Valuation Officer-IV

Valuation Report

Subject :	Valuation of properties in the matter of M/s Raiganj Consumer Forum Vs Union of India & Ors in W.P. (C) No. 188/2004- Directions of Hon'ble Supreme Court-Reg	
Name of Property:	P-UK-82 : Agricultural Land at Village Bhainswar, Dehradun. Khata No.36 Khasra No.16 Area 0.158 hectares, Khasra No.25 (Ga) Area 0.146 hectares, Khasra No. 95(Kh) area 0.012 Hectares, Khasra No. 112 (Ka) area 0.32 hectares, Khasra No. 141 (Ka) area 0.243 hectares, Khata No.35 Khasra No.8 (kh) area 0.065 hectare , Khasra No. 9 (kh) area 0.032 hectare , Khasra No. 26 area 0.065 hectare, Khasra No.27 area 0.065 hectare , Khasra No.50 area 0.032 hectare ,Khasra No. 64 area 0.04 hectare, Khasra No.65 (Ga) area 0.081 hectare , Khasra No. 70 (Kh) area 0.008 hectare, Khasra No.71 (Ka) area 0.004 hectare, Khasra No.95 (Ka) area 0.04 hectare, area 1.275 Khatoni 29 Khasra 127 area 0.470 hectare. Total area 1.1075 Hectare.	
1	<b>REFERENCE</b>	
1.1	Officer from whom reference received	Additional Commissioner of Income Tax, Range-I(1), Dehradun.
1.2	Letter number and date under which reference received.	Through O/o District Valuation Officer, Delhi Letter No. DVO/ND/Misc./2023-24/33 dated 02-05-2023
1.3	Purpose of valuation	Determination of Fair Market Value of Property
1.4	Date(s) for which Valuation is required.	24.01.2023
2	<b>REPRESENTATIVE.</b>	Income Tax Department Dehradun Officials: 1- Sh. B.P.S. Rautella, ITO 2- Sh. Inderjeet, ITO 3- Sh. Abhishek, Joshi, ITI 4- Sh. Amit Kumar, ITI
		Revenue Department, Uttarakhand representatives: 1- Sh. Pradeep Singh, RSI
3	<b>COLLECTION OF DOCUMENTS/ DETAIL AND INSPECTION</b>	
3.1	Details / documents furnished by the Addl Commissioner of Income Tax Dehradun	P.UK-82 Details of land area 1.1075 hectares
3.2	Documents/ details/informations furnished	Concerned Revenue Department Officials, shown data during joint inspection as per their official records.
3.3	Date of inspection of property.	5-May-2023
3.4	Property was inspected by the undersigned in the presence of the following persons.	Valuation Cell Income Tax Department Delhi: 1. Sh. Ravi Kant, JE
4	<b>PROPERTY REFERENCE</b>	
4.1	Name, number(if any) address and complete location of the property.	P-UK-82 : Agricultural Land at Village Bhainswar, Dehradun { Khata No.36 Khasra No.16 Area 0.158 hectares, Khasra No.25 (Ga) Area 0.146 hectares, Khasra No. 95(Kh) area 0.012 Hectares, Khasra No. 112 (Ka) area 0.32 hectares, Khasra No. 141 (Ka) area 0.243 hectares, Khata No.35 Khasra No.8 (kh) area 0.065 hectare , Khasra No. 9 (kh) area 0.032 hectare , Khasra No. 26 area 0.065 hectare, Khasra No.27 area 0.065 hectare , Khasra No.50 area 0.032 hectare ,Khasra No. 64 area 0.04 hectare, Khasra No.65 (Ga) area 0.081 hectare , Khasra No. 70 (Kh) area 0.008 hectare, Khasra No.71 (Ka) area 0.004 hectare, Khasra No.95 (Ka) area 0.04 hectare, area 1.275 Khatoni 29 Khasra 127 area 0.470 hectare}. Total area 1.1075 Hectare.

<b>5</b>	<b>PROPERTY DESCRIPTION</b>	
5.1	Actual area covered and plinth area construction.	Agricultural Land 1.1075 hectares as per P-UK-82
5.2	Type of construction and broad specifications.	NA
5.3	Period of construction	NA
<b>6</b>	<b>METHOD OF VALUATION</b>	
6.1	Method adopted .	Circle rates dated 13.01.2020 issued by Collector, Dehradun.
6.2	Reasons in support of the Method adopted.	This is the most appropriate method adopted to determine Fair Market Value of the property under the given circumstances.
6.3	Any special observations or Qualifications:	
	The subject property was inspected on 5th May 2023 and the inspection was arranged by Addl. CIT Dehradun along with his official and officials of Revenue Department Dehradun . During inspection it was noticed that, the property is Agricultural land. The sale deed of the property could not be obtained. The Valuation of the subject mentioned property has been worked out on the basis of available information/data due to exigency of the work monitored by the Supreme Court of India.	
<b>7.0</b>	<b>RATES ADOPTED FOR VALUATION:</b>	
7.1	Land Circle Rates/ Standard plinth area rates adopted plus/minus deviations and corrections for Building cost index	Pervailing Agriculture Land Circle rate issued by Revenue Department/Collectorate office Dehradun issued No. 404/stampipik/mu.su/2020 dated 13.01.2020 has been adopted.
<b>8.0</b>	<b>VALUATION</b>	
	The Valuation of the subject mentioned property " P-UK-82 : Agricultural Land at Village Bhainswar, Dehradun Land area 1.1075 hectares " has been worked out (As per Annexure-C) on the basis of available information as under:	
<b>Sl. No</b>	<b>Date of Valuation</b>	<b>FMV of subject property</b>
<b>1</b>	<b>24.01.2023</b>	<b>Declared by Assessee      Estimated by this office</b>
		<b>NA                              Rs: 83,06,250/-</b>

**( Rupees Eighty Three Lakh Six Thousand Two Hundred Fifty Only)**

  
**(N R Singhmar)** 08/6/23  
 Valuation Officer-IV, Delhi  
 Valuation Cell, Income Tax Department, Delhi



Calculation of Fair Market Value of Property

Subject: Valuation of properties in the matter of M/s Ralga Consumer Forum Vs Union of India & Ors in W.P. (C) No. 188/2004- Directions of Hon'ble Supreme Court-Reg.

Name of Property: P-UK-82 : Agricultural Land at Village Bhainswar, Dehradun. Khata No.36 Khasra No.16 Area 0.158 hectares, Khasra No.25 (Ga) Area 0.146 hectares, Khasra No. 95(Kh) area 0.012 Hectares, Khasra No. 112 (Ka) area 0.32 hectares, Khasra No. 141 (Ka) area 0.243 hectares, Khata No.35 Khasra No.8 (kh) area 0.065 hectare, Khasra No. 9 (kh) area 0.032 hectare, Khasra No. 26 area 0.065 hectare, Khasra No.27 area 0.065 hectare, Khasra No.50 area 0.032 hectare, Khasra No. 64 area 0.04 hectare, Khasra No.65 (Ga) area 0.081 hectare, Khasra No. 70 (Kh) area 0.008 hectare, Khasra No.71 (Ka) area 0.004 hectare, Khasra No.95 (Ka) area 0.04 hectare, area 1.275 Khatoni 29 Khasra 127 area 0.470 hectare. Total area 1.1075 Hectare.

Date of Valuation: 24.01.2023

Plot/Land Area: 1.1075 Hectare/11075 Sqm. (As per available data)

Agriculture Land Circle rate issued by Revenue Department/Collectorate office Dehradun Dehradun No. 404/stamplipik/mu.su/2020 dated 13.01.2020 S No. 1A(8)(5)				
Rate of Agriculture Land (Per Sqm.)=				Rs. 850
Description	Area	Unit	Rate	Amount
land Area	11075	Sqm.	750	8306250
				8306250

Hence, FMV of Property = Rs. 83,06,250/-

*02/2/2023*  
Valuation Officer-IV, Delhi 3

Valuation Report

Subject :	Valuation of properties in the matter of M/s Raiganj Consumer Forum Vs Union of India & Ors in W.P. ( C) No. 188/2004- Directions of Hon'ble Supreme Court-Reg	
Name of Property:	Shops in Mussoorie Shops No. 1 to 10 Three Storey Building ( Ground Floor, First Floor, Second Floor)Situatd at the mall, kulri, mussoorie.	
1	<b><u>REFERENCE</u></b>	
1.1	Officer from whom reference received	Additional Commissioner of Income Tax, Range-1(1), Dehradun.
1.2	Letter number and date under which reference received.	Through O/o District Valuation Officer, Delhi Letter No. DVO/ND/Misc./2023-24/33 dated 02-05-2023
1.3	Purpose of valuation	Determination of Fair Market Value of Property
1.4	Date(s) for which Valuation is required.	24.01.2023
2	<b><u>REPRESENTATIVE</u></b>	
		Income Tax Department Dehradun Officials, : 1- Sh. B.P.S. Rautella, ITO 2- Sh. Inderjeet, ITO 3- Sh. P S Bisht, ITI 4- Sh. T P Bhutani, ITI
		Revenue Dapartment, Uttarakhand representatives: 1- Sh. Anirudra Singh Choudhary, Tax Inspector 2. Sh. Amit Senwal, Tax Department
3	<b><u>COLLECTION OF DOCUMENTS/ DETAIL AND INSPECTION</u></b>	
3.1	Details / documents furnished by the Addl Commissioner of Income Tax Dehradun	Shops in Mussoorie Shops No 1 to 10 { Three Storey Building Situated on Three Storey Building ( Ground Floor, First Floor, Second Floor)Situatd at the mall, kulri, mussoorie.
3.2	Documents/ details/informations furnished	Concerened Revenue Department Officials, shown data during joint inspection as per their official records.
3.3	Date of inspection of property.	6-May-2023
3.4	Property was inspected by the undersigned in the presence of the following persons.	Valuation Cell Income Tax Deparment Delhi: 1. Sh. Ravi Kant, JE
4	<b><u>PROPERTY REFERENCE</u></b>	
4.1	Name, number(if any) address and complete location of the property.	Shops in Mussoorie Shops No 1 to 10 { Three Storey Building Situated on Three Storey Building ( Ground Floor, First Floor, Second Floor)Situatd at the mall, kulri, mussoorie.

<b>5</b>	<b>PROPERTY DESCRIPTION</b>	
<b>5.1</b>	Actual area covered and plinth area construction.	Shops in Mussoorie Shops No. 1 to 10 Three Storey Building ( Ground Floor, First Floor, Second Floor) Situated at the mall, kulri, mussoorie.
<b>5.2</b>	Type of construction and broad specifications.	RCC Structure
<b>5.3</b>	Period of construction	NA
<b>6</b>	<b>METHOD OF VALUATION</b>	
<b>6.1</b>	Method adopted .	Circle rates issued by the Collector, Dehradun, date 13.01.2020
<b>6.2</b>	Reasons in support of the Method adopted.	This is the most appropriate method adopted to determine Fair Market Value of the property under the given circumstances.
<b>6.3</b>	Any special observations or Qualifications:	
	The subject property was inspected on <i>6th May 2023</i> and the inspection was arranged by <i>Addl. CIT Dehradun along with his official and officials of Revenue Department Dehradun</i> . The Valuation of the subject mentioned property has been worked out as per plan of sale deed and available information/data due to exigency of the work monitored by the Supreme Court of India	
	This valuation report is relevant to Land & Cost of Construction (of the subject mentioned property) and does not include the cost of furniture, furnishing items, T&P, Lift and other movable items etc.	
<b>7.0</b>	<b>RATES ADOPTED FOR VALUATION:</b>	
<b>7.1</b>	Land Circle Rates/ Standard plinth area rates adopted plus/minus deviations and corrections for Building cost index	Circle rates issued by the Collector, Dehradun, vide No. 404/stamplipik/mu.su/2020 dated 13.01.2020
<b>8.0</b>	<b>VALUATION</b>	
	The Fair Market Value of the subject mentioned property "Shops in Mussoorie Shops No. 1 to 10 Three Storey Building ( Ground Floor, First Floor, Second Floor) Situated at the Mall, Kulri, Mussoorie." has been worked out ( as per Annexure-D) on the basis of available information as under:	
<b>Sl. No</b>	<b>Date of Valuation</b>	<b>FMV of subject property</b>
<b>1</b>	<b>24.01.2023</b>	<b>Declared by Assessee</b>
		<b>Estimated by this office</b>
		<b>NA</b>
		<b>Rs: 5,19,93,130/-</b>

( Rupees Five Crore Nineteen Lakh Ninety Three Thousand One Hundred Thirty only)

*08/06/23*  
(N R Singhmar)

Valuation Officer-IV, Delhi  
Valuation Cell, Income Tax Department

Calculation of Fair Market Value of Property

Subject: Valuation of properties in the matter of M/s Raiganj Consumer Forum Vs Union of India & Ors in W.P. (C) No. 188/2004- Directions of Hon'ble Supreme Court-Reg.

Name of Property: Shops in Mussoorie (Shops No. 1 to 10)

{ Three Storey Building( Ground Floor, First Floor, Second Floor) Situated at the mall, kulri, mussoorie}

Date of Valuation: 24.01.2023

Super Area (including staircase): (130 feet x 20' 6" ) x 3 = 7995 sq ft= 742.759 sqm (As per drawing)

Value of Property As on 024.01.2023 based on Circle rate issued by Revenue Department/Collectorate office Dehradun Dehradun No. 404/stamp/pik/mu.su/2020 dated 13.01.2020 S No.8H(2)(8)

1	Circle rate for commercial building ( super area rate per sqm.) for shop/restaurant/office	=	70,000.00
2	FMV of Property = 742.759 X 70000	=	5,19,93,130
3	Total	=	5,19,93,130

FMV of the Property = Rs. 5,19,93,130

*[Signature]*  
08/01/23  
Valuation Officer-IV, Delhi

Valuation Report

Subject :	Valuation of properties in the matter of M/s Raiganj Consumer Forum Vs Union of India & Ors in W.P. ( C) No. 188/2004- Directions of Hon'ble Supreme Court-Reg	
Name of Property:	Residential- Mayfield Estate & Paris House Estate, at Mussoorie, Dehradun { Land area 480.75 sq. mt and total covered area 811.16 sq.mtrs}	
1	<b><u>REFERENCE</u></b>	
1.1	Officer from whom reference received	Additional Commissioner of Income Tax, Range-1(1), Dehradun.
1.2	Letter number and date under which reference received.	Through O/o District Valuation Officer, Delhi Letter No. DVO/ND/Misc./2023-24/33 dated 02-05-2023
1.3	Purpose of valuation	Determination of Fair Market Value of Property
1.4	Date(s) for which Valuation is required.	24.01.2023
2	<b><u>REPRESENTATIVE</u></b>	
		Income Tax Department Dehradun Officials, : 1- Sh. B.P.S. Rautella, ITO 2- Sh. Inderjeet, ITO 3- Sh. P S Bisht, ITI 4- Sh. T P Bhutani, ITI
		Revenue Department, Uttarakhand representatives: 1- Sh. Anirudra Singh Choudhary, Tax Inspector 2. Sh. Amit Senwal, Tax Department
3	<b><u>COLLECTION OF DOCUMENTS/ DETAIL AND INSPECTION</u></b>	
3.1	Details / documents furnished by the Addl Commissioner of Income Tax Dehradun	Residential- Mayfield Estate & Paris House Estate, at Mussoorie, Dehradun { Land area 480.75 sq. mt and total covered area 811.16 sq.mtrs}
3.2	Documents/ details/informations furnished	Concerened Revenue Department Officials, shown data during joint inspection as per their official records.
3.3	Date of inspection of property.	6-May-2023
3.4	Property was inspected by the undersigned in the presence of the following persons.	Valuation Cell Income Tax Department Delhi: 1. Sh. Ravi Kant, JE
4	<b><u>PROPERTY REFERENCE</u></b>	
4.1	Name, number(if any) address and complete location of the property.	Residential- Mayfield Estate & Paris House Estate, at Mussoorie, Dehradun { Land area 480.75 sq. mt and total covered area 811.16 sq.mtrs}

5	<b>PROPERTY DESCRIPTION</b>	
5.1	Actual area covered and plinth area construction.	Residential- Mayfield Estate & Paris House Estate, at Mussoorie, Dehradun { Land area 480.75 sq. mt and total covered area 811.16 sq.mtrs}
5.2	Type of construction and broad specifications.	RCC Structure( in old and ruin condition)
5.3	Period of construction	About 100 years old as per sale deed.
6	<b>METHOD OF VALUATION</b>	
6.1	Method adopted .	Circle rates issued by the Collector, Dehradun, dated 13.01.2020 ( land and Building method)
6.2	Reasons in support of the Method adopted.	This is the most appropriate method adopted to determine Fair Market Value of the property under the given circumstances.
6.3	Any special observations or Qualifications:	
	The subject property was inspected on <i>6th May 2023 and the inspection was arranged by Addl. CIT Dehradun along with his official and officials of Revenue Department Dehradun</i> . During inspection it was noticed that, the property is Old House & ruins. The Valuation of the subject mentioned property has been worked out on the basis of Sale deed and available information/data due to exigency of the work monitored by the Supreme Court of India	
	This valuation report is relevant to Land & Depreciated Cost of Construction (of the subject mentioned property) and does not include the cost of furniture, furnishing items, T&P, Lift and other movable items etc.	
7.0	<b>RATES ADOPTED FOR VALUATION:</b>	
7.1	Land Circle Rates/ Standard plinth area rates adopted plus/minus deviations and corrections for Building cost index	Circle rates issued by the Collector, Dehradun, Dehradun No. 404/stamplipik/mu.su/2020 dated 13.01.2020
8.0	<b>VALUATION</b>	
	The Fair Market Value of the subject mentioned property Residential- Mayfield Estate & Paris House Estate, at Mussoorie, Dehradun { Land area 480.75 sq. mt and total covered area 811.16 sq.mtrs} has been worked out (as per Annexure-E) as under:	

Sl. No	Date of Valuation	FMV of subject property	
		Declared by Assessee	Estimated by this office
1	24.01.2023	NA	Rs: 1,31,06,768/-

(Rupees One Crore Thirty One Lakh Six Thousand Seven Hundred Sixty Eight only)

(N R Singhmar)

Valuation Officer-IV, Delhi

Valuation Cell, Income Tax Department, Delhi

Calculation of Fair Market Value of Property

Subject: Valuation of properties in the matter of M/s Ralgaonj Consumer Forum Vs Union of India & Ors in W.P. (C) No. 188/2004- Directions of Hon'ble Supreme Court-Reg.

Name of Property: Residential- Mayfield Estate & Paris House Estate, at Mussoorie, Dehradun  
( Land area 480.75 sq. mt and total covered area 811.16 sq.mtrs)

Date of Valuation: 24.01.2023

land Area: 480.75 Sqm. (As per sale deed dated 04.04.2007)

Covered Area: 811.16 Sqm. (As per sale deed dated 04.04.2007)

FMV Of Land

Land Circle rate issued by Revenue Department/Collectarate office Dehradun Dehradun No. 404/stamplipik/mu.su/2020 dated 13.01.2020 S No. 8H(2)(5)				
Rate of Land (Per Sqm.)=				Rs. 28,000
Description	Area	Unit	Rate	Amount
land Area	480.75	Sqm.	18000	8653500
				8653500

Hence, FMV of Land = Rs. 86,53,500/-

Depreciated Value of Construction/Covered Area As on 24.01.2023 based on Circle rate issued by Revenue Department/Collectarate office Dehradun Dehradun No. 404/stamplipik/mu.su/2020 dated 13.01.2020 S No. 8H(2)(10)

1	Circle rate for construction of Non commercial building ( rate per sqm.) for RCC slab/construction.	=	15,000.00
2	FMV of Covered Area = 811.16 X 15000	=	1,21,67,400
<u>Depreciation:</u>			
3	As per sale deed construction is about 100 years old, hence salvage value is considered as FMV i.e 36.6% as per depreciation table of Circle rate issued by Revenue Department/Collectarate office Dehradun	=	44,53,268
4	Total	=	44,53,268

FMV of the Construction/Covered Area = Rs. 44,53,268

Hence FMV of the Property=

FMV of land + FMV of the Construction/Covered Area  
Rs. 86,53,500 + Rs. 44,53,628  
1,31,06,768

Total(Rs.)

*Valuation Officer-IV, Delhi* 28/1/23

Valuation Report

Subject :	Valuation of properties in the matter of M/s Raiganj Consumer Forum Vs Union of India & Ors in W.P. ( C) No. 188/2004- Directions of Hon'ble Supreme Court-Reg	
Name of Property:	Cottage & Bhawan-Laxmi Bhawan & Cottage at Kulri, Mussorie, Dehradun {Total 2858 sq.mts, out of which 569 sq.mts area is covered and 288 sq.mts is plinth area and the remaining 2569 sq.mts is vacant open land}	
1	<b><u>REFERENCE</u></b>	
1.1	Officer from whom reference received	Additional Commissioner of Income Tax, Range-I(I), Dehradun.
1.2	Letter number and date under which reference received.	Through O/o District Valuation Officer, Delhi Letter No. DVO/ND/Misc./2023-24/33 dated 02-05-2023
1.3	Purpose of valuation	Determination of Fair Market Value of Property
1.4	Date(s) for which Valuation is required.	24.01.2023
2	<b><u>REPRESENTATIVE</u></b>	
		Income Tax Department Dehradun Officials, : 1- Sh. B.P.S. Rautella, ITO 2- Sh. Inderjeet, ITO 3- Sh. P S Bisht, ITI 4- Sh. T P Bhutani, ITI
		Revenue Department, Uttarakhand representatives: 1- Sh. Anirudra Singh Choudhary, Tax Inspector 2. Sh. Amit Senwal, Tax Department
3	<b><u>COLLECTION OF DOCUMENTS/ DETAIL AND INSPECTION</u></b>	
3.1	Details / documents furnished by the Add. Commissioner of Income Tax Dehradun	Cottage & Bhawan-Laxmi Bhawan & Cottage at Kulri, Mussorie, Dehradun {Total 2858 sq.mts, out of which 569 sq.mts area is covered and 288 sq.mts is plinth area and the remaining 2569 sq.mts is vacant open land}
3.2	Documents/ details/informations furnished	Concerened Revenue Department Officials, shown data during joint inspection as per their official records.
3.3	Date of inspection of property.	6-May-2023
3.4	Property was inspected by the undersigned in the presence of the following persons.	Valuation Cell Income Tax Department Delhi: 1. Sh. Ravi Kant, JE
4	<b><u>PROPERTY REFERENCE</u></b>	
4.1	Name, number(if any) address and complete location of the property.	Cottage & Bhawan-Laxmi Bhawan & Cottage at Kulri, Mussorie, Dehradun {Total 2858 sq.mts, out of which 569 sq.mts area is covered and 288 sq.mts is plinth area and the remaining 2569 sq.mts is vacant open land}



<b>5</b>	<b>PROPERTY DESCRIPTION</b>	
5.1	Actual area covered and plinth area construction.	Total 2858 sq.mts, out of which 569 sq.mts area is covered and 288 sq.mts is plinth area and the remaining 2569 sq.mts is vacant open land}
5.2	Type of construction and broad specifications.	RCC Structure (ordinary construction)
5.3	Period of construction	seems to be about 50 years old.
<b>6</b>	<b>METHOD OF VALUATION</b>	
6.1	Method adopted .	Circle rates issued by the Collector, Dehradun, dated 13.01.2020 (Land and Building method)
6.2	Reasons in support of the Method adopted.	This is the most appropriate method adopted to determine Fair Market Value of the property under the given circumstances.
6.3	Any special observations or Qualifications:	
	The subject property was inspected on <i>6th May 2023 and the inspection was arranged by Addl. CIT Dehradun along with his official and officials of Revenue Department Dehradun</i> . During inspection it was noticed that, the property is Old House. Sale deed of subject property could not obtained. As per plan covered/super area is 576 Sqm. instead of 569 sqm.The Valuation of the subject mentioned property has been worked out on the basis of available information/data due to exigency of the work monitored by the Supreme Court of India	
	This valuation report is relevant to Land & Cost of Construction (of the subject mentioned property) and does not include the cost of furniture, furnishing items, T&P, Lift and other movable items etc.	
<b>7.0</b>	<b>RATES ADOPTED FOR VALUATION:</b>	
7.1	Land Circle Rates/ Standard plinth area rates adopted plus/minus deviations and corrections for Building cost index	Circle rates issued by the Collector, Dehradun,Dehradun No. 404/stamplipik/mu.su/2020 dated 13.01.2020
<b>8.0</b>	<b>VALUATION</b>	
	TheValuation of the subject mentioned property Cottage & Bhawan-Laxmi Bhawan & Cottage at Kulri, Mussorie, Dehradun {Total 2858 sq.mts, out of which 569 sq.mts area is covered and 288 sq.mts is plinth area and the remaining 2569 sq.mts is vacant open land} has been worked out (as per Annexure-F) on the basis of information available as under:	

Sl. No	Date of Valuation	FMV of subject property	
		Declared by Assessee	Estimated by this office
1	24.01.2023	NA	Rs: 5,23,84,200/-

( Rupees Five Crore Twenty Three Lakh Eighty Four Thousand Two Hundred only)

(N R Singhmar)

Valuation Officer-IV, Delhi

Valuation Cell, Income Tax Department, Delhi

Calculation of Fair Market Value of Property

Subject: Valuation of properties in the matter of M/s Raiganj Consumer Forum Vs Union of India & Ors in W.P. (C) No. 188/2004- Directions of Hon'ble Supreme Court-Reg.

Name of Property: Cottage & Bhawan-Luxmi Bhawan & Cottage at Kulri, Mussorie, Dehradun  
{Total 2858 sq.mts, out of which 569 sq.mts area is covered and 288 sq.mts is plinth area and the remaining 2569 sq.mts is vacant open land}

Date of Valuation: 24.01.2023  
Total Plot/Land Area: 2858 Sqm.  
Coverd/Super Area: 576 Sqm.(as per Available plan)

FMV Of Land

Land Circle rate issued by Revenue Department/Collectarate office Dehradun Dehradun No. 404/stamplipik/mu.sw/2020 dated 13.01.2020 S No. 8H(2)(5)				
Rate of Land (Per Sqm.)=				Rs. 25,000
Description	Area	Unit	Rate	Amount
land Area	2858	Sqm.	16500	47157000
				47157000

Hence, FMV of Land = Rs. 4,71,57,000/-

Dericiated Value of Covered/Super area As on 24.01.2023 based on Circle rate issued by Revenue Department/Collectarate office Dehradun Dehradun No. 404/stamplipik/mu.sw/2020 dated 13.01.2020 S No. 8H(2)(10)

1	Circle rate for construction of Non commercial building ( rate per sqm.) for RCC slab/construction.	=	15,000.00
2	FMV of Covered/Super area = 576 X 15000	=	86,40,000
3	Depreciation: Subject property seems to be 50 years old hence Depreciated value is considered as FMV i.e 60.5% as per depreciation table of Circle rate issued by Revenue Department/Collectarate office Dehradun	=	52,27,200
4	Total	=	52,27,200

FMV of Coverd/Super area = Rs. 52,27,200

Hence FMV of the Property= FMV of land + FMV of Plinth/Super area  
Rs. 4,71,57,000 + Rs. 52,27,200  
Total(Rs.) 5,23,84,200

*08/21/2023*  
08/6/23  
Valuation Officer-IV, Delhi



Government of India  
Office of the Valuation Officer (Meerut)  
Income Tax Department  
Customs & Central Excise Building, Bhainsali Ground, Meerut  
Tel.: 0121-2402452 Email: vomeerut.incometax12@gmail.com

F.No. VO/MRT/IT/Supreme Court/ M/s Raiganj Consumer forum /1to10/2023-24/68

Dated 09/06/2023

To,  
✓ The Additional Commissioner of Income Tax, Range-1(1),  
Income Tax Department, Aayakar Bhawan,  
13-A, Subhash Road,  
Dehradun (Uttarakhand)

**Subject:** Valuation of properties in the matter of M/s Raiganj Consumer forum Vs Union of India & Ors. in W.P.(C) No. 188/2004- Directions of the Hon'ble Supreme Court-reg:

**Ref:** - 1. Vide mail received from The Additional Commissioner of Income Tax, Range-1(1) (dehradun.tro@incometax.gov.in) dated 08.06.2023.

2. Your office letter no. Addl. CIT/Range-1(1)/DDN/SC/Golden Forest/2023-24/1250-1256 dated 29/04/2023.

Sir,

With reference to the above-mentioned subject, please find enclosed herewith Ten nos. Valuation reports of the referred properties at Sl. No. 1, 2, 3, 4, 5, 6, 7, 8, 15 & (Sl. No. 23) Other Surplus Land declared by State Uttarakhand (Volume 2, 6 & 7, Page 01 to 210) for further necessary action at your end.

*Tirpal*  
9/6/23  
Valuation Officer, Meerut  
Income Tax Department  
(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT

Copy to: - The District Valuation Officer (Delhi), Valuation Cell, Income Tax Department, New Delhi for information please.

Valuation Officer, Meerut  
(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT

**VALUATION OF THE PROPERTY KNOWN AS**

Property Address: (Property at Sl. No.-1 of Uttarakhand list) Land measuring 500.00 Bigha (95.00 Acres) situated with in the Municipal Limit of Mussoorie at Under Cliff Estate, bearing Municipal No.-197, Mussoorie, District- Dehradun (Uttar Khand).

**1 REFERENCE**

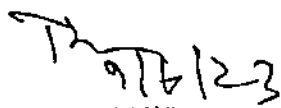
- 1.1 Officer from whom reference received The Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun through the District Valuation Officer (Delhi), Valuation Cell, Income Tax Department, New Delhi.
- 1.2 Letter number and date under which reference received. No. Addl. CIT/Range-1(1)/DDN/SC/Golden Forest/2023-24/1250-1256 dated 29/04/2023.  
No. DVO/ND/Misc./2023-24/33 dated. 02.05.2023  
Vide Mail received from The Additional Commissioner of Income Tax, Range-1(1) (dehradun.tro@incometax.gov.in) dated 08.06.2023
- 1.3 Purpose of valuation Determination of estimated Fair Market Value of Property
- 1.4 Date(s) for which Valuation is required. 24.01.2023
- 2 ASSESSEE/ REPRESENTATIVE Not Available**
- 3 COLLECTION OF DOCUMENTS/ DETAIL AND INSPECTION**
- 3.1 Details / documents furnished by the Income Tax Officials 1. Prevailing Circle Rates List issued by the District Magistrate, Dehradun vide letter No. 404/Stamp Clerk/Val. List/2020 dated. 13.01.2020 at Page No.13,2,B.4.  
2. Sale deed was not available in the office of the Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun.
- 3.2 Documents/ details/information furnished by the representatives of Revenue Department of Uttarakhand, Dehradun Concerned Revenue Department official of Uttarakhand, Dehradun shown data regarding property during joint inspection as per their official records.
- 3.3 Date of inspection of property. 09 May 2023
- 3.4 Property was inspected by the under signed in presence of the following persons.

- (a) Representatives of Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun  
1. Sh. Abid Ali, ACIT  
2. Sh. Shanti Ram, I.T.O.  
3. Sh. P.S.Bist, I.T.I.  
4. Sh. T.P.Bhutani, I.T.I.
- (b) Representatives of Nagar Palika Mussoorie, , Dehradun (Arranged by Add. CIT, Range-1(1) Dehradun)  
1. Sh. Vinay (Tax Superintendent)  
2. Sh. Amit Semwal (Clerk Ward-4)
- (c) Valuation Cell, Income Tax Department  
1. Sh. Vivek Agrawal, Assistant Valuation Officer, Valuation Cell, Income Tax Department, New Delhi.

**4 PROPERTY REFERENCE**

- 4.1 Name, number(if any) address and complete location of the property. 1. Land measuring 500.00 Bigha (95.00 Acres) situated with in the Municipal Limit of Mussoorie at Under Cliff Estate, bearing Municipal No.-197, Mussoorie, District- Dehradun (Uttar Khand).  
2. The subject property is not connected with the main road.



  
(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT

## 5 PROPERTY DESCRIPTION 73

- 5.1 Actual area covered and plinth area construction. Land Area Measuring 384465.00 sqm. (500 Bigha or 95.00 Acre)
- 5.2 Permissible area of coverage and plinth Area of construction. Not Applicable
- 5.3 Period of construction Not Applicable

## 6 METHOD OF VALUATION

- 6.1 Method adopted . Land and Building Method (Circle Rates of the subject category property)
- 6.2 Reasons in support of the Method adopted. This is the most appropriate method adopted to determine Fair Market Value of the property under the given circumstances.
- 6.3 Any special observations or Qualifications:

1. This case was referred for valuation by the Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun vide letter No. Addl. CIT/Range-1(1)/DDN/SC/Golden Forest/2023-24/1250-1256 dated 29/04/2023 "regarding Hon'ble Supreme Court order dt. 24.01.2023 for Valuation of properties in the matter of M/s Raiganj Consumer forum Vs Union of India & Ors. in W.P.(C) No. 188/2004- Directions of the Hon'ble Supreme Court-reg:"

2. The inspection was arranged by the Add. Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun along with his staff and concerned officials of Nagar Palika Mussoorie, District Dehradun/ Revenue Department of Uttarakhand, Dehradun.

3. During inspection it was noticed that the said land is connected to a katcha path. This land is located with in the Municipal Limit of Mussoorie at Under Cliff Estate, as shown by the officials of Nagar Palika Mussoorie, District Dehradun present during the joint inspection, as per records available with the Revenue Department of Uttarakhand, Dehradun.

4. Sale deed of the subject property was not available with the concerned officials.

5. Hence the valuation report is prepare on the basis of information available.

6. Thus the F.M.V of subject property worked out by this office, comes to Rs: 138,40,74,000/- which is fair and just as on date of valuation.

## 7.0 RATES ADOPTED FOR VALUATION:

- 7.1 Land rate(s) adopted for the valuation the basis of This office has worked out the F.M.V. of subject properties by adopting Prevailing Circle Rates List issued by the District Magistrate, Dehradun vide letter No. 404/Stamp Clerk/Val. List/2020 dated. 13.01.2020 at Page No.13,2,B.4

## 8.0 VALUATION

Having consideration all relevant material gathered, the Fair Market Value of the subject property known as " Land measuring 500.00 Bigha (95.00 Acres) situated with in the Municipal Limit of Mussoorie at Under Cliff Estate, bearing Municipal No.-197, Mussoorie, District- Dehradun (Uttara Khand). " is estimated as under (Details in Annexure-A attached):

Sl. No	Date of Valuation	Fair Market Value of subject mentioned property	
		Declared by Assessee	Estimated by this office
1	24-01-2023	Not Applicable	Rs: 138,40,74,000/-

(Rupees One Hundred Thirty Eight Crore Forty Lacs Seventy Four Thousand Only)

(Er. Tarpal Singh)

Valuation Officer (Meerut)  
Valuation Cell, Income Tax Department  
Meerut

(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT

# 74

## Fair Market Value of Land

### ANNEXURE-A

Subject: Valuation of properties in the matter of M/s Raiganj Consumer forum Vs Union of India & Ors. in W.P.(C) No. 188/2004- Directions of the Hon'ble Supreme Court-reg:

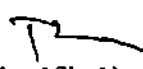
Property Address: (Property at Sl. No.-1 of Uttarakhand list) Land measuring 500.00 Bigha (95.00 Acres) situated with in the Municipal Limit of Mussoorie at Under Cliff Estate, bearing Municipal No.-197, Mussoorie, District-Dehradun (Uttar Khand).

Date of Valuation:- As on 24-01-2023

Land Area:- 384465.00 sqm. (500 Bigha or 95.00 Acre)

Sl.No.	Description of Property	Detail of Circle Rate	
A	The subject property is an Agricultural land as per records of Revenue Department of Uttarakhand,		
1	Prevailing Circle rate of Agricultural land as on 13/01/2020 Circle Rates List issued by the District Magistrate, Dehradun vide letter No. 404/Stamp Clerk/Val. List/2020 dated. 13.01.2020 at Page No.13, 2.B.4	Rs 3,600.00	Per sqm.
	Applicable Land rate of the subject property as on 24-01-2023	Rs 3,600.00	Per sqm.
	Total Area of Land = 384465.00 sqm.		
	Value of land of subject property= Land area X Rate	=	Rs 1,38,40,74,000.00
	Fair Market Value of Land	=	Rs 1,38,40,74,000.00



  
 (Er. Tirpal Singh)  
 Valuation Officer (Meerut)  
 Valuation Cell, Income Tax Department  
 Meerut  
 (TIRPAL SINGH)  
 Valuation Officer  
 Income Tax Department  
 G.S.T. Building Bhainsali Ground  
 MEERUT

**VALUATION OF THE PROPERTY KNOWN AS**

Property Address: (Property at Sl. No.-2 of Uttarakhand list) Land measuring 173.00 Bigha (133210 sqm) situated with in the Mussoorie Snowden Estate, with in Mussoorie Municipal council Area, Mussoorie, District- Dehradun (Uttarakhand).

**1 REFERENCE**

- 1.1 Officer from whom reference received The Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun through the District Valuation Officer (Delhi), Valuation Cell, Income Tax Department, New Delhi.
- 1.2 Letter number and date under which reference received. No. Addl. CIT/Range-1(1)/DDN/SC/Golden Forest/2023-24/1250-1256 dated 29/04/2023.  
No. DVO/ND/Misc./2023-24/33 dated. 02.05.2023  
Vide Mail received from The Additional Commissioner of Income Tax, Range-1(1) (dehradun.tro@incometax.gov.in) dated 08.06.2023
- 1.3 Purpose of valuation Determination of estimated Fair Market Value of Property
- 1.4 Date(s) for which Valuation is required. 24-01-2023

**2 ASSESSEE/ REPRESENTATIVE Not Available**

**3 COLLECTION OF DOCUMENTS/ DETAIL AND INSPECTION**

- 3.1 Details / documents furnished by the Income Tax Officials 1. Prevailing Circle Rates List issued by the District Magistrate, Dehradun vide letter No. 404/Stamp Clerk/Val. List/2020 dated. 13.01.2020 at Page No.14,3,C.3.  
2. Sale deed was not available in the office of the Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun.
- 3.2 Documents/ details/information furnished by the representatives of Revenue Department of Uttarakhand, Dehradun Concerned Revenue Department official of Uttarakhand, Dehradun shown data regarding property during joint inspection as per their official records.
- 3.3 Date of inspection of property. 09 May 2023
- 3.4 Property was inspected by the under signed in presence of the following persons. (a) Representatives of Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun  
1. Sh. Abid Ali, ACIT  
2. Sh. Shanti Ram, I.T.O.  
3. Sh. P.S.Bist, I.T.I.  
4. Sh. T.P.Bhutani, I.T.I.  
(b) Representatives of Nगर Palika Mussoorie, , Dehradun (Arranged by Addl. CIT, Range-1(1) Dehradun)  
1. Sh. Vinay (Tax Superintendent)  
2. Sh. Amit Senwal (Clerk Ward-4)  
(C) Valuation Cell, Income Tax Department  
1. Sh. Vivek Agrawal, Assistant Valuation Officer, Valuation Cell, Income Tax Department, New Delhi.

**4 PROPERTY REFERENCE**

- 4.1 Name, number(if any) address and complete location of the property. 1. Land measuring 173.00 Bigha (133210 sqm) situated with in the Mussoorie Snowden Estate, with in Mussoorie Municipal council Area, Mussoorie, District- Dehradun (Uttarakhand).  
2. The subject property is not connected with the main road.



9/6/23  
(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT

## 5 PROPERTY DESCRIPTION

- 5.1 Actual area covered and plinth area construction.
- 5.2 Permissible area of coverage and plinth Area of construction.
- 5.3 Period of construction

Land area Measuring 133210.00 sqm. (173 Bigha)

Not Applicable

Not Applicable

## 6 METHOD OF VALUATION

- 6.1 Method adopted . : Land and Building Method (Circle Rates of the subject category property)
- 6.2 Reasons in support of the Method adopted. This is the most appropriate method adopted to determine Fair Market Value of the property under the given circumstances.
- 6.3 Any special observations or Qualifications:

1. This case was referred for valuation by the Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun vide letter No. Addl. CIT/Range-1(1)/DDN/SC/Golden Forest/2023-24/1250-1256 dated 29/04/2023 "regarding Hon'ble Supreme Court order dt. 24.01.2023 for Valuation of properties in the matter of M/s Raiganj Consumer forum Vs Union of India & Ors. in W.P.(C) No. 188/2004- Directions of the Hon'ble Supreme Court-reg:"

2. The inspection was arranged by the Add. Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun along with his staff and concerned officials of Nagar Palika Mussoorie, District Dehradun/ Revenue Department of Uttarakhand, Dehradun.

3. During inspection it was noticed that the said land is connected to a katcha path. This land is located at Mussoorie Snowden Estate, with in Mussoorie Municipal concil Area, Mussoorie, as shown by the officials of Nagar Palika Mussoorie, District Dehradun present during the joint inspection, as per records available with the Revenue Department of Uttarakhand, Dehradun.

4. Sale deed of the subject property was not available with the concerned officials.

5. Hence the valuation report is prepare on the basis of information available.

6. Thus the F.M.V of subject property worked out by this office, comes to Rs: 55,94,82,000/- which is fair and just as on date of valuation.

## 7.0 RATES ADOPTED FOR VALUATION:

- 7.1 Land rate(s) adopted for the valuation the basis of This office has worked out the F.M.V. of subject properties by adopting Prevailing Circle Rates List issued by the District Magistrate, Dehradun vide letter No. 404/Stamp Clerk/Val. List/2020 dated. 13.01.2020 at Page No.14,3,C.3.

## 8.0 VALUATION

Having consideration all relevant material gathered, the Fair Market Value of the subject property known as " Land measuring 173.00 Bigha (133210 sqm) situated with in the Mussoorie Snowden Estate, with in Mussoorie Municipal concil Aren, Mussoorie, District- Dehradun (Uttra KhauD). " is estimated as under (Details in Annexure-A attached):

Sl. No	Date of Valuation	Fair Market Value of subject mentioned property	
		Declared by Assessee	Estimated by this office
1	24-01-2023	Not Applicable	Rs: 55,94,82,000/-

(Rupees Fifty Five Crore Ninety Four Lakh Eighty Two Thousand Only)

(Er. Tirpal Singh)

Valuation Officer (Meerut)  
Valuation Cell, Income Tax Department  
Meerut  
(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhalnaall Ground  
MEERUT



# 77

## Fair Market Value of Land

### ANNEXURE-A

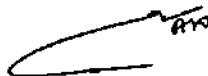
**Subject:** Valuation of properties in the matter of M/s Raiganj Consumer forum Vs Union of India & Ors. in W.P.(C) No 188/2004- Directions of the Hon'ble Supreme Court-reg:

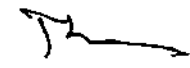
**Property Address:** (Property at Sl. No.-2 of Uttarakhand list) Land measuring 173.00 Bigha (133210 sqm) situated with in the Mussoorie Snowden Estate, with in Mussoorie Municipal council Area, Mussoorie, District- Dehradun (Uttara Khand).

**Date of Valuation:-** As on 24-01-2023

**Land Area:-** 133210 sqm. (173.00 Bigha)

Sl.No.	Description of Property	Detail of Circle Rate	
A	The subject property is an Agricultural land as per records of Revenue Department of Uttarakhand,		
1	Prevailing Circle rate of Agricultural land as on 13/01/2020 Circle Rates List issued by the District Magistrate, Dehradun vide letter No.404/Stamp Clerk/Val. List/2020 dated. 13.01.2020 at Page No.14, 3.C.3.	Rs 4,200.00	Per sqm.
	Applicable Land rate of the subject property as on 24-01-2023	Rs 4,200.00	Per sqm.
	Total Area of Land = 133210.00	sqm.	
	Value of land of subject property= Land area X Rate	=	Rs 55,94,82,000.00
	Fair Market Value of Land	=	Rs 55,94,82,000.00



  
 (Er. Tirpal Singh)  
 Valuation Officer (Meerut)  
 Valuation Cell, Income Tax Department  
 Meerut  
 (TIRPAL SINGH)  
 Valuation Officer  
 Income Tax Department  
 G.S.T. Building Bhainsali Ground  
 MEERUT

Subject: Valuation of properties in the matter of M/s Naig Consumer forum Vs Union of Indin & Ors. in W.P.(C) No. 189/2004- Directions of the Hon'ble Supreme Court-reg:

**VALUATION OF THE PROPERTY KNOWN AS**

**Property Address: (Property at Sl. No.-3 of Uttarakhand list) Agricultural land at Khasra No. 83 & 84 situated in Village Arcadia Grant, Dehradun (Dhruv Sales), Dehradun (Uttarakhand) (Area Measuring 1.6950 Hectare).**

**1 REFERENCE**

- |     |  |   |
|-----|--|---|
| 1.1 | Officer from whom reference received   | The Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun through the District Valuation Officer (Delhi), Valuation Cell, Income Tax Department, New Delhi.  |
| 1.2 | Letter number and date under which reference received.   | No. Addl. CIT/Range-1(1)/DDN/SC/Golden Forest/2023-24/1250-1256 dated 29/04/2023.<br>No. DVO/ND/Misc./2023-24/33 dated. 02.05.2023<br>Vide Mail received from The Additional Commissioner of Income Tax, Range-1(1) (dehradun.tro@incometax.gov.in) dated 08.06.2023  |
| 1.3 | Purpose of valuation   | Determination of estimated Fair Market Value of Property  |
| 1.4 | Date(s) for which Valuation is required.   | 24.01.2023  |
| 2   | <b>ASSESSEE/ REPRESENTATIVE</b>  | Not Available   |
| 3   | <b><u>COLLECTION OF DOCUMENTS/ DETAIL AND INSPECTION</u></b>   |   |
| 3.1 | Details / documents furnished by the Income Tax Officials  | 1. Prevailing Circle Rates List issued by the District Magistrate, Dehradun vide letter No. 404/Stamp Clerk/Val. List/2020 dated. 13.01.2020 at Page No. 6, 3-C-3.<br>2. Sale deed was not available in the office of the Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun.   |
| 3.2 | Documents/ details/information furnished by the representatives of Revenue Department of Uttarakhand, Dehradun | Concerned Revenue Department official of Uttarakhand, Dehradun shown data regarding property during joint inspection as per their official records.   |
| 3.3 | Date of inspection of property.  | 08 May 2023   |
| 3.4 | Property was inspected by the under signed in presence of the following persons.                               | (a) Representatives of Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun<br>1. Sh. Abid Ali, ACIT<br>2. Sh. B.P.S. Rautella, I.T.O.<br>3. Sh. Abhishek Joshi, I.T.I.<br>4. Sh. Amit Kumar, I.T.I.<br>(b) Representatives of Revenue Department of Uttarakhand, Dehradun (Arranged by Add. CIT, Range-1(1) Dehradun)<br>1. Sh. Rizwan Hasan (R.S.I.)<br>2. Sh. Manoj Mishra (R.S.I.)<br>3. Sh. Sanjay Verma (R.S.I.)<br>(C) Valuation Cell, Income Tax Department<br>1. Sh. Vivek Agrawal, Assistant Valuation Officer, Valuation Cell, Income Tax Department, New Delhi. |

**4 PROPERTY REFERENCE**

- |     |   |   |
|-----|---|---|
| 4.1 | Name, number(if any) address and complete location of the property. | 1. Agricultural land at Khasra No. 83 & 84 situated in Village Arcadia Grant, Dehradun (Dhruv Sales), Dehradun (Uttarakhand) (Area Measuring 1.6950 Hectare).<br>2. The subject property is connected to dehradun Vikas Nagar road. |
|-----|---|---|




(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT

**5 PROPERTY DESCRIPTION**

- 5.1 Actual area covered and plinth area construction. Agricultural land (Area Measuring 1.6950 Hectare)
- 5.2 Permissible area of coverage and plinth Area of construction. Not Applicable
- 5.3 Period of construction Not Applicable

**6 METHOD OF VALUATION**

- 6.1 Method adopted . : Land and Building Method (Circle Rates of the subject category property)
- 6.2 Reasons in support of the Method adopted. This is the most appropriate method adopted to determine Fair Market Value of the property under the given circumstances.
- 6.3 Any special observations or Qualifications:

1. This case was referred for valuation by the Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun vide letter No. Addl. CIT/Range-1(1)/DDN/SC/Golden Forest/2023-24/1250-1256 dated 29/04/2023 "regarding Hon'ble Supreme Court order dt. 24.01.2023 for Valuation of properties in the matter of M/s Raiganj Consumer forum Vs Union of India & Ors. in W.P.(C) No. 188/2004- Directions of the Hon'ble Supreme Court-reg:"

2. The inspection was arranged by the Add. Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun along with his staff and concerned officials of Revenue Department of Uttarakhand, Dehradun.

3. During inspection it was noticed that the said agricultural land is now used as residential colony connected to dehradun Vikas Nagar road as shown by the officials of Revenue Department of Uttarakhand, Dehradun present during the joint inspection, as per records available with the Revenue Department of Uttarakhand, Dehradun.

4. Sale deed of the subject property was not available with the concerned officials.

5. Hence the valuation report is prepare on the basis of information available.

6. Thus the F.M.V of subject property worked out by this office, comes to Rs: 6,78,00,000/- which is fair and just as on date of valuation.

**7.0 RATES ADOPTED FOR VALUATION:**

- 7.1 Land rate(s) adopted for the valuation the basis of This office has worked out the F.M.V. of subject properties by adopting Prevailing Circle Rates List issued by the District Magistrate, Dehradun vide letter No. 404/Stamp Clerk/Val. List/2020 dated. 13.01.2020 at Page No. 6, 3.C.3.

**8.0 VALUATION**

Having consideration all relevant material gathered, the Fair Market Value of the subject property known as " Agricultural land at Khasra No. 83 & 84 situated in Village Arcadia Grant, Dehradun (Dhruv Sales), Dehradun (Uttarakhand) (Area Measuring 1.6950 Hectare)is estimated as under (Details in Annexure-A attached):

Sl. No	Date of Valuation	Fair Market Value of subject mentioned property	
		Declared by Assessee	Estimated by this office
1	24.01.2023	Not Applicable	Rs: 6,78,00,000/-

(Rupees Six Crores Seventy Eight Lacs Only)

(Er. Tirpal Singh)

Valuation Officer (Meerut)  
Valuation Cell, Income Tax Department  
Meerut

(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT

Subject: Valuation of properties in the matter of M/s Raiganj Consumer forum Vs Union of India & Ors. in W.P.(C) No. 188/2004- Directions of the Hon'ble Supreme Court-reg:

Property Address: (Property at Sl. No.-3 of Uttarakhand list) Agricultural land at Khnsra No. 83 & 84 situated in Village Arcadia Grant, Dehradun (Dhruv Sales), Dehradun (Uttarakhand) (Area Measuring 1.6950 Hectare).

Date of Valuation:- As on 24-01-2023

Land Area:- 1.6950 Hectare

Sl.No.	Description of Property	Detail of Circle Rate	
A	The subject property is an Agricultural land as per records of Revenue Department of Uttarakhand, Dehradun.	Rs 4,00,00,000.00	Per Hect.
1	Prevailing Circle rate of Agricultural land as on 13/01/2020 Circle Rates List issued by the District Magistrate, Dehradun vide letter No. 404/Stamp Clerk/Val. List/2020 dated. 13.01.2020 at Page No. 6, 3.C.3.		
	Applicable Land rate of the subject property as on 24-01-2023	Rs 4,00,00,000.00	Per Hect.
	Total Area of Land = 1.6950 Hect.		
	Value of land of subject property= Land area X Rate =	Rs 6,78,00,000.00	
	Fair Market Value of Land =	Rs 6,78,00,000.00	

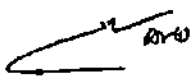
(Er. Tiral Singh) 9/16/23  
Valuation Officer (Meerut)  
Valuation Cell, Income Tax Department  
Meerut  
(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
Chhalsali Ground

Subject: Valuation of properties in the matter of M/s Raigani Consumer forum Vs Union of India & Ors. in W.P.(C) No. 188/2004- Directions of the Hon'ble Supreme Court-reg.

**VALUATION OF THE PROPERTY KNOWN AS**

Property Address: (Property at Sl. No.-4 of Uttarakhand list) Property situated at 104/33, Ashutosh Nagar, Dehradun Road, Rishikesh District- Dehradun (Uttara Khand). (Aren measuring 118.16sqm.)

- |          |  |  |
|----------|--|--|
| <b>1</b> | <b>REFERENCE</b>   |  |
| 1.1      | Officer from whom reference received   | The Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun through the District Valuation Officer (Delhi), Valuation Cell, Income Tax Department, New Delhi.   |
| 1.2      | Letter number and date under which reference received.   | No. Addl. CIT/Range-1(1)/DDN/SC/Golden Forest/2023-24/1250-1256 dated 29/04/2023.<br>No. DVO/ND/Misc./2023-24/33 dated. 02.05.2023<br>Vide Mail received from The Additional Commissioner of Income Tax, Range-1(1) (dehradun.tro@incometax.gov.in) dated 08.06.2023   |
| 1.3      | Purpose of valuation   | Determination of estimated Fair Market Value of Property   |
| 1.4      | Date(s) for which Valuation is required.   | 24.01.2023   |
| 2        | <b>ASSESSEE/ REPRESENTATIVE</b>  | Not Available  |
| 3        | <b><u>COLLECTION OF DOCUMENTS/ DETAIL AND INSPECTION</u></b>   |  |
| 3.1      | Details / documents furnished by the Income Tax Officials  | 1. Prevailing Circle Rates List issued by the District Magistrate, Dehradun vide letter No. 406/Stamp Clerk/Val. List/2023 dated. 13.01.2020 at Page No.9,8.H.31.<br>2. Sale deed was not available in the office of the Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun.   |
| 3.2      | Documents/ details/information furnished by the representatives of Revenue Department of Uttarakhand, Dehradun | Concerned Revenue Department official of Uttarakhand, Dehradun shown data regarding property during joint inspection as per their official records.  |
| 3.3      | Date of inspection of property.  | 10 May 2023  |
| 3.4      | Property was inspected by the under signed in presence of the following persons.                               | (a) Representatives of Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun<br>1. Sh. Inder Jeet, I.T.O.<br>2. Sh. P.S.Bist, I.T.I.<br>3. Sh. T.P.Bhutani, I.T.I.<br>(b) Representatives of Nagar Palika Mussoorie, Dehradun (Arranged by Addl. CIT, Range-1(1) Dehradun)<br>1. Sh. Shobha Ram Joshi (RSI), Rishikesh<br>(C) Valuation Cell, Income Tax Department<br>1. Sh. Vivek Agrawal, Assistant Valuation Officer, Valuation Cell, Income Tax Department, New Delhi. |
| 4        | <b><u>PROPERTY REFERENCE</u></b>   |  |
| 4.1      | Name, number(if any) address and complete location of the property.  | 1. Property situated at 104/33, Ashutosh Nagar, Dehradun Road, Rishikesh District- Dehradun (Uttara Khand)<br>2. The subject property is not connected with the main road.   |
| 5        | <b><u>PROPERTY DESCRIPTION</u></b>   |  |
| 5.1      | Actual area covered and plinth area construction.  | Land Area Measuring 118.16 sqm   |
| 5.2      | Plinth area of coverage and plinth Area of construction.   | 213.82 sqm   |
| 5.3      | Period of construction   | Not available  |



  
(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT

**6 METHOD OF VALUATION**

- 6.1 Method adopted . : Land and Building Method (Circle Rates of the subject category property)
- 6.2 Reasons in support of the Method adopted. This is the most appropriate method adopted to determine Fair Market Value of the property under the given circumstances.
- 6.3 Any special observations or Qualifications:

1. This case was referred for valuation by the Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun vide letter No. Addl. CIT/Range-1(1)/DDN/SC/Golden Forest/2023-24/1250-1256 dated 29/04/2023 "regarding Hon'ble Supreme Court order dt. 24.01.2023 for Valuation of properties in the matter of M/s Raiganj Consumer forum Vs Union of India & Ors. in W.P.(C) No. 188/2004- Directions of the Hon'ble Supreme Court-reg:"

2. The inspection was arranged by the Add. Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun along with his staff and concerned officials of Revenue Department of Uttarakhand, Dehradun.

3. During inspection it was noticed that a double storied structures is present on the said property situated at 104/33, Ashutosh Nagar, Dehradun Road, Rishikesh District- Dehradun (Uttar Khand) as shown by the officials of the Revenue Department of Uttarakhand, Dehradun.

4. Sale deed of the subject property was not available with the concerned officials.

5. Hence the valuation report is prepare on the basis of information available.

6. Thus the F.M.V of subject property worked out by this office, comes to Rs: 62,63,500/- which is fair and just as on date of valuation.

**7.0 RATES ADOPTED FOR VALUATION:**

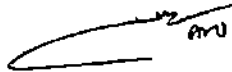
- 7.1 Land rate(s) adopted for the valuation the basis of This office has worked out the F.M.V. of subject properties by adopting Prevailing Circle Rates List issued by the District Magistrate, Dehradun vide letter No. 406/Stamp Clerk/Val. List/2023 dated. 13.01.2020 at Page No.9, 8.H.31. & CPWD Plinth Area Rates as on 01-10-2012 with base 100 and Cost Index has been adopted for construction.

**8.0 VALUATION**

Having consideration all relevant material gathered, the Fair Market Value of the subject property known as " (Property at Sl. No.-4 of Uttarakhand list) Property situated at 104/33, Ashutosh Nagar, Dehradun Road, Rishikesh District- Dehradun (Uttar Khand). (Aren measuring 118.16sqm.) " is estimated as under (Details in Annexure-1 attached):

Sl. No	Date of Valuation	Fair Market Value of subject mentioned property	
		Declared by Assessee	Estimated by this office
1	24-01-2023	Not Applicable	Rs:62,63,500/-

(Rupees Sixty Two Lakh Sixty Three Thousand Five Hundred Only)



(Er. Tirpal Singh)

Valuation Officer (Meerut)

(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT

# 83

## Fair Market Value of Land

### ANNEXURE-A

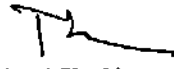
Subject: Valuation of properties in the matter of M/s Raiganj Consumer forum Vs Union of India & Ors. in W.P.(C) No. 188/2004- Directions of the Hon'ble Supreme Court-reg:

Property Address: (Property at Sl. No.-4 of Uttarakhand list) Property situated at 104/33, Ashutosh Nagar, Dehradun Road, Rishikesh District- Dehradun (Uttarakhand). (Area measuring 118.16sqm.)

Date of Valuation:- As on 24-01-2023

Land Area:- 118.16 sqm.

Sl.No.	Description of Property	Detail of Circle Rate	
A	The subject property is an Residential land as per records of Revenue Department of Uttarakhand,		
1	Prevailing Circle rate of Residential land as on 24/01/2023 Circle Rates List issued by the District Magistrate, Dehradun vide letter No. 406/Stamp Clerk/Val. List/2020 dated. 13.01.2020 at Page No.9, 8.H.31.	Rs 17,000.00	Per sqm.
	Applicable Land rate of the subject property as on 24-01-2023	Rs 17,000.00	Per sqm.
	Total Area of Land = 118.16 sqm.		
	Value of land of subject property= Land area X Rate =	Rs 20,08,720.00	
	Fair Market Value of Land =	Rs 20,08,720.00	

  
 (Er. Tiral Singh)  
 Valuation Officer (Meerut)  
 Valuation Cell, Income Tax Department  
 Meerut  
 (TIRPAL SINGH)  
 Valuation Officer  
 Income Tax Department  
 G.S.T. Building Bhalnsali Ground  
 MEERUT

**VALUATION OF THE PROPERTY KNOWN AS**

**Property Address: (Property at Sl. No.-5 of Uttarakhand list) Various parcel of Agricultural land situated in Village Danda Lokhand, Dehradun (Uttarakhand) (Area Measuring 30.493 Acre or 12.3405 Hectare).**

**1 REFERENCE**

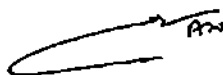
- 1.1 Officer from whom reference received The Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun through the District Valuation Officer (Delhi), Valuation Cell, Income Tax Department, New Delhi.
- 1.2 Letter number and date under which reference received. No. Addl. CIT/Range-1(1)/DDN/SC/Golden Forest/2023-24/1250-1256 dated 29/04/2023.  
No. DVO/ND/Misc./2023-24/33 dated. 02.05.2023  
Vide Mail received from The Additional Commissioner of Income Tax, Range-1(1) (dehradun.tro@incometax.gov.in) dated 08.06.2023
- 1.3 Purpose of valuation Determination of estimated Fair Market Value of Property
- 1.4 Date(s) for which Valuation is required. 24.01.2023
- 2 ASSESSEE/ REPRESENTATIVE Not Available

**3 COLLECTION OF DOCUMENTS/ DETAIL AND INSPECTION**

- 3.1 Details / documents furnished by the Income Tax Officials 1. Prevailing Circle Rates List issued by the District Magistrate, Dehradun vide letter No. 404/Stamp Clerk/Val. List/2020 dated. 13.01.2020 at Page No. 8, S.E.3.  
2. Sale deed was not available in the office of the Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun.
- 3.2 Documents/ details/information furnished by the representatives of Revenue Department of Uttarakhand, Dehradun Concerned Revenue Department official of Uttarakhand, Dehradun shown data regarding property during joint inspection as per their official records.
- 3.3 Date of inspection of property. 09 May 2023
- 3.4 Property was inspected by the under signed in presence of the following persons. (a) Representatives of Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun  
1. Sh. Ahid Ali, ACIT  
2. Sh. Shanti Ram, I.T.O.  
3. Sh. P.S.Bist, I.T.I.  
4. Sh. T.P.Bhutani, I.T.I.  
(b) Representatives of Revenue Department of Uttarakhand, Dehradun (Arranged by Addl. CIT, Range-1(1) Dehradun)  
1. Sh. Kripal Rathore (R.S.I.)  
(c) Valuation Cell, Income Tax Department  
1. Sh. Vivek Agrawal, Assistant Valuation Officer, Valuation Cell, Income Tax Department, New Delhi.  
NOTE: Due to changes in Khasra no. from old to new no. & shortage of time physical varification is not feasible, as stated by the officials of Revenue Department of Uttarakhand, Dehradun present durling the joint inspection.

**4 PROPERTY REFERENCE**

- 4.1 Name, number(if any) address and complete location of the property. 1. Various parcel of Agricultural land situated in Village Danda Lokhand, Dehradun (Uttarakhand) (Area Measuring 30.493 Acre or 12.3405 Hectare).  
2. The subject property is not connected with the main road.



  
(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT



## 5 PROPERTY DESCRIPTION

- 5.1 Actual area covered and plinth area construction. Agricultural land (Area Measuring 30.493 Acre or 12.3405 Hectare)
- 5.2 Permissible area of coverage and plinth Area of construction. Not Applicable
- 5.3 Period of construction. Not Applicable

## 6 METHOD OF VALUATION

- 6.1 Method adopted. : Land and Building Method (Circle Rates of the subject category property)
- 6.2 Reasons in support of the Method adopted. This is the most appropriate method adopted to determine Fair Market Value of the property under the given circumstances.
- 6.3 Any special observations or Qualifications:

1. This case was referred for valuation by the Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun vide letter No. Addl. CIT/Range-1(1)/DDN/SC/Golden Forest/2023-24/1250-1256 dated 29/04/2023 "regarding Hon'ble Supreme Court order dt. 24.01.2023 for Valuation of properties in the matter of M/s Raiganj Consumer forum Vs Union of India & Ors. in W.P.(C) No. 188/2004- Directions of the Hon'ble Supreme Court-reg."

2. The inspection was arranged by the Add. Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun along with his staff and concerned officials of Revenue Department of Uttarakhand, Dehradun.

3. During inspection it was noticed that the subject property having various parcel of agricultural land in Village Danda Lokhand. Due to changes in Khasra no. from old to new no. & shortage of time physical verification is not feasible, as stated by the officials of Revenue Department of Uttarakhand, Dehradun present during the joint inspection, as per records available with the Revenue Department of Uttarakhand, Dehradun.

4. Sale deed of the subject property was not available with the concerned officials.

5. Hence the valuation report is prepare on the basis of Rates/ information available.

6. Thus the F.M.V of subject property worked out by this office on the bases of Circle rates list marked by the officials of Revenue Department of Uttarakhand, Dehradun, comes to Rs: 55,53,22,500/- which is fair and just as on date of valuation.

## 7.0 RATES ADOPTED FOR VALUATION:

- 7.1 Land rate(s) adopted for the valuation the basis of This office has worked out the F.M.V. of subject properties by adopting Prevailing Circle Rates List issued by the District Magistrate, Dehradun vide letter No. 404/Stamp Clerk/Val. List/2020 dated. 13.01.2020 at Page No. 8, 5.E.3.

## 8.0 VALUATION

Having consideration all relevant material gathered, the Fair Market Value of the subject property known as "Various parcel of Agricultural land situated in Village Danda Lokhand, Dehradun (Uttarakhand) (Area Measuring 30.493 Acre or 12.3405 Hectare). " is estimated as under (Details in Annexure-A attached):

Sl. No	Date of Valuation	Fair Market Value of subject mentioned property	
		Declared by Assessee	Estimated by this office
1	24-01-2023	Not Applicable	Rs: 55, 53,22,500/-

(Rupees Fifty Five Crore Fifty Three Lakh Twenty Two Thousand Five Hundred Only)

(Er. Tarpal Singh)

Valuation Officer (Meerut)  
Valuation Cell, Income Tax Department  
Meerut  
(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhalnall Ground  
MEERUT

Subject: Valuation of properties in the matter of M/s Raiganj Consumer forum Vs Union of India & Ors. in W.P.(C) No. 188/2004- Directions of the Hon'ble Supreme Court-reg:

Property Address: (Property at Sl. No.-5 of Uttarakhand list) Various parcel of Agricultural land situated in Village Danda Lokhand, Dehradun (Uttarakhand) (Area Measuring 30,493 Acre or 12.3405 Hectare).

Date of Valuation:- As on 24-01-2023

Land Area:- 12.3405 Hectare (30,493 Acre)

Sl.No.	Description of Property	Detail of Circle Rate	
A	The subject property is an Agricultural land as per records of Revenue Department of Uttarakhand, Dehradun.		
1	Prevailing Circle rate of Agricultural land as on 24/01/2023 Circle Rates List issued by the District Magistrate, Dehradun vide letter No. 404/Stamp Clerk/Val. List/2020 dated. 13.01.2020 at Page No. 8, 5.E.3	Rs 4,50,00,000.00	Per Hect.
	Applicable Land rate of the subject property as on 24-01-2023	Rs 4,50,00,000.00	Per Hect.
	Total Area of Land = 12.3405 Hect.		
	Value of land of subject property= Land area X Rate =	Rs 55,53,22,500.00	
	Fair Market Value of Land =	Rs 55,53,22,500.00	

(Er. Tirpal Singh)  
Valuation Officer (Meerut)  
Valuation Cell, Income Tax Department  
Meerut

(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT

**VALUATION OF THE PROPERTY KNOWN AS**

**Property Address: (Property at Sl. No.-6 of Uttarakhand list) Agricultural land situated in Village Mauza Sudhowala, Pargana Pachwadoon, Dehradun (Uttarakhand) (Area Measuring 2.280 Acre or 0.9227 Hectare (Old Khasra No. 3).**

**1 REFERENCE**

- 1.1 Officer from whom reference received The Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun through the District Valuation Officer (Delhi), Valuation Cell, Income Tax Department, New Delhi.
- 1.2 Letter number and date under which reference received. No. Addl. CIT/Range-1(1)/DDN/SC/Golden Forest/2023-24/1250-1256 dated 29/04/2023.  
No. DVO/ND/Misc./2023-24/33 dated. 02.05.2023  
Vide Mail received from The Additional Commissioner of Income Tax, Range-1(1) (dehradun.tro@incometax.gov.in) dated 08.06.2023
- 1.3 Purpose of valuation Determination of estimated Fair Market Value of Property
- 1.4 Date(s) for which Valuation is required. 24.01.2023

**2 ASSESSEE/ REPRESENTATIVE**

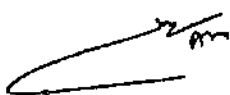
Not Available

**3 COLLECTION OF DOCUMENTS/ DETAIL AND INSPECTION**

- 3.1 Details / documents furnished by the Income Tax Officials 1. Prevailing Circle Rates List issued by the District Magistrate, Dehradun vide letter No. 405/Stamp Clerk/Val. List/2023 dated. 13.01.2020 at Page No.-10, 6.F.11.  
2. Sale deed was not available in the office of the Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun.
- 3.2 Documents/ details/information furnished by the representatives of Revenue Department of Uttarakhand, Dehradun Concerned Revenue Department official of Uttarakhand, Dehradun shown data regarding property during joint inspection as per their official records.
- 3.3 Date of inspection of property. 08 May 2023
- 3.4 Property was inspected by the under signed in presence of the following persons. (a) Representatives of Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun  
1. Sh. Abid Ali, ACIT  
2. Sh. B.P.S. Rautella, I.T.O.  
3. Sh. Abhishek Joshi, I.T.I.  
4. Sh. Amit Kumar, I.T.I.  
(b) Representatives of Revenue Department of Uttarakhand, Dehradun (Arranged by Add. CIT, Range-1(1) Dehradun)  
1. Sh. Rizwan Hasan (R.S.I.)  
2. Sh. Manoj Mishra (R.S.I.)  
3. Sh. Sanjay Verma (R.S.I.)  
(C) Valuation Cell, Income Tax Department  
1. Sh. Vivek Agrawal, Assistant Valuation Officer, Valuation Cell, Income Tax Department, New Delhi.

**4 PROPERTY REFERENCE**

- 4.1 Name, number(if any) address and complete location of the property. 1. Agricultural land situated in Village Mauza Sudhowala, Pargana Pachwadoon, Dehradun (Uttarakhand) (Area Measuring 2.280 Acre or 0.9227 Hectare (Old Khasra No. 3).  
2. The subject property is not connected with the main road.



T  
9/1/23  
(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT

**5 PROPERTY DESCRIPTION**

- 5.1 Actual area covered and plinth area construction. Agricultural land (Area Measuring 2.280 Acre or 0.9227 Hectare)
- 5.2 Permissible area of coverage and plinth Area of construction. Not Applicable
- 5.3 Period of construction Not Applicable

**6 METHOD OF VALUATION**

- 6.1 Method adopted. : Land and Building Method (Circle Rates of the subject category property)
- 6.2 Reasons in support of the Method adopted. This is the most appropriate method adopted to determine Fair Market Value of the property under the given circumstances.
- 6.3 Any special observations or Qualifications:

1. This case was referred for valuation by the Additional Commissioner of Income Tax, Range-I(1), Income Tax Department, Dehradun vide letter No. Addl. CIT/Range-1(1)/DDN/SC/Golden Forest/2023-24/1250-1256 dated 29/04/2023 "regarding Hon'ble Supreme Court order dt. 24.01.2023 for Valuation of properties in the matter of M/s Raiganj Consumer forum Vs Union of India & Ors. in W.P.(C) No. 188/2004- Directions of the Hon'ble Supreme Court-reg."

2. The inspection was arranged by the Add. Commissioner of Income Tax, Range-I(1), Income Tax Department, Dehradun along with his staff and concerned officials of Revenue Department of Uttarakhand, Dehradun.

3. During inspection it was noticed that the said agricultural land is connected to a katcha path. This agricultural land is located near by river at Khasra Nos. 387 (New), as shown by the officials of Revenue Department of Uttarakhand, Dehradun present during the joint inspection, as per records available with the Revenue Department of Uttarakhand, Dehradun.

4. Sale deed of the subject property was not available with the concerned officials.

5. Hence the valuation report is prepare on the basis of information available.

6. Thus the F.M.V of subject property worked out by this office, comes to Rs: 2,72,19,650/- which is fair and just as on date of valuation.

**7.0 RATES ADOPTED FOR VALUATION:**


- 7.1 Land rate(s) adopted for the valuation the basis of This office has worked out the F.M.V. of subject properties by adopting Prevailing Circle Rates List issued by the District Magistrate, Dehradun vide letter No. 405/Stamp Clerk/Val. List/2023 dated. 13.01.2020 at Page No.-10, 6.F.11.

**8.0 VALUATION**

Having consideration all relevant material gathered, the Fair Market Value of the subject property known as "Agricultural land situated in Village Mauza Sudhowala, Pargana Pachwadoon, Dehradun (Uttarakhand) (Area Measuring 2.280 Acre or 0.9227 Hectare (Old Khasra No. 3). " is estimated as under (Details in Annexure-A attached):

Sl. No	Date of Valuation	Fair Market Value of subject mentioned property	
		Declared by Assessee	Estimated by this office
1	24-01-2023	Not Applicable	Rs: 2,72,19,650/-

(Rupees Two Crore Seventy Two Lakh Nineteen Thousand Six Hundred Fifty Only)



(Er. Tirpal Singh) 123

Valuation Officer (Meerut)  
Valuation Cell, Income Tax Department  
Meerut  
(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT

# 89

## Fair Market Value of Land

### ANNEXURE-A

**Subject:** Valuation of properties in the matter of M/s Raiganj Consumer forum Vs Union of India & Ors. in W.P.(C) No. 188/2004- Directions of the Hon'ble Supreme Court-reg:

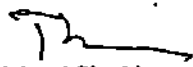
**Property Address:** (Property at Sl. No.-6 of Uttarakhand list) Agricultural land situated in Village Mauza Sudhowala, Pargana Pachwadoon, Dehradun (Uttarakhand) (Area Measuring 2.280 Acre or 0.9227 Hectare (Old Khasra No. 3).

**Date of Valuation:-** As on 24-01-2023

**Land Area:-** 0.9227 Hectare (2.280 Acre)

Sl.No.	Description of Property	Detail of Circle Rate
A	The subject property is an Agricultural land as per records of Revenue Department of Uttarakhand, Dehradun.	
1	Prevailing Circle rate of Agricultural land as on 24/01/2023 Circle Rates List issued by the District Magistrate, Dehradun vide letter No. 405/Stamp Clerk/Vnl. List/2020 dated. 13.01.2020 at Page No.-10, 6.F.11.	Rs 2,95,00,000.00 Per Hect.
	Applicable Land rate of the subject property as on 24-01-2023	Rs 2,95,00,000.00 Per Hect.
	Total Area of Land = 0.9227 Hect.	
	Value of land of subject property= Land area X Rate =	Rs 2,72,19,650.00
	Fair Market Value of Land =	Rs 2,72,19,650.00



  
 (Er. Tirpal Singh)  
 Valuation Officer (Meerut)  
 Valuation Cell. Income Tax Department  
 Meerut  
 (TIRPAL SINGH)  
 Valuation Officer  
 Income Tax Department  
 G.S.T. Building Bhainsali Ground  
 MEERUT

VALUATION OF THE PROPERTY KNOWN AS

Property Address: (Property at Sl. No.-7 of Uttarakhand list) Agricultural land situated in Village Jhajra Khasra No. 1178 & 1179 (590 & 603 Old) (Area Measuring 0.935 Hectare) & Mauza East Hope Town, Khasra No. 870, Dehradun (Uttarakhand) (Area Measuring 0.243 Hectare).

**1 REFERENCE**

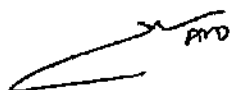
- 1.1 Officer from whom reference received The Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun through the District Valuation Officer (Delhi), Valuation Cell, Income Tax Department, New Delhi.
- 1.2 Letter number and date under which reference received. No. Addl. CIT/Range-1(1)/DDN/SC/Golden Forest/2023-24/1250-1256 dated 29/04/2023.  
No. DVO/ND/Misc./2023-24/33 dated. 02.05.2023  
Vide Mail received from The Additional Commissioner of Income Tax, Range-1(1) (dehradun.tro@incometax.gov.in) dated 08.06.2023
- 1.3 Purpose of valuation Determination of estimated Fair Market Value of Property
- 1.4 Date(s) for which Valuation is required. 24.01.2023
- 2 ASSESSEE/ REPRESENTATIVE Not Available


**3 COLLECTION OF DOCUMENTS/ DETAIL AND INSPECTION**

- 3.1 Details / documents furnished by the Income Tax Officials 1. Prevailing Circle Rates List issued by the District Magistrate, Dehradun vide letter No. 405/Stamp Clerk/Val. List/2020 dated. 13.01.2020 at Page No.-9, 6.F.4 & Page No.10, 6.F.11.  
2. Sale deed was not available in the office of the Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun.
- 3.2 Documents/ details/information furnished by the representatives of Revenue Department of Uttarakhand, Dehradun Concerned Revenue Department official of Uttarakhand, Dehradun shown data regarding property during joint inspection as per their official records.
- 3.3 Date of inspection of property. 08 May 2023
- 3.4 Property was inspected by the under signed in presence of the following persons. (a) Representatives of Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun  
1. Sh. Abid Ali, ACIT  
2. Sh. B.P.S. Rautella, I.T.O.  
3. Sh. Abhishek Joshi, I.T.I.  
4. Sh. Amit Kumar, I.T.I.  
(b) Representatives of Revenue Department of Uttarakhand, Dehradun (Arranged by Add. CIT, Range-1(1) Dehradun)  
1. Sh. Rizwan Hasan (R.S.I.)  
2. Sh. Manoj Mishra (R.S.I.)  
3. Sh. Sanjay Verma (R.S.I.)  
(c) Valuation Cell, Income Tax Department  
1. Sh. Vivek Agrawal, Assistant Valuation Officer, Valuation Cell, Income Tax Department, New Delhi.

**4 PROPERTY REFERENCE**

- 4.1 Name, number(if any) address and complete location of the property. 1. Agricultural land situated in Village Jhajra Khasra No. 1178 & 1179 (590 & 603 Old) (Area Measuring 0.935 Hectare) & Mauza East Hope Town, Khasra No. 870, Dehradun (Uttarakhand) (Area Measuring 0.243 Hectare).  
2. The subject property is not connected with the main road.



  
(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT

5 **PROPERTY DESCRIPTION**

- 5.1 Actual area covered and plinth area construction.  
5.2 Permissible area of coverage and plinth Area of construction.  
5.3 Period of construction

Agricultural land (Area Measuring (0.935+0.243)= 1.178 Hectare  
Not Applicable  
Not Applicable

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6 **METHOD OF VALUATION**

- 6.1 Method adopted .  
6.2 Reasons in support of the Method adopted.  
6.3 Any special observations or Qualifications:

: Land and Building Method (Circle Rates of the subject category property)  
This is the most appropriate method adopted to determine Fair Market Value of the property under the given circumstances.

1. This case was referred for valuation by the Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun vide letter No. Addl. CIT/Range-1(1)/DDN/SC/Golden Forest/2023-24/1250-1256 dated 29/04/2023 "regarding Hon'ble Supreme Court order dt. 24.01.2023 for Valuation of properties in the matter of M/s Raiganj Consumer forum Vs Union of India & Ors. in W.P.(C) No. 188/2004- Directions of the Hon'ble Supreme Court-reg:"

2. The inspection was arranged by the Add. Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun along with his staff and concerned officials of Revenue Department of Uttarakhand, Dehradun.

3. During inspection it was noticed that the said agricultural land is connected to a katcha path, as shown by the officials of Revenue Department of Uttarakhand, Dehradun present during the joint inspection, as per records available with the Revenue Department of Uttarakhand, Dehradun.

4. Sale deed of the subject property was not available with the concerned officials.

5. Hence the valuation report is prepare on the basis of information available.

6. Thus the F.M.V of subject property worked out by this office, comes to Rs: 3,47,51,000/- which is fair and just as on date of valuation.

7.0 **RATES ADOPTED FOR VALUATION;**

- 7.1 Land rate(s) adopted for the valuation the basis of

This office has worked out the F.M.V. of subject properties by adopting Prevailing Circle Rates List issued by the District Magistrate, Dehradun vide letter No. 405/Stamp Clerk/Val. List/2020 dated. 13.01.2020 at Page No.-9, 6.F.4 & Page No.10, 6.F.11.

8.0 **VALUATION**

Having consideration all relevant material gathered, the Fair Market Value of the subject property known as " Agricultural land situated in Village Jhajra Khasra No. 1178 & 1179 (590 & 603 Old) (Area Measuring 0.935 Hectare) & Mauza East Hope Town, Khasra No. 870, Dehradun (Uttarakhand) (Area Measuring 0.243 Hectare). " is estimated as under (Details in Annexure-A attached):

Sl. No	Date of Valuation	Fair Market Value of subject mentioned property	
		Declared by Assessee	Estimated by this office
1	24-01-2023	Not Applicable	Rs: 3,47,51,000/-

(Rupees Three Crore Forty Seven Lakh Fifty One Thousand Only)

(Er. Tirpal Singh)

Valuation Officer (Meerut)  
Valuation Cell, Income Tax Department  
Meerut  
(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT

Subject: Valuation of properties in the matter of M/s Raiganj Consumer forum Vs Union of India & Ors. in W.P.(C) No. 188/2004- Directions of the Hon'ble Supreme Court-reg:

Property Address: (Property at Sl. No.-7 of Uttarakhand list) Agricultural land situated in Village Jhajra Khasra No. 1178 & 1179 (590 & 603 Old) (Area Measuring 0.935 Hectare) & Mnuza East Hope Town, Khasra No. 870, Dehradun (Uttarakhand) (Area Measuring 0.243 Hectare):

Date of Valuation:- As on 24-01-2023.

Land Area:- (0.935+0.243)= 1.178 Hectare

Sl.No.	Description of Property	Detail of Circle Rate
A	The subject property is an Agricultural land as per records of Revenue Department of Uttarakhand, Dehradun.	
1	Prevailing Circle rate of Agricultural land as on 24/01/2023 Circle Rates List issued by the District Magistrate, Dehradun vide letter 405/Stamp Clerk/Vnl. List/2020 dated. 13.01.2020 at Page No.-9, 6.F.4 & Page No.10, 6.F.11.	Rs 2,95,00,000.00 Per Hect.
	Applicable Land rate of the subject property as on 24-01-2023	Rs 2,95,00,000.00 Per Hect.
	Total Area of Land = 1.1780 Hect.	
	Value of land of subject property= Land area X Rate	= Rs 3,47,51,000.00
	Fair Market Value of Land	= Rs 3,47,51,000.00



(Er. Tirpal Singh)  
Valuation Officer (Meerut)  
Valuation Cell, Income Tax Department  
Meerut  
(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT



**VALUATION OF THE PROPERTY KNOWN AS**

Property Address: (Property at Sl. No.-8 of Uttarakhand list) Agricultural land situated in Village Jhajra, Khasra No. 1171 (Area Measuring 0.514 Hectare) Dehradun (Uttarakhand).

**1 REFERENCE**


- 1.1 Officer from whom reference received The Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun through the District Valuation Officer (Delhi), Valuation Cell, Income Tax Department, New Delhi.
- 1.2 Letter number and date under which reference received. No. Addl. CIT/Range-1(1)/DDN/SC/Golden Forest/2023-24/1250-1256 dated 29/04/2023.  
No. DVO/ND/Misc./2023-24/33 dated. 02.05.2023  
Vide Mail received from The Additional Commissioner of Income Tax, Range-1(1) (dehradun.tro@incometax.gov.in) dated 08.06.2023
- 1.3 Purpose of valuation Determination of estimated Fair Market Value of Property
- 1.4 Date(s) for which Valuation is required. 24.01.2023
- 2 ASSESSEE/ REPRESENTATIVE Not Available

**3 COLLECTION OF DOCUMENTS/ DETAIL AND INSPECTION**

- 3.1 Details / documents furnished by the Income Tax Officials 1. Prevailing Circle Rates List issued by the District Magistrate, Dehradun vide letter No. 405/Stamp Clerk/Val. List/2020 dated. 13.01.2020 at Page No.-9, 6.F.1 & 6.F.4  
2. Sale deed was not available in the office of the Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun.
- 3.2 Documents/ details/information furnished by the representatives of Revenue Department of Uttarakhand, Dehradun Concerned Revenue Department official of Uttarakhand, Dehradun shown data regarding property during joint inspection as per their official records.
- 3.3 Date of inspection of property. 08 May 2023
- 3.4 Property was inspected by the under signed in presence of the following persons. (a) Representatives of Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun  
1. Sh. Abid Ali, ACIT  
2. Sh. B.P.S. Rautella, I.T.O.  
3. Sh. Abhishek Joshi, I.T.I.  
4. Sh. Amit Kumar, I.T.I.  
(b) Representatives of Revenue Department of Uttarakhand, Dehradun (Arranged by Add. CIT, Range-1(1) Dehradun)  
1. Sh. Rizwan Hasan (R.S.I.)  
2. Sh. Manoj Mishra (R.S.I.)  
3. Sh. Sanjay Verma (R.S.I.)  
(C) Valuation Cell, Income Tax Department  
1. Sh. Vivek Agrawal, Assistant Valuation Officer, Valuation Cell, Income Tax Department, New Delhi.

**4 PROPERTY REFERENCE**

- 4.1 Name, number(if any) address and complete location of the property. 1. Agricultural land situated in Village Jhajra, Khasra No. 1171 (Area Measuring 0.514 Hectare) Dehradun (Uttarakhand).  
2. The subject property is not connected with the main road.



9/6/23  
(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT

**5 PROPERTY DESCRIPTION**

- 5.1 Actual area covered and plinth area construction. Agricultural land (0.514 Hectare)
- 5.2 Permissible area of coverage and plinth Area Not Applicable of construction.
- 5.3 Period of construction Not Applicable

**6 METHOD OF VALUATION**

- 6.1 Method adopted. : Land and Building Method (Circle Rates of the subject category property)
- 6.2 Reasons in support of the Method adopted. This is the most appropriate method adopted to determine Fair Market Value of the property under the given circumstances.
- 6.3 Any special observations or Qualifications:

1. This case was referred for valuation by the Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun vide letter No. Addl. CIT/Range-1(1)/DDN/SC/Golden Forest/2023-24/1250-1256 dated 29/04/2023 "regarding Hon'ble Supreme Court order dt. 24.01.2023 for Valuation of properties in the matter of M/s Raiganj Consumer forum Vs Union of India & Ors. in W.P.(C) No. 188/2004- Directions of the Hon'ble Supreme Court-reg:"

2. The inspection was arranged by the Add. Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun along with his staff and concerned officials of Revenue Department of Uttarakhand, Dehradun.

3. During inspection it was noticed that the said agricultural land is connected to a katcha path. This agricultural land is now in the possession of Disaster Management Department, Uttarakhand State, as shown by the officials of Revenue Department of Uttarakhand, Dehradun present during the joint inspection, as per records available with the Revenue Department of Uttarakhand, Dehradun.

4. Sale deed of the subject property was not available with the concerned officials.

5. Hence the valuation report is prepare on the basis of information available.

6. Thus the F.M.V of subject property worked out by this office, comes to Rs: 1,51,63,000/- which is fair and just as on date of valuation.

**7.0 RATES ADOPTED FOR VALUATION:**

- 7.1 Land rate(s) adopted for the valuation the basis of This office has worked out the F.M.V. of subject properties by adopting Prevailing Circle Rates List issued by the District Magistrate, Dehradun vide letter No. 405/Stamp Clerk/Val. List/2020 dated. 13.01.2020 at Page No.-9, 6.F.1 & 6.F.4

**8.0 VALUATION**

Having consideration all relevant material gathered, the Fair Market Value of the subject property known as " Agricultural land situated in Village Jhajra, Khasra No. 1171 (Area Measuring 0.514 Hectare) Dehradun (Uttarakhand). " is estimated as under (Details in Annexure-A attached):

Sl. No	Date of Valuation	Fair Market Value of subject mentioned property	
		Declared by Assessee	Estimated by this office
1	24-01-2023	Not Applicable	Rs: 1,51,63,000/-

(Rupees One Crore Fifty One Lakh Sixty Three Thousand Only)

  
(Er. Tirpal Singh)

Valuation Officer (Meerut)  
Valuation Cell, Income Tax Department  
Meerut  
(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT

Subject: Valuation of properties in the matter of M/s Raiganj Consumer forum Vs Union of India & Ors. in W.P.(C) No. 188/2004- Directions of the Hon'ble Supreme Court-reg:

Property Address: (Property at Sl. No.-8 of Uttarakhand list) Agricultural land situated in Village Jhajra, Khasra No. 1171 (Area Measuring 0.514 Hectare) Dehradun (Uttarakhand).

Date of Valuation:- As on 24-01-2023

Land Area:- 0.514 Hectare

Sl.No.	Description of Property	Detail of Circle Rate
A	The subject property is an Agricultural land as per records of Revenue Department of Uttarakhand, Dehradun.	
1	Prevailing Circle rate of Agricultural land as on 24-01-2023 Circle Rates List issued by the District Magistrate, Dehradun vide letter No. 405/Stamp Clerk/Vnl. List/2020 dated. 13.01.2020 at Page No.-9, 6.F.1 & 6.F.4	Rs 2,95,00,000.00 Per Hect.
	Applicable Land rate of the subject property as on 24-01-2023	Rs 2,95,00,000.00 Per Hect.
	Total Area of Land = 0.5140 Hect.	
	Value of land of subject property = Land area X Rate =	Rs 1,51,63,000.00
	Fair Market Value of Land =	Rs 1,51,63,000.00

(Er. Tiral Singh)  
Valuation Officer (Meerut)  
Valuation Cell, Income Tax Department  
Meerut  
(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT

VALUATION OF THE PROPERTY KNOWN AS

Property Address: (Property at Sl. No.-15 of Uttarakhand list) Property known as All Saint Church, Castle Hill Estate (Area measuring 4183.00sqm.) situated within the Municipal Limit of Mussoorie at Landour, Mussoorie, District- Dehradun (Uttara Khand).

1 REFERENCE

1.1 Officer from whom reference received

The Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun through the District Valuation Officer (Delhi), Valuation Cell, Income Tax Department, New Delhi.

1.2 Letter number and date under which reference received.

No. Addl. CIT/Range-1(1)/DDN/SC/Golden Forest/2023-24/1250-1256 dated 29/04/2023.

No. DVO/ND/Misc./2023-24/33 dated. 02.05.2023

Vide Mail received from The Additional Commissioner of Income Tax, Range-1(1) (dehradun.tro@incometax.gov.in) dated 08.06.2023

1.3 Purpose of valuation

Determination of estimated Fair Market Value of Property

1.4 Date(s) for which Valuation is required.

24.01.2023

2 ASSESSEE/ REPRESENTATIVE

Not Available

3 COLLECTION OF DOCUMENTS/ DETAIL AND INSPECTION

3.1 Details / documents furnished by the Income Tax Officials

1. Prevailing Circle Rates List issued by the District Magistrate, Dehradun vide letter No.404/Stamp Clerk/Val. List/2020 dated. 13.01.2020 at Page No.13,2.B.6.

2. Sale deed was not available in the office of the Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun.

3.2 Documents/ details/information furnished by the representatives of Revenue Department of Uttarakhand, Dehradun

Concerned Revenue Department official of Uttarakhand, Dehradun shown data regarding property during joint inspection as per their official records.

3.3 Date of inspection of property.

09 May 2023

3.4 Property was inspected by the under signed in presence of the following persons.

(a) Representatives of Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun

1. Sh. Abid Ali, ACIT

2. Sh. Shanti Ram, I.T.O.

3. Sh. P.S.Bist, I.T.I.

4. Sh. T.P.Bhutani, I.T.I.

(b) Representatives of Nagar Palika Mussoorie, Dehradun (Arranged by Add. CIT, Range-1(1) Dehradun)

1. Sh. Vinay (Tax Superintendent)

2. Sh. Amit Semwal (Clerk Ward-4)

(C) Valuation Cell, Income Tax Department

1. Sh. Vivek Agrawal, Assistant Valuation Officer, Valuation Cell, Income Tax Department, New Delhi.

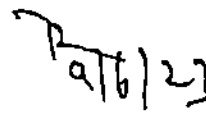
4 PROPERTY REFERENCE

4.1 Name, number(if any) address and complete location of the property.

1. Property known as All Saint Church, Castle Hill Estate (Area measuring 4183.00sqm.) situated within the Municipal Limit of Mussoorie at Landour, Mussoorie, District- Dehradun (Uttara Khand).

2. The subject property is not connected with the main road.



  
(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT

**5 PROPERTY DESCRIPTION**

- 5.1 Actual area covered and plinth area construction. Land Area Measuring 4183.00 sqm.
- 5.2 Permissible area of coverage and plinth Area of construction. 130.00 sqm
- 5.3 Period of construction Year 1967 as per Nagar Palika Mussoorie record.

**6 METHOD OF VALUATION**

- 6.1 Method adopted. : Land and Building Method (Circle Rates of the subject category property)
- 6.2 Reasons in support of the Method adopted. This is the most appropriate method adopted to determine Fair Market Value of the property under the given circumstances.
- 6.3 Any special observations or Qualifications:

1. This case was referred for valuation by the Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun vide letter No. Addl, CIT/Range-1(1)/DDN/SC/Golden Forest/2023-24/1250-1256 dated 29/04/2023 "regarding Hon'ble Supreme Court order dt. 24.01.2023 for Valuation of properties in the matter of M/s Raiganj Consumer forum Vs Union of India & Ors. in W.P.(C) No. 188/2004- Directions of the Hon'ble Supreme Court-reg:"

2. The inspection was arranged by the Add. Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun along with his staff and concerned officials of Nagar Palika Mussoorie, District Dehradun/ Revenue Department of Uttarakhand, Dehradun.

3. During inspection it was noticed that two nos. small structures are present on the said property and connected to a katcha path. This land is located within the Municipal Limit of Mussoorie at Castle Hill Estate, as shown by the officials of Nagar Palika Mussoorie, District Dehradun present during the joint inspection, as per records available with the Revenue Department of Uttarakhand, Dehradun.

4. Sale deed of the subject property was not available with the concerned officials.

5. Hence the valuation report is prepared on the basis of information available.

6. Thus the F.M.V of subject property worked out by this office, comes to Rs: 1,53,52,900/- which is fair and just as on date of valuation.

**7.0 RATES ADOPTED FOR VALUATION:**

- 7.1 Land rate(s) adopted for the valuation the basis of

This office has worked out the F.M.V. of subject properties by adopting Prevailing Circle Rates List issued by the District Magistrate, Dehradun vide letter No.404/Stamp Clerk/Val. List/2020 dated. 13.01.2020 at Page No.13, 2.B.6. & CPWD Plinth Area Rates as on 01-10-2012 with base 100 and Cost Index has been adopted for construction.

**8.0 VALUATION**

Having considered all relevant material gathered, the Fair Market Value of the subject property known as " Property known as All Saint Church, Castle Hill Estate (Area measuring 4183.00sqm.) situated within the Municipal Limit of Mussoorie at Landour, Mussoorie, District- Dehradun (Uttarakhand). " is estimated as under (Details in Annexure-I attached):

Sl. No	Date of Valuation	Fair Market Value of subject mentioned property	
		Declared by Assessee	Estimated by this office
1	24-01-2023	Not Applicable	Rs: 1,53,52,900/-

(Rupees One Crore Fifty Three Lakh Fifty Two Thousand Nine Hundred Only)

(Er. Tirpal Singh)

Valuation Officer (Meerut)

(TIRPAL SINGH)

Valuation Officer

Income Tax Department

G.S.T. Building Bhainsali Ground  
MEERUT

Fair Market Value of PropertyANNEXURE-I

Subject: Valuation of properties in the matter of M/s Raiganj Consumer forum Vs Union of India & Ors. in W.P.(C) No. 188/2004- Directions of the Hon'ble Supreme Court-reg:


Property Address: (Property at Sl. No.-15 of Uttarakhand list) Property known as All Saint Church, Castle Hill Estate (Area measuring 4183.00sqm.) situated with in the Municipal Limit of Mussoorie at Landour, Mussoorie, District- Dehradun (Uttra Khand).

Date of Valuation: As on 24-01-2023

1	Fair Market Value of Land	(Annexure-A)	Rs 1,50,58,800.00
2	Fair Market Value of Building/ Structure	(Annexure-B)	Rs 2,94,060.00
			<hr/>
Total			Rs 1,53,52,860.00
Say			Rs 1,53,52,900.00

(Rupees One Crore Fifty Three Lakh Fifty Two Thousand Nine Hundred Only)



  
Valuation Officer (Meerut)  
(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhalnsall Ground  
MEERUT

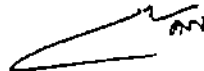
Subject: Valuation of properties in the matter of M/s Raiganj Consumer forum Vs Union of India & Ors. in W.P.(C) No. 188/2004- Directions of the Hon'ble Supreme Court-reg:

Property Address: (Property at Sl. No.-15 of Uttarakhand list) Property known as All Saint Church, Castle Hill Estate (Area measuring 4183,00sqm.) situated with in the Municipal Limit of Mussoorie at Landour, Mussoorie, District- Dehradun (Uttarakhand).

Date of Valuation:- As on 24-01-2023

Land Area:- 4183 sqm.

Sl.No.	Description of Property	Detail of Circle Rate	
A	The subject property is an Residential land as per records of Revenue Department of Uttarakhand,		
1	Prevailing Circle rate of Residential land as on 24/01/2023 Circle Rates List issued by the District Magistrate, Dehradun vide letter No. 404/Stamp Clerk/Val. List/2020 dated. 13.01.2020 at Page No.13, 2.B.6.	Rs 3,600.00	Per sqm.
	Applicable Land rate of the subject property as on 24-01-2023	Rs 3,600.00	Per sqm.
	Total Area of Land = 4183.00 sqm.		
	Value of land of subject property = Land area X Rate =	Rs 1,50,58,800.00	
	Fair Market Value of Land =	Rs 1,50,58,800.00	



(Er. Tiral Singh)  
Valuation Officer (Meerut)  
Valuation Cell, Income Tax Department  
Meerut

(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhalnsall Ground  
MEERUT

**Subject:** Valuation of properties in the matter of M/s Raiganj Consumer forum Vs Union of India & Ors. in W.P.(C) No. 188/2004-Directions of the Hon'ble Supreme Court-reg:

**Property Address:** (Property at Sl. No.-15 of Uttarakhand list) Property known as All Saint Church, Castle Hill Estate (Area measuring 4183.00sqm.) situated within the Municipal Limit of Mussoorie at Landour, Mussoorie, District- Dehradun (Uttarakhand).

**Date of Valuation:** As on 24-01-2023

**Main Building- Single Storey Load Bearing Structure with C.G.I. Roofing**

**1 Ground Floor with average floor height 3.20 meter**

	Plinth Area=	130.00	Sqm		
Single Storey Load Bearing structure with floor height 2.90 m.		Rs. 11,600.00			
Extra for additional floor height- (3.20-2.90)= 0.30 m		Rs. 270.00			
		<u>Rs. 11,870.00</u>			
Less @ 15% for providing CGI Sheet roofing instead of R.C.C. Slab roofing		-Rs. 1,781.00			
Less @ 10% for using lesser specifications		<u>-Rs. 1,187.00</u>			
		<u>Rs. 8,902.00</u>			

130.00	X	Rs. 8,902.00	=	<u>Rs. 11,57,260.00</u>
				Rs. 11,57,260.00

**Add for Services**

i) Internal water supply and sanitary installations	4.00%	X	Rs. 11,57,260.00	=	Rs. 46,290.00
ii) External Service connections	1.00%	X	Rs. 11,57,260.00	=	Rs. 11,573.00
iii) Internal electric installations	5.00%	X	Rs. 11,57,260.00	=	<u>Rs. 57,863.00</u>

Cost as on 01-10-2012

Add Cost Index as on 24-01-2023 = (132.00-100.00)= 32.00%	32.00%	X	Rs. 12,72,986.00		<u>Rs. 4,07,356.00</u>
---	--------	---	------------------	--	------------------------

Total					Rs. 16,80,342.00
(0.90X55)/60			=		<u>-Rs 13,86,282.00</u>

**6 As per Nagar Palika Mussoorie, District Dehradun record the Age of structure as on 24-01-2023 to be approx. 55 years and estimated future life of structure to be 5 years and total life of the structure to be 60 years, Depreciation of the structure.**

**Hence total Cost of building structure as on 24-01-2023**

**Rs. 2,94,060.00**

(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
1. Building Bhainsali Ground  
MEERUT



**VALUATION OF THE PROPERTY KNOWN AS**

Property Address: (Other Property at Page-01 to 210) Surplus land declared by State of Uttarakhand situated in different Villages of District-Dehradun (Uttara Khand). Volume-2 Approx. area 254.6092 Hectare (629.153Acre) , Volume No.-6 Approx area 243.7934 Hectare (602.427 Acre), Volume-7 Approx area 50.093 Hectare (123.783 Acre) Total Approx area 1355.42 Acre.

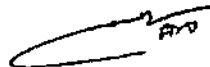
**1 REFERENCE**

- 1.1 Officer from whom reference received The Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun through the District Valuation Officer (Delhi), Valuation Cell, Income Tax Department, New Delhi.
- 1.2 Letter number and date under which reference received. No. Addl. CIT/Range-1(1)/DDN/SC/Golden Forest/2023-24/1250-1256 dated 29/04/2023.  
No. DVO/ND/Misc./2023-24/33 dated. 02.05.2023  
Vide Mail received from The Additional Commissioner of Income Tax, Range-1(1) (dehradun.tro@incometax.gov.in) dated 08.06.2023
- 1.3 Purpose of valuation Determination of estimated Fair Market Value of Properties
- 1.4 Date(s) for which Valuation is required. 24.01.2023

**2 ASSESSEE/ REPRESENTATIVE Not Available**

**3 COLLECTION OF DOCUMENTS/ DETAIL AND INSPECTION**

- 3.1 Details / documents furnished by the Income Tax Officials 1. Prevailing Circle Rates List issued by the District Magistrate, Dehradun vide letter No. 404, 405 & 406/Stamp Clerk/Val. List/2020 dated. 13.01.2020.  
2. Sale deeds was not available in the office of the Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun.
- 3.2 Documents/ details/information furnished by the representatives of Revenue Department of Uttarakhand, Dehradun Concerned Revenue Department official of Uttarakhand, Dehradun shown data regarding property during joint inspection as per their official records.
- 3.3 Date of inspection of property. 10 May 2023
- 3.4 Property was inspected by the under signed in presence of the following persons.
- (a) Representatives of Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun  
1. Sh. Abid Ali, ACIT  
2. Sh. Inder Jeet, I.T.O.  
3. Sh. P.S.Bist, I.T.I.  
4. Sh. Abhishek Joshi, I.T.I.  
5. Sh. T.P.Bhutani, I.T.I.
- (b) Representatives of Revenue Department of Uttarakhand, Dehradun (Arranged by Add. CIT, Range-1(1) Dehradun)  
1. Sh. Kripal Rathore (RSI), 2. Sh. Monoj Mishra (RSI), 3. Sh.Sanjay Kumar (RSI), 4. Sh. Rizwan Hasan (RSI), 5. Ms Minakshi Kathait (RSI), 6. Sh.S.S.Saini (RSI) 6. Sh. Vinod Bhandari (RSI) 7. Sh. Pradeep Mahant (RSI).



  
(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT

(C) Valuation Cell, Income Tax Department

1. Sh. Vivek Agrawal, Assistant Valuation Officer,  
Valuation Cell, Income Tax Department, New Delhi.

NOTE: Could not be inspected due to subject properties are located at different Villages/ locations & shortage of time physical varification is not done, as stated by the officials of Revenue Department of Uttarakhand, Dehradun that, total records are not available with them during the joint inspection.

**4 PROPERTY REFERENCE**

4.1 Name, number(if any) address and complete location of the property.

1. Various parcel of Surplus Agricultural/ Residential land (As taken in Annexure-A) declared by State of Uttarakhand situated in different Villages of District-Dehradun (Uttara Khand)  
2. The subject properties are not connected with the main road has been taken for Valuation.

**5 PROPERTY DESCRIPTION**

5.1 Actual area covered and plinth area construction.

Total land area Approx 1355.42 Acre

5.2 Permissible area of coverage and plinth Area of construction.

Not Applicable

5.3 Period of construction

Not Applicable

**6 METHOD OF VALUATION**

6.1 Method adopted .

Land and Building Method (Circle Rates of the subject category property)

6.2 Reasons in support of the Method adopted.

This is the most appropriate method adopted to determine Fair Market Value of the property under the given circumstances.

6.3 Any special observations or Qualifications:

1. This case was referred for valuation by the Additional Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun vide letter No. Addl. CIT/Range-1(1)/DDN/SC/Golden Forest/2023-24/1250-1256 dated 29/04/2023 "regarding Hon'ble Supreme Court order dt. 24.01.2023 for Valuation of properties in the matter of M/s Raiganj Consumer forum Vs Union of India & Ors. in W.P.(C) No. 188/2004- Directions of the Hon'ble Supreme Court-reg:"

2. The inspection was arranged by the Add. Commissioner of Income Tax, Range-1(1), Income Tax Department, Dehradun along with his staff and concerned officials of Revenue Department of Uttarakhand, Dehradun.

3. During inspection it was noticed that the subject property having various parcel of agricultural land in different Village of District Dehradun. Due to changes in Khasra no. from old to new no. & shortage of time physical varification is not feasible as stated by the officials of Revenue Department of Uttarakhand, Dehradun present during the joint inspection, as per records available with the Revenue Department of Uttarakhand, Dehradun.

4. Sale deed of the subject property was not available with the concerned officials.

5. Hence the valuation report is prepare on the basis of Rates/ information available.

6. Thus the F.M.V of subject property worked out by this office on the bases of Circle rate lists marked by the officials of Revenue Department of Uttarakhand, Dehradun, comes to Rs: 1093,58,18,000/- which is fair and just as on date of valuation 24.01.2023.



T. T. SINGH  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT  
7/6/23

**7.0 RATES ADOPTED FOR VALUATION:**

- 7.1 Land rate(s) adopted for the valuation the basis of

This office has worked out the F.M.V. of subject properties by adopting Prevailing Circle Rates List issued by the District Magistrate, Dehradun vide letter No. 404, 405 & 406/Stamp Clerk/Val. List/2020 dated. 13.01.2020.

**8.0 VALUATION**

Having consideration all relevant material gathered, the Fair Market Value of the subject property known as " (Other Property at Page-01 to 210) Surplus land declared by State of Uttarakhand situated in different Villages of District-Dehradun (Uttara Khand). Volume-2 Approx. area 254.6092 Hectare (629.153Acre) , Volume No.-6 Approx area 243.7934 Hectare (602.427 Acre), Volume-7 Approx area 50.093 Hectare (123.783 Acre) Total Approx area 1355.42 Acre. " is estimated as under (Details in Annexure-A attached):

Sl. No	Date of Valuation	Fair Market Value of subject mentioned property	
		Declared by Assessee	Estimated by this office
1	24-01-2023	Not Applicable	Rs: 1093,58,18,000/-

(Rupees One Thousand Ninety Three Crore Fifty Eight Lakh Eighteen Thousand Only)



(Er. Tirpal Singh)

Valuation Officer (Meerut)  
Valuation Cell, Income Tax Department  
Meerut  
(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT

**Subject: Valuation of properties in the matter of M/s Raiganj Consumer forum Vs Union of India & Ors. in W.P.(C) No. 188/2004- Directions of the Hon'ble Supreme Court-reg:**

**Property Address: (Other Property at Page-01 to 210) Surplus land declared by State of Uttarakhand situated in different Villages of District-Dehradun (Uttara Khand). Volume-2 Approx. area 254.6092 Hectare (629.153Acre) , Volume No.-6 Approx area 243.7934 Hectare (602.427 Acre), Volume-7 Approx area 50.093 Hectare (123.783 Acre) Total Approx area 1355.42 Acre.**

**Date of Valuation:- As on 24-01-2023**

**GIST/ Detail of all Properties at Sl. No. 23**

Sl. No.	AREA	NO.OF PROPERTIES	AREA OF PROPERTY IN ACRES	Area in Hectare	Circle Rate in Rs. Lakh per Hectare	Circle Rate Rs. per sqm	Cost in Rs. Lakh	Ref. No.
1	DANDA LAKHAND	168	93.9494	38.0025	450		17101.13	P-8, 5.E.3
2	RAMPUR KALAN	127	133.396	53.9387	122		6582.96	P-13, 2.B.8
3	UMADPUR EAST HOPE TOWN	77	74.717	30.223	130		3928.99	P-14, 5.E.2
4	DHAKRANI	59	92.64	37.4729	130		4871.48	P-5, 2.B.4
5	AMMWALA TERLA	43	21.5148	8.7027	450		3916.22	P-8, 5. E. 1
6	BHAINSWAD	42	55.2575	22.3517	75		1676.38	P-1, 1.A.8
7	CHALANG	42	44.31	17.9234	400		7169.36	P-8, 3.C.46
8	FATEHPUR	42	42.44	17.167	130		2231.71	P-5, 2.B.9.
9	DANDA NOORIWAL	40	16.0499	6.4922	450		2921.49	P-8, 5.E.4
10	DHORANKILAS	38	28.9105	11.6943	---	10000	11694.30	P-19, 1.A.39
11	CHAMA SARI (MOTIDHAR & SHERA GAON)	33	43.786	17.7114	75		1328.36	P-1, 1.A.5 & 14
12	TIMLI MAANSINGH	33	62.5745	25.3114	75		1898.36	P-1, A.10
13	AMMWALA UPERLA	28	16.204	6.5545	400		2621.80	P-8, 3.C.47
14	SUDHOWALA	28	15.707	6.3535	125		794.19	P-14, 4.D.6
15	THAJRA	27	38.581	15.606	125		1950.75	P-14, 4.D.11
16	KHURAWAN	25	26.25	10.6181	220		2335.98	P-8, 4.D.2
17	SHERPUR	25	32.38	13.0977	122		1597.92	P-13, 2.B.7
18	GUJARI	23	17.2785	6.9892	100		698.92	P-6, 1.A.1
19	EAST HOPE TOWN	22	17.584	7.1127	130		924.65	P-14, 5.E.2
20	JASSOWALA	22	25.985	10.5109	119		1250.80	P-14, 3.C.1
21	DHANOLA	21	28.325	11.4575	100		1145.75	P-3, 1.A.10
22	BANDAWALI	20	30.4	12.2968	75		922.26	P-2, 1.A.19
23	BHANDARIWALA	19	12.0996	4.8943	100		489.43	P-6, 1.A.5
24	KHUSHALPUR	19	24.94	10.0882	122		1230.76	P-13, 2.B.10
25	LAKHANWALA KHAS	15	10.825	4.3787	95		415.98	P-13, 1.A.1
26	MISRAS PATTI	15	100.189	40.5265	105		4255.28	P-1, 3.C.1
27	DANDA DHORAN	14	7.795	3.1531	450		1418.90	P-9, 5.E.6
28	GUJRADA MAN SINGH	14	9.375	3.7922	400		1516.88	P-6, 3.C.2
29	ASTHAL	13	15.175	6.1383	200		1227.66	P-4, 3.C.1
30	SAUDHOWALA PAC	13	31.396	12.6997	45		571.49	P-1, 1.A.4
31	ADHOWALA	12	12.0175	4.8611	---	14000	6805.54	P-34, 3.C.2
32	BAJIET	11	11.925	4.8237	75		361.78	P-2, 1.A.20
33	NAGAL HATNALA	11	10.6975	4.3271	400		1730.84	P-8, 3.C.42
34	KHARAKHET	10	9.3675	3.7892	52		197.04	P-2, 4.D.20
35	KULHAN KARNPUR	9	3.17	1.2823	400		512.92	P-8, 3.C.39
36	SABHWALA	9	11.3025	4.5719	119		544.06	P-14, 3.C.8
37	SONDHOWALI DHORAN	8	7.106	2.8744	400		1149.76	P-7, 3.C.14
38	THEWA	8	5.694	2.3032	75		172.74	P-1, 1.A.13

*[Handwritten signature]*

T<sub>9/6/23</sub>  
(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsail Ground  
MEERUT

Sl. No.	AREA	NO. OF PROPERTIES	AREA OF PROPERTY IN ACRES	105 Circle Rate in Rs. Lakh per Hectare	Circle Rate Rs. per sqm	Cost in Rs. Lakh	Ref. No.
39	MAIHADA	7	7.61	3.0782	75	230.87	P-1, 1.A.15
40	MOTADHAR	7	8.94	3.6162	45	162.73	P-1, 1.A.4
41	EAST HOPE TOWN	6	4.2	1.6989	130	220.86	P-14, 5.E.2
42	KALA GAON	6	6.74	2.7263	400	1090.52	P-8, 3.C.45
43	GHAMOLO	5	5.318	2.1511	90	193.60	P-3, 5.E.21
44	LAXMIPUR	5	4.88	1.974	125	246.75	P-14, 4.D.10
45	MANDI GANGDHEWA	5	7.91	3.1996	65	207.97	P-4, 6.F.5
46	MANGLOOWALA	5	6.25	2.5281	100	252.81	P-6, 1.A.6
47	MAROTHA	5	2.67	1.08	400	432.00	P-8, 3.C.38
48	NANGAL	5	1.57	0.6351	45	28.58	P-1, 1.A.4
49	SUDHOWALA	5	2.752	1.1132	125	139.15	P-14, 4.D.6
50	SHISHAMBADA	5	3.46	1.3996	122	170.75	P-13, 2.B.2
51	DANDA KHUDANEWALA	4	2.935	1.1872	450	534.24	P-8, 5.E.5
52	KHERI MAN SING	4	2.33	0.9425	75	70.69	P-2, 1.A.22
53	KIRSALI	4	4.2	1.6989	400	679.56	P-8, 3.C.49
54	LAKHANWALA	4	7.82	3.1632	95	300.50	P-13, 1.A.1
55	SHERKI (SERAKI)	4	3.845	1.5553	75	116.65	P-2, 1.B.1
56	HASANPUR	3	4.9	1.9821	90	178.39	P-3, 5.E.18
57	KULHAN MAN SINGH	3	1.38	0.5582	400	223.28	P-8, 3.C.40
58	CENTRAL HOPE TOWN	2	3.3	1.3349	160	213.58	P-5, 2.B.7
59	CHHARBA	2	1.205	0.4874	125	60.93	P-14, 4.D.5
60	DANDA KHUDANEWALA	2	0.62	0.2508	450	112.86	P-8, 5.E.5
61	JAGAT KHANA	2	0.83	0.3357	100	33.57	P-6, 1.A.2
62	KERWAN KARANPUR	2	1.1	0.445	100	44.50	P-3, 1.A.6
63	KANDOLI	2	1.2	0.4854	---	10000	P-20, 1.A.40
64	SHAHPUR KALYANPUR	2	1.125	0.4551	119	54.16	P-14, 3.C.7
65	AMMWALA MANJALA	1	1.0475	0.4237	400	169.48	P-8, 3.C.48
66	BAKRANA	1	1.13	0.4571	45	20.57	P-1, 1.A.4
67	BARAGIWALA	1	0.19	0.0769	119	9.15	P-14, 3.C.2
68	ETTAN BAGH	1	1.1	0.445	130	57.85	P-5, 2.B.3
69	GATJAVARI PARGA	1	2.99	1.2095	45	54.43	P-1, 1.A.4
70	KANSWALIKOTHR	1	0.92	0.3721	119	44.28	P-14, 3.C.6
71	LISTRABAD	1	2.29	0.9263	100	92.63	P-3, 2.B.6
72	PUSTADI	1	0.48	0.1942	75	14.57	P-1, 1.A.7
73	SARKHET	1	1.415	0.5724	75	42.93	P-2, 1.B.2
74	SHAHPUR	1	1.33	0.538	45	24.21	P-1, 1.A.4
75	SONDHOWALI MAN SINGH	1	0.43	0.1739	400	69.56	P-8, 3.C.41
76	TARLA NANGAL	1	0.21	0.0849	400	33.96	P-8, 3.C.50
77	VIDHOLI (BIDHOLI)	1	1.48	0.5987	125	74.84	P-14, 4.D.8
	<b>TOTAL</b>	<b>1304</b>	<b>1355.4172</b>	<b>548.2663</b>		<b>109358.18 Lakh</b>	

Fair Market Value of Land=

Rs 10,93,58,18,000.00

*[Signature]*

T  
A) 6/23  
(Er. Tirpal Singh)  
Valuation Officer (Meerut)  
Valuation Cell, Income Tax Department  
Meerut  
(TIRPAL SINGH)  
Valuation Officer  
Income Tax Department  
G.S.T. Building Bhainsali Ground  
MEERUT

Subject: Fwd: Valuation Report in respect of M/s Raiganj Consumer Forum  
To: delhi ddt lr scc <delhi.ddt.lr.scc@incometax.gov.in>

Date: 06/30/23 05:16 PM

From: Sunil Kumar Pandey &lt;diritcc-rev@nic.in&gt;

.No.DVO\_MISC\_ITD\_KOL\_23-24\_359.pdf (1.8MB)

Proforma - Valuation.pdf (193kB)

**ANNEXURE A-3**

Sir

Please refer to the trialing mail for your information and necessary action.

Regards  
Sunil Kumar Pandey  
Deputy Secretary  
Income tax Coordination Cell (ITCC)  
Central Board of Direct Taxes  
Ministry of Finance  
(I/C) 5455  
011-23092939  
08985972397

From: "kolkata addlcit hq admin tps" <kolkata.addlcit.hq.admin.tps@incometax.gov.in>  
To: "cit itct cdbt" <cit.itct.cdbt@incometax.gov.in>  
Cc: "kolkata pccit" <kolkata.pccit@incometax.gov.in>, "kolkata ccit2" <kolkata.ccit2@incometax.gov.in>, "kolkata pcit1" <kolkata.pcit1@incometax.gov.in>, "kolkata cit co admin" <kolkata.cit.co.admin@incometax.gov.in>, "Sunil Kumar Pandey" <diritcc-rev@nic.in>  
Sent: Friday, June 30, 2023 4:37:13 PM  
Subject: Valuation Report in respect of M/s Raiganj Consumer Forum.

**Respected Sir,**

Kindly reference is invited to letter F. No. 402/39/2023-ITCC dt. 24/04/2023 received from CDBT in respect of M/s Raiganj Consumer Forum pursuant to *Hon'ble Supreme Court's* directions *vide* order dated 24.01.2023.

In compliance thereof, I am directed to enclosed herewith the **Valuation Report** as received from the DVO, Kolkata for the properties in WB & Sikkim Region. Also enclosed alongwith is the updated *prescribed proforma* as required.

With warm regards,

**M. Haokip, IRS**

Addl. Commissioner of Income-tax  
Hqtrs. (Administration & Tax Payer Services), Kolkata

**Disclaimer:** This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient, any dissemination, use, review, distribution, printing or copying of the information contained in this e-mail message and/or attachments to it are strictly prohibited. If you have received this e-mail by error, please notify us by return e-mail or telephone and immediately and permanently delete the message and any attachments. The recipient should check this e-mail and any attachments for the presence of viruses. The **Income-tax Department** accepts no liability for any damage caused by any virus transmitted by this e-mail.

(i) Office building on Station Feeder Road, P.O. Siliguri Bazar, Darjeeling having area approximately 5000Sqft. i.e 464.51 sqm

Office room of Built up area	464.51	sqm	
Plinth Area Rate -2021 (CPWD)	28910	per sqm	
Assessed F.M.V. (Rs)	=	464.51x28910	= 13428984.1

Say Rs. 1,35,00,000/-

(Rupees one crore thirty five lakh only)

(ii) Office building on Station Feeder Road, Siliguri Bazar, Darjeeling having area approximately 5000Sqft. i.e 464.51 sqm

Office room of Built up area	464.51	sqm	
Plinth Area Rate -2021 (CPWD)	28910	per sqm	
Assessed F.M.V. (Rs)	=	464.51x28910	= 13428984.1

Say Rs. 1,35,00,000/-

(Rupees one crore thirty five lakh only)

(Priyank Mittal)

District Valuation Officer

Valuation Cell Kolkata

**(PRIYANK MITTAL)**

District Valuation Officer  
Valuation Cell, Income-Tax Deptt.,  
Kolkata

ABSTRACT COST

1) Subject :-	Coordination Committee for valuation in the matter of M/s Raigunj consumer Forum Vs Union of India & others in W.P.(C) No. 188/2004.
Owned by :-	Golden forests ( India ) Ltd.
2) Property under consideration:-	
2 no.s property situated at Kolkata	(i) One office Room, on 2nd Floor of 181/1, A.J.C Bose Road, Ward No. 6, Strret No. 1, Kolkata-700014
	(ii) One office Room on the 2nd Floor, A.J.C Bose Road, Kolkata-700014
2 no.s property situated at Siliguri	(i) Office building on Station Feeder Road, P.O. Siliguri Bazar, Darjeeling having area approximately 5000Sqft.
	(ii) Office building on Stâtion Feeder Road, Siliguri Bazar, Darjeeling having area approximately 5000Sqft.
3) Date of valuation	31/5/2023

VALUATION OF THE PROPERTIES

A.) (i) One office Room, on 2nd Floor of 181/1, A.J.C Bose Road, Ward No. 6, Strret No. 1, Kolkata-700014

Area of one office Room	11.61	sqm	
Rate per sqft for Office / Semi Commercial use from Annexure-II MKD as "B"	184780	per sqm.	
Assessed F.M.V. (Rs)	=	11.61x184780	= 2145296

Say Rs. 21,45,000/-

(Rupees twenty one lakh forty five thousand only)

B.) ii) One office Room on the 2nd Floor, A.J.C Bose Road, Kolkata-700014

Area of one office Room	115.38	sqm	
Rate per sqft for Office / Semi Commercial use from Annexure-III MKD as "B1"	177000	per sqm.	
Assessed F.M.V. (Rs)	=	115.38x177000	= 20422260

Say Rs. 2,04,22,000/-

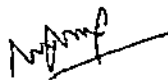
(Rupees two crore four lakh twneety two thousand only)



9.0	<b>PRELIMINARY VALUATION:</b>	
9.1	Value of the property as assessed:	As per Annexure-I
10.0	<b>COMMENTS ON REGD. VALUER'S REPORT/OBJECTION:</b>	NA

**Final Valuation**

Having considered all aspects, relevant circumstances, details and evidence available, the Fair Market Value of Different property ( As per Annexure's attached )



(PRIYANK MITTAL)  
District Valuation Officer,  
Income Tax Department  
Kolkata

(PRIYANK MITTAL)  
District Valuation Officer  
Valuation Cell, Income-Tax Deptt.,  
Kolkata

(b)	Ground rent payable to the lesser in the event of sale / transfer:	NA
6.3	Does the land fall in area included in the town planning plan of Government and statutory body. If so, particulars:	
6.4	Particulars of tenants / lessees/ licensees etc. and portion occupied by each:	
6.5	If part of the property is occupied by the owner, the area so occupied:	
6.6	Monthly or annual rent / compensation License fee etc. Paid by each. If some data for rents is not accepted, the reason for rejection should be indicated	
6.7	Gross income received from the entire property / monthly / annually:	NA
7.0	<b>METHOD OF VALUATION:</b>	
7.1	Method adopted:	Comparable Sale instances received by ARA-II, Kolkata and Guidelines of "Guidelines for Valuation of immovable properties 2009".
7.2	Reason in support of the method	NA
7.3	Any special observation or Qualification	NA
8.0	<b>RATES ADOPTED FOR VALUATION:</b>	
8.1	Reference to sale instances / land rate, data relied on and their relevance:	As per Annexure-II
8.2	rates adopted for valuation on the basis of 8.1:	Comparable Sale instances received by ARA-II, Kolkata and Guidelines of "Guidelines for Valuation of immovable properties 2009".
8.3	Standard plinth area rates adopted plus / minus deviations and correction for building cost index etc:	NA

<b>PROPERTY REFERENCE:</b>		
4.1	Name, Number (if any) address and complete location of the property:	2 Nos. Property situated at (1) One office Room, on 2nd Floor of 181/1, A.J.C Bose Road, Ward No. 6, Street No. 1, Kolkata-700014, (2) One office Room on the 2nd Floor, A.J.C Bose Road, Kolkata-700014 and two Nos. Property situated at (1) Office building on Station Feeder Road, P.O. Siliguri Bazar, Darjeeling having area approximately 5000Sqft., (2) Office building on Station Feeder Road, Siliguri Bazar, Darjeeling having area approximately 5000Sqft.
4.1	Area details the property:	Area details submitted by office of DCIT, Hqrs,( Tech), Kolkata vide letter No. Pr.CCIT/WBS/TECH/DCIT/50/MISC/Pt.-2/2023-24/213 dt. 01/5/2023
4.3	Assessee's Share in the property:	NA
4.4	Value declared by the assessee for the entire property, his share only:	NA
5.0	<b>PROPERTY DESCRIPTION:</b>	
5.1	Land area:	As per Dale Deeds.
5.2	Permissible area of coverage and plinth area of construction:	NA
5.3	Actual area covered and plinth area constructed:	NA
5.4	Type of construction and broad specification:	NA
5.5	Period of construction:	NA
5.6	Estimated future life of the building:	NA
6.0	<b>LEASE AND OCCUPANCY DETAILS:</b>	
6.1	Is land free hold or lease hold?	NA
6.2	If lease hold, the name of lesser / lessee, nature of lease, date of commencement and termination of lease and terms of renewals of lease:	NA
(a)	Initial premium:	NA

2.1.4	When Property sold? Was initially Acquired and documentary proof	As per Sale Deed as on 25/08/1994 of Kolkata property and Sale deed as on 23/10/1995 of Siliguri Property.
2.2	Assessee / Transferee	
2.2.1	Name	Golden Forests ( India) Limited
2.2.2	Full postal address	Golden Complex, Manimarja ( U.T) Chandigarh-160101 ( India)
2.2.3	Whether I.T. Payee? If so, Permanent Account Number and ITO concerned	NA
2.2.4	When Property purchased initially acquired and documentary proof	Not known
2.3	Details / documents to be furnished :- by the assessee (e.g) copy of lease deed, agreement to sale. True copy of rental lease agreement with exact family/business relationship between tenant and assessee. Whether from 37-EE/37(G) submitted and approval received. Details of property including site plan approved and completion plans of each floor, structural drawings elevation, cross section, with details of specification adopted and areas covered etc.)	NA
2.4	Document not filed by the Assessee -	NA
3.0	<b>COLLECTION OF DOCUMENTS/DETAILS &amp; INSPECTION:</b>	
3.1	Chronological statement of notices sent to the assessee and replies received (if any):	District Valuation officer collected and compiled the data and prepared valuation report.
3.2	Date of inspection of property:	-
3.3	Name of assessee's representative present (if any) at the time of inspection:	NA

**VALUATION REPORT**M/S Raiganj Consumer Forum

<b>1.0</b>	<b>REFERENCE:</b>	
1.1	Officer from whom reference received:	Received from DCIT, Hqrs,( Tech), Kolkata
1.2	Letter Number and date under which reference received:	Received from DCIT, Hqrs,( Tech), Kolkata vide letter No. Pr.CCIT/WBS/TECH/DCIT/50/MISC/Pt.-2/2023-24/213 dt. 01/5/2023
1.3	Purpose of valuation:	To determine the FMV of the property.
1.4	Act and section under which Valuation required:	N.A
1.5	Date(s) for which valuation required:	Current market value as on 31/5/2023
1.5.1	Evidence to support Date sought in	N.A
1.5.2	If agreement to sale submitted, is it registered? and is so, on what date	N.A.
1.5.3	When sale deed was registered	Sale Deed as on 25/08/1994 of Kolkata property and Sale deed as on 23/10/1995 of Siliguri Property.
1.5.4	When consideration was paid in full with details of break up payment?	N.A.
1.5.5	Since when physical possession is taken over by Transferee with documentary proof, and intimation to I.T Authorities and income assessment from the property.	N.A.
<b>2.0</b>	<b>Transferor:</b>	
2.1	Name	Riki Estates Pvt. Ltd
2.1.2	Full postal address	Office No. 69, Ganesh Chandra Avenue, Kolkata-700013
2.1.3	Whether I.T. Payee? If so, Permanent Account Number and ITO concerned	NA



Income Tax Department  
Ministry of Finance  
Government of India

Office of the District Valuation Officer, Valuation Cell, 8<sup>th</sup> Floor,  
I.T. Department, D.T.R.T.I. Building, Embypass Opposite Ruby Hospital,  
110, Shanti Pally, Kolkata-700107.

F. No. DVO/MISC/ITD/KOL/2023-24/354

Date: 28.06.2023

To,


Sh. Sandipan Khan  
DCIT, Hqrs, (Tech), Kolkata  
Aayakar Bhawan, P-7, Chowringhee Square, Kolkata-700069  
(Email:- kolkata.dcit.hq.tech.pcit@incometax.gov.in)

Subject: - Coordination Committee for valuation in the matter of M/s Raigunj consumer Forum Vs Union of India & others in W.P.(C) No. 186/2004 regarding

Ref.: - Your letter No. Pr.CCIT/WBS/TECH/DCIT/50/Misc./PI-2/2023-24/213 dt. 01/5/2023

Please find enclosed herewith the Valuation Report in respect the above mentioned property. The report has been prepared based upon the details submitted by your office and data collected by Sh. B.K. Roy Valuation officer-IV, Kolkata. Further, if any other details are required in this matter you may please contact this office.

Encl: Valuation Report.

  
(PRIYANK MITTAL)  
District Valuation Officer,  
Income Tax Department  
Kolkata.

(PRIYANK MITTAL)  
District Valuation Officer  
Valuation Cell, Income-Tax Deptt  
Kolkata

Copy to: 1) The Chief Engineer, (Valuation), Income tax Department, 11<sup>th</sup> Floor, Rohit House, 3, Tolstoy Marg, New Delhi-110001 for information please.

District Valuation Officer,

S.No	Name of the CCIT (CCA)	Property details page no. of list	Sr. No. of the Properties	Property Description	Valuation	Remarks
1	Pr. CCIT WB & Sikkim	211	1	Office Building on Station Feeder Road, Siliguri Bazaar, Darjeeling	Rs. 1,35,00,000	Approx 5000 Sq. Ft.
2	Pr. CCIT WB & Sikkim	211	2	One office Room, AJC Bose Road, Kolkata	Rs. 2,04,22,000	1242 Sq. Ft.
3	Pr. CCIT WB & Sikkim	212	1	Office Building on Station Feeder Road, Siliguri Bazaar, Darjeeling (West Bengal)	Rs. 1,35,00,000	Approx 5000 Sq. Ft.
4	Pr. CCIT WB & Sikkim	212	2	One office Room, situated in 2nd floor of 181/1 AJC Bose Road, in ward No. 6 Street no. 1, Kolkata - 700014	Rs. 21,45,000	125 Sq.Ft.



## ANNEXURE A-4

**OFFICE OF THE  
PRINCIPAL CHIEF COMMISSIONER OF INCOME TAX, DELHI  
CENTRAL REVENUE BUILDING, I.P. ESTATE, NEW DELHI-110002**

F. No. Addl.CIT(HQ) (Coord.)/Amalgamation/2023-24/5327	Date: 22.06.2023
E-mail: <a href="mailto:delhi.addlcit.hq.coord@incometax.gov.in">delhi.addlcit.hq.coord@incometax.gov.in</a>	Tele No.: 011-23378375
	Fax No.: 011-23370640

The ADG(Systems)-5 & CIT(OSD)(Zonal Matter),  
ARA Centre, Ground Floor,  
E-2, Jhandewalan Extn.,  
New Delhi-110037.

Sir,

**Subject: Valuation of properties in the matter of M/s Raiganj Consumer Forum Vs. Union of India & Ors.-in W.P.(C) No.188/2004-reg.**

Kindly refer to your office letter F.No.ADG(S)-5/Zonal Matter/Raiganj/2023-24/563 dated 21.04.2023 on the above mentioned subject.

In this regard, I am directed to forward the letter F.No. VO-IV/ND/IT/Misc-01/2023-24/23 dated 19.06.2023 of Valuation Officer-IV, Delhi vide which Fair Market Value of following properties is submitted for information and necessary action:

S.No	Property	Description of Property	Measurement of Property	Property Owner	Fair Market Value (worked out) as on 20.01.2023
1.	Plot No.1	Plot No. 1 MOR Ring Road, Lajpat Nagar, New Delhi	351.65 Sq. Meters	Golden Projects Ltd.	Rs.54,49,54,200/-
2.	Plot No.2	Plot No. 1 MOR Ring Road, Lajpat Nagar, New Delhi	351.65 Sq. Meters	Golden Tourists resorts & Developers Limited	Rs.54,49,54,200/-
3.	Flat	Flat No. C-6, 6484(Duplex), GF & FF, SFS Flats, Category-III, Sector-C, Pocket No.6 & 7, Vasant Kunj, New Delhi	-	Golden Projects Ltd.	Rs.3,67,15,000/-

Since the above information was sought by your goodself, the same, as received from the O/o the Valuation Officer-IV, Delhi, is hereby forwarded for kind information and necessary action at your end.

Encl: As above

Yours faithfully,

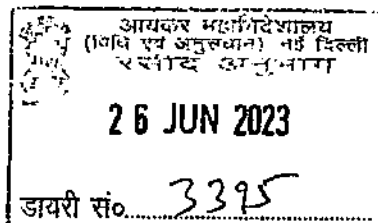
(Gopal Rai)

ITO (Hqrs.)(Coord.), New Delhi

Copy to:

The DDIT (L&R)(SSC), Member Secretary of Coordination Committee for Valuation, Room No., Drum Shaped Building, Vikas Bhawan, New Delhi for kind information.

DDIT (Sec.)  
R



Gopal Rai  
Income Tax Officer,  
(Hq.)(Coord.), Delhi.





Government of India  
Income Tax Department  
Office of The Valuation Officer-IV, Delhi  
Rohit House, 11<sup>th</sup> Floor, 3 Tolstoy Marg, New Delhi - 110001  
Tel.: 23319700, Fax: 23730726, Email: voivdelhi@gmail.com

File No: VO-IV/ND/IT/Misc-01/2023-24/23

Date: 19/06/2023

To,

The Principal Chief Commissioner of Income Tax, Delhi,  
Central Revenue Building,  
I.P Estate, New Delhi- 110002.

Sub: Valuation of properties in the matter of M/s Raiganj Consumer Forum Vs.  
Union of India & Ors.-in W.P.(C) No. 188/2004-reg.

Ref: letter No. DVO/ND/Misc./2023-24/32 dated 28.04.2023 by The District Valuation  
Officer, Delhi.

Sir/Madam,

This has reference to above referred letter vide which Fair Market Value of below  
mentioned properties was asked for as on 24.01.2023.

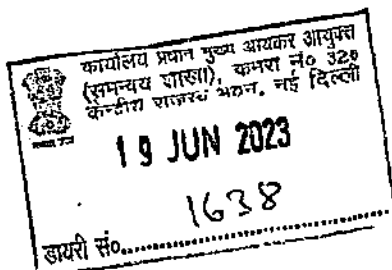
1.	Plot No. 1	Plot No.1 MOR Ring Road, Lajpat Nagar, New Delhi	351.65 Sq. Metres	Golden Projects Ltd.
2.	Plot No. 2	Plot No.2 MOR Ring Road, Lajpat Nagar, New Delhi	351.65 Sq. Metres	Golden Tourists Resorts & Developers limited.
3.	Flat	Flat No. C-6, 6484(Duplex), GF & FF, SFS Flats, Category-III, Sector-C, Pocket No. 6 & 7, Vasant Kunj, New Delhi.	-	Golden Projects Ltd.

Same is worked out and being enclosed for your kind information and further necessary action please.

Surender Kumar Maggu  
Valuation Officer-IV, Delhi

Copy to:

1. The District Valuation Officer, 11th Floor, Rohit House, 3 Tolstoy Marg, New Delhi- 110001 for information please. The report is finalised after discussion with your good self.



Valuation Officer-IV, Delhi

Valuation Report

<b>Subject :</b>	Valuation of properties in the matter of M/s Raiganj Consumer Forum Vs Union of India & Ors in W.P. (C) No. 188/2004- Directions of Hon'ble Supreme Court-Reg	
<b>Name of Property:</b>	Plot No.1 MOR Ring Road, Lajpat Nagar, New Delhi	
<b>1</b>	<b>REFERENCE</b>	
1.1	Officer from whom reference received	Principal Chief Commissioner of Income Tax, Delhi
1.2	Letter number and date under which reference received.	Through O/o District Valuation Officer, Delhi Letter No. DVO/ND/Misc./2023-24/32 dated 28-04-2023
1.3	Purpose of valuation	Determination of Fair Market Value of Property
1.4	Date(s) for which Valuation is required.	24-Jan-23
<b>2</b>	<b>REPRESENTATIVE</b>	
		Sh. Bhola Nath(Advocate), Nodal Officer
<b>3</b>	<b>COLLECTION OF DOCUMENTS/ DETAIL AND INSPECTION</b>	
3.1	Details / documents furnished by the Principal Commissioner of Income Tax, Delhi	-
3.2	Documents/ details/informations furnished	Copy of sale deed dated 26.03.2010 & 18.01.2011 handed over by Sh. Bhola Nath(Nodal Officer)
3.3	Date of inspection of property.	09-06-2023
3.4	Property was inspected by the undersigned in the presence of the following persons.	Valuation Cell Income Tax Department Delhi: 1. Sh. Ravi Kant, JE
<b>4</b>	<b>PROPERTY REFERENCE</b>	
4.1	Name, number(if any) address and complete location of the property.	Plot No.1 MOR Ring Road, Lajpat Nagar, New Delhi
<b>5</b>	<b>PROPERTY DESCRIPTION</b>	
5.1	Actual area covered and plinth area construction.	53 mtr long (approx) Boundary Wall and 42 Sqm(approx) Plinth Area.
5.2	Type of construction and broad specifications.	Semi Permenet Structure
5.3	Period of construction	-

6	<b>METHOD OF VALUATION</b>					
6.1	Method adopted .	Circle rates dated 22.09.2014 issued by Revenue Department, Govt. of NCT-Delhi and lump sum for Boundary wall, Semipermanent Structure.				
6.2	Reasons in support of the Method adopted.	This is the most appropriate method adopted to determine Fair Market Value of the property under the given circumstances.				
6.3	Any special observations or Qualifications;					
	<p>1. The subject property was inspected on 09-06-2023. During inspection it was noticed that the subject property is a plot with boundary wall with M S Gate and a semi permanent Structure. Both are in a very dilapidated condition. The Property lies on the Ring Road with a service road in front of it. The property is at the almost starting of the line of big sized plots. Behind this plot there is a lane and thereafter smaller plots of Amar Colony. This is the only line of properties which has big sized plots. Most of the adjoining properties are being used for Commercial purpose. In such kind of properties, the multiplication factor is considered as 3. However, a flyover has come up on the Ring Road in front of this property. The visibility Of the property has considerably reduced due to this Flyover making it less attractive in terms of its commercial potential. Hence this office has considered multiplication factor as 2. Besides it ,it is at the very start of the plots with commercial potential . First two plots are not constructed at all. The Valuation of the subject mentioned property has been worked out on the basis of available information/data. This office has worked out F.M.V of land on the basis of Circle Rate dated 22.09.2014 issued by the Revenue Department, Govt. of NCT Delhi and FMV of Boundary wall, Semi Permanent structure of guard room has been worked out and considered as Lump Sum. Thus the FMV of subject property worked out by this office, comes to Rs: 54,49,54,200/-</p> <p>2. This Valuation report is relevant to Cost of land and above mentioned structure and does not include cost of furniture, furnishing items, T&amp;P and other movable items.</p> <p>3. This Valuation Report is for FMV of land, Brick Boundary wall and Semi Permanent Structure only and does not include any cost of stamp duty &amp; registration charges etc.</p>					
7.0	<b>RATES ADOPTED FOR VALUATION:</b>					
7.1	Land Circle Rates/ Standard plinth area rates adopted plus/minus deviations and corrections for Building cost index	Pervailing Land Circle rate issued by Revenue Department, Govt. of NCT Delhi even No.5943 dated 22.09.2014 has been adopted.				
8.0	<b>VALUATION</b>					
	The Valuation of the subject mentioned property " Plot No.1 MOR Ring Road, Lajpat Nagar, New Delhi " has been worked out(As per Annexure-A) on the basis of available information as under:					
Sl. No	Date of Valuation	FMV of subject property				
1	24-01-2023	<table><tr><td>Declared by Assessee</td><td>Estimated by this office</td></tr><tr><td>NA</td><td>Rs: 54,49,54,200/-</td></tr></table>	Declared by Assessee	Estimated by this office	NA	Rs: 54,49,54,200/-
Declared by Assessee	Estimated by this office					
NA	Rs: 54,49,54,200/-					

( Rupees Fifty Four Crore Fourty Nine Lakh Fifty Four Thousand Two Hundred Only)

  
 (Surender Kumar Maggu)  
 Valuation Officer-IV, Delhi

Calculation of Fair Market Value of Property

Subject: Valuation of properties in the matter of M/s Raiganj Consumer Forum Vs Union of India & Ors in W.P. (C) No. 188/2004-Reg.

Name of Property: Plot No.1 MOR Ring Road, Lajpat Nagar, New Delhi

Date of Valuation: 24-Jan-2023

land Area: 351.65 Sqm. (As per sale deed dated 18.01.2011)

FMV Of Land

Circle rate issued by Revenue Department, Govt. of NCT Delhi, even No.5943 dated 22.09.2014				
Rate of Land (Per Sqm.)=				Rs. 774000
Description	Area	Unit	Rate	Amount
land Area	351.65	Sqm.	774000	272177100

Adjustments:

The subject property is located on a lane adjacent to Ring Road. Properties located along this road is generally used for commercial activities. Properties adjacent to subject property are being used for commercial activities, Hence adjustment factor @100% is taken on this account.	272177100
Total	544354200

Hence, FMV of Land = Rs. 54,43,54,200/-

Depreciated Value of Construction/Covered Area, boundary Wall as on 24.01.2023 (Lump sum)

Add for Boundary wall, M S Gate and Semi Permanent Structure (Lump sum) = Rs. 6,00,000
--

Hence FMV of the Property= FMV of land + FMV of the Construction/Covered Area, Boundary wall

54,43,54,200 + Rs. 6,00,000  
Total(Rs.) Rs. 54,49,54,200

  
Valuation Officer-IV, Delhi

Valuation Report

<b>Subject:</b>	Valuation of properties in the matter of M/s Raiganj Consumer Forum Vs Union of India & Ors in W.P. (C) No. 188/2004-Directions of Hon'ble Supreme Court-Reg	
<b>Name of Property:</b>	Plot No.2 MOR Ring Road, Lajpat Nagar, New Delhi	
<b>1</b>	<b>REFERENCE</b>	
<b>1.1</b>	Officer from whom reference received	Principal Chief Commissioner of Income Tax, Delhi
<b>1.2</b>	Letter number and date under which reference received.	Through O/o District Valuation Officer, Delhi Letter No. DVO/ND/Misc./2023-24/32 dated 28-04-2023
<b>1.3</b>	Purpose of valuation	Determination of Fair Market Value of Property
<b>1.4</b>	Date(s) for which Valuation is required.	24-Jan-23
<b>2</b>	<b>REPRESENTATIVE</b>	
	Sh. Bhola Nath(Advocate), Nodal Officer	
<b>3</b>	<b>COLLECTION OF DOCUMENTS/ DETAIL AND INSPECTION</b>	
<b>3.1</b>	Details / documents furnished by the Principal Commissioner of Income Tax, Delhi	
<b>3.2</b>	Documents/ details/informations furnished	Copy of sale deed dated 26.03.2010 & 18.01.2011 handed over by Sh. Bhola Nath(Nodal Officer)
<b>3.3</b>	Date of inspection of property.	09-06-2023
<b>3.4</b>	Property was inspected by the undersigned in the presence of the following persons.	Valuation Cell Income Tax Department Delhi: 1. Sh. Ravi Kant, JE
<b>4</b>	<b>PROPERTY REFERENCE</b>	
<b>4.1</b>	Name, number(if any) address and complete location of the property.	Plot No.2-MOR Ring Road, Lajpat Nagar, New Delhi
<b>5</b>	<b>PROPERTY DESCRIPTION</b>	
<b>5.1</b>	Actual area covered and plinth area construction.	53 mtr long (approx) Boundary Wall and 42 Sqm(approx) Plinth Area.
<b>5.2</b>	Type of construction and broad specifications.	Semi Permanent Structure
<b>5.3</b>	Period of construction	NA

<b>6</b>	<b>METHOD OF VALUATION</b>	
<b>6.1</b>	<b>Method adopted :</b>	Circle rates dated 22.09.2014 issued by Revenue Department, Govt. of NCT Delhi and lump sum for Boundary wall, Semipermanent Structure.
<b>6.2</b>	<b>Reasons in support of the Method adopted.</b>	This is the most appropriate method adopted to determine Fair Market Value of the property under the given circumstances.
<b>6.3</b>	<b>Any special observations or Qualifications:</b>	
	<p>1. The subject property was inspected on 09-06-2023. During inspection it was noticed that the subject property is a plot with boundary wall and a semi permanent Structure. Both are in a very dilapidated condition. The Property lies on the Ring Road with a service road in front of it. The property is at the almost starting of the line of big sized plots. Behind this plot there is a lane and thereafter smaller plots of Amar Colony. This is the only line of properties which has big sized plots. Most of the adjoining properties are being used for Commercial purpose. In such kind of properties, the multiplication factor is considered as 3. However, a flyover has come up on the Ring Road in front of this property. The visibility Of the property has considerably reduced due to this Flyover making it less attractive in terms of its commercial potential. Hence this office has considered multiplication factor as 2. Besides it, it is at the very start of the plots with commercial potential. Adjoining plots on both side of this property are not constructed at all. The Valuation of the subject mentioned property has been worked out on the basis of available information/data. This office has worked out F.M.V of land on the basis of Circle Rate dated 22.09.2014 issued by the Revenue Department, Govt. of NCT Delhi and FMV of Boundary wall, Semi Permanent structure of guard room has been worked out and considered as Lump Sum. Thus the FMV of subject property worked out by this office, comes to Rs: 54,49,54,200/-</p> <p>2. This Valuation report is relevant to Cost of land and above mentioned structure and does not include cost of furniture, furnishing items, T&amp;P and other movable items.</p> <p>3. This Valuation Report is for FMV of land, Brick Boundary wall and Semi Permanent Structure only and does not include any cost of stamp duty &amp; registration charges etc.</p>	
<b>7.0</b>	<b>RATES ADOPTED FOR VALUATION:</b>	
<b>7.1</b>	Land Circle Rates/ Standard plinth area rates adopted plus/minus deviations and corrections for Building cost index	Pervailing Land Circle rate issued by Revenue Department, Govt. of NCT Delhi even No.5943 dated 22.09.2014 has been adopted.
<b>8.0</b>	<b>VALUATION</b>	
	The Valuation of the subject mentioned property " Plot No.2 MOR Ring Road, Lajpat Nagar, New Delhi " has been worked out(As per Annexure-B) on the basis of available information as under:	
<b>Sl.No</b>	<b>Date of Valuation</b>	<b>FMV of subject property</b>
	24-01-2023	Declared by Assessee
		Estimated by this office
		NA
		Rs: 54,49,54,200/-

( Rupees Fifty Four Crore Fourty Nine Lakh Fifty Four Thousand Two Hundred Only)

  
(Surender Kumar Maggu)  
Valuation Officer-IV, Delhi

Calculation of Fair Market Value of Property

Subject: Valuation of properties in the matter of M/s Raiganj Consumer Forum Vs Union of India & Ors in W.P. ( C) No. 188/2004-Reg.

Name of Property: Plot No.2 MOR Ring Road, Lajpat Nagar, New Delhi

Date of Valuation: 24-Jan-2023

land Area: 351.65 Sqm. (As per sale deed dated 18.01.2011)

FMV Of Land

Circle rate issued by Revenue Department, Govt. of NCT Delhi, even No.5943 dated 22.09.2014				
Rate of Land (Per Sqm.)=				Rs. 774000
Description	Area	Unit	Rate	Amount
land Area	351.65	Sqm.	774000	272177100

Adjustments:

The subject property is located on a lane adjacent to Ring Road. Properties located along this road is generally used for commercial activities. Properties adjacent to subject property are being used for commercial activities, Hence adjustment factor @100% is taken on this account.	272177100
Total	544354200

Hence, FMV of Land = Rs. 54,43,54,200/-

Depreciated Value of Construction/Covered Area, boundary Wall as on 24.01.2023 (Lump sum)

Add for Boundary wall and Semi Permanent Structure (Lump sum) = Rs. 6,00,000
--

Hence FMV of the Property= FMV of land + FMV of the Construction/Covered Area, Boundary wall  
 Rs. 54,43,54,200 + Rs. 6,00,000  
 Total(Rs.) Rs. 54,49,54,200

  
 Valuation Officer-IV, Delhi

**Valuation Report**

<b>Subject :</b>	Valuation of properties in the matter of M/s Raiganj Consumer Forum Vs Union of India & Ors in W.P. (C) No. 188/2004- Directions of Hon'ble Supreme Court-Reg	
<b>Name of Property:</b>	Flat No. C-6, 6484(Duplex), GF & FF, SFS Flats, Category-III, Sector-C, Pocket No. 6 & 7, Vasant Kunj, New Delhi.	
<b>1</b>	<b>REFERENCE</b>	
1.1	Officer from whom reference received	Principal Chief Commissioner of Income Tax, Delhi
1.2	Letter number and date under which reference received.	Through O/o District Valuation Officer, Delhi Letter No. DVO/ND/Misc./2023-24/32 dated 28-04-2023
1.3	Purpose of valuation	Determination of Fair Market Value of Property
1.4	Date(s) for which Valuation is required.	24-Jan-23
<b>2</b>	<b>REPRESENTATIVE</b>	
	1. Sh. Bhola Nath(Advocate), Nodal Officer 2. Govind Singh	
<b>3</b>	<b>COLLECTION OF DOCUMENTS/ DETAIL AND INSPECTION</b>	
3.1	Details / documents furnished by the Principal Commissioner of Income Tax, Delhi	
3.2	Documents/ details/informations furnished	Copy of sale deed dated 11.12.2003 handed over by Sh. Bhola Nath(Nodal Officer)
3.3	Date of inspection of property.	16-06-2023
3.4	Property was inspected by the undersigned in the presence of the following persons.	Valuation Cell Income Tax Department Delhi: 1. Sh. Ravi Kant, JE
<b>4</b>	<b>PROPERTY REFERENCE</b>	
4.1	Name, number(if any) address and complete location of the property.	Flat No. C-6, 6484(Duplex), GF & FF, SFS Flats, Category-III, Sector-C, Pocket No. 6 & 7, Vasant Kunj, New Delhi.
<b>5</b>	<b>PROPERTY DESCRIPTION</b>	
5.1	Actual area covered and plinth area construction.	244.265 Sqm(approx) (139.5 Sqm, as per Demand letter + 104.685Sqm, 75% of Addition on account of additional construction)
5.2	Type of construction and broad specifications.	RCC Framed Structure
5.3	Period of construction	NA



6	<b>METHOD OF VALUATION</b>	
6.1	Method adopted .	Comparable Sale Instance.
6.2	Reasons in support of the Method adopted.	This is the most appropriate method adopted to determine Fair Market Value of the property under the given circumstances.
6.3	Any special observations or Qualifications:	
	<p>1. The subject property was inspected on 16-06-2023. During inspection it was noticed that subject property is Duplex and situated in Vasant Kunj area which is 30-35 year old locality developed by DDA. There is massive construction beyond original plan in the whole area. This Property has also massive construction beyond the original flat. It has been already merged with the adjoining flat too making it very difficult to identify and measure the flat exactly. This office has written to the owner to supply original map of the flat, but he has not supplied to same. Similar requests have been made to the Director (Housing)-1, DDA Further requests have been made to the Chief Architect, DDA and Sr. Architect Mr. Hemant Verma South Zone, DDA through mail. This office has not received any original map. It has taken original area as 139.58 Sqm on the basis of demand letter No.312 dated 10.04.1995 which has been arranged by the Nodal Officer Sh. Bhola Nath Advocate. The flat is a corner flat and consist of only GF and FF. IT has more scope of construction beyond original area. Seeing the massive construction beyond original plan, 75% area has been considered as an additional area. Hence the plinth area of the flat has been increased by 75% area. Hence the Plinth area comes out to be 244.265 Sqm. The Valuation of the subject mentioned property has been worked out on the basis of available information. This office has worked out the F.M.V. of subject property by adopting comparable sale instances with average plinth area rate of declared sale consideration of similar type of properties. This office has considered covered area as considered by the local administration as mentioned in sale deed after allowing due adjustment factors. Thus the FMV of subject property worked out by this office, comes to Rs: 3,67,15,000/-</p> <p>2. This Valuation report is relevant to Cost of land and Building and does not include cost of furniture, furnishing items, T&amp;P and other movable items.</p> <p>3. This Valuation Report is for FMV of land and Building only and does not include any cost of stamp duty &amp; registration charges etc.</p>	
7.0	<b>RATES ADOPTED FOR VALUATION:</b>	
7.1	Land Circle Rates/ Standard plinth area rates adopted plus/minus deviations and corrections for Building cost index	comparable sale instances with average Plinth area rate of declared sale consideration of subject category Duplex and covered area considered by the local administration
8.0	<b>VALUATION</b>	
	The Valuation of the subject mentioned property " Flat No. C-6, 6484(Duplex), GF & FF, SFS Flats, Category-III, Sector-C, Pocket No. 6 & 7, Vasant Kunj, New Delhi. " has been worked out(As per Annexure-C) on the basis of available information as under:	
Sl. No	Date of Valuation	* FMV of subject property
1	24-01-2023	Declared by Assessee NA
		Estimated by this office Rs: 3,67,15,000/-

( Rupees Three Crore Sixty Seven Lakh Fifteen Thousand Only)

  
 (Surender Kumar Maggu)  
 Valuation Officer-IV, Delhi

**Calculation of Fair Market Value of Residential Flat**

Sub: Valuation of properties in the matter of M/s Ralganj Consumer Forum Vs Union of India & Ors in W.P. (C) No. 188/2004- Directions of Hon'ble Supreme Court-Reg

Name of Property: Flat No. C-6, 6484(Duplex), GF & FF, SFS Flats, Category-III, Sector-C, Pocket No. 6 & 7, Vasant Kunj, New Delhi.

Date of Valuation: 24.01.2023

Plinth Area : 244.265 Sqm(approx) (139.58 Sqm, as per Demand letter + 104.685Sqm, 75% of Addition on account of additional construction)

To work out the fair market value of the subject property the average rate of following sale instance properties located in Sector-C, Pocket 6&7, Vasant Kunj, New Delhi-110070, has been adopted after allowing due factors of adjustments taken judiciously as per details below:-

Sl. No.	Description	Sale Instance - I	Sale Instance - II
1	Address of Sale Instance Property	DDA Flat No. 6041, GF + FF(Duplex), Sector-C, Pocket 6&7, Vasant Kunj, New Delhi-110070	DDA Flat No. 6580, GF + FF(Duplex), Sector-C, Pocket 6&7, Vasant Kunj, New Delhi-110070
2	Reg No & Date of Sale Deed	Reg No. 5718 dated 03.10.2022	Reg No. 7167 dated 16.12.2022
3	Declared Sale Consideration	Rs 22,750,000.00	Rs 18,000,000.00
4	Plinth Area (in Sqm)	140.00	139.58
5	Plinth area rate per Sqm.	Rs 162,500.00	Rs 128,958.00
<b>Adjustment Factors</b>			
6	Time Gap	0.00%	0.00%
7	Location/ Shape	0.00%	10.00%
8	Total Adjustment	0.00%	10.00%
9	Total adjustment on Plinth area rate per Sqm.	Rs 0.00	Rs 12,896.00
10	Net Plinth area rate per Sqm. of declared sale consideration after applying of adjustment factors	Rs 162,500.00	Rs 141,854.00

From the above, the average Plinth area rate per Sqm. of the declared sale consideration after applying adjustment factor to bring at par of subject property.

Rs 152,177.00

Fair Market Value of Subject Property -

Plinth Area (in Sqm) x Average Super area rate of declared sale consideration

= 241.265 x 152177

Rs 36,714,984.00

Say

Rs 3,67,15,000

  
Valuation Officer-IV, Delhi

**F.No.225/59/2023-ITA-II**  
**Ministry of Finance**  
**Department of Revenue**  
**Central Board of Direct Taxes**

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**ANNEXURE A-5**

Room No. 245-A, North Block,  
New Delhi, the 6<sup>th</sup> June, 2023

To,

The DDIT (L&R) (Supreme Court Cell)  
Room No. 305 Drum Shaped Building  
I.T. Estate, New Delhi - 110002

Sir,

**Subject: - 1st Meeting of the Coordination Committee for Valuation (CCV) in Raiganj Consumer Forum Case [W.P. (C) No. 188/2004] Circulation of Minutes and other relevant documents - reg.**

**Ref.: letter F.No.ADG(L&R)-II/SCC/FTS No /2022/827 dated 20.04.2023.**

Kindly refer to the above.

2. In this regard, I am directed to forward herewith the valuation report of the properties alongwith its enclosure in the requisite format, received from O/o Pr.CCIT, Andhra Pradesh & Telangana and Pr.CCIT, Karnataka & Goa region, for necessary action at your end.

Yours faithfully,

Encl: As above.

*T. Castro Jayaprakash T.*  
20/06/2023  
(Dr. Castro Jayaprakash T.)  
Under Secretary, ITA-II  
CBDT, New Delhi  
E-mail: [usita2-chdt@nic.in](mailto:usita2-chdt@nic.in)

Copy to:

O/o DGIT (L&R), Room No. 414, Drum Shaped Building, I.P. Estate, New Delhi.



Income Tax Department  
Ministry of Finance  
Government of India

O/o. District Valuation Officer,  
Income Tax Department, Olympic Bhavan, Basheerbagh, Hyderabad – 500 004  
Telephone No.040-23244336, Fax (23244336). [sevalhyd@gmail.com](mailto:sevalhyd@gmail.com)

No.: 1:07:1576:314.14:508252

Date: 05.06.2023

**VALUATION REPORT BY SHRI NEERAJ KISHORE**

<b>1.0</b>	<b>REFERENCE:</b>	
1.1	Officer from whom reference received:	The Deputy commissioner of Income Tax (H.Qrs) (Tech & Pros.), O/o Pr. CCIT, AP& Telangana, Hyderabad.
1.2	Letter Number and date under which reference received:	Vide letter No. Pr.CCIT/Tech/Misc./Valuation/2023-24 dated 03.05.2023.
1.3	Purpose of valuation:	Determination of Fair Market Value of the property.
1.4	Act and section under which Valuation required:	Hon'ble Supreme Court of India order in the case of M/s Raiganj Consumer Forum vs Union of India and others, vide W.P. (C) No. 188/2004.
1.5	Date(s) for which valuation required:	Current valuation of the property.
<b>2.0</b>	<b>ASSESSEE:</b>	
	Golden Forest India Ltd.	
<b>3.0</b>	<b>COLLECTION OF DOCUMENTS/ DETAILS:</b>	
3.1	<p>Vide F.No. VO-I/HYD/1722/CG/210 dated 08.05.2023 and F.No. DVO/HYD/2952/CG/958 dated 09.05.2023, request was forwarded to Sub Register office, Choutuppal to provide the following details.</p> <ol style="list-style-type: none"> <li>Prevailing market rate of the survey nos., where subject properties are located.</li> <li>Check slips.</li> <li>Certified copies of sale deeds of subject property.</li> <li>Comparable sale instance for the survey number, where subject properties are located for last 6 months.</li> </ol> <p>In response, following documents have been received from Sub-Registrar, Choutuppal</p> <ol style="list-style-type: none"> <li>Vide letter no.74/2023 dated 09.05.2023, village wise prevailing market rates for the village, Choutuppal, Panthangi, Thangadpalli, Lingojugudem, Thallasingaram.</li> <li>Vide email dated 12.05.2023, survey number wise prevailing market rates.</li> <li>All the sale deeds alongwith encumbrance certificates, duly signed by the SRO, Chotuppal.</li> <li>Information about comparable sale instance occurred in last six months within the survey number, where subject properties are located.</li> </ol> <p>Following documents have been received from the office of Tahsildar, Choutuppal mandal:</p> <ol style="list-style-type: none"> <li>Village pahani of the subject properties as on 26.04.2023.</li> <li>Layout plan of the subject properties.</li> </ol>	

4.0	<b>INSPECTION:</b>	
4.1	Date of inspection of property:	22.05.2023, 23.05.2023 & 24.05.2023
4.2	Property was inspected by the following officials of Valuation cell:	<ol style="list-style-type: none"> <li>1. Shri. A. Venkateswara Rao, Valuation Officer-II, Valuation Cell, Income Tax Department, Hyderabad.</li> <li>2. Shri. G. Bansilal, Assistant Valuation Officer, Valuation Cell, Income Tax Department, Hyderabad.</li> <li>3. Shri M. Mallikarjun, Senior Tax Assistant, Valuation Cell, Income Tax Department, Hyderabad</li> </ol>
4.3	Authorized representative from the office of the Thasildar and Executive Magistrate, Choutuppal Mandal, present during the inspection:	<ol style="list-style-type: none"> <li>1. Shri K. Sudhakara Rao, Revenue Inspector.</li> <li>2. Shri A. Lakshmana Chari, Assistant licensed surveyor.</li> </ol>
5.0	<b>PROPERTY REFERENCE:</b>	
5.1	Name, Number (if any) address and complete location of the property:	Properties owned by Golden Forests India Ltd and its group of entities (Attached as <b>Annexure-I</b> ) in the villages of Choutuppal, Panthangi, Thangadpalli, Lingo jigudem, Thallasingaram, Yadadri Bhuvanagiri district, Telangana state.
5.2	Assessee's Share in the property:	100%
5.3	Value declared by the assessee for the entire property:	NA
6.0	<b>PROPERTY DESCRIPTION:</b>	
6.1	<p><b>Nature and brief description of the property:</b></p> <p>All the 5 villages are on either side of NH 65 from Hyderabad to Vijayawada. Choutuppal and Thallasingaram village are on left hand side of NH 65, whereas rest 3 villages are on right hand side of NH 65, while going from Hyderabad to Vijayawada.</p> <p>First property is almost 45 Kms. from urban habitat limits of Hyderabad. Entire properties in respective villages are spanned within 6 Km from first property.</p> <p><b>Common feature of properties:</b></p> <ol style="list-style-type: none"> <li>1. Most of the subject properties are surrounded by properties of Golden Forest Pvt. Ltd. Few are surrounded with other owners.</li> <li>2. Barring few portion of land, rest of the land is open, dry land having bushes. Certain agricultural activities were found on few parcel of land.</li> <li>3. All the properties are part of bigger extent of land in respective survey nos. Vide Annexure - 1, details could be seen, wherein area of specific survey has been mentioned alongwith area of subject property, forming part of the larger extent.</li> <li>4. It was informed by the representative of MRO, Chotuppal that except the village Pantanghi, rest 4 villages are part of Chotuppal Municipal area.</li> <li>5. Most of the properties are located from 500 m to around 3 km. from NH 65.</li> <li>6. None of the properties were found to have been encroached.</li> <li>7. Barring very few properties, all the properties are not approachable by four wheeler. Some of the properties were located at a place, which could be accessed by walking</li> </ol>	

Village wise specific observations are as under:

## A. Choutuppal Village:

- As per layout plan, survey no. 243 is abutted by NH 65, which has total extent as Ac 16- 23 Gunta. Out of total extent, area of subject property in this survey no. is of Ac 1-00 Gunta as well as it is stated to be in the rear part of bigger extent, around 350 m from NH 65, needless to mention, land locked.

## B. Thallasingaram Village:

- Entire parcel of land is spread into 4 different patches, one parcel located at 100-500m from NH 65, rest from 1-1.5 km. from NH 65

## C. Pantangi Village:

- All survey nos. are adjacent to each other, within 1 Km from NH 65.

## D. Lingoigudam Village:

- Adjacent to Pantangi Village.
- All the parcel are located from 500m to 1 km from NH 65.
- Subject property in survey nos. 267, 268 and 269 is adjacent to property belonging to a pharma co., DIVIS Lab, which also has certain extent in the same survey nos.

## E. Thangadpalli Village:

- Entire survey nos. are adjacent to each other.
- Properties are with 1.5 to 3 Km from NH 65.
- Most of the parcel could be accessed by bike or walking.

Land area:	Details attached in Annexure-I (As per the reference)
Period of construction:	NA
<b>METHOD OF VALUATION:</b>	
Method adopted:	For Land – "Guideline rate Method" of valuation has been adopted.
<b>Reasons in support of the method:</b> There are two methods by which, valuation of Land can be carried out, a. Comparable Sale Instance Method, b. Guideline Value Method. <ul style="list-style-type: none"> <li>Suitable way to find the justified rate is to find comparable sale instance pertaining to other properties, falling within the same vicinity of the subject property, in order to compare rates.</li> <li>Undersigned requested SRO, Chotuppal to provide detail of such transactions in last 6 months. SRO, Chotuppal intimated that no such transaction has occurred in last 6 months in any of the survey number, where subject properties are located.</li> <li>In an absence of appropriate comparable sale instance, only method by which, fair market value of the property under consideration (PUC) can be determined is Guideline Method. Since basic features in all the properties are almost same, hence no</li> </ul>	

specific factor is being considered for any specific property. Intention for non-factroisation is to make the costing in simple manner.

Work sheet marked as Annexure A, B, C, D & E can be referred for further detailed calculations of estimation of fair market value of the subject property.

#### 8.0 Comments of the undersigned and consideration of the factors

8.1 In addition to gathering details from SRO, Chotuppal, valuation unit also made an enquiry on property portals like Magicbric and 99 acres. Rate appearing on such portals can't be relied upon due to the following reasons:

- I. Land are located in the proposed gated community residential housing plan, each property is well plotted having rectangular shape.
  - II. Providing all around compound wall in the property with black top road access to all the individual plots, street light, drainage and water supply facility, electrical connectivity etc.
  - III. Proposed amenities like Club house, children play area, park, jogging track etc.
- In addition to above, these rates can't be corroborated with the SRO records.

In view of documents collected from concerned government department, site inspection and scrutiny of various documents, in the opinion of the undersigned, most suitable rate for determination of fair market value of the subject property is the rate provided by The SRO, Chotuppal.

#### 9.0 RATES ADOPTED FOR VALUATION:

9.1 Land rate: Guideline rate has been made basis for working out fair market value of the subject property.

#### 10.0 VALUATION:

Based on the above consideration, taking into account all the material evidence gathered by Valuation Cell, Hyderabad, I estimate the Fair Market Value of the property owned by Golden Forests India Ltd and its group of entities (Attached as Annexure-I) in the villages of Choutuppal, Panthangi, Thangadpalli, Lingoigudem, Thallasingaram, Yadadri Bhuvanagiri district, Telangana state at:

S.No.	VILLAGE	TOTAL EXTENT(Ac.Gts)	RATE Per SqYard	FAIR MARKET VALUE
1	Choutuppal	Ac 5.0 Gts	Rs.2100/-	Rs. 5,08,20,000/-
2	Panthangi	Ac 20.02 Gts	Rs.2100/-	Rs. 20,37,88,200/-
3	Thangadpally	Ac 114.06 Gts	Rs.2100/-	Rs. 1,16,02,20,600/-
4	Lingoigudem	Ac 131.30 Gts	Rs.2100/-	Rs. 1,33,91,07,000/-
5	Thallasingaram	Ac 38.05 Gts	Rs.2100/-	Rs. 38,75,02,500/-
	<b>TOTAL.</b>	<b>Ac 309.03 Gts</b>		<b>Rs. 3,14,14,38,300/-</b>

Rupees Three Hundred Fourteen Crore Fourteen lacs Thirty Eight Thousand and Three Hundred Only (details enclosed in Annexure A, B, C, D & E).

Note: 1. Based upon the documents received from SRO Pr. CCIT, all data have been taken from documents received from The SRO, Chotuppal, MRO, Chotuppal, Dharani Portal (An official portal of Government of Telangana).

2. As per reference, total quantity of Land is Acre 306 – 31 Guntas, whereas as per sale deed, received from SRO, Chotuppal, it is Acre 309 – 03 Guntas. Details mentioned in the relevant annexure.

Note: The above cost is excluding the cost of the following:

- 1) Interest on borrowed capital, if any.
- 2) Cost towards registration and stamp duty fees.
- 3) Municipal Charges

Encl: Annexure- A, B, C, D, E & I.

  
(NEERAJ KISHORE)

District Valuation Officer


Valuation Cell, Income Tax Dept. Hyderabad.



District: Yadadri Bhuvanagiri  
Mandal: Choutuppal  
Village: Choutuppal

S.No	Document No.	Date of Execution	Survey No.	Extent		Total extent In Sq.Yards	Prevailing Market Rate per Sq.Yard (Rs.)	Value of the Property (Rs.)	Remarks
				Ac	Gts				
1	486	19.02.1997	243	1	0	4,840	2,100	1,01,64,000	
2	610	26.03.1997	110	2	0	9,680	2,100	2,03,28,000	
3	499	21.03.1997	110	2	0	9,680	2,100	2,03,28,000	
	Total			5	0	24,200		5,08,20,000	

Fair Market Value as on date of inspection = Rs. 5,08,20,000


  
(Neeraj Kishore)  
District Valuation Officer  
Valuation cell, I.T. Department  
Hyderabad

**ANNEXURE-B**

District: Yadadri Bhuvanagiri  
Mandal: Choutuppal  
Village: Panthangi

S.No	Document No.	Date of Execution	Survey No.	Extent		Total Extent		Total extent In Sq.Yards	Prevailing Market Rate per Sq.Yard (Rs.)	Value of the Property (Rs.)	Remarks
				Ac	Gts	Ac	Gts				
1	799	18.02.1997	526	0	39	3	4	15,004	2,100	3,15,08,400	
			527	0	30						
			528	0	38						
			529	0	17						
2	485	18.02.1997	526	0	19	6	24	31,944	2,100	6,70,82,400	
			527	1	20						
			528	1	38						
			529	1	9						
			530	1	18						
3	1381	01.07.1997	526	0	23	7	9	34,969	2,100	7,34,34,900	
			527	1	4						
			528	2	0						
			529	1	10						
			530	1	14						
			531	0	38						
4	484	18.02.1997	526	0	39	3	5	15,125	2,100	3,17,62,500	
			527	0	30						
			528	0	39						
			529	0	17						
	TOTAL					20	2	97,042		20,37,88,200	

Fair Market Value as on date of Inspection = Rs. 20,37,88,200

  
(Neera) Kishore  
District Valuation Officer  
Valuation cell, I.T. Department  
Hyderabad


District: Yadadri Bhuvanagiri  
Mandal: Choutuppal  
Village: Thangadpally

S.No	Document No.	Date of Execution	Survey No.	Extent		Total Extent		Total extent in Sq.Yards	Prevalling Market Rate per Sq.Yard (Rs.)	Value of the Property (Rs.)	Remarks
				Ac	Gts	Ac	Gts				
1	2119	24.10.1997	197	0	9	0	9	1,089	2,100	22,86,900	
2	2034	08.10.1997	209	6	0	6	0	29,040	2,100	6,09,84,000	
3	1913	03.09.1997	69	1	31	1	31	8,591	2,100	1,80,41,100	As per EC, Extent : A1.39Gts As per Saleded, Extent: A1.31Gts Extent as per Saleded is considered
4	1914	03.09.1997	182	2	11	4	0	19,360	2,100	4,06,56,000	
			181	1	29						
5	1915	04.09.1997	196	1	3	4	1	19,481	2,100	4,09,10,100	
			203	0	23						
			208	0	9						
			73/5	0	28						
			206	1	18						
6	1916	04.09.1997	196	1	3	4	2	19,602	2,100	4,11,64,200	
			203	0	23						
			208	0	9						
			73/5	0	29						
			206	1	18						
7	1919	04.09.1997	196	1	3	4	2	19,602	2,100	4,11,64,200	
			203	0	24						
			208	0	9						
			73/5	0	28						
			206	1	18						
8	2015	29.09.1997	181	0	35	5	21	26,741	2,100	5,61,56,100	
			182	2	10						
			195	2	16						
9	2013	29.09.1997	193	5	11	5	11	25,531	2,100	5,36,15,100	
10	1925	04.09.1997	196	0	12	0	12	1,452	2,100	30,49,200	

11	1924	04.09.1997	181/8 197 181	1 3 1	0 15 0	5	15	26,015	2,100	5,46,31,500	As per Reference, Extent : A6.27Gts Extent as per EC and saledeed is A8-07Gts. Extent as per Saledeed is considered
12	1923	04.09.1997	182 195 182 182 182 195	1 1 1 1 1 1	20 9 20 9 20 9	8	7	39,567	2,100	8,30,90,700	
13	1922	04.09.1997	196 203 208 73/5 206	1 0 0 0 1	3 23 9 29 18	4	2	19,602	2,100	4,11,64,200	
14	1921	04.09.1997	196 203 208 73/5 206	1 0 0 0 1	3 24 9 29 18	4	3	19,723	2,100	4,14,18,300	Extent:A4-03G, As per sale deed total extent is A4-02G
15	2118	24.10.1997	206/4 206	0 0	4 20	0	24	2,904	2,100	60,98,400	
16	2128	27.10.1997	196 203 208 206 73	1 0 0 1 0	3 24 9 18 29	4	3	19,723	2,100	4,14,18,300	As per Reference, Extent : A3.14Gts As per sale deed extent is A4- 03Gts Extent as per Saledeed is considered
17	2313	25.11.1997	181/8	0	21	0	21	2,541	2,100	53,36,100	
18	69	21.01.1998	70/1	1	4	1	4	5,324	2,100	1,11,80,400	
19	55	04.10.1997	71	6	6	6	6	29,766	2,100	6,25,08,600	As per EC and Saledeed, Document No.55/1998
20	928	18.02.1997	69/3	3	37	3	37	18,997	2,100	3,98,93,700	
21	1493	19.07.1997	193	2	0	2	0	9,680	2,100	2,03,28,000	
22	1504	22.07.1997	77/1	6	17	6	17	31,097	2,100	6,53,03,700	
23	1503	22.07.1997	77/2	6	31	6	31	32,791	2,100	6,88,61,100	
24	1505	22.07.1997	70	8	0	8	0	38,720	2,100	8,13,12,000	As per EC and Saledeed, Document No.1505/1997


25	1428	08.07.1997	185	5	17	5	17	26,257	2,100	5,51,39,700	
26	1492	15.07.1997	76	7	3	7	3	34,243	2,100	7,19,10,300	as per EC, Extent : A1.00Gts As per Saledeed, extent: A7.03Gts Extent as per Saledeed is considered
27	1791	15.07.1997	72 73	2 2	12 35	5	7	25,047	2,100	5,25,98,700	
	TOTAL					114	6	5,52,486		1,16,02,20,600	

Fair Market Value as on date of Inspection = Rs. 1,16,02,20,600

  
 (Neeraj Kishore)  
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 Valuation cell, I.T. Department  
 Hyderabad

S.No	Document No.	Date of Execution	Survey No.	Extent		Total Extent		Total extent in Sq.Yards	Prevailing Market Rate per Sq.Yard (Rs.)	Value of the Property (Rs.)	Remarks
				Ac	Gts	Ac	Gts				
1	2472	12.12.1997	243	3	14	4	28	22,748	2,100	4,77,70,800	
			242	1	14						
2	2462	18.12.1997	243	1	37	4	20	21,780	2,100	4,57,38,000	Survey numbers as per EC and Saledeed are 243,246
			242	2	23						
3	2456	18.12.1997	242	6	0	6	0	29,040	2,100	6,09,84,000	
4	558	24.01.1998	313-A	0	20	0	20	2,420	2,100	50,82,000	Survey number is not mentioned in EC and Saledeed. Gram Panchayath No.6-80
5	740	24.01.1998	313-A	0	20	0	20	2,420	2,100	50,82,000	Survey number is not mentioned in EC and Saledeed. Gram Panchayath No.6-80
6	97	01.10.1997	311	0	22.25	2	10	10,890	2,100	2,28,69,000	As per EC and Saledeed, Document no. 97/1998
			313	0	22						
			313	0	22.75						
			311	0	23						
7	98	1.10.1997	311	1	6	2	10.5	10,951	2,100	2,29,96,050	As per EC and Saledeed, Document no. 98/1998
			311	1	4.5						
8	54	1.10.1997	313	1	5.5	2	9.5	10,830	2,100	2,27,41,950	As per EC and Saledeed, Document no. 54/1998
			313	1	4						
9	567	3.10.1997	310	2	18	2	18	11,858	2,100	2,49,01,800	As per EC and Saledeed, Document no. 567/1998
10	550	3.10.1997	309	2	25	2	25	12,705	2,100	2,66,80,500	As per EC and Saledeed, Document no. 567/1998
11	544	1.10.1997	311	0	22.25	2	10	10,890	2,100	2,28,69,000	As per EC and Saledeed, Document no. 544/1998
			313	0	22						
			313	0	22.75						
			311	0	23						

12	739	08.05.1998	242	1	7	6	23	31,823	2,100	6,68,28,300	
			242	2	36						
			242	2	20						
13	96	23.01.1998	312	0	22	1	4	5,324	2,100	1,11,80,400	
			312/4	0	22						
14	555	03.10.1997	310	1	9	3	34.5	18,695	2,100	3,92,58,450	As per EC and Saleded, Document no. 555/1998
			309	2	25.5						
15	556	03.10.1997	310	1	9	3	34.5	18,695	2,100	3,92,58,450	As per EC and Saleded, Document no. 556/1998
			309	2	25.5						
16	572	03.10.1997	309	2	26	2	26	12,826	2,100	2,69,34,600	As per EC and Saleded, Document no. 572/1998
17	927	18.02.1997	231	5	33	5	33	28,193	2,100	5,92,05,300	
18	798	18.02.1997	233	2	28	2	28	13,068	2,100	2,74,42,800	
			231	2	36						
19	482	18.02.1997	232	0	4	4	22	22,022	2,100	4,62,46,200	
			232	1	22						
20	483	18.02.1997	232	6	22	6	22	31,702	2,100	6,65,74,200	
21	800	18.02.1997	233	5	16	5	16	26,136	2,100	5,48,85,600	
			230	0	19						
			231	0	39						
22	481	18.02.1997	231	0	21	4	35	23,595	2,100	4,95,49,500	
			232	1	4						
			232	0	18						
			233	0	36						
			233	0	18						
23	480	18.02.1997	231	2	36	6	7	29,887	2,100	6,27,62,700	
			232	3	11						
			231	1	17						
24	479	18.02.1997	232	1	22	4	16	21,296	2,100	4,47,21,600	Extent in survey no. 233 is Ac.1.17Gts as per EC and Saleded, whereas It is Ac.1-14Gts in detail received from Pr. CCIT
			233	1	17						
25	478	18.02.1997	231	2	37	4	22	22,022	2,100	4,62,46,200	
			232	1	21						
			232	0	4						
26	838	04.04.1997	237	3	0	3	0	14,520	2,100	3,04,92,000	
27	837	04.04.1997	237	2	39	2	39	14,399	2,100	3,02,37,900	
28	839	04.04.1997	237	2	39	2	39	14,399	2,100	3,02,37,900	

  
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29	1115	30.04.1997	238	1	35	5	14	25,894	2,100	5,43,77,400
			267	1	3					
			268	1	20					
			269	0	36					
			238	1	35					
30	1114	30.04.1997	267	1	3	5	15	26,015	2,100	5,46,31,500
			268	1	20					
			269	0	37					
			238/2	1	35					
			267	1	4					
31	1113	30.04.1997	268	1	20	5	16	26,136	2,100	5,48,85,600
			269	0	37					
			280	0	20					
			280	1	18					
			238	1	3					
32	1103	29.04.1997	242	3	9	5	4	24,684	2,100	5,18,36,400
			246	0	32					
			241	6	11					
			241	6	11					
			241	6	11					
33	1961	31.10.1998	241	6	11	6	11	30,371	2,100	6,37,79,100
			241	6	11					
34	1964	31.10.1998	241	6	11	131	30	6,37,670		1,33,91,07,000
	TOTAL									


Fair Market Value as on date of Inspection = Rs. 1,33,91,07,000



District: Yadadri Bhuvanagiri  
Mandal: Choutuppal  
Village: Thallasingaram

S.No	Document No.	Date of Execution	Survey No.	Extent		Total Extent		Total extent in Sq.Yards	Prevailing Market Rate per Sq.Yard (Rs.)	Value of the Property (Rs.)	Remarks
				Ac	Gts	Ac	Gts				
1	2432	15.02.1997	148	3	20	3	20	16,940	2,100	3,55,74,000	
2	2457	15.02.1997	148	2	0	3	0	14,520	2,100	3,04,92,000	
			149	1	0						
3	557	23.01.1997	139	2	30	5	20	26,620	2,100	5,59,02,000	
			139	2	30						
4	1886	22.10.1998	126	1	0	6	19	31,339	2,100	6,58,11,900	
			122	5	19						
5	1934	22.10.1998	124	3	14	5	1	24,321	2,100	5,10,74,100	
			124	1	27						
6	1952	22.10.1998	125	3	5	4	25	22,385	2,100	4,70,08,500	
			125	0	25						
			126	0	35						
7	718	01.03.1999	144	3	0	3	0	14,520	2,100	3,04,92,000	
8	836	15.04.1997	139	7	0	7	0	33,880	2,100	7,11,48,000	
	TOTAL					38	5	1,84,525		38,75,02,500	

Fair Market Value as on date of Inspection = Rs. 38,75,02,500

  
(Neeraj Kishore)  
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Valuation cell, I.T. Department  
Hyderabad

S.No	Village	Document No.	Survey No.	Total Extent of Survey No. (Ac.Gts) (As per Dharani Portal)	Area of Subject property out of total extent		Total area of Subject property		
					Ac	Gts	Ac	Gts	
1	Choutuppal	486/1997	243						
2		610/1997	110	16.23	1	0	1	0	
3		499/1997	110	16.01	2	0	2	0	
4	Panthangi	799/1997	526	16.01	2	0	2	0	
			527	15.27	0	39	3	4	
			528	11.37	0	30			
			529	14.39	0	38			
			526	8.25	0	17			6
527		15.27	0	19					
528		11.37	1	20					
529		14.39	1	38					
529		8.25	1	9					
5		485/1997	530	14.195	1	18	7	9	
			526	15.27	0	23			
			527	11.37	1	4			
			528	14.39	2	0			
			529	8.25	1	10			
6		1381/1997	530	14.195	1	14	3	5	
			531	8.17	0	38			
			526	15.27	0	39			
			527	11.37	0	30			
			528	14.39	0	39			
7		484/1997	529	8.25	0	17			
8	Thangadpally	2119/1997	197	10.1	0	9	0	9	
9		2034/1997	209	25.13	6	0	6	0	
10		1913/1997	69	19.24	1	31	1	31	
11		1914/1997	182	13.21	2	11	4	0	
			181	6.29	1	29	4	1	
1915/1997		196	12.36	1	3	4			2
		203	14.16	0	23				
		208	7.34	0	9				
		73/5	17.28	0	28				
		206	16.31	1	18				
12		1916/1997	196	12.36	1	3	4	2	
			203	14.16	0	23			
			208	7.34	0	9			
			73/5	17.28	0	29			
			206	16.31	1	18			
13		1919/1997	196	12.36	1	3	4	2	
			203	14.16	0	24			
			208	7.34	0	9			
			73/5	17.28	0	28			
			206	16.31	1	18			
14		2015/1997	196	12.36	0	35	5	21	
			203	6.29	0	10			
			181	13.21	2	16			
			182	14.03	2	11			
			195	14.22	5	11			
15		2013/1997	193	12.36	0	12	0	12	
16		1925/1997	196	1.08	1	0	5	15	
17		1924/1997	181/8	10.1	3	15			
197			6.29	1	0				
18		181							

19	Thangapally	1923/1997	182	13.21	1	20	8	7
			195	14.03	1	9		
			182	13.21	1	20		
			182	13.21	1	9		
			182	13.21	1	20		
20		1922/1997	195	14.03	1	9	4	2
			196	12.36	1	3		
			203	14.16	0	23		
			208	7.34	0	9		
			73/5	17.28	0	29		
21		1921/1997	206	16.31	1	18	4	3
			196	12.36	1	3		
			203	14.16	0	24		
			208	7.34	0	9		
			73/5	17.28	0	29		
22		2118/1997	206	0.09	0	4	0	24
			206	16.31	0	20		
			196	12.36	1	3		
			203	14.16	0	24		
			208	7.34	0	9		
23		2128/1997	206	16.31	1	18	4	3
			73	17.28	0	29		
			2313/1997	1.08	0	21		
			69/1998	10.08	1	4		
			55/1998	19.26	6	6		
24	Lingojigudem	928/1997	69/3	19.24	3	37	3	37
25		1493/1997	193	14.22	2	0		
26		1504/1997	77/1	13.23	6	17		
27		1503/1997	77/2	13.23	6	31		
28		1505/1997	70	13.34	8	0		
29		1428/1997	185	12.26	5	17	5	17
30		1492/1997	76	18.09	7	3		
31		1791/1997	72	8.36	2	12		
32			73	17.28	2	35		
33			243	12.12	3	14		
34		2472/1997	242	18.32	1	14	4	28
35			243	12.12	1	37		
36		2456/1997	242	18.32	2	23		
37		558/1996	313-A	2.02	0	20		
38		740/1998	313-A	2.02	0	20		
39	Lingojigudem	97/1998	311	11.3	0	22.25	2	10
40			313	16.355	0	22		
41			313	16.355	0	22.75		
42		98/1998	311	11.3	1	6		
43			311	11.3	1	4.5		
44		54/1998	313	16.355	1	5.5	2	9.5
45			310	9.32	2	18		
46		567/1998	309	19.01	2	25		
47		550/1998	311	11.3	0	22.25		
48			313	16.355	0	22		
49		544/1998	311	11.3	0	23	2	10
			242	18.32	1	7		
			242	18.32	2	36		
			242	18.32	2	20		
			312	27.29	0	22		
48	Lingojigudem	96/1998	312/4	2	0	22	1	4
49			310	9.32	1	9		
		555/1998	309	19.01	2	25.5		
			310	9.32	1	9		
		556/1998	309	19.01	2	25.5		
			309	19.01	2	25.5	3	34.5
			310	9.32	1	9		
			309	19.01	2	25.5		
			310	9.32	1	9		
			309	19.01	2	25.5		
			310	9.32	1	9	3	34.5
			309	19.01	2	25.5		
			310	9.32	1	9		
			309	19.01	2	25.5		
			310	9.32	1	9		

50	572/1998	309	19.01	2	26	2	26
51	927/1997	231	23.12	5	33	5	33
52	798/1997	233	21.24	2	28	2	28
53	482/1997	231	23.12	2	36		
		232	22.38	0	4	4	22
		232	22.38	1	22		
54	483/1997	232	22.38	6	22	6	22
55	800/1997	233	21.24	5	16	5	16
		230	23.16	0	19		
56	481/1997	231	23.12	0	39		
		231	23.12	0	21		
		232	22.38	1	4	4	35
		232	22.38	0	18		
		233	21.24	0	36		
		233	21.24	0	18		
57	480/1997	231	23.12	2	36	6	7
		232	22.38	3	11		
58	479/1997	231	23.12	1	17		
		232	22.38	1	22	4	16
		233	21.24	1	17		
59	478/1997	231	23.12	2	37	4	22
		232	22.38	1	21		
		232	22.38	0	4		
60	838/1997	237	19.04	3	0	3	0
61	837/1997	237	19.04	2	39	2	39
62	839/1997	237	19.04	2	39	2	39
		238	22.03	1	35		
63	1115/1997	267	11.18	1	3	5	14
		268	18.06	1	20		
		269	11.03	0	36		
		238	22.03	1	35		
64	1114/1997	267	11.18	1	3	5	15
		267	11.18	1	20		
		268	18.06	0	37		
		269	11.03	0	20	1	38
65	1113/1997	280	6.38	1	18		
		280	6.38	1	3	5	4
66	1103/1997	280	22.03	3	9		
		238	18.32	0	32	6	11
67	1961/1998	242	20.24	6	11	3	20
		246	15.18	3	20	3	0
68	1964/1998	241	19.22	2	0	3	0
69	2432/1997	148	19.22	1	0		
		148	19.18	2	30	5	20
70	2457/1997	149	17.22	2	30		
		139	17.22	1	0	6	19
71	557/1997	139	3.3	5	19		
		126	16.17	3	14	5	1
72	1886/1998	122	15.05	1	27		
		124	15.05	3	5	4	25
73	1934/1998	124	3.3	0	25		
		125	3.3	0	35	3	0
74	1952/1998	125	3.3	3	0	7	0
		126	6.32	7	0		
75	718/1999	144	17.22				
76	836/1997	139					


Ungoljigudem

Thallasingaram

(Neera) Kishore  
District Valuation Officer  
Valuation cell, I.T. Department  
Hyderabad

## DETAILS OF VALUATION FOR THE PROPERTIES LOCATED IN ANDHRA PRADESH &amp; TELANGANA

S.No.	Pr.CCIT (CCA) Region	Property details page no. of list	Sr. No. of the properties	Property Description	Valuation	Remarks
1	Hyderabad	257	1 to 3 (As per Annexure-A)	Open land at village Choutuppal	Rs. 5,08,20,000/-	Total no. of saledeeds= 3
2	Hyderabad	258	1 to 4 (As per Annexure-B)	Open land at village Panthangi	Rs. 20,37,88,200/-	Total no. of saledeeds= 4
3	Hyderabad	259 to 261	1 to 27 (As per Annexure-C)	Open land at village Thangadpally	Rs. 1,16,02,20,600/-	Total no. of saledeeds= 27
4	Hyderabad	262 to 265	1 to 34 (As per Annexure-D)	Open land at village Lingojjigudem	Rs. 1,33,91,07,000/-	Total no. of saledeeds= 34
5	Hyderabad	266	1 to 8 (As per Annexure-E)	Open land at village Thallasingaram	Rs. 38,75,02,500/-	Total no. of saledeeds= 8
				<b>TOTAL</b>	<b>Rs. 3,14,14,38,300/-</b>	

  
 (Neera) Kishore  
 District Valuation Officer  
 Valuation cell, I.T. Department  
 Hyderabad

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Subject: Fwd: Sharing of relevant documents with field offices under respective  
Zonal Charges for valuation reports of the remaining properties of  
Odisha Region- Matter reg.

Date: 07/28/23 11:00 AM

From: Sunil Kumar Pandey &lt;diritcc-rev@nic.in&gt;

To: delhi ddit lr scc &lt;delhi.ddit.lr.scc@incometax.gov.in&gt;

**ANNEXURE A-6**

Valuation Report GFIL Odisha.pdf (5.4MB)

Please find trailing email for your necessary action.

Regards  
Sunil Kumar Pandey  
Deputy Secretary  
Income tax Coordination Cell (ITCC)  
Central Board of Direct Taxes  
Ministry of Finance  
(I/C) 5455  
011-23092939  
08985972397

From: "bhubaneswar ito tech jud pccit" <bhubaneswar.ito.tech.jud.pccit@incometax.gov.in>

To: "Sunil Kumar Pandey" <diritcc-rev@nic.in>

Cc: "bhubaneswar cit co admin" <bhubaneswar.cit.co.admin@incometax.gov.in>, "bhubaneswar addicit systems"  
<bhubaneswar.addicit.systems@incometax.gov.in>

Sent: Thursday, July 27, 2023 6:43:05 PM

Subject: Sharing of relevant documents with field offices under respective Zonal Charges for valuation reports of the remaining  
properties of Odisha Region- Matter reg.

Sir/Madam,

I am directed to attach herewith a copy of letter along with enclosures on the subject cited above for kind  
perusal.

Yours faithfully,

Chittaranjan Panda  
ITO(Technical)  
O/o the Pr. CCIT, Odisha.



भारत सरकार/ Govt. of India

कार्यालय मुख्य आयकर आयुक्त, / Office of the Pr. Chief Commissioner of Income Tax,  
आयकर भवन, राजस्व विहार, / Aayakar Bhawan, Rajaswa Vihar,  
भुवनेश्वर/ Bhubaneswar - 751007.

No. Pr.CCIT(Tech.)/Sharing of Documents/2023-24/ 11145  
Dated, Bhubaneswar, the 27<sup>th</sup> July, 2023.

सेवा में/To

The Deputy Secretary,  
Income tax Coordination Cell (ITCC),  
Central Board of Direct Taxes,  
New Delhi.

Sir/ Madam,


Sub: Sharing of relevant documents with field offices under  
respective Zonal Charges for valuation reports of the remaning  
properties of Odisha Region - Matter reg.

\*\*\*

Inviting kind reference to the captioned subject, I am directed to  
submit herewith the Valuation Report of the remaining properties of Odisha Region  
received from the O/o the Valuation Officer, Valuation Cell, Income Tax  
Department, Bhubaneswar, Odisha received in this office on 27/07/2023 in view of  
the Hon'ble Supreme Court of India order dated 24.01.2023 in the case of M/s.  
Raiganj Consumer Forum Vs. UOI & Ors. In W.P (C) No. 188/2004 for your kind  
perusal and necessary action.

Encl: As above.

भवदीय/Yours faithfully,

  
(Chittaranjan Panda)  
Income Tax Officer (Technical)  
O/o. the Pr.CCIT, Bhubaneswar.

ABSTRACT OF COST						
Calculation of Estimated Rate of Property as on 26.04.2023						
Address of the Property : Details of Land purchased by Golden Forests (India) Ltd in Mouza- Rourkela, P.O. Rourkela, Dist: Sundergarh, Odisha.						
Sl. No.	NAME OF THE CCIT(CCA)	PROPERTY DETAILS PAGE NO. OF LIST	SR. NO. OF THE PROPERTIES	PROPERTY DESCRIPTION	VALUATION	REMARKS
1	Pr. CCIT, Bhubaneswar	Plot no.710, Mouza:Rourkela, Distt: Sundergarh, Page no.408	2	710	413446.00	
2	Pr. CCIT, Bhubaneswar	RCC Framed Structure (G+2) Residential Building	2	710	4632300.00	Annexure-I/P-1
				TOTAL	5045746.00	
Hence, the Estimated value of Property = Rs.50,45,746.00/- as on 26.04.2023						



*[Signature]*  
26/07/2023  
Valuation Officer  
Valuation Cell, Income Tax  
Department, Bhubaneswar.



Name of work:- Valuation Of Immovable Property (Residential Building of G+2 RCC Framed Structure) consist of Land Area Ac 0.018 Dec. of Land purchased by Golden Forests (India) Ltd in Mouza- Rourkela, P.O. Rourkela, Dist: Sundergarh, Odisha.

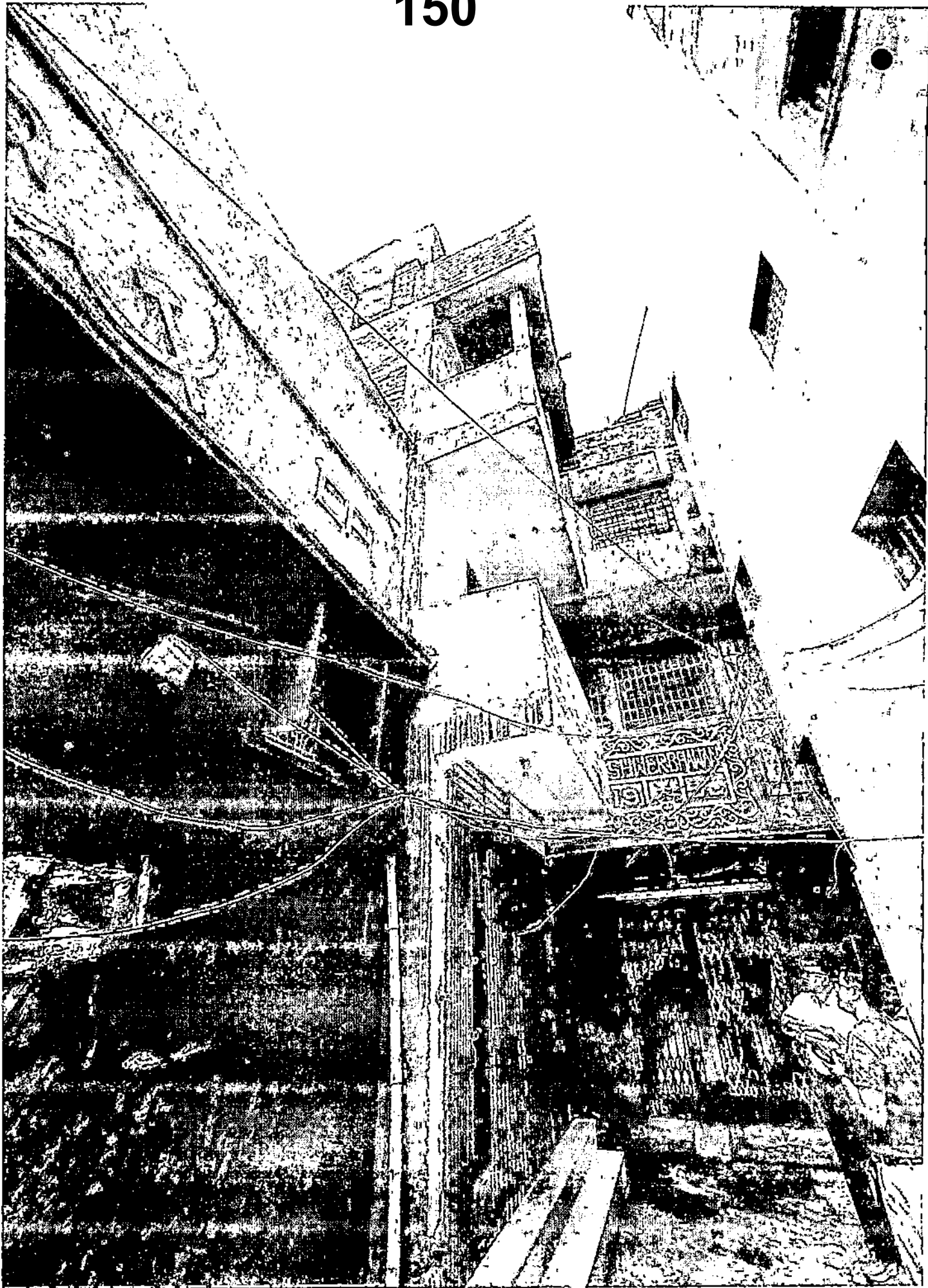
## Abstract of cost

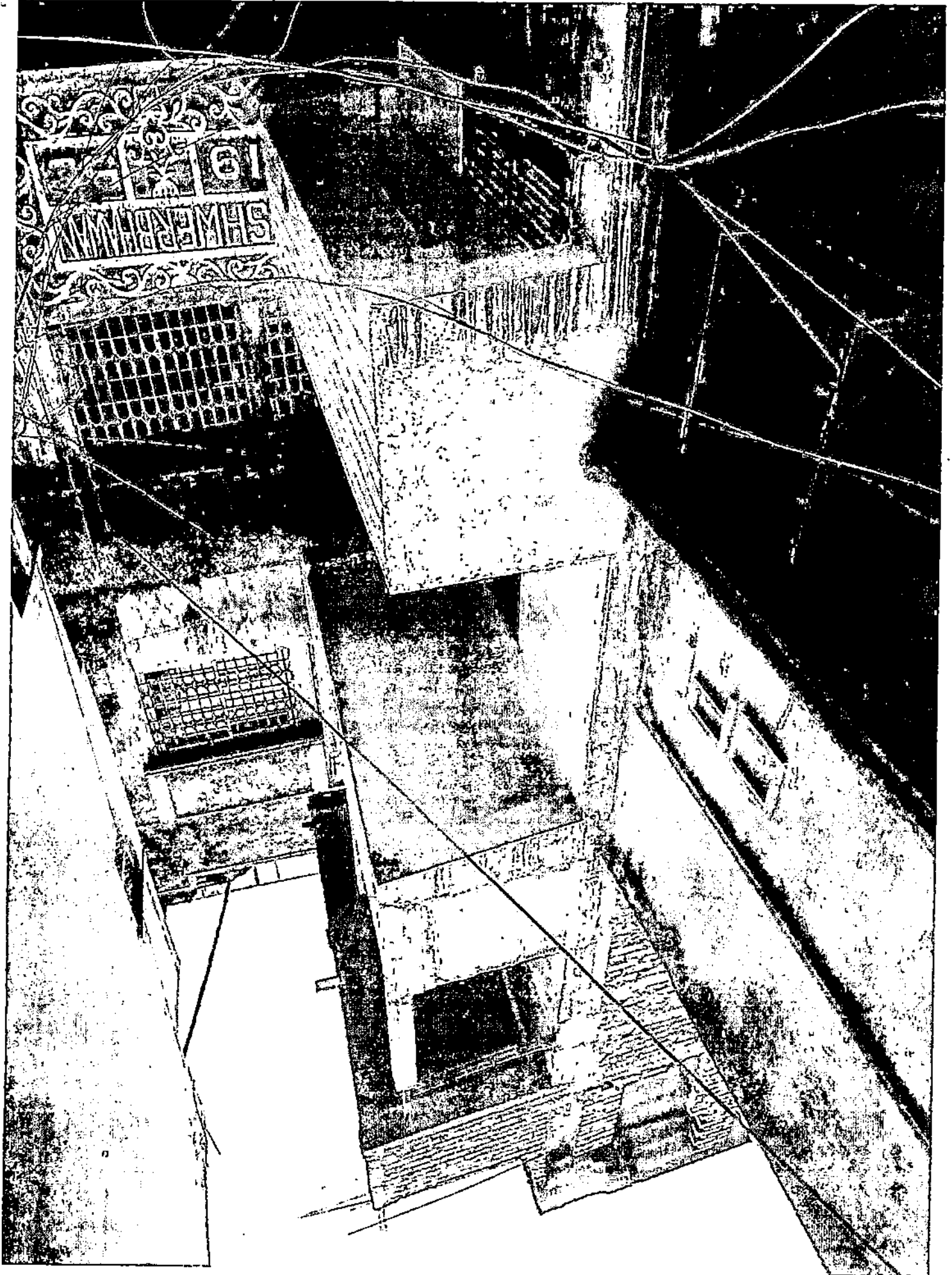
Sl. No.	Sub-head	Nos.	Quantity (Sqm)	Basic Rate as on DPAR-2021(Rs.)	Amount (Rs.)	Remarks
1	2	3	4	5	6	7
1	RCC FRAMED STRUCTURE [ upto six storeys]					
1(a)	Ground floor	1	72.84	20685.00	1506695.00	
1(b)	First floor	1	72.84	20685.00	1506695.00	
1(c)	Second Floor	1	72.84	20685.00	1506695.00	
	Total =		218.52		4520085.00	(A)
2	Less @25% for unfinished work on 1st and 2nd floor (72.84+72.84=145.68 sq metre)	0.25	145.68	20685.00	-753348.00	(B)
					3766737.00	(C)
3	Services:-					
(i)	Installation Water supply & Sanitary Inst.	1	12%	1506695.00	180803.00	
ii)	Ext. service connection @ 5% on 'A'	1	5%	1506695.00	75335.00	
iii)	Int. electrical installations	1	12.5%	1506695.00	188337.00	
4	Total Cost				4211212.00	[D]
5	Reproduction Cost: Cost Index as on 01.04.2023 (110%)	1	1.1	4211212.00	4632333.00	
6	Total Cost				4632333.00	
7	Cost of Building as on 26.04.2023				4632333.00	
8		Fair Market Value of Building as on 26.04.2023			4632300.00	

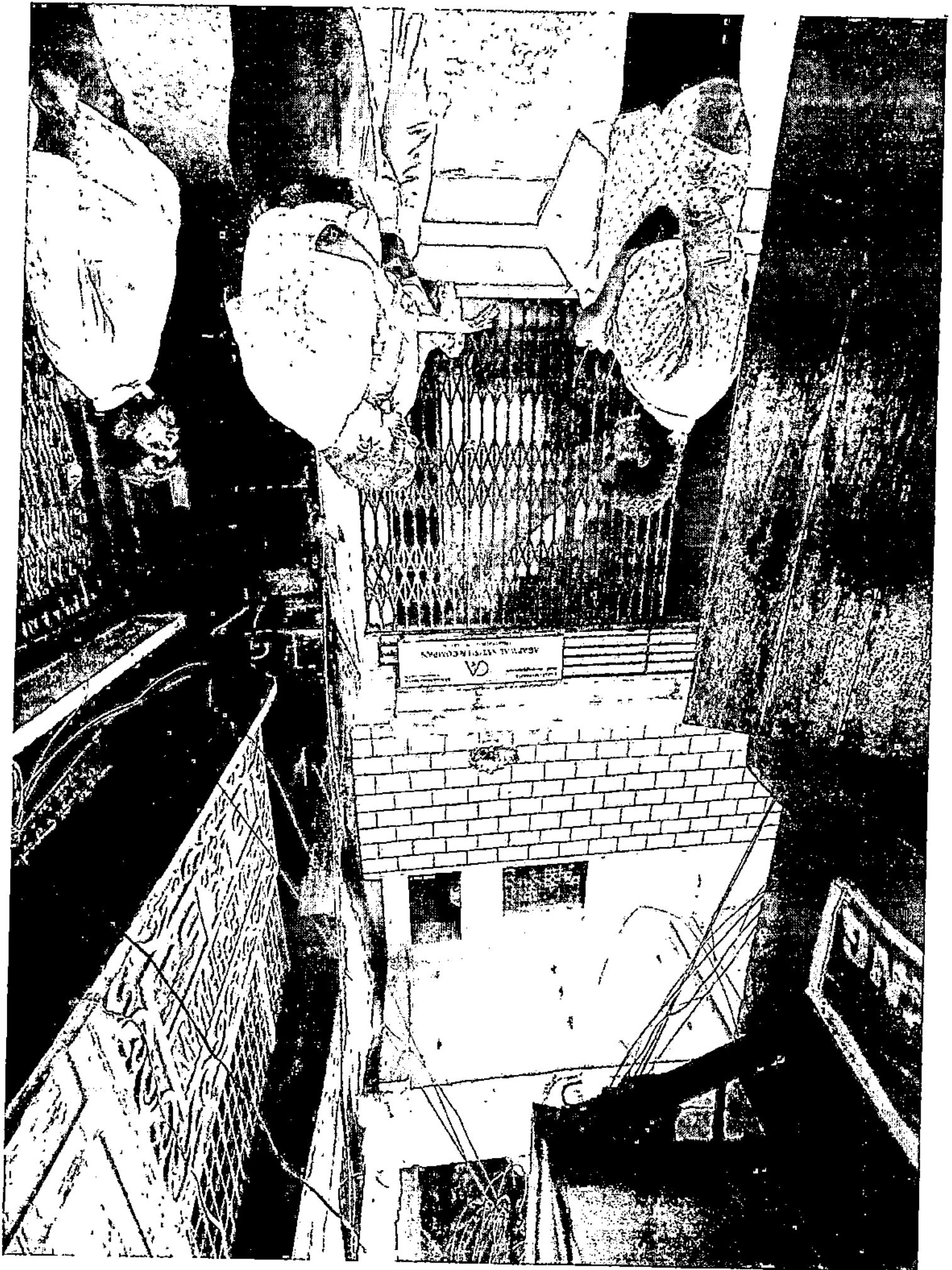


26/07/2023  
Valuation Officer  
Valuation Cell, I.T. Department,  
3rd Floor, Room No.320  
Regional Telecom Training Centre  
Bhubaneswar-751007, Odisha

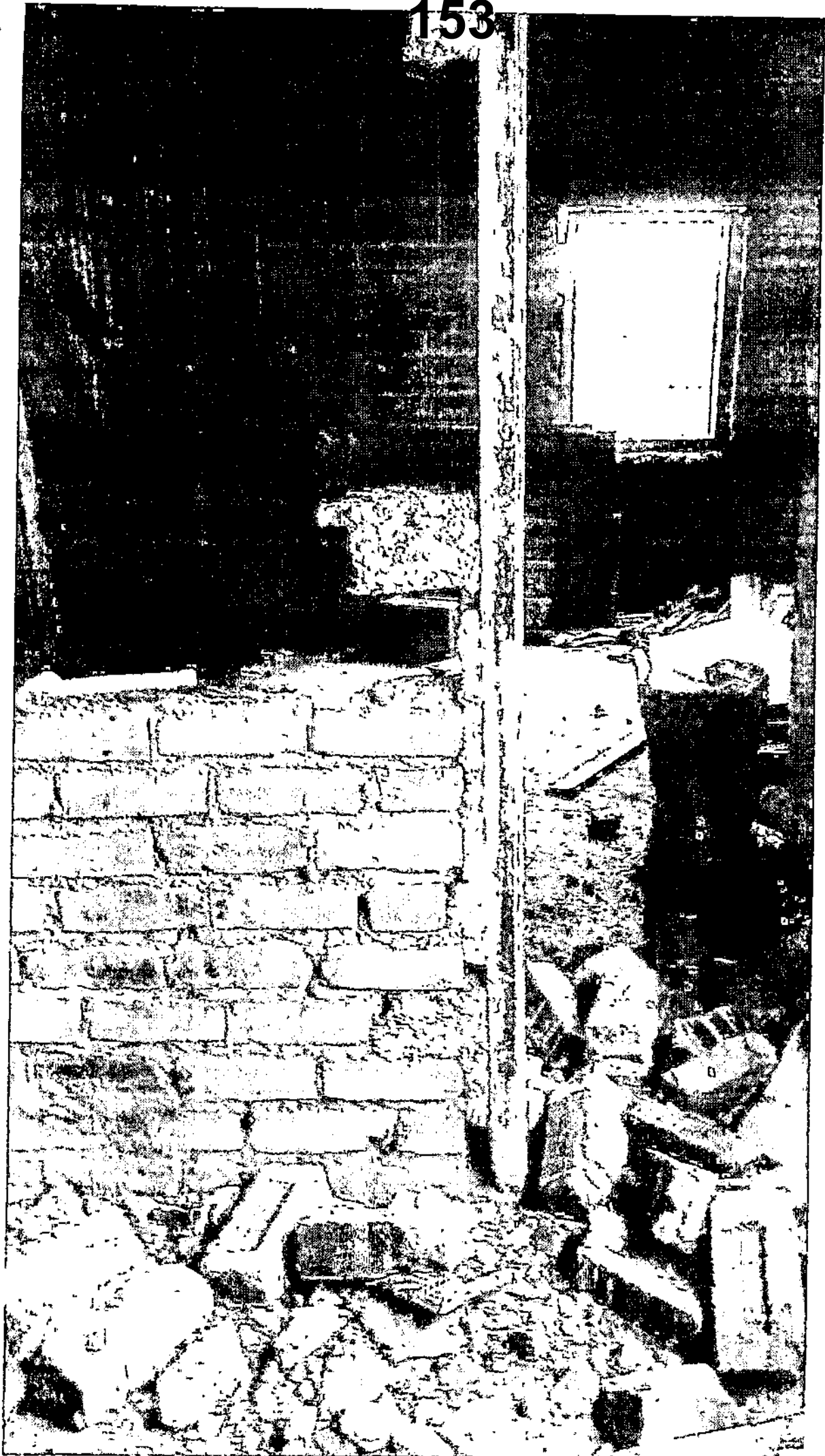
150



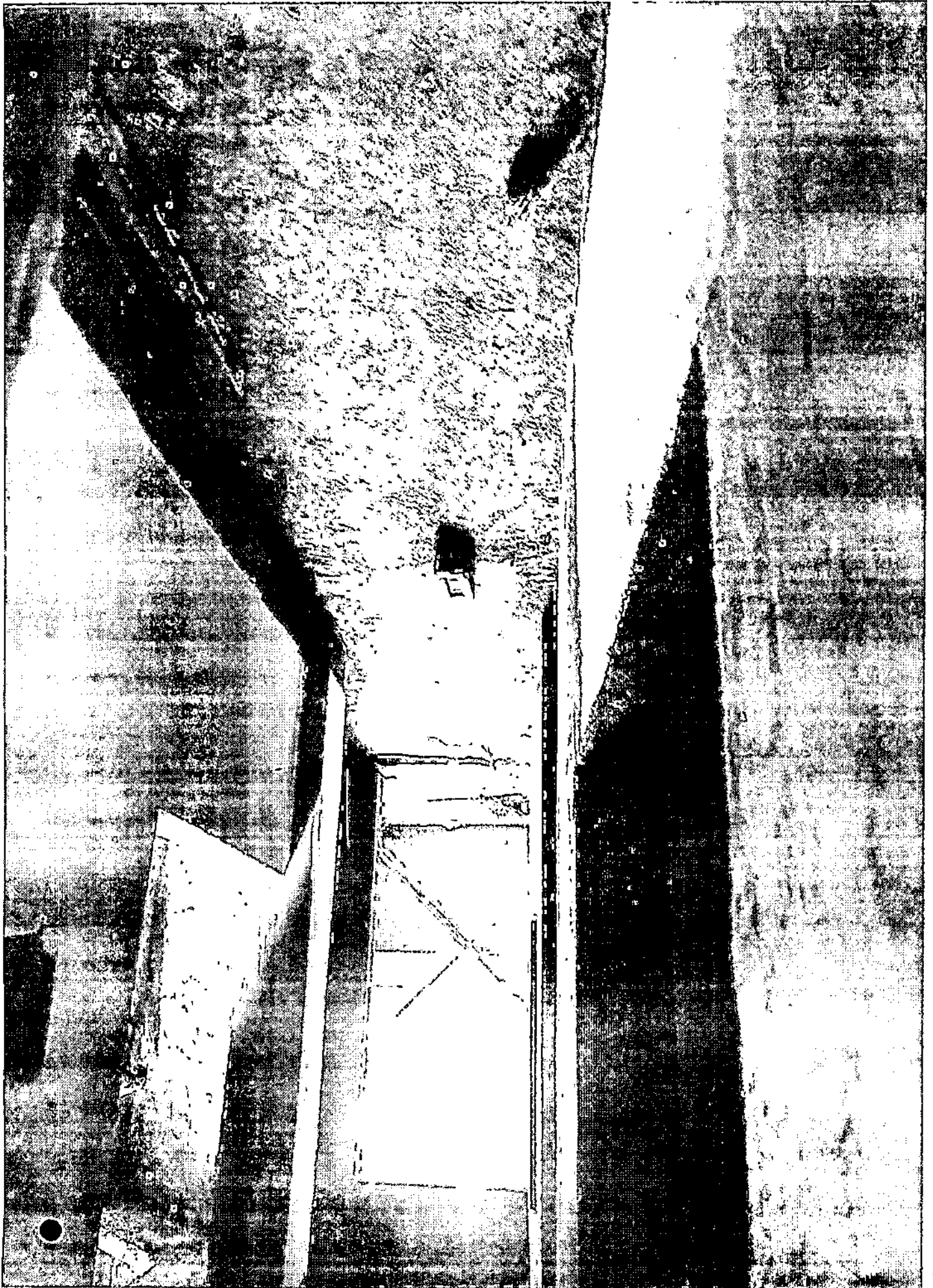




153







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Subject: **Fwd: Sharing of relevant documents with field offices under respective Zonal Charges for valuation of properties in view of the Hon'ble Supreme Court of India order dated 24.01.2023-Matter reg.**  
To: delhi ddit lr scc <delhi.ddit.lr.scc@incometax.gov.in>

Date: 07/04/23 10:50 AM  
From: Sunil Kumar Pandey <diritcc-rev@nic.in>

8237.pdf (2.4MB)

Sir,

Please refer to the trailing mail for your information and necessary action.

Regards

Sunil Kumar Pandey  
Deputy Secretary  
Income tax Coordination Cell (ITCC)  
Central Board of Direct Taxes  
Ministry of Finance  
(I/C) 5455  
011-23092939  
08985972397

---

From: "bhubaneswar ito tech jud pccit" <bhubaneswar.ito.tech.jud.pccit@incometax.gov.in>  
To: "Sunil Kumar Pandey" <diritcc-rev@nic.in>  
Sent: Monday, July 3, 2023 6:17:55 PM  
Subject: Sharing of relevant documents with field offices under respective Zonal Charges for valuation of properties in view of the Hon'ble Supreme Court of India order dated 24.01.2023-Matter reg.

Sir, Madam,

I am directed to attach herewith a copy of letter dated 03/07/2023 along with enclosures on the subject cited above for kind perusal and necessary action.

Yours faithfully,

Chittaranjan Panda  
Income Tax Officer (Judl. & Tech.)  
O/o the Pr. CCIT, Odisha



भारत सरकार/ Govt. of India

कार्यालय मुख्य आयकर आयुक्त, / Office of the Chief Commissioner of Income Tax,  
आयकर भवन, राजस्व विहार, / Aayakar Bhawan, Rajaswa Vihar,  
भुवनेश्वर/ Bhubaneswar - 751007.

No. Pr.CCIT(Tech.)/Sharing of Documents/2023-24/ 8237  
Dated, Bhubaneswar, the 03rd July, 2023.  
सेवा में/To

The Deputy Secretary,  
Income tax Coordination Cell (ITCC),  
Central Board of Direct Taxes,  
New Delhi.

Sir/ Madam,


Sub: Sharing of relevant documents with field offices under respective Zonal Charges for valuation of properties in view of the Hon'ble Supreme Court of India order dated 24.01.2023- Matter reg.

\*\*\*

Inviting kind reference to the captioned subject, the undersigned is directed to submit herewith the Valuation Report (in enclosures) received from the O/o the Valuation Officer, Valuation Cell, Income Tax Department, Bhubaneswar, Odisha in view of the Hon'ble Supreme Court of India order dated 24.01.2023 in the case of M/s. Raiganj Consumer Forum Vs. UOI & Ors. In W.P (C) No. 188/2004 for your kind perusal and necessary action.

भवदीय/Yours faithfully,

Encl: As above.

  
(Chittaranjan Panda)  
Income Tax Officer (Judl. & Tech.)  
Bhubaneswar.



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Government of India  
OFFICE OF THE VALUATION OFFICER  
VALUATION CELL, INCOME TAX DEPT.,  
3<sup>RD</sup> FLOOR, ROOM NO-320  
REGIONAL TELECOM TRAINING CENTRE  
BHUBANESWAR - 751007, ODISHA  
E-mail Id:-vo.bbsr@gmail.com



F. No. 10/CG/VO/ITD/BBSR/2023-24/ 71

Dated- 27.06.2023

To,

The Pr. Chief Commissioner of Income Tax,  
Aayakar Bhawan, Rajaswa Vihar,  
Bhubaneswar - 751007.

Subject: - Forwarding of Valuation Report in view of the Hon'ble Supreme Court order  
Dt.24.01.2023.

Ref: (I) Letter from the Office of Pr. CCIT No. Pr. CCIT/Tech/WP(C) No.188/2004/2023-24/1888 Dt.  
26.04.2023.

Sir,

Please find enclosed herewith the Valuation Report of the Properties located in village  
Ghangapatna, Bhubaneswar, Khurda, Odisha cited in above court case for further necessary action.

The site was inspected on dt 14.06.2023 with Assistant Valuation Officer and Sri Samarendra,  
Revenue Inspector, Bhubaneswar.

Encl: As Stated above

~~HO~~  
27/06/2023  
(Hari Om Singh)  
Valuation Officer,  
Income Tax Department  
Bhubaneswar, Odisha.

Copy to: The District Valuation Office, Valuation Cell, Income Tax Department, Kolkata in  
reference to your Office Letter No.DVO-07/VO-II/Kolkata/2023-24/154 Dt.24.05.2023.


Valuation Officer

नारंग (मु.) / सं नि (महनि)  
आ स आ (मु.) / सं नि (म भा) / आ स आ (ज सं)  
आ अ (विधि) / (क द से) / (ज सं व क) / (न क)  
दीदीको/अ नि (म भा) / (अ) / (स्य) / सं

Mr. B.B. Saha, IT,  
P.I. Pmt. w.  
03/7/23

7/6/23  
(P.I.)

STATE OF ODISHA						
Calculation of Estimated Value of Property as on 26.04.2023						
Address of the Property : Details of Land purchased by Golden Fortis (India) Ltd in Village Gumpama, Shubaneswar, Khurda, Odisha.						
Sl. No.	NAME OF THE CCIT(CCA)	PROPERTY DETAILS PAGE NO. OF LIST	Sr. NO. OF THE PROPERTIES	PROPERTY DESCRIPTION	VALUATION	REMARKS
1	Pr. CCIT, Shubaneswar	Arachia Pancha So Shubaneswar Pancha, Page No. 103	1	921/2000	3707955.00	
2	Pr. CCIT, Shubaneswar	Arachia Pancha So Shubaneswar Pancha, Page No. 103	2	1122/1937	11524725.00	
				TOTAL	15232680.00	
Hence, the Estimated value of Property = Rs. 15232680.00/- as on 26.04.2023						

  
 27/06/2023  
 Valuation Officer  
 Valuation Cell, Income Tax  
 Department, Shubaneswar.

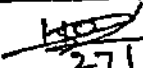
ABSTRACT OF COST						
Calculation of Estimated Rate of Property as on 26.04.2023						
Address of the Property : Details of Land purchased by Golden Forests (India) Ltd in Village Ghazapetna, Bhubaneswar, Khurda, Odisha.						
Sl. No.	NAME OF THE CCIT(CCA)	PROPERTY DETAILS PAGE NO. OF LIST	SRL NO. OF THE PROPERTIES	PROPERTY DESCRIPTION	VALUATION	REMARKS
1	Pr. CCIT, Bhubaneswar	Gopal Chandra Lala S/o Purna Chandra Lala, Page no-410	1	412	1493280.00	
2	Pr. CCIT, Bhubaneswar	Sri Prafulla Kumar Singh S/o Udayanath Singh Page no-411	2	851	1612416.00	
3	Pr. CCIT, Bhubaneswar	Sanjay Babera S/o Udayanath Babera, Page no-411	3	450	3284000.00	
4	Pr. CCIT, Bhubaneswar	Bhagwan Babera S/o Ram chandra Babera, Page no-412	4	209	10955400.00	
5	Pr. CCIT, Bhubaneswar	Sunderam Choudhary S/o Late Udayanath Choudhary, Page no-411	5	1042/2022	5691047.00	
6	Pr. CCIT, Bhubaneswar	Arjun Chandra Babera S/o Rajkumar Babera, Page no-411	6	329	6462720.00	
7	Pr. CCIT, Bhubaneswar	Smt Birga Devi S/o Chandra Babera, Page no-411	7	329	8052080.00	
8	Pr. CCIT, Bhubaneswar	Sri Kailash Saha, Page no-411	8	371	3373110.00	
9	Pr. CCIT, Bhubaneswar	Lopraj Patel S/o Jagannath Patel, Page no-411	9	1,117	1873950.00	
10	Pr. CCIT, Bhubaneswar	Harsomani Del W/o Gokulnar Patsabhi, Page no-411	10	931	6766000.00	
11	Pr. CCIT, Bhubaneswar	Abhishek Babera, Page no-412	11	369	2937800.00	
12	Pr. CCIT, Bhubaneswar	Kapila Routray S/o Baban Routray, Page no-412	12	1,073	5206695.00	
13	Pr. CCIT, Bhubaneswar	Mahendra Babera, Page no-412	13	405	8962944.00	
14	Pr. CCIT, Bhubaneswar	Mahendra Barik S/o Naran Barik, Page no-412	14	314/2167	6201600.00	
15	Pr. CCIT, Bhubaneswar	Khira Panda W/o Basudev Panda, Page no-413	15	256	12533780.00	
16	Pr. CCIT, Bhubaneswar	Pratap Khatra, Page no-413	16	420/1864	9405070.00	
17	Pr. CCIT, Bhubaneswar	Agasthu Sahoo, Page no-413	17	294	6916680.00	
18	Pr. CCIT, Bhubaneswar	Agasthu Sahoo, Page no-413	18	299	6299520.00	
19	Pr. CCIT, Bhubaneswar	Subash ch. Pradhan S/o Bhima chandra Pradhan, Page no-413	19	1042/1925	11532000.00	
20	Pr. CCIT, Bhubaneswar	Gobinda chandra Lala S/o Purna ch. Lala, Page no-414	20	850	9119565.00	
21	Pr. CCIT, Bhubaneswar	Lingaraj Babera, Page no-414	21	373/1955	6168860.00	
22	Pr. CCIT, Bhubaneswar	Gangadhar Babera S/o Ananta Babera, Page no-414	22	593	2549572.00	

23	Pr. CCIT, Bhubaneswar	Kailash Behara Page no-414	23	249	2709120.00	
24	Pr. CCIT, Bhubaneswar	Balme Behara S/o Bhagaban Behara, Page no-414	24	301	2487168.00	
25	Pr. CCIT, Bhubaneswar	Pranod Ku. Pattnaik S/o Radhakrushna Pattnaik, Page no-414	25	982	8528000.00	
26	Pr. CCIT, Bhubaneswar	Bijay Ku Sahu S/o Antrayami Saha, Page no-415	26	1122/1938	230640.00	
27	Pr. CCIT, Bhubaneswar	Achhari Saboo S/o Hala Saboo, Page no-415	27	81	4928640.00	
28	Pr. CCIT, Bhubaneswar	Mega Das, Page no-415	28	108	11906790.00	
29	Pr. CCIT, Bhubaneswar	Balkrishna Das S/o Subal Das, Page no-415	29	100	6201600.00	
30	Pr. CCIT, Bhubaneswar	Suresh Behara S/o Channara Behara, Page no-415	30	209	2688768.00	
31	Pr. CCIT, Bhubaneswar	Smt. Pranita Lata W/o Krushna ch. Lata, Page no-415	31	1033/1954	2837600.00	
32	Pr. CCIT, Bhubaneswar	Satish Behara S/o Gagan Behara, Page no-415	32	105	2545920.00	
33	Pr. CCIT, Bhubaneswar	Apurva Routray S/o Brahmananda Routray, Page no-415	33	1046/2511	8351400.00	
34	Pr. CCIT, Bhubaneswar	Bhikari Charan Behara S/o Antrayami Behara, Page no-415	34	398	18541925.00	
35	Pr. CCIT, Bhubaneswar	Subhansu Sekhar Mohanty S/o Debendra nath Mohanty Page no-415	35	102	2408832.00	
36	Pr. CCIT, Bhubaneswar	Dhruba Charana Mabekud S/o Bhikari Mahakud, Page no- 415	36	1,122	1971972.00	
37	Pr. CCIT, Bhubaneswar	Banamat Singh S/o Nahu Singh, Page no-415	37	866/2294	2852735.00	
38	Pr. CCIT, Bhubaneswar	Krushna ch. Behara S/o Naba Espara, Page no-417	38	455	5581440.00	
39	Pr. CCIT, Bhubaneswar	Santian Behara S/o Udayanath Behara, Page no-417	39	947	8158290.00	
40	Pr. CCIT, Bhubaneswar	Surendra Mahakud S/o Bhikari Mahakud, Page no-417	40	1070	1314648.00	
41	Pr. CCIT, Bhubaneswar	Kedar Mohanty S/o Dayanidhi Mohanty, Page no-417	41	1044	2542808.00	
42	Pr. CCIT, Bhubaneswar	Subhash ch. Sundaray S/o Damodar Sudaray, Page no-417	42	1054	728516.00	
43	Pr. CCIT, Bhubaneswar	Laxmidhar Behara S/o Chaitan Behara, Page no-417	43	210	3892050.00	
44	Pr. CCIT, Bhubaneswar	Laxmidhar Behara S/o Chaitan Behara, Page no-418	44	196	4412928.00	
45	Pr. CCIT, Bhubaneswar	Umrafi Khan, Page no-418	45	104	1939270.00	
46	Pr. CCIT, Bhubaneswar	Ramesh ch. Sundaray S/o Damodar Sudaray, Page no-418	46	1,054	6012900.00	
47	Pr. CCIT, Bhubaneswar	Ramesh ch. Sundaray S/o Damodar Sudaray, Page no-418	47	1,054	1124089.00	

48	Pr. CCIT, Bhubaneswar	Golekha Pressed S/o Raghunada Pressed, Page no-418	48	1,053	1202550.00	
49	Pr. CCIT, Bhubaneswar	Subash ch. Sundaray S/o Damodar Sundaray, Page no-419	49	1,051	3228960.00	
50	Pr. CCIT, Bhubaneswar	Subash ch. Sundaray S/o Damodar Sundaray, Page no-419	50	1,054	1663612.00	
51	Pr. CCIT, Bhubaneswar	Subash ch. Sundaray S/o Damodar Sundaray, Page no-419	51	1,051	1971972.00	
52	Pr. CCIT, Bhubaneswar	Sunil Ran, an Das S/o Hanpaa Das, Page no-419	52	1,066	4162263.00	
53	Pr. CCIT, Bhubaneswar	Hodibandhya Ray S/o Sachu charan Ray, Page no-419	53	1,067	12593685.00	
54	Pr. CCIT, Bhubaneswar	Bhagyabati Behera S/o Amara Behera, Page no-419	54	372	4341120.00	
55	Pr. CCIT, Bhubaneswar	Vinod Singh W/o Ashu Singh, Page no-419	55	335	6884504.00	
56	Pr. CCIT, Bhubaneswar	Manorama Sahu W/o Damodar Sahu, Page no-420	56	453	2043264.00	
57	Pr. CCIT, Bhubaneswar	Ramesh ch. Behera S/o Babara Behera, Page no-420	57	376	7441920.00	
58	Pr. CCIT, Bhubaneswar	Aadar Mohanty S/o Dnyanesh Mohanty, Page no-420	58	319	14651406.00	
59	Pr. CCIT, Bhubaneswar	Lakshman Behera S/o Rabha Behera, Page no-420	59	190	2970240.00	
60	Pr. CCIT, Bhubaneswar	Hemant Ray W/o Sunil Ray, an Das, Page no-420	60	064/2517	12958080.00	
61	Pr. CCIT, Bhubaneswar	Hodibandhya Ray S/o Sachu charan Ray, Page no-421	61	1,097	12693900.00	
62	Pr. CCIT, Bhubaneswar	Hari Jena S/o Nath Jena, Page no-421	62	93	5805789.00	
63	Pr. CCIT, Bhubaneswar	Satrugaha Behera S/o Suman Behera, Page no-421	63	356	1499160.00	
64	Pr. CCIT, Bhubaneswar	Narsingha Sahu S/o Mani Sahu, Page no-421	64	109	3171300.00	
65	Pr. CCIT, Bhubaneswar	Khetabasi Behera S/o Bana Behera, Page no-421	65	925/2048	1302796.00	
66	Pr. CCIT, Bhubaneswar	Prafulla Ku. Singh S/o Udayanath Singh, Page no-421	66	1033/1954	1566720.00	
67	Pr. CCIT, Bhubaneswar	Prafulla Ku. Singh S/o Udayanath Singh, Page no-421	67	986	1847424.00	
68	Pr. CCIT, Bhubaneswar	Krushna ch. Behera S/o Natha Behera, Page no-422	68	454/2140	6364800.00	
69	Pr. CCIT, Bhubaneswar	Dhobhi Sahu, Page no-422	69	453	10203264.00	
70	Pr. CCIT, Bhubaneswar	Chandramani Behera S/o Krushi Behera, Page no-422	70	916	3378876.00	

71	Pr. CCIT, Bhubaneswar	Arkhita Parida S/o Bhramara Parida, Page no-422	71	920	7957080.00	
72	Pr. CCIT, Bhubaneswar	Raj Kishore Sahu S/o Krushna Sahu, Page no-422	72	1,088	4612800.00	
73	Pr. CCIT, Bhubaneswar	Susama Sahu W/o Ramesh Chandra, Page no-422	73	672/2554	2594700.00	
74	Pr. CCIT, Bhubaneswar	Ashish Sahu S/o Hata Sahu, Page no-422	74	484	2506375.00	
75	Pr. CCIT, Bhubaneswar	Arjuna Charan Behera S/o Rajkumar Behera, Page no-423	75	329	7050240.00	
76	Pr. CCIT, Bhubaneswar	Machindran Das S/o Balakrishna Ch. Das, Page no-423	76	1045/2510	3152832.00	
77	Pr. CCIT, Bhubaneswar	Bhaskar Charan Jena S/o Chandramani Jena, Page no-423	77	33	6658560.00	
78	Pr. CCIT, Bhubaneswar	Nabani Pradhan W/o Nabighana Pradhan, Page no-423	78	647	2231442.00	
79	Pr. CCIT, Bhubaneswar	Abhishek Jena S/o Indramani Jena, Page no-423	79	648	2231442.00	
80	Pr. CCIT, Bhubaneswar	Nakula Charan Das S/o Nakha Das, Page no-424	80	1,064	7141269.00	
81	Pr. CCIT, Bhubaneswar	Satish Chandra Behera S/o Suman Behera, Page no-424	81	105	1503225.00	
82	Pr. CCIT, Bhubaneswar	Sasmita Ojha S/o Fagu Ojha, Page no-424	82	344	6437338.00	
83	Pr. CCIT, Bhubaneswar	Smt. Brijlaxmi Nanda W/o Purna Ch. Rath, Page no-424	83	925/2515	2772619.00	
84	Pr. CCIT, Bhubaneswar	Siba Charan Rout, Page no-425	84	227	4987680.00	
85	Pr. CCIT, Bhubaneswar	Sarat Ku. Rath S/o Lokanath Rath, Page no-425	85	925	6044165.00	
86	Pr. CCIT, Bhubaneswar	Lata Bawa W/o Purna Ch. Pradhan, Page no-425	86	922/2482	4012800.00	
87	Pr. CCIT, Bhubaneswar	Gagana Bihari Das, Page no-425	87	1,071	1403010.00	
88	Pr. CCIT, Bhubaneswar	Rabindra Sahoo, Page no-425	88	331	4791552.00	
89	Pr. CCIT, Bhubaneswar	Sanatan Behera S/o Udayanath Behera, Page no-425	89	332	3113855.00	
90	Pr. CCIT, Bhubaneswar	Jema Bawa W/o Karnakar Das, Page no-426	90	332	2676450.00	
91	Pr. CCIT, Bhubaneswar	Smt. Pransita Lala W/o Gopal Chandra Lala, Page no-426	91	562	2937600.00	
92	Pr. CCIT, Bhubaneswar	Suka Dei W/o Golula Behera, Page no-426	92	520	4774248.00	
93	Pr. CCIT, Bhubaneswar	Rabindra Kumar Jena, Page no-426	93	915	6746220.00	
94	Pr. CCIT, Bhubaneswar	Debendra Badjena, Page no-427	94	917	2289102.00	
95	Pr. CCIT, Bhubaneswar	Bilasha Dei W/o Purna Chandra Das, Page no-427	95	1119/1984	3257790.00	
96	Pr. CCIT, Bhubaneswar	Mahadev Barik S/o Naran Barik, Page no-427	96	456/2166	4549500.00	

97	Pr. CCIT, Bhubaneswar	Satyanarayan Bahera S/O Page no-427	163 - 57	348	10542720.00	
98	Pr. CCIT, Bhubaneswar	Satyanarayan Bahera S/O Page no-428	98	102	4830720.00	
99	Pr. CCIT, Bhubaneswar	Satyanarayan Bahera S/O Page no-429	99	693	2450550.00	
100	Pr. CCIT, Bhubaneswar	Satyanarayan Bahera S/O Page no-430	100	857	2308400.00	
101	Pr. CCIT, Bhubaneswar	Satyanarayan Bahera S/O Page no-431	101	925/2135	1670250.00	
102	Pr. CCIT, Bhubaneswar	Satyanarayan Bahera S/O Page no-432	102	437	9550464.00	
103	Pr. CCIT, Bhubaneswar	Satyanarayan Bahera S/O Page no-433	103	332	1378074.00	
104	Pr. CCIT, Bhubaneswar	Satyanarayan Bahera S/O Page no-434	104	348	6759360.00	
105	Pr. CCIT, Bhubaneswar	Satyanarayan Bahera S/O Page no-435	105	1,102	4122690.00	
106	Pr. CCIT, Bhubaneswar	Satyanarayan Bahera S/O Page no-436	106	1040/2063	6602070.00	
107	Pr. CCIT, Bhubaneswar	Satyanarayan Bahera S/O Page no-437	107	155	11260800.00	
				TOTAL	647249086.00	
Hence, the Estimated value of Property = Rs.54,72,49,086/- as on 28.04.2023						

  
 27/06/2023  
 Valuation Officer  
 Valuation Cell, Income Tax  
 Department, Bhubaneswar.

164

Subject: Fwd: Valuation Of property in the matter of M/s. Raiganj Consumer  
Forum Vs Union of India & Ors  
To: "Delhi ADIT/DDIT [L&R] [SSC]" <delhi.ddit.lr.scc@incometax.gov.in>

Date: 06/27/23 11:17 AM  
From: "dgit.lr" <dgit.lr@incometax.gov.in>

Golden forest (1) (1).pdf (2.6MB)

raiganj (1).pdf (621kB)

**ANNEXURE A-7**

----- Original Message -----

From: "MUMBAI.ito.hq.vig.tech" &lt;MUMBAI.ito.hq.vig.tech@incometax.gov.in&gt;

Date: Jun 23, 2023 3:37:22 PM

Subject: Valuation Of property in the matter of M/s. Raiganj Consumer Forum Vs Union of India &amp; Ors

To: "dgit.lr" &lt;dgit.lr@incometax.gov.in&gt;

Sir/Madam,

I am directed to attach herewith letter with regard to the above mentioned subject  
for kind perusal and necessary action.

--

Yours Faithfully

Ajit Naik,  
ITO(HQ) Tech, Mumbai



**165**

GOVERNMENT OF INDIA

OFFICE OF THE

**PRINCIPAL CHIEF COMMISSIONER OF INCOME-TAX**3RD FLOOR, AAYAKAR BHAVAN, MAHARSHIKARVE ROAD, MUMBAI- 20.  
(022) 2200 6385 (DIRECT), (022) 2209 6738 (FAX), (022) 2203 9131 EXTN.2328 .  
e-mail: [mumbai.ito.hq.vig.tech@incometax.gov.in](mailto:mumbai.ito.hq.vig.tech@incometax.gov.in)

No.MUM/Pr.CCIT/(HQ)-Tech./Raiganj-CCV/23-24/ 58

Date: 14.06.2023

**MOST URGENT**

To,  
The Chairman,  
Co-Ordination Committee for Valuation  
O/o Principal Director General of Income Tax(L&R),  
Room No. 12, 5<sup>th</sup> floor,  
Jeevan Vihar Building, Parliament Street, New Delhi.

Sir/Madam,

**Sub:** Valuation of Property in the matter of M/s. Raiganj Consumer Forum v/s. Union of India & Ors.-in W.P.(C ) No.188/2004- reg. -  
**Ref:** 1. Board Letter No. F.No. 30014/2/2023-V&L-II/13, dated 25.04.2023.  
2. The CIT(Vig.), CBDT, New Delhi email dated 07.06.2023

Kindly refer to the above,

2. In this regard, I am directed to forward herewith revised valuation report received from Valuation Officer, Valuation Cell, Thane in respect of valuation of property as on 24.1.2023 in the case of M/s Golden Forest (India) Pvt. Ltd. located at Vashi Plaza , Plot No. 80,81 , Vashi Plaza, Sector-17 , Vashi, Navi Mumbai. The format provided by the Board is enclosed herewith as per Annexure-A.
3. This is for your information and appropriate action.

Encl: Valuation Report dated 08.06.2023

14/06/2023  
(AJIT NAIK)  
Income Tax Officer(HQ)-Tech., Mumbai

Copy to : The CIT(Vig.), CBDT, Room No. 245B, North Block, New Delhi

14/06/2023  
Income Tax Officer(HQ)-Tech., Mumbai

Annexure-A

M/s Raiganj Consumer Forum v/s UOI & Others -in W.P.(C)No.188/2004, Valuation of the Properties as per Valuation report dated 08.06.2023 issued by Valuation Officer, Valuation Cell, Thane.

Sr	Name of the CCIT(CCA)	Property details page no. of list	Sr. no. of the Properties.	Property description	Valuation as on 24.01.2023	Remark
1	Pr.CCIT, Mumbai	Page-432	1	A-201, Vashi Plaza, Plot No.80 & 81, Sector-17, Vashi, Navi Mumbai	Rs.1,12,56,000/-	As per Valuation report dated 08.06.2023 issued by Sh. Ramniwas Jat, Valuation officer, Valuation Cell, Thane, Maharashtra.

7/6.  
12/06/2023  
(AJIT NAIK)  
Income Tax Officer(HQ)-Tech., Mumbai

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सत्यमेव जयते

**GOVT. OF INDIA  
INCOME TAX DEPARTMENT  
VALUATION CELL THANE**

**ADVISORY VALUATION REPORT  
BY  
(*Remuneral, Jai*)  
VALUATION OFFICER  
INCOME TAX DEPARTMENT THANE**

**Property**

"A-201 Vashi Plaza Plot No.-80 & 81  
sector-17 Vashi Navi Mumbai",

**Assessee**

Golden Forest (India) Limited

**Act**

As per Order by Honorable Supreme Court  
in the case W.P.(c) No.-188/2004 to IT Dept

**Referring Officer**

Income Tax Officer(HQ) Tech. Mumbai

Date:- 08.06.2023

Place :- Thane



भारत सरकार

## OFFICE OF THE

## VALUATION OFFICER (THANE)

1st FLOOR, QURESHI MANSION, GOKHALE ROAD,  
NEAR TRIPLE CROSSING (TEEN HATH NAKA),  
NAUPADA, THANE (W)-400 602 Email:-vothane13@gmail.com

No. VO/Thane/ 2023-24/58

Date: 08.06.2023

To

The Income Tax Officer (HQ) Tech.  
Mumbai O/O Principal Chief Commissioner of Income Tax  
3rd floor Aayakar Bhavan M K road Mumbai-20

Sub: Determination of advisory fair reserve Price for the "A-201 Vashi Plaza PlotNo.-80 & 81 sector-17 Vashi Navi Mumbai".

Ref:- (1) MUM/Pr. CCIT/(HQ)-Tech./CCV/23-24/42 Dated 17.05.2023  
Via DVO-I, IT, Department Piramal Chamber Lalbag Mumbai.

(2) Valuation of property in the matter of M/S Raiganj consumer forum v/s Union of India 7 Ors in W.P.(C) No.-188/2004 reg.

(3) VO/THN/CGT/2023-24/48 Date:-24.05.2023

(4) MUM/Pr. CCIT/(HQ)-Tech/Raiganj-CCV/23-24 Date:-08.06.2023

Enclosed find herewith valuation report of the above mentioned property for f. n. a. at your end. This valuation report is issued under advisory capacity to fix the minimum fair reserve price for recovery purpose as per your reference letter (1).

This Valuation report is valid only for the fixing minimum Fair reserve price for auction, any outstanding dues purpose; Ownership title & tenancy etc. may please be confirmed at your end.

Encl: Advisory Valuation Report Revised for date as per revised reference letter (4) dated 08.06.2023.

Valuation Officer  
Income Tax Department  
Thane  
Valuation Officer,  
Valuation Cell  
Income Tax Department  
Thane 400602

Copy to:

1. District Valuation Officer-I, 2nd floor, Piramal Chambers, Lower Parel for information along with 1 copy of valuation report.

Valuation Officer,  
Valuation Cell  
Thane 400602

**ADVISORY VALUATION REPORT**

BY

(Ramniwas Jat)

Valuation Officer, Thane

**PROPERTY:** "A-201 Vashi Plaza Plot No.-80 & 81 sector-17 Vashi Navi Mumbai".**0.0 REFERENCE**

0.1 Referring Officer	Income Tax Officer(HQ) Tech. Mumbai O/O Principal Chief Commissioner of Income Tax 3rd floor Aayakar Bhavan M K road Mumbai-20
0.2 Reference Letter	LetterNo.:-MUM/Pr, CCIT/ (HQ) - Tech./CCV/23-24/42 Dated 17.05.2023 Via DVO-I IT Department Piramal Chamber Lalbag Mumbai & MUM /Pr, CCIT/ (HQ)-Tech./CCV/23-24 Dated 08.06.2023
0.3 Purpose	To assess retrospectively the advisory fair market reserve Price of the property Commercial Premises "A-201 Vashi Plaza Plot No.-80 & 81 sector-17 Vashi Navi Mumbai".
0.4 Act	MUM/Pr, CCIT/(HQ)-Tech./CCV/23-24/42 Dated 17.05.2023 Via DVO-I IT Department Piramal Chamber Lalbag Mumbai

**1.0 ASSESSEE**

1.1 Name	Golden Forest (India) Limited
1.2 Address of assessee	Golden Forest (India) Limited A-201 Vashi Plaza Plot No.-80 & 81 sector-17 Vashi Navi Mumbai.
1.3 Notice Issued to Income Tax Officer(HQ) Tech. Mumbai	Notice was issued by this office vide VO/THN/CGT/2023-24/40 Dated:-19.05.2023 calling for the copy of following documents from the TRO and for the joint inspection of the property. 1. Agreement for sale/Purchase/development for said property 2. Village Map, Survey map with S.No. & D. P. remarks 3. Copy of 7/12 extracts 4. Any other document in connection with the subject matter.
1.4 Details/Documents submitted by the Income Tax Officer(HQ) Tech. Mumbai	No Any, the Income tax authority submitted Vashi Plaza Commercial Premises Co.-Op.-So. Ltd Bill No.-164 dated 01.04.2023 only. 08/06/23 Valuation Officer Income Tax Department Thane

**2.0 PROPERTY**

2.1 Name & address	"A-201 Vashi Plaza Plot No.-80 & 81, sector-17 Vashi Navi Mumbai"
2.2 Assessee's Share	Not mentioned vide reference of the Income Tax Officer(HQ) Tech. Mumbai
2.3 Documents submitted /declared value	No Any//As the case has been referred under advisory capacity determination of present market reserve Price to fix reserve price for auction to recover due.
2.4 Inspection	<p>The Office unit A-201 was inspected on 22.05.2023 in the presence of Shri Shrikant Hindalkar secretary Vashi plaza commercial Premises Co-Op-So Ltd Vashi Navi Mumbai</p> <ul style="list-style-type: none"> <li>➤ The said Office unit exists at 1st floor in the building known as Vashi Plaza plot No.-80,81 Sector-17 Vashi Navi Mumbai.</li> <li>➤ The said building was constructed in 1985 as per information given by the Vashi Plaza Commercial Premises Co-Op-So. Ltd &amp; as seen during inspection.</li> <li>➤ The said building is RCC framed structure with Lift &amp; staircase.</li> <li>➤ The said Office unit is one hall with pantry &amp; toilet provision</li> <li>➤ Resident in this locality is Upper &amp; upper middle class</li> <li>➤ The said Office unit have been finished with tile floor, walls with plastic paint, collapsible door, aluminum sliding windows and concealed wiring.</li> <li>➤ The said office unit is in abandoned condition from 10-12 year. The whole plaster &amp; finishing need replacement, all fitting fixture are not exist. Window needs repair &amp; replacement. (photograph enclosed)</li> <li>➤ The area is very fast moving area. There are more buyers less seller also the return through rent is more than 8% of property value (As information taken from different owner of same premises) per year an excellent return for a commercial property.</li> <li>➤ There is no any encroachment. The said office premises A-201 is vacant &amp; in the possession of Vashi Plaza commercial Co-Op-So Ltd.</li> <li>➤ As per Vashi Plaza Commercial Premises Co-Op-So Ltd there is ₹.6.53 Lakh due to be recoverable from Golden Forest India Ltd. also Property tax etc.</li> </ul>

Valuation Officer  
Income Tax Department  
Thane

	<p>➤ The said building is about 1.0km away from <b>Vashi Railway Station on Sion-Panvel Expressway</b>.</p> <p>➤ All the requisite civic amenities are available in the nearby vicinity of the said building.</p> <p>➤ Vashi is a well planned locality in Nsvi Mumbai Conveniently placed along the Mumbai-Pune Highway. The locality enjoys excellent road &amp; rail connectivity Key roads offering sound access are Mumbai-Pune Highways Palm Beach Road Vashi Flyover &amp; Thane-Belapur road. Vashi Railway station placed on the Harbour line of Mumbai suburban Railways Network is a preferred medium of connectivity with Mumbai &amp; Thane. Vashi sector-17 is developed &amp; premium locality &amp; easily commutable. The streets are well maintained &amp; well lit &amp; safe for strolling at night. All necessary basic civic &amp; other amenities are available in the vicinity of Vashi</p>
<p>2.5 General/salient Details of Property</p>	<p>The basic details of Said flat (Property) in bird eye as per record, inspection &amp; details submitted by IT are as follows</p> <ul style="list-style-type: none"> <li>• Said Property :- Office unit A-201</li> <li>• Complex :- Vashi Plaza</li> <li>• Location :- Village Vashi Taluka Thane Dist. Thane</li> <li>• Geographical location :- 19.06907°N, 72.99846°E</li> <li>• Sector No. :- 17</li> <li>• Plot No :- 80 &amp; 81</li> <li>• Road :- On four side front Expressway side Ashoka road, Vashi-Kopar Khairane road &amp; back Abhyudaya Bank road</li> <li>• Locality :- Commercial</li> <li>• Neighborhood :- Middle/ higher class</li> <li>• Property Usage :- commercial</li> <li>• Encroachment :- No any at present</li> <li>• E) Proximity to civic Amenities <ul style="list-style-type: none"> <li>➤ Railway station :- 1.0 Km</li> <li>➤ Hospital :- 0.5 Km</li> <li>➤ Shopping centre :- 0.5 Km</li> <li>➤ Police station :- 0.5 Km</li> </ul> </li> <li>• Located on floor :- 1<sup>st</sup> floor</li> <li>• Salable area :- 1000 Sqft</li> <li>• Age of property :- @37 Year</li> <li>• Residual Life :- @40-45 Year</li> <li>• Photographs :- As enclosed</li> <li>• Internal of bldg. :- <ul style="list-style-type: none"> <li>➤ Floor :- tiles</li> <li>➤ Finish :- Plastic paint</li> <li>➤ False ceiling :- No any</li> <li>➤ Door :- Collapsible</li> <li>➤ Window :- aluminum sliding</li> <li>➤ Sanitary fitting :- No any</li> <li>➤ Electric fittings :- concealed</li> </ul> </li> </ul> <p style="text-align: right;">Valuation Officer 2013 Income Tax Department Thane</p>

**3.0 DESCRIPTION**

3.1 Ownership History	The Office unit is owned by Golden Forest (India) Limited as per document, bill of Vashi Plaza Commercial Premises Co-Op-So. Ltd. No.-164 dated 01.04.2023 submitted by Income Tax Officer (HQ) Tech. Mumbai. No any other document received.
3.2 Area of the Property	The Area of the Office unit is 1000Sqft as per the document provided Bill No.-164 dated 01.04.2023 Vashi Plaza Commercial Premises Co-Op-So. Ltd. by Income Tax Officer (HQ) Tech. Mumbai for A-201 Vashi Plaza Plot No.- 80 & 81 sector-17 Vashi Navi Mumbai, the same area is considered for valuation purpose.

**4.0 METHOD**

4.1 Method of Valuation	Based on <b>Comparable Method</b> i.e. Physical Method of Valuation by comparing sale instances of the built-up Office units of the same building nearby date of valuation after considering the relevant factors i.e. for time-gap, size & floor disposition, distress value due to auction etc., has been adopted to arrive at the Reserve Price of the property, being realistic method in the case.
4.2 Reason for adoption of the method	<p>In order to ascertain the Advisory Fair market reserve Price of properties under reference as on 24.01.2023, physical method of valuation considering comparable sale instance of same commercial complex Vashi plaza is adopted which is the appropriate method after taking relevant factors affecting the subject property because in Comparable sale method variety of factors appertaining to the built up area, which require adjustment/assumption in determining advisory reserve price are least &amp; also it is directly linked to the market.</p> <p>The sale comparison approach relies on the principle of substitution. In general, the property is compared to similar and competing properties on the market using the paired data analysis of the quantitative technique. Adjustment is made of physical &amp; economic difference resulting in an indication of Price for the subject property.</p> <p><i>[Signature]</i> 08/01/2023 Valuation Officer Income Tax Department Thane</p>



5.1 Sale Instances	<p>A few sale instances of the built-up Office units of same commercial complex Vashi Plaza &amp; of the recent period were collected and considered for the valuation as per <b>Annexure-II</b>.</p> <table><tr><th>Factor</th><th>Said Property</th><th>Sale Evidence</th></tr><tr><td>▪ Location :-</td><td>Vashi plaza</td><td>Vashi Plaza</td></tr><tr><td>▪ Village :-</td><td>Vashi</td><td>Vashi</td></tr><tr><td>▪ Area :-</td><td>1000Sqft</td><td>230Sqft -510Sqft</td></tr><tr><td>▪ Floor Disposition:-</td><td>1<sup>st</sup></td><td>1<sup>st</sup> to IV<sup>th</sup></td></tr><tr><td>▪ Specification:-</td><td colspan="2">Structure same as said property</td></tr><tr><td>▪ Agmt date:-</td><td>2023</td><td>2023</td></tr><tr><td>▪ Status:-</td><td>Abandoned</td><td>well maintained</td></tr><tr><td>▪ Conditions of sale:-</td><td>Auction</td><td>Free in open market</td></tr><tr><td>▪ Market Condition:-</td><td colspan="2">general upward trend up to Nov-2022 then slight downward</td></tr><tr><td>▪ Location Characteristics:-</td><td colspan="2">Same as said property</td></tr><tr><td>▪ Physical Characteristics:-</td><td colspan="2">Same as said property</td></tr><tr><td>▪ Economical Characteristics:-</td><td colspan="2">Same as said property</td></tr><tr><td>▪ Uses:-</td><td>Commercial</td><td>Commercial</td></tr></table>	Factor	Said Property	Sale Evidence	▪ Location :-	Vashi plaza	Vashi Plaza	▪ Village :-	Vashi	Vashi	▪ Area :-	1000Sqft	230Sqft -510Sqft	▪ Floor Disposition:-	1 <sup>st</sup>	1 <sup>st</sup> to IV <sup>th</sup>	▪ Specification:-	Structure same as said property		▪ Agmt date:-	2023	2023	▪ Status:-	Abandoned	well maintained	▪ Conditions of sale:-	Auction	Free in open market	▪ Market Condition:-	general upward trend up to Nov-2022 then slight downward		▪ Location Characteristics:-	Same as said property		▪ Physical Characteristics:-	Same as said property		▪ Economical Characteristics:-	Same as said property		▪ Uses:-	Commercial	Commercial
Factor	Said Property	Sale Evidence																																									
▪ Location :-	Vashi plaza	Vashi Plaza																																									
▪ Village :-	Vashi	Vashi																																									
▪ Area :-	1000Sqft	230Sqft -510Sqft																																									
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▪ Conditions of sale:-	Auction	Free in open market																																									
▪ Market Condition:-	general upward trend up to Nov-2022 then slight downward																																										
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▪ Physical Characteristics:-	Same as said property																																										
▪ Economical Characteristics:-	Same as said property																																										
▪ Uses:-	Commercial	Commercial																																									
5.2 Rates	<p>The assessed built up area rate are based on comparable sale instances of the built-up Office units recorded same commercial complex Vashi plaza has been taken after considering the relevant factors such as market force, time-gap, size &amp; floor disposition etc. which influence the Reserve Price of the property, has been worked out as on 24.01.2023 as per <b>Annexure-II</b>.</p>																																										

**6.0 ADVISORY VALUATION**

6.1 Valuation	<p>Considering all the relevant factors enumerated above, materials gathered by me as well as to the best of my knowledge and ability, I estimate the Advisory Fair Reserve price of the said property i.e. <u>"A-201 Vashi Plaza PlotNo.-80 &amp; 81 sector-17 Vashi Navi Mumbai"</u>. <u>As on 24.01.2023 at ₹. 1,12,56,000.00 (₹. One Crore Twelve Lakh Fifty Six Thousand only)</u> as per <b>Annexure-I</b> enclosed. This valuation has been completed for fixing reserve price for auction of the subject property only. It cannot be used for any other purpose or by any other party to whom it is addressed.</p>
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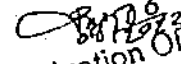
Valuation Officer *Pris*  
 Income Tax Department *2023*  
 Thane *Communal Jail*  
 Valuation Officer,  
 Valuation Cell  
 Income Tax Department  
 Thane-400602

## VALUATION-FAIR MARKET RESERVE PRICE

As on 24-01-2023

Property:- " A-201 Vashi Palza PlotNo.-80 &amp; 81 sector-17 Vashi Navi Mumbai"

0.0	Description of item	Unit
1.0	BU Area of the Office Unit in Sqft as per Agmt.	1000.00 Sqft
2.0	Assessed Rate per Sqft as on 24.01.2023 after considering the relevant factors affecting the rate in ₹.	₹ 11,256.42 ₹/Sqft
4.0	F.M. R. P. Say ₹.	₹ 1,12,56,000.00 ₹
5.0	Fair Market Reserve price of Office Unit A-201 Vashi Palaza As on 24.01.2023	(₹ One Crore Twelve Lakh Fifty Six Thousand only)

  
 24/01/2023  
 Valuation Officer  
 Income Tax Department  
 Thane (Ramnivas, Jal)  
 24/01/2023  
 Valuation Officer, Thane

## SALE INSTANCES

Property:- "A-201 Vashi Palza Plot No.-80 &amp; 81 sector-17 Vashi Navi Mumbai"

Sr. No.	Date of Agmt.	Property Vashi Palza Plot No.- 80 & 81 sector-17 Vashi Navi Mumbai	BU Area in Sqft	Consideration/Amt ₹	Regd. No.	SRO
1.00	09-02-2023	Office D-444 SF	340.00	₹ 57,00,000.00	2519	Thane-3
2.00	01-02-2023	Office A-253 FF	238.00	₹ 40,00,000.00	2022	Thane-3
3.00	23-01-2023	Office D-601 Forth Floor	510.00	₹ 65,00,000.00	1132	Thane-3
4.00	24-02-2023	Office A-219 FF	432.00	₹ 72,00,000.00	4277	Thane-8
5.00	18-05-2023	Office C-480 SF	436.00	₹ 59,50,000.00	10764	Thane-8

After considering the sale instances of nearby built up Unit of nearby date of valuation with reference to time gap, size, floor disposition, distress sell etc., the assessed rate has been derived as follows.

Sr No.	Date	Office Unit No.	Rate	Unit	Remark
1	24-01-2023	A-201	₹ 11,256.42	Sqft.	Fair reserve price rate

*P. S. Joshi*  
Valuation Officer  
Income Tax Department  
Thane 02/08/2023  
(Signature)  
Valuation Officer, Thane



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Government of India  
(Ministry of Finance)  
Department of Revenue

Office of the Pr. Chief Commissioner of Income-Tax,

Ground Floor, Aayakar Bhawan, 48, Arera Hills, Bhopal - 462011.

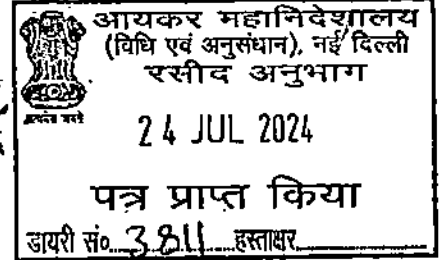
अग्रसित पत्र सं. 768 दिनांक. 24/07/23  
अपर आयकर महानिदेशक (विधि एवं अनुसंधान) - I  
अपर आयकर महानिदेशक (विधि एवं अनुसंधान) - II  
अपर आयकर महानिदेशक/ओ.एस.डी./एन.जे.आर.एस.  
अपर आयकर महानिदेशक (लेखा एवं निरीक्षण) - I  
**ANNEXURE A-8**  
प्रधान आयकर महानिदेशक  
(विधि एवं अनुसंधान), नई दिल्ली

F.No.: Pr.CCIT/BPL/Tech./Raiganj/2023-24

Dated: 18.07.2023

To

The Director General of Income Tax (L&R)  
Drum Shaped Building  
IP Estate  
New Delhi, 110002



Sir,

Sub: Valuation of properties in Light of Hon'ble Supreme Court directions vide order dated 24.01.2023 in matter of M/s Raiganj Consumer Forum vs UOI & Ors WP No. 188/2004 - Regarding.

Ref: This officer letter of even F.No. Pr.CCIT/BPL/Tech./Raiganj/2023-24 dtd. 12.07.2023

Kindly refer to the above subject.

2. In this regard, I am directed to enclose herewith copy of the letter Pr. CIT-1/Val./2023-24 dtd. 14.07.2023 from the Pr. CIT-1, Indore along with the consolidated valuation details in excel sheet in the desired format for further necessary action at your end.

3. I am further directed to say that the Report of the Local Committee for Valuation constituted for MP&CG and the valuation report of the DVO, Bhopal in the prescribed format was already sent to the CIT (A&J), CBDT, New Delhi vide this office letter F.No. Pr. CCIT/ MP&CG/ Tech/ Raiganj/ 2023-24 dtd. 26.06.2023.

Yours faithfully,

Encl.: As above

(A. K. Chakraverty)

Income tax Officer (Tech.)

For Pr. Chief Commissioner of Income Tax

(MP&CG), Bhopal

Copy to:

1. The Under Secretary (A& PAC-1), CBDT, New Delhi for kind information.

Income tax Officer (Tech.)

For Pr. Chief Commissioner of Income tax,

(MP & CG), Bhopal

अग्रसित पत्र

Dispatched Letter

दिनांक:

Date

24-7-23

अपर आयकर महानिदेशक  
Add. Director General of Income Tax  
(विधि एवं अनुसंधान), नई दिल्ली

**PRIORITY-Hon'ble SUPREME COURT directed matter**

**GOVT. OF INDIA**

**MINISTRY OF FINANCE (DEPT. OF REVENUE)**

**OFFICE OF THE PRINCIPAL COMMISSIONER OF INCOME TAX - 1, INDORE**

**OFFICE OF THE PRINCIPAL COMMISSIONER OF INCOME TAX - 1, INDORE**

**AAYAKAR BHAWAN, OPP. WHITE CHURCH, A.B. ROAD INDORE**

**F.NO. PCIT-1/Val./2023-24/**

**Indore, dated 14.07.2023**

**The Pr. Chief Commissioner of Income tax (MP & CG),**

**Bhopal (MP).**

**[Kind Attn:- ITO (Tech)]**

**Sir/Madam,**

**Sub:- Valuation of Properties in Light of Hon'ble Supreme Court direction**

**vide order dated 24.1.2023 in matter of M/s Raligan Consumer**

**Forum Vs UOI & Ors. W/P No. 188/2004-Regarding.**

**Kindly refer to this office letter F. No. PCIT-1/Val./2023-24 dated 07.6.2023**

**27.06.2023 & 11.07.2023, through which the valuation reports and Valuation**

**details have been sent in regard to the valuation of the properties in the case**

**M/s Raligan Consumer Forum.**

**In regard to the above, an email received from DCIT (OSD), A & PAC-II, CBD**

**New Delhi on 12.07.23, wherein it has been desired to re-submit the excel sheet**

**after making proper modification/correction/arrangements. It has previously been**

**directed through telephonic conversation that the desired valuation details in excel**

**sheet may be sent on email to Hon'ble Director General (L & R), New Delhi through**

**Pr. CCIT office on their email ids- delhi.additl.ir.scc@incometax.gov.in and**

**ids- usapac2@incometax.gov.in & usapac2@incometax.gov.in. Accordingly, the**

**valuation details have been sorted out in the desired format in an excel sheet.**

**Considering the above, I am directed to send the desired valuation details in**

**excel sheet with request to forward it to the concerned authorities as desired.**

**End:- As above.**

**Yours faithfully,**

**(Signature)**

**Income tax Officer (Tech),**

**O/O Pr. Commissioner of Income tax-1, Indore**

**Advance copy to the:-**

**The Hon'ble CBDT for kind information.**

**Income tax Officer (Tech)**

**O/O Pr. Commissioner of Income tax-1, Indore**

S. No.	Name of the CCIT (CCA)	Property details Page no. of list	Sr. No. of the Properties	Property Description Khasra	Valuation Rates based upon Govt. Guideline Rates (Rs)	Remarks	Concerned A.O.
1	Pr. CCIT(MP&CG), Bhopal	435	23	Villge-Harsola, Tehsil Mhow, Indore, Khasra No. 23/1/1 Rakba 0.318 hect	1068480/- @ 33.60 lacs per hect	-	ITO-5(1), Indore
2	Pr. CCIT(MP&CG), Bhopal	435	23	Villge-Harsola, Tehsil Mhow, Indore, Khasra No. 23/1/2 Rakba 0.087 hect	292320/- @ 33.60 lacs per hect	-	ITO-5(1), Indore
3	Pr. CCIT(MP&CG), Bhopal	435	23	Villge-Harsola, Tehsil Mhow, Indore, Khasra No. 23/3/1 Rakba 0.419 hect	1407840/- @ 33.60 lacs per hect	-	ITO-5(1), Indore
4	Pr. CCIT(MP&CG), Bhopal	435	23	Villge-Harsola, Tehsil Mhow, Indore Khasra No. 23/3/2 Rakba 0.191 hect	641760/- @ 33.60 lacs per hect	-	ITO-5(1), Indore
5	Pr. CCIT(MP&CG), Bhopal	435	23	Villge-Harsola, Tehsil Mhow, Indore, Khasra No. 23/3/3/min-1 Rakba 0.253 hect	850080/- @ 33.60 lacs per hect	-	ITO-5(1), Indore
6	Pr. CCIT(MP&CG), Bhopal	435	23	Villge-Harsola, Tehsil Mhow, Indore, Khasra No. 23/3/3/min-2 Rakba 0.626 hect	2103360/- @ 33.60 lacs per hect	-	ITO-5(1), Indore
7	Pr. CCIT(MP&CG), Bhopal	435	24	Villge-Harsola, Tehsil Mhow, Indore, Khasra No. 24/1/1 Rakba 0.015 hect	50400/- @ 33.60 lacs per hect	-	ITO-5(1), Indore

8	Pr. CCIT(MP&CG) , Bhopal	435	24	Villge-Harsola, Tehsil Mhow, Indore, Khasra No. 24/1/2 Rakba 0.532 hect	1787520/- @ 33.60 lacs per hect	-	ITO-5(1), Indore
9	Pr. CCIT(MP&CG) , Bhopal	435	24	Villge-Harsola, Tehsil Mhow, Indore, Khasra No. 24/2/1 Rakba 0.353 hect	1186080/- @ 33.60 lacs per hect	-	ITO-5(1), Indore
10	Pr. CCIT(MP&CG) , Bhopal	435	24	Villge-Harsola, Tehsil Mhow, Indore, Khasra No. 24/2/2 & 24/3/1 Rakba 0.444 hect	1491840/- @ 33.60 lacs per hect	As per records of MP- Bhulekh, Khasra no. 24/2/2 has total area of 0.444ha, khasra no. 24/3/1 has not found. Descrepency may be addressed.	ITO-5(1), Indore
11	Pr. CCIT(MP&CG) , Bhopal	435	24	Villge-Harsola, Tehsil Mhow, Indore, Khasra No. 24/3 Rakba 0.575 hect	1932000/- @ 33.60 lacs per hect	No owner shown for this Khasra no. as per records of MP-Bhulekh	ITO-5(1), Indore
12	Pr. CCIT(MP&CG) , Bhopal	435	55	Villge-Harsola, Tehsil Mhow, Indore, Khasra No. 55/2 Rakba 0.526 hect	1767360/- @ 33.60 lacs per hect	-	ITO-5(1), Indore
13	Pr. CCIT(MP&CG) , Bhopal	435	56	Villge-Harsola, Tehsil Mhow, Indore, Khasra No. 56/क 56/1 Rakba 0.835 hect	2805600/- @ 33.60 lacs per hect	This khasra no. shall be 56/1 instead of 56/क as per records of MP-Bhulekh, Descrepency may be addressed.	ITO-5(1), Indore
14	Pr. CCIT(MP&CG) , Bhopal	435	57	Villge-Harsola, Tehsil Mhow, Indore, Khasra No. 57/2 Rakba 0.785 hect	2637600/- @ 33.60 lacs per hect	-	ITO-5(1), Indore

15	Pr. CCIT(MP&CG) , Bhopal	435	57	Villge-Harsola, Tehsil Mhow, Indore, Khasra No. 57/3 Rakba 1.186 hect	3984960/- @ 33.60 lacs per hect	-	ITO-5(1), Indore
16	Pr. CCIT(MP&CG) , Bhopal	435	58	Villge-Harsola, Tehsil Mhow, Indore, Khasra No. 58/2 Rakba 0.282 hect	947520/- @ 33.60 lacs per hect	-	ITO-5(1), Indore
17	Pr. CCIT(MP&CG) , Bhopal	435	58	Villge-Harsola, Tehsil Mhow, Indore, Khasra No. 58/3 Rakba 0.407 hect	1367520/- @ 33.60 lacs per hect	-	ITO-5(1), Indore
18	Pr. CCIT(MP&CG) , Bhopal	436	59	Villge-Harsola, Tehsil Mhow, Indore, Khasra No. 59/2 Rakba 1.349 hect	4532640/- @ 33.60 lacs per hect	-	ITO-5(1), Indore
19	Pr. CCIT(MP&CG) , Bhopal	436	59	Villge-Harsola, Tehsil Mhow, Indore, Khasra No. 59/3 Rakba 1.349 hect	4532640/- @ 33.60 lacs per hect	-	ITO-5(1), Indore
20	Pr. CCIT(MP&CG) , Bhopal	436	59	Villge-Harsola, Tehsil Mhow, Indore, Khasra No. 59/4 Rakba 1.349 hect	4532640/- @ 33.60 lacs per hect	-	ITO-5(1), Indore
21	Pr. CCIT(MP&CG) , Bhopal	436	61	Villge-Harsola, Tehsil Mhow, Indore, Khasra No. 61/10 Rakba 0.037 hect	124320/- @ 33.60 lacs per hect	-	ITO-5(1), Indore
22	Pr. CCIT(MP&CG) , Bhopal	436	61	Villge-Harsola, Tehsil Mhow, Indore, Khasra No. 61/11 Rakba 0.036 hect	120960/- @ 33.60 lacs per hect	-	ITO-5(1), Indore



23	Pr. CCIT(MP&CG) , Bhopal	436	2235	Villge-Harsola, Tehsil Mhow, Indore, Khasra No. 2235/1 Rakba 60.703 hect	-	This khasra no. land comes under Forest Department MP Govt. and not included in reference.	ITO-5(1), Indore
24	Pr. CCIT(MP&CG) , Bhopal	436	2235	Villge-Harsola, Tehsil Mhow, Indore, Khasra No. 2235/7 Rakba 4.047 hect	13597920/- @ 33.60 lacs per hect	-	ITO-5(1), Indore
25	Pr. CCIT(MP&CG) , Bhopal	436	2235	Villge-Harsola, Tehsil Mhow, Indore, Khasra No. 2235/9 & 2235/15 Rakba 1.945 hect	6535200/- @ 33.60 lacs per hect	As per records of MP- Bhulekh, Khasra no. 2235/9 has total area of 1.945ha, khasra no. 2235/15 has not found. Descrancy may be addressed.	ITO-5(1), Indore
26	Pr. CCIT(MP&CG) , Bhopal	436	2235	Villge-Harsola, Tehsil Mhow, Indore, Khasra No. 2235/10 Rakba 2.962 hect	9952320/- @ 33.60 lacs per hect	-	ITO-5(1), Indore
27	Pr. CCIT(MP&CG) , Bhopal	436	2235	Villge-Harsola, Tehsil Mhow, Indore, Khasra No. 2235/11 Rakba 1.836 hect	6168960/- @ 33.60 lacs per hect	-	ITO-5(1), Indore
28	Pr. CCIT(MP&CG) , Bhopal	445	11	Villge-Harsola, Tehsil Mhow, Indore, Khasra No. 47/2 Rakba 0.313 hect	1051680/- @ 33.60 lacs per hect	No owner shown for this Khasra no. as per records of MP-Bhulekh	ITO-5(1), Indore
29	Pr. CCIT(MP&C G). Bhopal	447	1	Village- Panda, Tehsil Rau Khasra No. 15/2/1 Rakba 0.223 hect	27,65,200/- @ 1.24 Cr. per hect	-	ITO-5(1), Indore
30	Pr. CCIT(MP&C G). Bhopal	447	2	Village- Panda, Tehsil Rau Khasra No. 15/2/2 Rakba 0.3230 hect	40,05,200/- @ 1.24 Cr. per hect	-	ITO-5(1), Indore

31	Pr. CCIT(MP&C G), Bhopal	447	3	Village- Panda, Tehsil Rau Khasra No.16/2 Rakba 0.511 hect	65,84,400/- @ 1.24 Cr. per hect	As per records of MP-Bhulckh, actual area of this khasra no, is 0.513 ha. Descrpancy may be addressed.	ITO-5(1), Indore
32	Pr. CCIT(MP&C G), Bhopal	447	4	Village- Panda, Tehsil Rau Khasra No.17/2/2 Rakba 0.725 hect	89,90,000/- @ 1.24 Cr. per hect		ITO-5(1), Indore
33	Pr. CCIT(MP&C G), Bhopal	447	5	Village- Panda, Tehsil Rau Khasra No.18 Rakba 0.2350 hect	29,14,000/- @ 1.24 Cr. per hect		ITO-5(1), Indore
34	Pr. CCIT(MP&C G), Bhopal	447	6	Village- Panda, Tehsil Rau Khasra No.19/2 Rakba 0.075 hect	9,30,000/- @ 1.24 Cr. per hect		ITO-5(1), Indore
35	Pr. CCIT(MP&C G), Bhopal	447	7	Village- Panda, Tehsil Rau Khasra No.20/2 Rakba 0.022 hect	2,72,800/- @ 1.24 Cr. per hect		ITO-5(1), Indore
36	Pr. CCIT(MP&C G), Bhopal	447	8	Village- Panda, Tehsil Rau Khasra No.20/3 Rakba 0.03 hect	3,72,000/- @ 1.24 Cr. per hect		ITO-5(1), Indore
37	Pr. CCIT(MP&C G), Bhopal	447	9	Village- Panda, Tehsil Rau Khasra No.171/1 Rakba 0.2870 hect	35,58,800/- @ 1.24 Cr. per hect		ITO-5(1), Indore
38	Pr. CCIT(MP&C G), Bhopal	447	10	Village- Panda, Tehsil Rau Khasra No.171/3/2 Rakba 1.791 hect	2,22,08,400/- @ 1.24 Cr. per hect		ITO-5(1), Indore
39	Pr. CCIT(MP&C G), Bhopal	447	11	Village- Panda, Tehsil Rau Khasra No.172/3 Rakba 3.287 hect	4,07,58,800/- @ 1.24 Cr. per hect		ITO-5(1), Indore
40	Pr. CCIT(MP&C G), Bhopal	447	12	Village- Panda, Tehsil Rau Khasra No.172/5 Rakba 2.63 hect	3,26,12,000/- @ 1.24 Cr. per hect		ITO-5(1), Indore
41	Pr. CCIT(MP&C G), Bhopal	447	13	Village- Panda, Tehsil Rau Khasra No.173/1 Rakba 2.498 hect	3,09,75,200/- @ 1.24 Cr. per hect		ITO-5(1), Indore
42	Pr. CCIT(MP&C G), Bhopal	447	14	Village- Panda, Tehsil Rau Khasra No.173/2 Rakba 0.617 hect	76,50,800/- @ 1.24 Cr. per hect		ITO-5(1), Indore

43	Pr. CCIT(MP&C G), Bhopal	447	15	Village- Panda, Tehsil Rau Khasra No.177/1 Rakba 1.012 hect	1,25,48,800/- @ 1.24 Cr. per hect		ITO-5(1), Indore
44	Pr. CCIT(MP&C G), Bhopal	447	16	Village- Panda, Tehsil Rau Khasra No.177/3 Rakba 1.015 hect	1,25,86,000/- @ 1.24 Cr. per hect		ITO-5(1), Indore
45	Pr. CCIT(MP&C G), Bhopal	447	17	Village- Panda, Tehsil Rau Khasra No.177/4 Rakba 0.601 hect	74,52,400/- @ 1.24 Cr. per hect		ITO-5(1), Indore
46	Pr. CCIT(MP&C G), Bhopal	447	18	Village- Panda, Tehsil Rau Khasra No.177/5 Rakba 0.61 hect	75,64,000/- @ 1.24 Cr. per hect		ITO-5(1), Indore
47	Pr. CCIT(MP&C G), Bhopal	447	19	Village- Panda, Tehsil Rau Khasra No.204/2 Rakba 0.366 hect	45,38,400/- @ 1.24 Cr. per hect		ITO-5(1), Indore
48	Pr. CCIT(MP&C G), Bhopal	447	20	Village- Panda, Tehsil Rau Khasra No.204/3 Rakba 0.397 hect	49,22,800/- @ 1.24 Cr. per hect		ITO-5(1), Indore
49	Pr. CCIT(MP&C G), Bhopal	447	21	Village- Panda, Tehsil Rau Khasra No.209 Rakba 1.74 hect	2,15,76,000/- @ 1.24 Cr. per hect		ITO-5(1), Indore
50	Pr. CCIT(MP&C G), Bhopal	447	22	Village- Panda, Tehsil Rau Khasra No.211/1 Rakba 0.375 hect	46,50,000/- @ 1.24 Cr. per hect		ITO-5(1), Indore
51	Pr. CCIT(MP&C G), Bhopal	447	23	Village- Panda, Tehsil Rau Khasra No.211/2 Rakba 0.933 hect	1,15,69,200/- @ 1.24 Cr. per hect		ITO-5(1), Indore
52	Pr. CCIT(MP&C G), Bhopal	447	24	Village- Panda, Tehsil Rau Khasra No.211/3 Rakba 0.648 hect	80,35,200/- @ 1.24 Cr. per hect		ITO-5(1), Indore
53	Pr. CCIT(MP&C G), Bhopal	447	25	Village- Panda, Tehsil Rau Khasra No.211/4 Rakba 0.375 hect	46,50,000/- @ 1.24 Cr. per hect		ITO-5(1), Indore
54	Pr. CCIT(MP&C G), Bhopal	447	26	Village- Panda, Tehsil Rau Khasra No.211/5 Rakba 0.375 hect	46,50,000/- @ 1.24 Cr. per hect		ITO-5(1), Indore
55	Pr. CCIT(MP&C G), Bhopal	447	27	Village- Panda, Tehsil Rau Khasra No.211/6 Rakba 0.375 hect	46,50,000/- @ 1.24 Cr. per hect		ITO-5(1), Indore

56	Pr. CCIT(MP&C G), Bhopal	447	28	Village- Panda, Tehsil Rau Khasra No.211/7 Rakba 0.08 hect	9,92,000/- @ 1.24 Cr. per hect		ITO-5(1), Indore
57	Pr. CCIT(MP&C G), Bhopal	447	29	Village- Panda, Tehsil Rau Khasra No.213/1 Rakba 0.8700 hect	1,07,88,000/- @ 1.24 Cr. per hect		ITO-5(1), Indore
58	Pr. CCIT(MP&C G), Bhopal	447	30	Village- Panda, Tehsil Rau Khasra No.213/3 213/4 Rakba 0.809 hect	1,00,31,600/- @ 1.24 Cr. per hect		ITO-5(1), Indore
59	Pr. CCIT(MP&C G), Bhopal	447	31	Village- Panda, Tehsil Rau Khasra No.213/3 213/4 Rakba 0.608 hect	75,39,200/- @ 1.24 Cr. per hect		ITO-5(1), Indore
60	Pr. CCIT(MP&C G), Bhopal	447	32	Village- Panda, Tehsil Rau Khasra No. 214/1 Rakba 0.081 hect	10,04,400 /- @ 1.24 Cr. per hect		ITO-5(1), Indore
61	Pr. CCIT(MP&C G), Bhopal	447	33	Village- Panda, Tehsil Rau Khasra No. 214/3 Rakba 0.5850 hect	68,82,000/- @ 1.24 Cr. per hect		ITO-5(1), Indore
62	Pr. CCIT(MP&C G), Bhopal	447	34	Village- Panda, Tehsil Rau Khasra No. 214/2 Rakba 0.162 hect	20,08,800/- @ 1.24 Cr. per hect	This khasra no.entry is missing in reference,but this khasra no.is included as per records of MP- Bhulekh for GFIL properties at Panda. Descrepancy may be addressed.	ITO-5(1), Indore
63	Pr. CCIT(MP&C G), Bhopal	447	35	Village- Panda, Tehsil Rau Khasra No.214/4 Rakba 0.506 hect	62,74,400/- @ 1.24 Cr. per hect	This khasra no.entry is missing in reference,but this khasra no.is included as per records of MP- Bhulekh for GFIL properties at Panda. Descrepancy may be addressed.	ITO-5(1), Indore
64	Pr. CCIT(MP&C G), Bhopal	448	36	Village- Panda, Tehsil Rau Khasra No.214/5 Rakba 0.749 hect	92,87,600/- @ 1.24 Cr. per hect		ITO-5(1), Indore
65	Pr. CCIT(MP&C G), Bhopal	448	37	Village- Panda, Tehsil Rau Khasra No. 214/5 Rakba 0.559 hect	69,31,600/- @ 1.24 Cr. per hect	As per records of MP-Bhulekh, actual area of this khasra no, is 0.608 ha. Descrepancy may be addressed.	ITO-5(1), Indore

66	Pr. CCIT(MP&C G), Bhopal	448	38	Village- Panda, Tehsil Rau Khasra No. 215/1 Rakba 0.049 hect	607600/- @ 1.24 Cr. per hect	As per records of MP-Bhulckh, this khasra has not found Descrepancy may be addressed.	ITO-5(1), Indore
67	Pr. CCIT(MP&C G), Bhopal	448	39	Village- Panda, Tehsil Rau Khasra No.214/7 Rakba 0.344 hect	42,65,600/- @ 1.24 Cr. per hect		ITO-5(1), Indore
68	Pr. CCIT(MP&C G), Bhopal	448	40	Village- Panda, Tehsil Rau Khasra No.215/3 Rakba 2.623 hect	3,25,25,200/- @ 1.24 Cr. per hect		ITO-5(1), Indore
69	Pr. CCIT(MP&C G), Bhopal	448	41	Village- Panda, Tehsil Rau Khasra No.216 Rakba 0.999 hect	1,23,87,600/- @ 1.24 Cr. per hect		ITO-5(1), Indore
70	Pr. CCIT(MP&C G), Bhopal	448	42	Village- Panda, Tehsil Rau Khasra No.217 Rakba 1.746 hect	2,16,75,200/- @ 1.24 Cr. per hect		ITO-5(1), Indore
71	Pr. CCIT(MP&C G), Bhopal	448	43	Village- Panda, Tehsil Rau Khasra No.218/1 Rakba 1.176 hect	1,45,82,400/- @ 1.24 Cr. per hect		ITO-5(1), Indore
72	Pr. CCIT(MP&C G), Bhopal	448	44	Village- Panda, Tehsil Rau Khasra No.218/2 Rakba 1.176 hect	1,45,82,400/- @ 1.24 Cr. per hect		ITO-5(1), Indore
73	Pr. CCIT(MP&C G), Bhopal	448	45	Village- Panda, Tehsil Rau Khasra No.219/2 Rakba 2.16 hect	2,67,84,000 /- @ 1.24 Cr. per hect		ITO-5(1), Indore
74	Pr. CCIT(MP&C G), Bhopal	448	46	Village- Panda, Tehsil Rau Khasra No.220/2 Rakba 0.4 hect	49.60.000/- @ 1.24 Cr. per hect		ITO-5(1), Indore
75	Pr. CCIT(MP&C G), Bhopal	448	47	Village- Panda, Tehsil Rau Khasra No.222/1 Rakba 0.176 hect	21.82.400 /- @ 1.24 Cr. per hect		ITO-5(1), Indore
76	Pr. CCIT(MP&C G), Bhopal	448	48	Village- Panda, Tehsil Rau Khasra No.222/2 Rakba 0.38 hect	47.12.000/- @ 1.24 Cr. per hect		ITO-5(1), Indore
77	Pr. CCIT(MP&C G), Bhopal	448	49	Village- Panda, Tehsil Rau Khasra No.222/3 Rakba 0.3 hect	37,20,000/- @ 1.24 Cr. per hect		ITO-5(1), Indore
78	Pr. CCIT(MP&C G), Bhopal	448	50	Village- Panda, Tehsil Rau Khasra No.223/1 Rakba 0.631 hect	78.24.400/- @ 1.24 Cr. per hect		ITO-5(1), Indore

79	Pr. CCIT(MP&C G), Bhopal	448	51	Village- Panda, Tehsil Rau Khasra No.223/2 Rakba 1.109 hect	1,37,51,600/- @ 1.24 Cr. per hect		ITO-5(1), Indore
80	Pr. CCIT(MP&C G), Bhopal	448	52	Village- Panda, Tehsil Rau Khasra No.223/3 Rakba 0.7110 hect	83,16,400/- @ 1.24 Cr. per hect		ITO-5(1), Indore
81	Pr. CCIT(MP&C G), Bhopal	448	53	Village- Panda, Tehsil Rau Khasra No.236/1 Rakba 1.161 hect	1,43,96,400/- @ 1.24 Cr. per hect	As per records of MP-Bhulckh, actual area of this khasra no, is 0.162 ha. Descrepancy may be addressed.	ITO-5(1), Indore
82	Pr. CCIT(MP&C G), Bhopal	448	54	Village- Panda, Tehsil Rau Khasra No.236/2 Rakba 0.303 hect	38,19,200/- @ 1.24 Cr. per hect		ITO-5(1), Indore
83	Pr. CCIT(MP&C G), Bhopal	448	55	Village- Panda, Tehsil Rau Khasra No.241 Rakba 0.397 hect	49,22,800/- @ 1.24 Cr. per hect		ITO-5(1), Indore
84	Pr. CCIT(MP&C G), Bhopal	448	56	Village- Panda, Tehsil Rau Khasra No.242/2 Rakba 0.081 hect	10,04,400/- @ 1.24 Cr. per hect		ITO-5(1), Indore
85	Pr. CCIT(MP&C G), Bhopal	448	57	Village- Panda, Tehsil Rau Khasra No.242/3 Rakba 0.081 hect	10,04,400/- @ 1.24 Cr. per hect		ITO-5(1), Indore
86	Pr. CCIT(MP&C G), Bhopal	448	58	Village- Panda, Tehsil Rau Khasra No.243/1 Rakba 0.284 hect	35,21,600/- @ 1.24 Cr. per hect		ITO-5(1), Indore
87	Pr. CCIT(MP&C G), Bhopal	448	59	Village- Panda, Tehsil Rau Khasra No.243/3 Rakba 0.367 hect	45,50,800/- @ 1.24 Cr. per hect		ITO-5(1), Indore
88	Pr. CCIT(MP&C G), Bhopal	448	60	Village- Panda, Tehsil Rau Khasra No.243/4 Rakba 0.3670 hect	45.50,800/- @ 1.24 Cr. per hect		ITO-5(1), Indore
89	Pr. CCIT(MP&C G), Bhopal	448	61	Village- Panda, Tehsil Rau Khasra No.250 Rakba 2.396 hect	2,97,10,400/- @ 1.24 Cr. per hect		ITO-5(1), Indore
90	Pr. CCIT(MP&C G), Bhopal	448	62	Village- Panda, Tehsil Rau Khasra No.253 Rakba 0.348 hect	43,15,200/- @ 1.24 Cr. per hect		ITO-5(1), Indore

91	Pr. CCIT(MP&C G), Bhopal	448	63	Village- Panda, Tehsil Rau Khasra No.203/1 Rakba 1.519 hect	1,88,35,600/- @ 1.24 Cr. per hect	khasra no.shown in reference seems to be wrong. Actual khasra no. shall be 302/1/1, 302/1/2, 302/2 as per records of MP-Bhulckh. Descrrepancy may be addressed.	ITO-5(1), Indore
92	Pr. CCIT(MP&C G), Bhopal	448	64	Village- Panda, Tehsil Rau Khasra No.203/1/2 Rakba 1.519 hect	1,88,35,600/- @ 1.24 Cr. per hect	khasra no.shown in reference seems to be wrong. Actual khasra no. shall be 302/1/1, 302/1/2, 302/2 as per records of MP-Bhulckh. Descrrepancy may be addressed.	ITO-5(1), Indore
93	Pr. CCIT(MP&C G), Bhopal	448	65	Village- Panda, Tehsil Rau Khasra No.203/2 Rakba 2.698 hect	3,34,55,200/- @ 1.24 Cr. per hect	khasra no.shown in reference seems to be wrong. Actual khasra no. shall be 302/1/1, 302/1/2, 302/2 as per records of MP-Bhulckh. Descrrepancy may be addressed.	ITO-5(1), Indore
94	Pr. CCIT(MP&C G), Bhopal	448	66	Village- Panda, Tehsil Rau Khasra No.302/6 Rakba 2.699 hect	3,34,67,600/- @ 1.24 Cr. per hect		ITO-5(1), Indore
95	Pr. CCIT(MP&C G), Bhopal	448	67	Village- Panda, Tehsil Rau Khasra No.302/7 Rakba 6750 hect	83,70,000/- @ 1.24 Cr. per hect		ITO-5(1), Indore
96	Pr. CCIT(MP&C G), Bhopal	448	68	Village- Panda, Tehsil Rau Khasra No.303/2 Rakba 0.651 hect	80,72,400/- @ 1.24 Cr. per hect		ITO-5(1), Indore
97	Pr. CCIT(MP&C G), Bhopal	448	69	Village- Panda, Tehsil Rau Khasra No.304/1 Rakba 0.501 hect	62,12,400/- @ 1.24 Cr. per hect		ITO-5(1), Indore

98	Pr. CCIT(MP&C G), Bhopal	448	70	Village- Panda, Tehsil Rau Khasra No.315/1 Rakba 1.1740 hect	1,45,57,600/- @ 1.24 Cr. per hect		ITO-5(1), Indore
99	Pr. CCIT(MP&C G), Bhopal	448	71	Village- Panda, Tehsil Rau Khasra No.315/2 Rakba 1.174 hect	1,45,57,600/- @ 1.24 Cr. per hect		ITO-5(1), Indore
100	Pr. CCIT(MP&C G), Bhopal	448	72	Village- Panda, Tehsil Rau Khasra No.316/1 Rakba 0.1221 hect	15,00,400/- @ 1.24 Cr. per hect		ITO-5(1), Indore
101	Pr. CCIT(MP&C G), Bhopal	450	1	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 43 Rakba 2.02 hect	1,01,80,800/- @ 50.40 lacs per hect		ITO-5(1), Indore
102	Pr. CCIT(MP&C G), Bhopal	450	2	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 44/2 Rakba 1.246 hect	62,79,840/- @ 50.40 lacs per hect		ITO-5(1), Indore
103	Pr. CCIT(MP&C G), Bhopal	450	3	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 174 Rakba 0.454 hect	22,88,160/- @ 50.40 lacs per hect		ITO-5(1), Indore
104	Pr. CCIT(MP&C G), Bhopal	450	4	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 176 Rakba 0.219 hect	11,03,760/- @ 50.40 lacs per hect		ITO-5(1), Indore
105	Pr. CCIT(MP&C G), Bhopal	450	5	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 173/1 0.278 hect	14,01,120/- @ 50.40 lacs per hect	As per records of MP- Bhulekh, khasra no. 173/1 is not showing ,only main khasra 173 is showing which has ares of 0.36 ha. Descrepancy may be addressed	ITO-5(1), Indore
106	Pr. CCIT(MP&C G), Bhopal	450	6	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 193/3 Rakba 0.303 hect	15,27,120/- @ 50.40 lacs per hect	As per records of MP- Bhulckh, actual area of this khasra no, is 0.253 ha. Deserepancy may be addressed	ITO-5(1), Indore



107	Pr. CCIT(MP&C G), Bhopal	450	7	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 173/4 Rakba 0.279 hect	14,06,160/- @ 50.40 lacs per hect	As per records of MP- Bhulekh, khasra no. 173/4 is not showing .only main khasra 173 is showing which has area of 0.36 ha. Descrrency may be addressed	ITO-5(1), Indore
108	Pr. CCIT(MP&C G), Bhopal	450	8	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 192/2 Rakba 0.2780 hect	14,01,120/- @ 50.40 lacs per hect	As per records of MP- Bhulekh, actual area of this khasra no. is 0.287 ha. Descrrency may be addressed	ITO-5(1), Indore
109	Pr. CCIT(MP&C G), Bhopal	450	9	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 192/3 Rakba 0.1910 hect	9,62,640/- @ 50.40 lacs per hect	-	ITO-5(1), Indore
110	Pr. CCIT(MP&C G), Bhopal	450	10	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 192/4 Rakba 0.192 hect	9,67,680/- @ 50.40 lacs per hect	-	ITO-5(1), Indore
111	Pr. CCIT(MP&C G), Bhopal	450	11	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 192/5 Rakba 0.192 hect	9.67,680/- @ 50.40 lacs per hect	-	ITO-5(1), Indore
112	Pr. CCIT(MP&C G), Bhopal	450	12	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 194 Rakba 0.437D hect	22,02,480/- @ 50.40 lacs per hect	-	ITO-5(1), Indore
113	Pr. CCIT(MP&C G), Bhopal	450	13	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 263/1 Rakba 0.809 hect	40.77,360/- @ 50.40 lacs per hect	-	ITO-5(1), Indore
114	Pr. CCIT(MP&C G), Bhopal	450	14	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 263/2 Rakba 1.133 hect	57,10,320/- @ 50.40 lacs per hect	-	ITO-5(1), Indore

115	Pr. CCIT(MP&C G), Bhopal	450	15	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 267 Rakba 0.441 hect	22,22,640/- @ 50.40 lacs per hect	The khasra no.shown in reference is 276, but as per records of MP-Bhulekhj khasra no, 267 is on name of GFIL which has area of 0.441 ha (same as reference). Descrepency may be addressed	ITO-5(1), Indore
116	Pr. CCIT(MP&C G), Bhopal	450	16	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 268 Rakba 0.816 hect	41,12,640/- @ 50.40 lacs per hect		ITO-5(1), Indore
117	Pr. CCIT(MP&C G), Bhopal	450	17	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 270/1 Rakba 1.10BO hect	55,84,320/- @ 50.40 lacs per hect		ITO-5(1), Indore
118	Pr. CCIT(MP&C G), Bhopal	450	18	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 270/2 Rakba 1.108 hect	55,84,320/- @ 50.40 lacs per hect		ITO-5(1), Indore
119	Pr. CCIT(MP&C G), Bhopal	450	19	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 271/1 Rakba 1.594 hect	80,33,760/- @ 50.40 lacs per hect		ITO-5(1), Indore
120	Pr. CCIT(MP&C G), Bhopal	450	20	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 274/2 Rakba 0.6070 hect	30,59,280/- @ 50.40 lacs per hect		ITO-5(1), Indore
121	Pr. CCIT(MP&C G), Bhopal	450	21	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 274/2 Rakba 0.526 hect	26,5,040/- @ 50.40 lacs per hect		ITO-5(1), Indore
122	Pr. CCIT(MP&C G), Bhopal	450	22	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 288/2 Rakba 0.640C hect	32,25,600/- @ 50.40 lacs per hect		ITO-5(1), Indore
123	Pr. CCIT(MP&C G), Bhopal	450	23	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 289/2 Rakba 0.287 hect	14,46,480/- @ 50.40 lacs per hect		ITO-5(1), Indore

124	Pr. CCIT(MP&C G), Bhopal	450	24	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 293/2 Rakba 0.494C hect	24,89,760/- @ 50.40 lacs per hect		ITO-5(1), Indore
125	Pr. CCIT(MP&C G), Bhopal	450	25	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 294 Rakba 1.914 hect	94,46,560/- @ 50.40 lacs per hect		ITO-5(1), Indore
126	Pr. CCIT(MP&C G), Bhopal	450	26	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 295/1 Rakba 1.522C hect	76,70,880/- @ 50.40 lacs per hect		ITO-5(1), Indore
127	Pr. CCIT(MP&C G), Bhopal	450	27	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 298/2 Rakba 1660 hect	8,36,640/- @ 50.40 lacs per hect	1	ITO-5(1), Indore
128	Pr. CCIT(MP&C G), Bhopal	450	28	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 295/1 Rakba 1.101 hect	55,49,040/- @ 50.40 lacs per hect		ITO-5(1), Indore
129	Pr. CCIT(MP&C G), Bhopal	450	29	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 296/2 Rakba 1.102 hect	55,49,080/- @ 50.40 lacs per hect		ITO-5(1), Indore
130	Pr. CCIT(MP&C G), Bhopal	450	30	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 296/3 Rakba 0.333 hect	16,78,320/- @ 50.40 lacs per hect		ITO-5(1), Indore
131	Pr. CCIT(MP&C G), Bhopal	450	31	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 298/4 Rakba 3320 hect	16,73,280/- @ 50.40 lacs per hect	This khasra no.entry is missing in reference,but this khasra no.is included as per records of MP-Bhulekh for GFIL properties at Nawada. Descrpeny may be addressed	ITO-5(1), Indore
132	Pr. CCIT(MP&C G), Bhopal	450	32	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 298 Rakba 2.323 hect	1,17,07,920/- @ 50.40 lacs per hect	This khasra no.entry is missing in reference,but this khasra no.is included as per records of MP-Bhulekh for GFIL properties at Nawada. Descrpeny may be addressed	ITO-5(1), Indore

133	Pr. CCIT(MP&C G), Bhopal	450	33	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 299 Rakba 0.291 hect	14,66,640/- @ 50.40 lacs per hect	This khasra no.entry is missing in reference,but this khasra no.is included as per records of MP-Bhulekh for GFIL properties at Nawada. Descrepancy may be addressed	ITO-5(1), Indore
134	Pr. CCIT(MP&C G), Bhopal	450	34	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 307/1 Rakba 6960 hect	35,07,840/- @ 50.40 lacs per hect	This khasra no.entry is missing in reference,but this khasra no.is included as per records of MP-Bhulekh for GFIL properties at Nawada. Descrepancy may be addressed	ITO-5(1), Indore
135	Pr. CCIT(MP&C G), Bhopal	450	35	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 307/2 Rakba 2.265 hect	1,14,15,600/- @ 50.40 lacs per hect	This khasra no.entry is missing in reference,but this khasra no.is included as per records of MP-Bhulekh for GFIL properties at Nawada. Descrepancy may be addressed	ITO-5(1), Indore
136	Pr. CCIT(MP&C G), Bhopal	451	36	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 308/3 Rakba 0.633 hect	31,90,320/- @ 50.40 lacs per hect		ITO-5(1), Indore
137	Pr. CCIT(MP&C G), Bhopal	451	37	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 308/1 Rakba 0.805 hect	40,57,200/- @ 50.40 lacs per hect		ITO-5(1), Indore
138	Pr. CCIT(MP&C G), Bhopal	451	38	Village-Nawada, Tehsil - Mhow , Indore Khasra No. 308/2 Rakba 0.805 hect	40,57,200/- @ 50.40 lacs per hect		ITO-5(1), Indore
139	Pr. CCIT(MP&CG) , Bhopal	453	1	Village- Rau, Tehsil-Rau, Indore Khasra No. 1349/5 Rakba 0.673 hect	3,23,04,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore
140	Pr. CCIT(MP&CG) , Bhopal	453	2	Village- Rau, Tehsil-Rau, Indore Khasra No.1349/5 Rakba 0.672 hect	3,22,56,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore

141	Pr. CCIT(MP&CG) , Bhopal	453	3	Village- Rau, Tehsil-Rau, Indore Khasra No.1418/1/1/10/1 Rakba 0.607 hect	2,91,36,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore
142	Pr. CCIT(MP&CG) , Bhopal	453	4	Village- Rau, Tehsil-Rau, Indore Khasra No.1417 paik & 1418/1/1/14 paik Rakba 0.59 hect	2,83,20,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore
143	Pr. CCIT(MP&CG) , Bhopal	453	5	Village- Rau, Tehsil-Rau, Indore Khasra No.1417 paik & 1418/1/1/14 paik Rakba 0.59 hect	2,83,20,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore
144	Pr. CCIT(MP&CG) , Bhopal	453	6	Village- Rau, Tehsil-Rau, Indore Khasra No.1418/1/1/12 paik Rakba 0.739 hect	3,54,72,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore
145	Pr. CCIT(MP&CG) , Bhopal	453	7	Village- Rau, Tehsil-Rau, Indore Khasra No.1418/1/1/12 paik Rakba 0.738 hect	3,54,72,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore
146	Pr. CCIT(MP&CG) , Bhopal	453	8	Village- Rau, Tehsil-Rau, Indore Khasra No.1417 paik & 1418/1/1/14 paik Rakba 0.59 hect	2,83,20,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore
147	Pr. CCIT(MP&CG) , Bhopal	454	9	Village- Rau, Tehsil-Rau, Indore Khasra No.1417 paik & 1418/1/1/14 paik Rakba 0.59 hect	2,83,20,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore
148	Pr. CCIT(MP&CG) , Bhopal	454	10	Village- Rau, Tehsil-Rau, Indore Khasra No.1458/1 paik, 1458/2 paik Rakba 0.469 hect	2,25,12,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore
149	Pr. CCIT(MP&CG) , Bhopal	454	11	Village- Rau, Tehsil-Rau, Indore Khasra No.1418/1/1/3 paik Rakba 0.674 hect	3,23,52,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore
150	Pr. CCIT(MP&CG) , Bhopal	454	12	Village- Rau, Tehsil-Rau, Indore Khasra No.1418/1/1/3 paik Rakba 0.674 hect	3,23,52,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore

151	Pr. CCIT(MP&CG) , Bhopal	454	13	Village- Rau, Tehsil-Rau, Indore Khasra No.1418/1/1/3 paike Rakba 0.675 hect	3,24,00,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore
152	Pr. CCIT(MP&CG) , Bhopal	454	14	Village- Rau, Tehsil-Rau, Indore Khasra No.1456 paike Rakba 0.49 hect	2,35,20,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore
153	Pr. CCIT(MP&CG) , Bhopal	454	15	Village- Rau, Tehsil-Rau, Indore Khasra No.1456 paike Rakba 0.49 hect	2,35,20,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore
154	Pr. CCIT(MP&CG) , Bhopal	454	16	Village- Rau, Tehsil-Rau, Indore Khasra No.1457/1 Rakba 0.328 hect	1,57,44,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore
155	Pr. CCIT(MP&CG) , Bhopal	454	17	Village- Rau, Tehsil-Rau, Indore Khasra No.1456 paike Rakba 0.49 hect	2,35,20,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore
156	Pr. CCIT(MP&CG) , Bhopal	455	18	Village- Rau, Tehsil-Rau, Indore Khasra No.1456 paike Rakbe 0.489 hect	2,34,72,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore
157	Pr. CCIT(MP&CG) , Bhopal	455	19	Village- Rau, Tehsil-Rau, Indore Khasra No.1458/1 paike, 1458/2 paike Rakba 0.47 hect	2,25,60,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore
158	Pr. CCIT(MP&CG) , Bhopal	455	20	Village- Rau, Tehsil-Rau, Indore Khasra No.1389/3 paike Rakba 0.581 hect	2,78,88,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore
159	Pr. CCIT(MP&CG) , Bhopal	455	21	Village- Rau, Tehsil-Rau, Indore Khasra No.1389/3 paike Rakba 0.581 hect	2,78,88,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore
160	Pr. CCIT(MP&CG) , Bhopal	455	22	Village- Rau, Tehsil-Rau, Indore Khasra No.1389/3 paike Rakba 0.58 hect	2,78,40,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore
161	Pr. CCIT(MP&CG) , Bhopal	455	23	Village- Rau, Tehsil-Rau, Indore Khasra No.1389/3 paike Rakba 0.58 hect	2,78,40,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore

162	Pr. CCIT(MP&CG) , Bhopal	455	24	Village- Rau, Tehsil-Rau, Indore Khasra No.1389/3 paik Rakba 0.581 hect	2,78,88,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore
163	Pr. CCIT(MP&CG) , Bhopal	455	25	Village- Rau, Tehsil-Rau, Indore Khasra No.1417 paik & 1418/1/1/14 paik Rakbe 0.59 hect	2,83,20,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore
164	Pr. CCIT(MP&CG) , Bhopal	455	26	Village- Rau, Tehsil-Rau, Indore Khasra No.1389/3 paik Rakbe 0.581 hect	2,78.88,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore
165	Pr. CCIT(MP&CG) , Bhopal	455	27	Village- Rau, Tehsil-Rau, Indore Khasra No.1417 paik & 1418/1/1/14 paik Rakbe 0.591 hect	2,83.68,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore
166	Pr. CCIT(MP&CG) , Bhopal	456	1	Village-Rau, Tehsil-Rau, Indore Khasra No. 1418/1/1/9 Rakba 1.011 hect	4,85,00,000/- @ 4.80 Cr. per hect		ITO-2(1), Indore
167	Pr. CCIT(MP&C G), Bhopal	457	1	Village- Datoda, Tehsil Mhow P Khasra No. 3 Rakba 3.056 hect	88,01,280/- @28.80 lacs per hect		ITO-5(1), Indore
168	Pr. CCIT(MP&C G), Bhopal	458	2	Village- Datoda, Tehsil Mhow P Khasra No. 4 //1 Rakba 3.841 hect	1,10,62,080/- @28.80 lacs per hect		ITO-5(1), Indore
169	Pr. CCIT(MP&C G), Bhopal	458	3	Village- Datoda, Tehsil Mhow P Khasra No. 4 //2 Rakba 5.06 hect	1,45,72,800/- @28.80 lacs per hect		ITO-5(1), Indore
170	Pr. CCIT(MP&C G), Bhopal	458	4	Village- Datoda, Tehsil Mhow P Khasra No. 9 Rakba 0.364 hect	10,48,320/- @28.80 lacs per hect		ITO-5(1), Indore
171	Pr. CCIT(MP&C G), Bhopal	458	5	Village- Datoda, Tehsil Mhow P Khasra No. 10 Rakba 0.178 hect	5,12,640/- @28.80 lacs per hect		ITO-5(1), Indore
172	Pr. CCIT(MP&C G), Bhopal	458	6	Village- Datoda, Tehsil Mhow P Khasra No. 14 Rakba 3.541 hect	1,01,98,080/- @28.80 lacs per hect		ITO-5(1), Indore

173	Pr. CCIT(MP&C G), Bhopal	458	7	Village- Datoda, Tehsil Mhow P Khasra No. 15&16 Rakba 5.666 hect	1,63,18,080/- @28.80 lacs per hect		ITO-5(1), Indore
174	Pr. CCIT(MP&C G), Bhopal	459	8	Village- Datoda, Tehsil Mhow P Khasra No. 16/5 Rakba 5.666 hect	1,63,18,080/- @28.80 lacs per hect		ITO-5(1), Indore
175	Pr. CCIT(MP&CG) , Bhopal	460, 461	1	8 A, block C, Flat/Office no. 202,203,204 second floor, Silver Mall, Indore Flate No. 202203204 185.874 hect	1,43,12,268/- @ 1.10 lacs per hect.		ITO-2(1), Indore
176	Pr. CCIT(MP&C G), Bhopal	463	1	Village- Neuguradia, Tehsil Mhow P Khasra No. 81/1 Rakba 3.018 hect	62,57,248/- @30.40 lacs per hect	Encroachment have been done by developing colony /college on theis land,hence deduction has been done@10% on guideline rate for encroachment.	ITO-5(1), Indore
177	Pr. CCIT(MP&C G), Bhopal	463	1	Village- Neuguradia, Tehsil Mhow P Khasra No. 91/1 Rakba 2.523 hect	69,02,928/- @30.40 lacs per hect	.....do.....	ITO-5(1), Indore
178	Pr. CCIT(MP&C G), Bhopal	463	1	Village- Neuguradia, Tehsil Mhow P Khasra No. 97 Rakba 0.219 hect	5,99,144/- @30.40 lacs per hect	.....do.....	ITO-5(1), Indore
179	Pr. CCIT(MP&C G), Bhopal	463	1	Village- Neuguradia, Tehsil Mhow P Khasra No. 98/1 Rakba 1.564 hect	42,79,104/- @30.40 lacs per hect	.....do.....	ITO-5(1), Indore
180	Pr. CCIT(MP&C G), Bhopal	463	1	Village- Neuguradia, Tehsil Mhow P Khasra No. 91/1- 99/3 Rakba 4.142 hect	1,13,32,512/- @30.40 lacs per hect	.....do.....	ITO-5(1), Indore
181	Pr. CCIT(MP&C G), Bhopal	463	1	Village- Neuguradia, Tehsil Mhow P Khasra No. 110/1- 110/3 Rakba 1.52 hect	44,32,320/- @30.40 lacs per hect	.....do.....	ITO-5(1), Indore
182	Pr. CCIT(MP&C G), Bhopal	465	1,2,3	Village- Neuguradia, Tehsil Mhow P Khasra No. 88 paik(88/2) Rakba 2.437 hect	74,08,480/- @30.40 lacs per hect	as per record ofMP -Bhulekh the khasra no. for GFIL is 88/2 measuring 2.437 ha nd khasra no.87 is measuting 3.893 ha total area + 6.33 ha, which is free form encroachment	ITO-5(1), Indore