

P-03
Annexure-1

Fair Market Value of Property

Property No. 10 :- 92 Bigha 14.93 Biswa Village Bhoj Pounta No. 315, Sub Tehsil Mornil,

Distt. Panchkula

Collector Rates Notified of Village Bhoj Pounta No. 315, Sub Tehsil Mornil, Distt. Panchkula :
for Year 2022-23

S.No.	Description of property	Area	Unit	Rates	Amount	Remarks
A	Property No. 10 :- 92 Bigha 14.93 Biswa Village Bhoj Pounta No. 315, Sub Tehsil Mornil, Distt. Panchkula					
1	Khewat No. 117 Khatoni No 274, (0 Bigha 1.66 Biswa)	0.08	Bigha	2400000.00	199200.00	Circle rates per Biswa = Rs. 1,20,000/- Rate per Bigha= 24,00,000/-
2	Khewat No. 166 Khatoni No 360 to 362, (2 Bigha 6.35 Biswa)	2.32	Bigha	190000.00	440325.00	Circle Rate per Bigha= 1,90,000/-
3	Khewat No. 149 Khatoni No 331 to 332, (8 Bigha 0.70 Biswa)	9.51	Bigha	190000.00	1806045.00	
4	Khewat No.174 Khatoni No 374 to 376, (8 Bigha 0.70 Biswa)	8.04	Bigha	190000.00	1526650.00	
5	Khewat No. 5 Khatoni No 33 to 50, (37 Bigha 10 Biswa)	37.50	Bigha	190000.00	7125000.00	
6	Khewat No. 59 Khatoni No 148 to 153 (11 Bigha 9 Biswa)	11.45	Bigha	190000.00	2175500.00	
7	Khewat No. 82 Khatoni No 194 to 203, (23 Bigha 17.11 Biswa)	23.86	Bigha	190000.00	4532545.00	
	Total	92.75	Bigha		17805265.00	
Fair Market Value of Property						
	Cost of Land				17805265.00	
<p>Note: As per the notification of collector Rates, Area of Land less than 01.00 Bigha will be considered as the Residential property if being purchased by New shareholder in respective Khewat. However there are no collector rates notified for Residential Property in Village Kothi, therefore collector rates of Agriculture land has been adopted for land area less than 01.00 Bigha.</p>						

16/6/23
Valuation Officer
Income Tax Department
Chandigarh

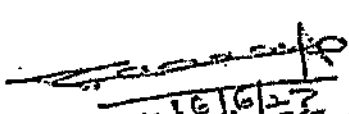
VALUATION REPORT AS ON 24.01.2023

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 11 :- 23 Bigha 12.82 Biswa Village Bhoj Dharda No. 321 Sub Tehsil Morni, Distt. Panchkula
1	<u>REFERENCE</u>	
1.1	Office from which reference received	Tax Recovery Officer, Panchkula
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023 & even No. 54 Dated 13.06.2023
1.3	Purpose of valuation	Determination of Fair Market Value of property.
1.4	Date(s) for which Valuation is required	24.01.2023
2	<u>Representative</u>	
		Representative of Revenue Department Morni Sh. Manjeet Singh, Patwarl
3	<u>COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION</u>	
3.1	Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates Notified of Village Bhoj Darar No. 321 Sub Tehsil Morni, Distt. Panchkula for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Morni Shown data during Joint visit as per their official records.
3.2	Date of visit	17.05.2023
3.3	Property was visit by the following persons	1.Er. Parveen Kumar, VO 2.Er. Debender Singh, AVO 3.Er. Anil Kumar Rajput, JE 4.Er Mahendra Singh, JE
4	<u>PROPERTY REFERENCE</u>	
4.1	Name, number (if any) address and complete location of the property.	1. Agricultural Land in Village Bhoj Dharda No. 321 Sub Tehsil Morni, Distt. Panchkula 2. The subject property is shown in Khewat no 2, 32 33,40 & 45, in reference received from the TRO, Income Tax Department, Panchkula.
5	<u>PROPERTY DESCRIPTION</u>	
5.1	Land area	Agriculture Land in Village Bhoj Dharda No. 321 Sub Tehsil Morni, Distt. Panchkula of Area 23 Bigha 12.82 Biswa
5.2	Type of construction and broad specification	Not applicable
5.3	Period of Construction	Not applicable

Property No. 11.1- 23 Bigha 12.82 Gown Village Bhoj Dharda No. 321 Sub Tehsil Mornil, Distt. Panchkula

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	<p>1. The subject property is shown in Khewat no 2, 32 33, 40 & 45, in reference received from the TPO, Income Tax Department, Panchkula. It is pertinent to mention here that due to urgency of the matter and time constraint, it is not feasible to physically inspect each and every Khewat/Khasra involved therein.</p> <p>2. Sale deed of the subject property was not available with the concerned officials.</p> <p>3. Hence the valuation report was prepared on the basis of information/documents available.</p>	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates Notified o of Village Bhoj Dharda No. 321 Sub Tehsil Mornil, Distt. Panchkula for Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject property known as "Agricultural Land" has been worked out as under.	
Sl. No	Date of Valuation	Fair Market Value of property
1	24.01.2023	4137175.00


 16/6/23
 Valuation Officer
 Income Tax Department
 Chandigarh

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Annexure-IFair Market Value of Property

Property No. 11 :- 23 Bigha 12.82 Biswa Village Bhoj Dharda No. 321 Sub Tehsil
Morni, Distt. Panchkula

Collector Rates Notified Village Bhoj Dharda No. 321 Sub Tehsil Morni, Distt.
Panchkula for Year 2022-23

S.No.	Description of property	Area	Unit	Rates	Amount
A	Property No. 11 :- 23 Bigha 12.82 Biswa Village Bhoj Dharda No. 321 Sub Tehsil Morni, Distt. Panchkula				
1	Khewet No. 2 Khatoni No 2, (0 Bigha 19.48 Biswa)	0.974	Bigha	175000.00	170450.00
2	Khewet No. 32 Khatoni No 90 to 97, (7 Bigha 14 Biswa)	7.700	Bigha	175000.00	1347500.00
3	Khewet No. 33 Khatoni No 98-99, (14 Bigha 12.72 Biswa)	14.636	Bigha	175000.00	2561300.00
4	Khewet No. 40 Khatoni No 107, (0 Bigha 4.79 Biswa)	0.240	Bigha	175000.00	41912.50
5	Khewet No. 45 Khatoni No 113, (0 Bigha 1.83 Biswa)	0.092	Bigha	175000.00	16012.50
		23.641	Bigha		4137175.00

<u>Fair Market Value of Property</u>		4137175.00
<u>Cost of Land</u>		

[Signature]
 16/6/23
 Valuation Officer
 Income Tax Department
 Chandigarh

VALUATION REPORT AS ON 24.01.2023

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 12 :- 33 Bigha 12.50 Biswa Village Bhoj Tipran No. 320 Tehsil Mornil, Distt. Panchkula
1	REFERENCE	
1.1	Office from which reference received	Tax Recovery Officer, Panchkula
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023 & even No. 54 Dated 13.06.2023
1.3	Purpose of valuation	Determination of Fair Market Value of property.
1.4	Date(s) for which Valuation is required	24.01.2023
2	Representative	
		Representative of Revenue Department Mornil - Sh. Manjeet Singh, Patwari
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION	
3.1	Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates Notified of Village Bhoj Tipran No. 320 Tehsil Mornil, Distt. Panchkula for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Mornil Shown data during Joint visit as per their official records.
3.2	Date of visit	17.05.2023
3.3	Property was visit by the following persons	1. Er. Parveen Kumar, VO 2. Er. Debender Singh, AVO 3. Er. Anil Kumar Rajput, JE 4. Er Mahendra Singh, JE
4	PROPERTY REFERENCE	
4.1	Name, . number (if any) address and complete location of the property.	1. Agricultural Land in Village Bhoj Tipran No. 320 Tehsil Mornil, Distt. Panchkula 2. The subject property is shown in Khewat no 20, 47, 48, 66, 67, 107 & 89, in reference received from the TRO, Income Tax Department, Panchkula. However, it is found that old Khewat No. has been revised to new Khewat No. viz. 108, 20, 46, 47, 67, 66 & 89 in Revenue Record.
5	PROPERTY DESCRIPTION	
5.1	Land area	Agriculture Land in Village Bhoj Tipran No. 320 Tehsil Mornil, Distt. Panchkula of Area 33 Bigha 12.50 Biswa
5.2	Type of construction and broad specification	Not applicable
5.3	Period of Construction	Not applicable

VALUATION REPORT AS ON 24.01.2023

Compliance of Direction of Hon'ble Supreme Court - M/s Ralgaon Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 13 :- 42 Bigha 16.72 Biswa Village Bhoj Dharti No. 318 Tehsil Mornli, Distt. Panchkula
1	REFERENCE	
1.1	Office from which reference received	Tax Recovery Officer, Panchkula
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023 & even No. 54 Dated 13.06.2023
1.3	Purpose of valuation	Determination of Fair Market Value of property.
1.4	Date(s) for which Valuation is required	24.01.2023
2	Representative	Representative of Revenue Department Mornli Sh. Manjeet Singh, Patwarl
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION	
3.1	Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates Notified of Village Bhoj Dharti No. 318 Tehsil Mornli, Distt. Panchkula for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Morni Shown data during Joint visit as per their official records.
3.2	Date of visit	17.05.2023
3.3	Property was visit by the following persons	1. Er. Parveen Kumar, VO 2. Er. Debender Singh, AVO 3. Er. Anil Kumar Rajput, JE 4. Er Mahendra Singh, JE
4	PROPERTY REFERENCE	
4.1	Name, number (if any) address and complete location of the property.	1. Agricultural Land in Village Bhoj Dharti No. 318 Tehsil Mornli, Distt. Panchkula 2. The subject property is shown in Khewat no 243, & 248, in reference received from the TRO, Income Tax Department, Panchkula. However, during visit of subject property it is found that old Khewat No. has been revised to new Khewat No. viz. 243 & 248 in Revenue Record.
5	PROPERTY DESCRIPTION	
5.1	Land area	Agriculture Land in Village Bhoj Dharti No. 318 Tehsil Mornli, Distt. Panchkula of Area 42 Bigha 16.72 Biswa
5.2	Type of construction and broad specification	Not applicable
5.3	Period of Construction	Not applicable

Property No. 13 :- 42 Bigha 16.72 Biswa Village Bhoj Dharti No. 318 Tehsil Morni, Dist. Panchkula		
6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	1. The subject property is shown in Khewat no. 243 & 248, in reference received from the TND, Unregistered Tax Department, Panchkula. However, during visit of subject property it is found that old Khewat No. has been revised to new Khewat No. viz. 243 & 248 in Revenue Record. 2. Sale deed of the subject property was not available with the concerned officials. 3. Hence the valuation report was prepared on the basis of information/documents available.	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates Modified of Village Bhoj Dharti No. 318 Tehsil Morni, Dist. Panchkula for Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject property known as "Agricultural Land" has been worked out as under.	
Sl. No.	Date of Valuation	Fair Market Value of property
1	24.01.2023	9424250.00


 Valuation Officer
 Income Tax Department
 Chandigarh

P-03

Annexure-IFair Market Value of Property

Property No. 13 :- 42 Bigha 16.72 Biswa Village Bhoj Dharti No. 318 Tehsil Mornii,
Distt. Panchkula

Collector Rates Notified of Village Bhoj Dharti No. 318 Tehsil Mornii, Distt.
Panchkula for Year 2022-23

S.No.	Description of property	Area	Unit	Rates	Amount
A	Property No. 13 :- 42 Bigha 16.72 Biswa Village Bhoj Dharti No. 318 Tehsil Mornii, Distt. Panchkula				
1	Khewet No. 243 Khatoni No 382, 389, (16 Bigha 8.75	16.4375	Bigha	220000.00	3616250.00
2	Khewet No. 245 Khatoni No 394 (26 Bigha 8 Biswa)	26.4000	Bigha	220000.00	5808000.00
	Total	42.8375	Bigha		9424250.00
	Fair Market Value of Property				9424250.00
	Cost of Land				

[Signature]
 16/6/23
 Valuation Officer
 Income Tax Department
 Chandigarh

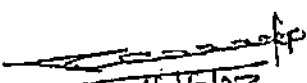
VALUATION REPORT AS ON 24.01.2023

Compliance of Direction of Hon'ble Supreme Court - M/s Rajgani Consumer Forum Vs Union of India, or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 14 :- 18 Bigha 3.45 Biswa Village Meerapur Bakshiwala No. 194, Tehsil Kalka Distt. Panchkula
1	REFERENCE	
1.1	Office from which reference received	Tax Recovery Officer, Panchkula
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023 & even No. 54 dated 13.06.2023
1.3	Purpose of valuation	Determination of Fair Market Value of property.
1.4	Date(s) for which Valuation is required	24.01.2023
2	Representative	
		Representative of Revenue Department Kalka Sh. Somnath Singh, Patwari
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION	
3.1	Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates Notified of Village Bakshiwala No. 194, Tehsil Kalka Distt. Panchkula for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Kalka Shown data during Joint visit as per their official records.
3.2	Date of visit	19.05.2023
3.3	Property was visit by the following persons	1. Er. Parveen Kumar, VO 2. Er. Debender Singh, AVO 3. Er. Anil Kumar Rajput, JE 4. Er Mahendra Singh, JE
4	PROPERTY REFERENCE	
4.1	Name, number (if any) address and complete location of the property.	1. Agricultural Land in Village Meerapur Bakshiwala No. 194, Tehsil Kalka Distt. Panchkula 2. The subject property is shown in Khewat no 7, 8, 9, 10 & 182, in reference received from the TRO, Income Tax Department, Panchkula. However, it is found that old Khewat No. has been revised to new Khewat No. viz. 8,9,7,10 & 197 in Revenue Record.
5	PROPERTY DESCRIPTION	
5.1	Land area	Agriculture Land in Village Bakshiwala No. 194, Tehsil Kalka Distt. Panchkula of Area 18 Bigha 3.45 Biswa
5.2	Type of construction and broad specification	Not applicable
5.3	Period of Construction	Not applicable

Property No. 14 :- 18 Bigha 3.45 Biswa Village Meerapur Bakshiwala No. 194, Tehsil Kalka Distt, Panchkula

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	<p>1. The subject property is shown in Khewat no. Khewat no 7, 8, 9, 10 & 182, in reference received from the TRO, Income Tax Department, Panchkula. However, it is found that old Khewat No. has been revised to new Khewat No. viz. 8,9,7,10 & 197, in Revenue Record. It is pertinent to mention here that due to urgency of the matter and time constraint, it is not feasible to physically inspect each and every Khewat/Khasra involved therein.</p> <p>2. Sale deed of the subject property was not available with the concerned officials.</p> <p>3. Hence the valuation report was prepared on the basis of information/documents available.</p>	
7.	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates Notified of Village Meerapur Bakshiwala No. 194, Tehsil Kalka Distt. Panchkula or Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject property known as "Agricultural Land" has been worked out as under.	
Sl. No.	<u>Date of Valuation</u>	<u>Fair Market Value of property</u>
1	24.01.2023	19972500.00


 16/6/23
 Valuation Officer
 Income Tax Department
 Chandigarh

P-03

Annexure-IFair Market Value of Property

Property No. 14 :- 18 Bigha 3.45 Biswa Village Meerapur Bakshiwalwa No. 194, Tehsil Kalka Distt. Panchkula

Collector Rates Notified of Village Meerapur Bakshiwalwa No. 194, Tehsil Kalka Distt. Panchkula for Year 2022-23

S.No.	Description of property	Area	Unit	Rates	Amount	Remarks
A	Property No. 14 :- 18 Bigha 3.45 Biswa Village Meerapur Bakshiwalwa No. 194, Tehsil Kalka Distt. Panchkula					
1	Khewet No. 7 Khatoni No 8 (2 Bigha 12.95 Biswa)	2.6475	Bigha	1000000.00	2647500.00	Circle rates per Acre= Rs. 48,00,000/- Rate per Bigha= 10,00,000/-
2	Khewet No. 8 Khatoni No 9 (1 Bigha 11 Biswa)	1.5500	Bigha	1000000.00	1550000.00	
3	Khewet No. 9 Khatoni No 10 (0 Bigha 12 Biswa)	0.6000	Bigha	4000000.00	2400000.00	Circle rates per Biswa= Rs. 2,00,000/- Rate per Bigha= 40,00,000/-
4	Khewet No.10 Khatoni No 11 (11 Bigha 3.25 Biswa)	11.1625	Bigha	1000000.00	11162500.00	
5	Khewet No.182 Khatoni No 233 (2 Bigha 4.25 Biswa)	2.2125	Bigha	1000000.00	2212500.00	
	Total	18.1725	Bigha		19972500.00	
Fair Market Value of property						
	Cost of Land				19972500.00	
<p>Note: As per the notification of collector Rates, Area of Land less than 01.00 Bigha will be considered as the Residential property if being purchased by New shareholder in respective Khewat. Therefore in this valuation report, Rates for area less than 01.00 Bigha has been adopted as collector Rates of residential property.</p>						

16/6/23
Valuation Officer
Income Tax Department
Chandigarh

VALUATION REPORT AS ON 24.01.2023

Compliance of Direction of Hon'ble Supreme Court - M/s Rajgani Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 15 :- 7 Bigha 10.64 Biswa Village Bhoj Naita No. 319, Sub Tehsil Mornli, Distt. Panchkula
1	REFERENCE	
1.1	Office from which reference received	Tax Recovery Officer, Panchkula
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023 & even No. 54 Dated 13.06.2023
1.3	Purpose of valuation	Determination of Fair Market Value of property.
1.4	Date(s) for which Valuation is required	24.01.2023
2	Representative	Representative of Revenue Department Morni Sh. Manjeet Singh, Patwari
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION	
3.1	Documents/details/Information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates Notified of Village Bhoj Naita No. 319, Sub Tehsil Mornli, Distt. Panchkula for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Morni Shown data during Joint visit as per their official records.
3.2	Date of visit	17.05.2023
3.3	Property was visit by the following persons	1. Er. Parveen Kumar, VO 2. Er. Debender Singh, AVO 3. Er. Anil Kumar Rajput, JE 4. Er Mahendra Singh, JE
4	PROPERTY REFERENCE	
4.1	Name, number (if any) address and complete location of the property.	1. Agricultural Land In Village Bhoj Naita No. 319, Sub Tehsil Mornli, Distt. Panchkula 2. The subject property is shown in Khewat no 15, 16, 31, 33, 41, 56, 98 & 99, in reference received from the TRO, Income Tax Department, Panchkula. However, it is found that old Khewat No. has been revised to new Khewat No. viz. 15, 16, 31, 33, 41, 56, 99 & 100 In Revenue Record.
5	PROPERTY DESCRIPTION	
5.1	Land area	Agriculture Land In Village Bhoj Naita No. 319, Sub Tehsil Mornli, Distt. Panchkula of Area 7 Bigha 10.64 Biswa
5.2	Type of construction and broad specification	Not applicable
5.3	Period of Construction	Not applicable

Property No. 15 :- 7 Bigha 10.64 Biswa Village Bhoj Naita No. 319, Sub Tehsil Mornii, Distt. Panchkula		
6 METHOD OF VALUATION		
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	<p>1. The subject property is shown in Khewat no 15, 16, 31, 33, 41, 56, 98 & 99, in reference received from the TRO, Income Tax Department, Panchkula. However, it is found that old Khewat No. has been revised to new Khewat No. viz. 15, 16, 31, 33, 41, 56, 99 & 100 in Revenue Record. It is pertinent to mention here that due to urgency of the matter and time constraint, it is not feasible to physically inspect each and every Khewat/Khasra involved therein.</p> <p>2. Sale deed of the subject property was not available with the concerned officials.</p> <p>3. Hence the valuation report was prepared on the basis of information/documents available.</p>	
7 RATES ADOPTED FOR VALUATION		
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates Notified of Village Bhoj Naita No. 319, Sub Tehsil Mornii, Distt. Panchkula for Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8 VALUATION		
	The Fair Market Value of the subject property known as "Agricultural Land" has been worked out as under.	
Sl. No.	Date of Valuation	Fair Market Value of property
1	24.01.2023	1318100.00

16/1/23
(Er. Parveen Kumar)

Valuation Officer

Income Tax Department

Chandigarh

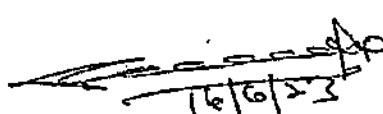
Fair Market Value of Property

Property No. 15 :- 7 Bigha 10.64 Biswa Village Bhoj Nalta No. 319, Sub Tehsil Mornli,
Distt. Panchkula

Collector Rates Notified of Village Bhoj Nalta No. 319, Sub Tehsil Mornli, Distt. Panchkula
for Year 2022-23

S.No.	Description of property	Area	Unit	Rates	Amount	Remarks
A	Property No. 15 :- 7 Bigha 10.64 Biswa Village Bhoj Nalta No. 319, Sub Tehsil Mornli, Distt. Panchkula					
1	Khewet No. 15 Khatoni No 39, (0 Bigha 18.61 Biswa)	0.931	Bigha	175000.00	162837.50	Circle rates per Bigha = Rs. 1,75,000/-
2	Khewet No. 16 Khatoni No 40, (1 Bigha 7.50 Biswa)	1.375	Bigha	175000.00	240625.00	
3	Khewet No. 31 Khatoni No 62, (2 Bigha 4.44 Biswa)	2.222	Bigha	175000.00	388850.00	
4	Khewet No. 33 Khatoni No 64, (1 Bigha 18.33 Biswa)	1.917	Bigha	175000.00	335387.50	
5	Khewet No. 41 Khatoni No 76, (0 Bigha 8.55 Biswa)	0.428	Bigha	175000.00	74812.50	
6	Khewet No. 56 Khatoni No 99, (0 Bigha 8.55 Biswa)	0.428	Bigha	175000.00	74812.50	
7	Khewet No. 98 Khatoni No 178, (0 Bigha 3.33 Biswa)	0.167	Bigha	175000.00	29137.50	
8	Khewet No. 99 Khatoni No 180, (0 Bigha 1.33 Biswa)	0.067	Bigha	175000.00	11637.50	
		7.532	Bigha		1318100.00	

Fair Market Value of Property	
Cost of Land	1318100.00


16/6/23
Valuation Officer
Income Tax Department
Chandigarh

VALUATION REPORT AS ON 24.01.2023

Compliance of Direction of Hon'ble Supreme Court - M/a Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 16 :- 12 Bigha 15 Biswa Village Kajiyana No. 161, Tehsil Kalka Distt. Panchkula	
1	REFERENCE		
1.1	Office from which reference received	Tax Recovery Officer, Panchkula	
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023 & even No. 54 dated 13.06.2023	
1.3	Purpose of valuation	Determination of Fair Market Value of property.	
1.4	Date(s) for which Valuation is required	24.01.2023	
2	Representative	Representative of Revenue Department Kalka Sh. Baljinder Singh, Patwari	
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION		
3.1	Documents/details/Information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates Notified of Village Kajiyana No. 161, Tehsil Kalka Distt. Panchkula for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Kalka Shown data during Joint visit as per their official records.	
3.2	Date of visit	19.05.2023	
3.3	Property was visit by the following persons	1. Er. Parveen Kumar, VO 2. Er. Debender Singh, AVO 3. Er. Anil Kumar Rajput, JE 4. Er Mahendra Singh, JE	
4	PROPERTY REFERENCE		
4.1	Name, number (If any) address and complete location of the property.	1. Agricultural Land in Village Kajiyana No. 161, Tehsil Kalka Distt. Panchkula 2. The subject property is shown in Khewat no 18, 33, & 26, in reference received from the TRO, Income Tax Department, Panchkula. However, it is found that old Khewat No. has been revised to new Khewat No. viz. 35, 58 & 65 in Revenue Record.	
5	PROPERTY DESCRIPTION		
5.1	Land area	Agriculture Land in Village Kajiyana No. 161, Tehsil Kalka Distt. Panchkula of Area 12 Bigha 15 Biswa	
5.2	Type of construction and broad specification	Not applicable	
5.3	Period of Construction	Not applicable	

Property No. 16 :- 12 Bigha 15 Biswa Village Kajiyana No. 161, Tehsil Kalka Distt. Panchkula

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	<p>1. The subject property is shown in Khewat no. Khewat no 18, 33 & 26, in reference received from the TRO, Income Tax Department, Panchkula. However, it is found that old Khewat No. has been revised to new Khewat No. viz. 35, 58 & 65, in Revenue Record. It is pertinent to mention here that due to urgency of the matter and time constraint, it is not feasible to physically inspect each and every Khewat/Khasra involved therein.</p> <p>2. Sale deed of the subject property was not available with the concerned officials.</p> <p>3. Hence the valuation report was prepared on the basis of information/documents available.</p>	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates Notified of Village Kajiyana No. 161, Tehsil Kalka Distt. Panchkula or Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject property known as "Agricultural Land" has been worked out as under.	
Sl. No	<u>Date of Valuation</u>	<u>Fair Market Value of property</u>
	Fair Market Value of Property	
1	24.01.2023	6208338.00

[Signature]
 16/6/23
 Valuation Officer
 Income Tax Department
 Chandigarh

Fair Market Value of PropertyProperty No. 16 :- 12 Bigha 15 Biswa Village Kallyana No. 161, Tehsil Kalka Distt. PanchkulaCollector Rates Notified of Village Kallyana No. 161, Tehsil Kalka Distt. Panchkula for Year 2022:-23

S.No.	Description of property	Area	Unit	Rates	Amount	Remarks
A	Property No. 16 :- 12 Bigha 15 Biswa Village Kallyana No. 161, Tehsil Kalka Distt. Panchkula					
1	Khewet No. 18 Khatoni No 28 (0 Bigha 5 Biswa)	0.2500	Bigha	4000000.00	1000000.00	Circle rates per Biswa = Rs. 2,00,000/- Rate per Bigha = 40,00,000/-
2	Khewet No. 33 Khatoni No 44 (9 Bigha 4 Biswa)	9.2000	Bigha	416667.00	3833336.40	Circle rates per Acre = Rs. 2000000/- (rates per Bigha = Rs. 4,16,667/-
3	Khewet No. 26 Khatoni No 37 (9 Bigha 9 Biswa)	3.3000	Bigha	416667.00	1375001.10	
	Total	12.7500	Bigha		6208337.50	
Fair Market Value of Property						
	Cost of Land				6208338.00	

Note: As per the notification of collector Rates, Area of Land less than 01.00 Bigha will be considered as the Residential property if being purchased by New shareholder in respective Khewat. Therefore in this valuation report, Rates for area less than 01.00 Bigha has been adopted as collector Rates of residential property.

[Signature]
15/6/22
Valuation Officer
Income Tax Department
Chandigarh


VALUATION REPORT AS ON 24.01.2023

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 17 :- 2 Bigha 16.25 Biswa Village Ganeshpur Bhorian No. 188, Tehsil Kalka Distt. Panchkula
1	REFERENCE	
1.1	Office from which reference received	Tax Recovery Officer, Panchkula
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023 & even No. 54 dated 13.06.2023
1.3	Purpose of valuation	Determination of Fair Market Value of property.
1.4	Date(s) for which Valuation is required	24.01.2023
2	Representative	
		Representative of Revenue Department Kalka Sh. Somnath Singh, Patwari
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION	
3.1	Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates Notified of Village Ganeshpur Bhorian No. 188, Tehsil Kalka Distt. Panchkula for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Kalka Shown data during Joint visit as per their official records.
3.2	Date of visit	19.05.2023
3.3	Property was visit by the following persons	1. Er. Parveen Kumar, VO 2. Er. Debender Singh, AVO 3. Er. Anil Kumar Rajput, JE 4. Er Mahendra Singh, JE
4	PROPERTY REFERENCE	
4.1	Name, number (if any) address and complete location of the property.	1. Agricultural Land in Village Ganeshpur Bhorian No. 188, Tehsil Kalka Distt. Panchkula 2. The subject property is shown in Khewat no 31, in reference received from the TRO, Income Tax Department, Panchkula. However, it is found that old Khewat No. has been revised to new Khewat No. viz. 36 in Revenue Record.
5	PROPERTY DESCRIPTION	
5.1	Land area	Agriculture Land in Village Ganeshpur Bhorian No. 188, Tehsil Kalka Distt. Panchkula of Area 2 Bigha 16.25 Biswa
5.2	Type of construction and broad specification	Not applicable
5.3	Period of Construction	Not applicable

Property No. 17 :- 2 Bigha 16.25 Biswa Village Ganeshpur Bhorian No. 188, Tehsil Kalka Distt. Panchkula

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	1. The subject property is shown in Khewat no 31, in reference received from the TRO, Income Tax Department, Panchkula. However, it is found that old Khewat No. has been revised to new Khewat No. viz. 36, in Revenue Record. 2. Sale deed of the subject property was not available with the concerned officials. 3. Hence the valuation report was prepared on the basis of information/documents available.	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates Notified of Village Ganeshpur Bhorian No. 188, Tehsil Kalka Distt. Panchkula or Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject property known as "Agricultural Land" has been worked out as under.	
Sl. No.	<u>Date of Valuation</u>	<u>Fair Market Value of property</u>
1	24.01.2023	2109375.00


 16/01/23
 Valuation Officer
 Income Tax Department
 Chandigarh

Fair Market Value of PropertyProperty No. 17 :- 2 Bigha 16.25 Biswa Village Ganeshpur Bhoran No. 188, Tehsil Kalka Distt.PanchkulaCollector Rates Notified of Village Ganeshpur Bhoran No. 188, Tehsil Kalka Distt. Panchkula for
Year 2022-23

S.No.	Description of property	Area	Unit	Rates	Amount	Remarks
A	Property No. 17 :- 2 Bigha 16.25 Biswa Village Ganeshpur Bhoran No. 188, Tehsil Kalka Distt. Panchkula					
1	Khewat No. 31 Khatoni No 31 (2 Bigha 16.25 Biswa)	2.8125	Bigha	750000.00	2109375.00	Circle rates per Acre = Rs. 3600000/- (rates per Bigha = Rs. 750000/-)
	Total	2.8125	Bigha		2109375.00	
Fair Market Value of Property						
	Cost of Land				2109375.00	

16/6/23
Valuation Officer
Income Tax Department
Chandigarh

VALUATION REPORT AS ON 24.01.2023

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No, 188/2004

Name of Property :		Property No. 18 :- 3 Bigha 14 Biswa Village Pinjore No. 113, Tehsil Kalka Distt. Panchkula
1	REFERENCE	
1.1	Office from which reference received	Tax Recovery Officer, Panchkula
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023 & even No. 54 dated 13.06.2023
1.3	Purpose of valuation	Determination of Fair Market Value of property.
1.4	Date(s) for which Valuation is required	24.01.2023
2	Representative	
		Representative of Revenue Department Kalka Sh. Pamma Singh, Patwari
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION	
3.1	Documents/details/Information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates Notified of Village Pinjore No. 113, Tehsil Kalka Distt. Panchkula for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Kalka Shown data during Joint visit as per their official records.
3.2	Date of visit	19.05.2023
3.3	Property was visit by the following persons	1. Er. Parveen Kumar, VO 2. Er. Debender Singh, AVO 3. Er. Anil Kumar Rajput, JE 4. Er Mahendra Singh, JE
4	PROPERTY REFERENCE	
4.1	Name, number (if any) address and complete location of the property.	1. Agricultural Land in Village Pinjore No. 113, Tehsil Kalka Distt. Panchkula 2. The subject property is shown in Khasra no 430/2 & 431 in reference received from the TRO, Income Tax Department, Panchkula. However, it is found that old Khewat No. has been revised to new Khewat No. viz. 219 & 135 in Revenue Record.
5	PROPERTY DESCRIPTION	
5.1	Land area	Agriculture Land in Village Pinjore No. 113, Tehsil Kalka Distt. Panchkula of Area 3 Bigha 14 Biswa
5.2	Type of construction and broad specification	Not applicable
5.3	Period of Construction	Not applicable

Property No. 18 :- 3 Bigha 14 Biswa Village Pinjore No. 113, Tehsil Kalka Distt. Panchkula

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	<p>1. The subject property is shown in Khasra no. 430/2 & 431 in reference received from the TRO, Income Tax Department, Panchkula. However, it is found that old Khewat No. has been revised to new Khewat No. viz. 219 & 135, in Revenue Record.</p> <p>2. Sale deed of the subject property was not available with the concerned officials.</p> <p>3. Hence the valuation report was prepared on the basis of information/documents available.</p>	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates Notified of Village Pinjore No. 113, Tehsil Kalka Distt. Panchkula or Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject property known as "Agricultural Land" has been worked out as under.	
Sl. No.	<u>Date of Valuation</u>	<u>Fair Market Value of property</u>
1	24.01.2023	14081250.00

(Er. Parveen Kumar)


Valuation Officer

Income Tax Department

Chandigarh

Fair Market Value of Property.Property No. 18 :- 3 Bigha 14 Biswa Village Pinjore No. 113, Tehsil Kalka Distt. PanchkulaCollector Rates Notified of Village Pinjore No. 113, Tehsil Kalka Distt. Panchkula for Year 2022-23

S.No.	Description of property	Area	Unit	Rates	Amount	Remarks
A	Property No. 18 :- 3 Bigha 14 Biswa Village Pinjore No. 113, Tehsil Kalka Distt. Panchkula					
1	Khasra No. 430/2 (0 Bigha 13 Biswa)	0.6500	Bigha	7000000.00	4550000.00	Circle rates per Biswa = Rs. 3,50,000/- (rates per Bigha = Rs. 70,00,000/-)
2	Khasra No. 431 (3 Bigha 1 Biswa)	3.0500	Bigha	3125000.00	9531250.00	Circle rates per Acre = Rs. 1,50,00,000/- (rates per Bigha = Rs. 31,25,000/-)
	Total	3.7000	Bigha		14081250.00	
Fair Market Value of Property						
	Cost of Land				14081250.00	
Note: As per the notification of collector Rates, Area of Land less than 01.00 Bigha will be considered as the Residential property if being purchased by New shareholder in respective Khewat. Therefore in this valuation report, Rates for area less than 01.00 Bigha has been adopted as collector Rates of residential property.						


 Valuation Officer
 Income Tax Department
 Chandigarh

VALUATION REPORT AS ON 24.01.2023

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 19 :- 0 Bigha 8 Biswa Village Khora Sita Ram No. 148, Tehsil Kalka, Distt. Panchkula	
1	REFERENCE		
1.1	Office from which reference received	Tax Recovery Officer, Panchkula	
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023 & even No. 54 dated 13.06.2023	
1.3	Purpose of valuation	Determination of Fair Market Value of property.	
1.4	Date(s) for which Valuation is required	24.01.2023	
2	Representative		Representative of Revenue Department Kalka Sh. Pamma Singh, Patwarl
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION		
3.1	Documents/details/Information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates Notified of Village Khora Sita Ram No. 148, Tehsil Kalka, Distt. Panchkula for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Kalka Shown data during Joint visit as per their official records.	
3.2	Date of visit	19.05.2023	
3.3	Property was visit by the following persons	1. Er. Parveen Kumar, VO 2. Er. Debender Singh, AVO 3. Er. Anil Kumar Rajput, JE 4. Er. Mahendra Singh, JE	
4	PROPERTY REFERENCE		
4.1	Name, number (if any) address and complete location of the property.	1. Agricultural Land in Village Khora Sita Ram No. 148, Tehsil Kalka, Distt. Panchkula 2. The subject property is shown in Khewat no 19; In reference received from the TRO, Income Tax Department, Panchkula. However, it is found that old Khewat No. has been revised to new Khewat No. viz. 20, In Revenue Record.	
5	PROPERTY DESCRIPTION		
5.1	Land area	Agriculture Land in Village Khora Sita Ram No. 148, Tehsil Kalka, Distt. Panchkula of Area 0 Bigha 8 Biswa	
5.2	Type of construction and broad specification	Not applicable	
5.3	Period of Construction	Not applicable	

Property No. 19-0 Bigha 8 Bigha Village Khora Sita Ram No. 148, Tehsil Kalka, Distt. Panchkula

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications.	
	<p>1. The subject property is shown in Khasra no. 19, in reference received from the TRO, Income Tax Department, Panchkula. However, it is found that old Khevat No. has been revised to new Khevat No. viz. 20, in Revenue Record.</p> <p>2. Sale deed of the subject property was not available with the concerned officials.</p> <p>3. Hence the valuation report was prepared on the basis of information/documents available.</p>	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates Notified of Village Khora Sita Ram No. 148, Tehsil Kalka, Distt. Panchkula or Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject property known as "Agricultural Land" has been worked out as under.	
Sl. No.	Date of Valuation	Fair Market Value of property
1	24.01.2023	2400000.00

[Signature]
16/6/23
Valuation Officer
Income Tax Department
Chandigarh

Fair Market Value of Property

Property No. 19 :- 0 Bigha 8 Biswa Village Khora Sita Ram No, 148, Tehsil Kalka, Distt. Panchkula

Collector Rates Notified of Village Pinjore No. 113, Tehsil Kalka Distt. Panchkula for Year 2022-23

S.No.	Description of property	Area	Unit	Rates	Amount	Remarks
A	Property No. 19 :- 0 Bigha 8 Biswa Village Khora Sita Ram No. 148, Tehsil Kalka , Distt. Panchkula					
1	Khewet No. 19 Khatoni No 55 (0 Bigha 8 Biswa)	8.0000	Biswa	300000.00	2400000.00	Circle rates per Biswa= Rs. 300000/-
	Total	8.0000	Biswa		2400000.00	
Fair Market Value of Property						
	Cost of Land				2400000.00	
Note: As per the notification of collector Rates, Area of Land less than 01.00 Bigha will be considered as the Residential property if being purchased by New shareholder in respective Khewat. Therefore In this valuation report , Rates for area less than 01.00 Bigha has been adopted as collector Rates of residential property.						

16/6/23
Valuation Officer
Income Tax Department
Chandigarh


VALUATION REPORT

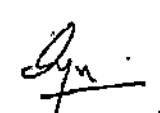
Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 20 :- 411 Kanal 2.5 Marla Village Billa, Tehsil & Distt. Panchkula	
1	REFERENCE		
1.1	Office from which reference received	Tax Recovery Officer, Panchkula	
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023	
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	Representative	Representative of Revenue Department, Panchkula Sh. Aseem Bindal, Patwari	
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION		
3.1	Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates of Village Billa, Tehsil & Distt. Panchkula for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Panchkula Shown data during Joint inspection as per their official records.	
3.2	Date of visit	15.05.2023	
3.3	Property was visited by the following persons	1.Er. Parveen Kumar, VO 2.Er. Debender Singh, AVO 3.Er. Anil Kumar Rajput, JE 4.Er Mahendra Singh, JE	
4	PROPERTY REFERENCE		
4.1	Name, number (if any) address and complete location of the property.	1. Agricultural Land in Village Billa, Tehsil & Distt. Panchkula 2. The subject property is shown as property no 1, 2, 3, 4, 5, 6, 7, 8, 9, 12 & 13, in reference received from the TRO, Income Tax Department, Panchkula, However, it is found that old khewat nos. have been revised to new Khewat No. viz. 1105, 68, 73, 265, 69, 146, 102, 149, 628, 721, 66, 319, 1136 & 957 in Revenue Record.	
5	PROPERTY DESCRIPTION		
5.1	Land area	Agriculture Land in Village Billa, Tehsil & Distt. Panchkula of Area 411 Kanal 2.5 Marla	
5.2	Type of construction and broad specification	Not applicable	
5.3	Period of Construction	Not applicable	

Property No. 20 :- 411 Kanal 2.5 Marla Village Billa, Tehsil & Distt. Panchkula

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	<p>1. The subject property is shown as property no 1, 2, 3, 4, 5, 6, 7, 8, 9, 12 & 13, in reference received from the TRO, Income Tax Department, Panchkula, However, it is found that property details has been revised to new Khewat No. vlz. 1105, 68, 73, 265, 69, 146, 102, 149, 628, 721, 66, 319, 1136 & 957 in Revenue Record. It is pertinent to mention here that due to urgency of the matter and time constraint, it is not feasible to physically inspect each and every Khewat/Khasra involved therein.</p> <p>2. Sale deed of the subject property was not available with the concerned officials.</p> <p>3. Hence the valuation report was prepared on the basis of information/documents available.</p>	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates of Village Billa, Tehsil & Distt. Panchkula for Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject mentioned property known as "Agricultural Land" has been worked out as under.	
Sl. No.	<u>Date of Valuation</u>	<u>Fair Market Value of property</u>
1	24.01.2023	278643516.00


Valuation Officer
Income Tax Department
Chandigarh

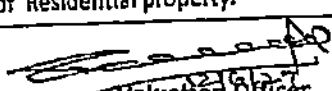

District Valuation Officer
Income Tax Department
Chandigarh

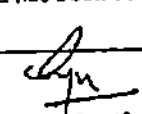
Fair Market Value of PropertyProperty No. 20 :- 411 Kanal 2.5 Marla Village Billa, Tehsil & Distt. PanchkulaCollector Rates of Village Billa, Tehsil & Distt. Panchkula for Year 2022-23

S.No.	Description of property	Area	Unit	Rates	Amount	Remarks
A	Property No. 20 :- 411 Kanal 2.5 Marla Village Billa, Tehsil & Distt. Panchkula					
1	Property No. 1 (7 Kanal 4 Marla)	7.200	Kanal	590625.00	4252500.00	Circle rates per Acre = Rs. 47,25,000/- Rate per Kanal= 5,90,625/-
2	Property No. 2 (23 Kanal 14 Marla)	23.700	Kanal	590625.00	13997812.50	
3	Property No. 3 (10 Kanal 12 Marla)	10.600	Kanal	590625.00	6260625.00	
4	Property No. 4 (62 Kanal 4 Marla salam)	62.200	Kanal	590625.00	36736875.00	
5	Property No. 5 (36 Kanal 4.5 Marla salam)	36.225	Kanal	590625.00	21395390.63	
6	Property No. 6 (54 Kanal 16 Marla salam)	54.800	Kanal	590625.00	32366250.00	
7	Property No. 7 (6 Kanal 8 Marla salam)	6.400	Kanal	590625.00	3780000.00	
8	Property No. 8 (142 Kanal 10 Marla salam)	142.500	Kanal	590625.00	84164062.50	
9	Property No. 9 (32 Kanal 0 Marla)	32.000	Kanal	590625.00	18900000.00	
10	Property No. 10 (10 Kanal 19 Marla salam)	10.950	Kanal	590625.00	6467343.75	
11	Property No. 11 (0 Kanal 6 Marla salam)	0.300	Kanal	120000000.00	36000000.00	Circle rates per Marla = Rs. 60,00,000/- Rate per Kanal= 12,00,00,000/-
12	Property No. 12 (21 Kanal 12 Marla salam)	21.600	Kanal	590625.00	12757500.00	
13	Property No. 13 (2 Kanal 13 Marla salam)	2.650	Kanal	590625.00	1565156.25	
		411.125	Kanal		278643515.63	

Fair Market Value of Property

Cost of Land	278,643,516.00
Note: As per the notification of collector Rates for Year 2022-23, Area of Land less than 1000 Sqyd will be considered as the Residential property if being purchased by New shareholder in respective Khewat. Therefore In this valuation report, Rates for area less than 1000 Sqyd has been adopted as collector Rates of Residential property.	


Valuation Officer
Income Tax Department
Chandigarh


District Valuation Officer
Income Tax Department
Chandigarh


VALUATION REPORT AS ON 24.01.2023

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 21 :- 5 Bigha 2 Biswa Village Dhagotara No. 160, Tehsil Kalka Distt. Panchkula	
1	REFERENCE		
1.1	Office from which reference received	Tax Recovery Officer, Panchkula	
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023 & even No. 54 dated 13.06.2023	
1.3	Purpose of valuation	Determination of Fair Market Value of property.	
1.4	Date(s) for which Valuation is required	24.01.2023	
2	Representative		Representative of Revenue Department Kalka Sh. Baljinder Singh, Patwari
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION		
3.1	Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates Notified of Village Dhatogara No. 160, Tehsil Kalka Distt. Panchkula for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official; Kalka Shown data during Joint visit as per their official records.	
3.2	Date of visit	19.05.2023	
3.3	Property was visit by the following persons	1. Er. Parveen Kumar, VO 2. Er. Debender Singh, AVO 3. Er. Anil Kumar Rajput, JE 4. Er Mahendra Singh, JE	
4	PROPERTY REFERENCE		
4.1	Name, number (if any) address and complete location of the property.	1. Agricultural Land in Village Dhatogara No. 160, Tehsil Kalka Distt. Panchkula 2. The subject property is shown in Khewat no 1 in reference received from the TRO, Income Tax Department, Panchkula. However, It is found that old Khewat No. has been revised to new Khewat No. viz. 1, 2, 3 & 4 in Revenue Record.	
5	PROPERTY DESCRIPTION		
5.1	Land area	Agriculture Land in Village Dhatogara No. 160, Tehsil Kalka Distt. Panchkula of Area 5 Bigha 2 Biswa	
5.2	Type of construction and broad specification	Not applicable	
5.3	Period of Construction	Not applicable	

Property No. 21 :- 5 Bigha 2 Biswa Village Dhatogara No. 160, Tehsil Kalka Distt. Panchkula

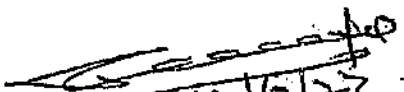
6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	<p>1. The subject property is shown in Khewat no. Khewat no 1 in reference received from the TRO, Income Tax Department, Panchkula. However, it is found that old Khewat No. has been revised to new Khewat No. viz. 1, 2, 3 & 4 in current Revenue Record.</p> <p>2. The Property shows in name of ESA Hotels Pvt. Ltd in reference received from the TRO, Income Tax Department, Panchkula, but in the Revenue records the Property is shown in the name of Uma Hotels Pvt Ltd.</p> <p>3. Sale deed of the subject property was not available with the concerned officials.</p> <p>4. Hence the valuation report was prepared on the basis of information/documents available.</p>	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates Notified of Village Dhatogara No. 160, Tehsil Kalka Distt. Panchkula or Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject property known as "Agricultural Land" has been worked out as under.	
Sl. No.	Date of Valuation	Fair Market Value of property
1	24.01.2023	3187500.00


 16/6/23
 Valuation Officer
 Income Tax Department
 Chandigarh

P-03

Annexure-IFair Market Value of PropertyProperty No. 21 :- 5 Bigha 2 Biswa Village Dhagotara No. 160, Tehsil Kalka Distt. PanchkulaCollector Rates Notified of Village Dhatogara No. 160, Tehsil Kalka Distt. Panchkula for Year 2022-23.

S.No.	Description of property	Area	Unit	Rates	Amount	Remarks
A	Property No. 21 :- 5 Bigha 2 Biswa Village Dhagotara No. 160, Tehsil Kalka Distt. Panchkula					
1	Khewet No. 1 to 4 Khatoni No 1 to 17, (5 Bigha 2. Biswa)	5.1000	Bigha	625000.00	3187500.00	Circle rates per Acre = Rs. 30, 00,000/- Rate per Bigha= 6,25,000/-
	Total	5.1000	Bigha		3187500.00	
<u>Fair Market Value of Property</u>						
	Cost of Land				3187500.00	


 16/6/22
 Valuation Officer
 Income Tax Department
 Chandigarh

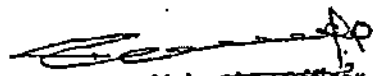
VALUATION REPORT


Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 22 :- 113 Kanal 13 Marla Village Jaswantgarh Hadbast No. 239, Tehsil & Distt. Panchkula	
1	REFERENCE		
1.1	Office from which reference received	Tax Recovery Officer, Panchkula	
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023	
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	Representative	Representative of Revenue Department, Panchkula Sh. Aseem Bindal, Patwarl	
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION		
3.1	Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates of Village Jaswantgarh Hadbast No. 239, Tehsil & Distt. Panchkula for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Panchkula Shown data during Joint inspection as per their official records.	
3.2	Date of visit	15.05.2023	
3.3	Property was visited by the following persons	1.Er. Parveen Kumar,VO 2.Er. Debender Singh, AVO 3.Er. Anil Kumar Rajput, JE 4.Er Mahendra Singh, JE	
4	PROPERTY REFERENCE		
4.1	Name, number (if any) address and complete location of the property.	1. Agricultural Land in Marla Village Jaswantgarh Hadbast No. 239, Tehsil & Distt. Panchkula 2. The subject property is shown in Khewat no 172, 84, 205, 220, 222, 154, 155, 116, 136, 140 & 150, in reference received from the TRO, Income Tax Department, Panchkula. However, it is found that old Khewat No. has been revised to new Khewat No. viz. 172, 84, 205, 220, 222, 154, 155, 116, 136, 140 & 150 in Revenue Record.	
5	PROPERTY DESCRIPTION		
5.1	Land area	Agriculture Land in Village Jaswantgarh Hadbast No. 239, Tehsil & Distt. Panchkula of Area 113 Kanal 13 Marla	
5.2	Type of construction and broad specification	Not applicable	
5.3	Period of Construction	Not applicable	

Property No. 22 :- 113 Kanal 13 Marla Village Jaswantgarh Hadbast No. 239, Tehsil & Distt. Panchkula

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	<p>1. The subject property is shown in Khewat no 172, 84, 205, 220, 222, 154, 155, 116, 136, 140 & 150, in reference received from the TRO, Income Tax Department, Panchkula. It is pertinent to mention here that due to urgency of the matter and time constraint, it is not feasible to physically inspect each and every Khewat/Khasra involved therein.</p> <p>2. Sale deed was not available with the concerned officials.</p> <p>3. The total area of the subject property shows in reference received from TRO Income Tax Panchkula is 113 Kanal 13 Marla, However, the khewat wise total comes to 106 Kanal 1 Marla. But as per revenue records supplied by Revenue Department, Panchkula, total area comes out 113 Kanal 13 Marla. It is noticed that in khewat no. 154, the land area mentioned in reference is 24 Kanal 08 Marla but as per revenue record, it is 31 Kanal 12 Marla, by considering land area of Khewat No. 154 as per Revenue Record, total Land Area comes to 113 Kanal 13 Marla. Hence the valuation report prepared for total land-area of 113 Kanal 13 Marla.</p> <p>4. Hence the valuation report was prepared on the basis of information/documents available.</p>	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates of Village Jaswantgarh Hadbast No. 239, Tehsil & Distt. Panchkula for Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject mentioned property known as "Agricultural Land" has been worked out as under.	
Sl. No.	Date of Valuation	Fair Market Value of property
1	24.01.2023	121167500.00


Valuation Officer
Income Tax Department
Chandigarh


District Valuation Officer
Income Tax Department
Chandigarh

P-03
Annexure-IFair Market Value of Property.

Property No. 22 :- 113 Kanal 13 Marla Village Jaswantgarh Hadbast No. 239, Tehsil & Distt. Panchkula

Collector Rates of Village Jaswantgarh Hadbast No. 239, Tehsil & Distt. Panchkula for Year 2022-23

S.No.	Description of property	Area	Unit	Rates	Amount	Remarks
A	Property No. 22 :- 113 Kanal 13 Marla Village Jaswantgarh Hadbast No. 239, Tehsil & Distt. Panchkula					
1	Khewet No. 172 Khatoni No. 188 (4 Kanal 15.33 Marla)	4.767	Kanal	1062500.00	5064406.25	Circle rates per Acre - Rs. 105,00,000/- Rate per Kanal - 10,62,500/-
2	Khewet No. 84 Khatoni No. 92 (1 Kanal 14 Marla)	1.700	Kanal	1062500.00	1806250.00	
3	Khewet No. 205 Khatoni No. 223 (19 Kanal 9 Marla)	19.450	Kanal	1062500.00	20665625.00	
4	Khewet No. 220 Khatoni No. 241 (4 Kanal 12 Marla)	4.600	Kanal	1062500.00	4887500.00	
5	Khewet No. 222 Khatoni No. 244 (10 Kanal 8 Marla (salam))	10.400	Kanal	1062500.00	11050000.00	
6	Khewet No. 154 Khatoni No. 167 (24 Kanal 8 Marla salam) But actual (31 Kanal 12 Marla as per revenue Record)	31.600	Kanal	1062500.00	33575000.00	
7	Khewet No. 155 Khatoni No. 168 (16 Kanal 0 Marla salam)	16.000	Kanal	1062500.00	17000000.00	
8	Khewet No. 116 Khatoni No. 125 (7 Kanal 11 Marla)	7.550	Kanal	1062500.00	8021875.00	
9	Khewet No. 136 Khatoni No. 147 (5 Kanal 6.67 Marla)	5.334	Kanal	1062500.00	5666843.75	
10	Khewet No. 140 Khatoni No. 151 (0 Kanal 13 Marla)	0.650	Kanal	1700000.00	1105000.00	Circle rates per Marla - Rs. 85,000/- Rate per Kanal - 17,00,000/-
11	Khewet No. 150 Khatoni No. 161 (11 Kanal 12 Marla)	11.600	Kanal	1062500.00	12325000.00	
		113.650	Kanal		121167500.00	

Fair Market Value of Property

Cost of Land

121167500.00

Note: As per the notification of collector Rates for Year 2022-23, Area of Land less than 1000 Sqyd will be considered as the Residential property if being purchased by New shareholder in respective Khewat. Therefore in this valuation report, Rates for area less than 1000 Sqyd has been adopted as collector Rates of Residential property.

Valuation Officer
Income Tax Department
Chandigarh

District Valuation Officer
Income Tax Department
Chandigarh

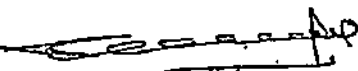
VALUATION REPORT

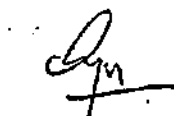
Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 23 :- 293 Kanal 1 Marla 4 Sarsahi Village Kot Hadbast No. 238, Tehsil & Distt. Panchkula	
1	REFERENCE		
1.1	Office from which reference received	Tax Recovery Officer, Panchkula	
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023	
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	Representative	Representative of Revenue Department, Panchkula Sh. Aseem Bindal, Patwari	
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION		
3.1	Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates of Village Kot Hadbast No. 238, Tehsil & Distt. Panchkula for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Panchkula Shown data during Joint inspection as per their official records.	
3.2	Date of visit	15.05.2023	
3.3	Property was visited by the following persons	1.Er. Parveen Kumar, VO 2.Er. Debender Singh, AVO 3.Er. Anil Kumar Rajput, JE 4.Er Mahendra Singh, JE	
4	PROPERTY REFERENCE		
4.1	Name, number (if any) address and complete location of the property.	1. Agricultural Land in Village Kot Hadbast No. 238, Tehsil & Distt. Panchkula 2. The subject property is shown in Khewat no 506, 520, 521, 523, 386, 387, 465, 466, 471, 213, 345, 349, 351, 359, 14, 146, 152, 202 & 638 in reference received from the TRO, Income Tax Department, Panchkula, However, it is found that old Khewat No. has been revised to new Khewat No. viz. 14, 141, 144, 189, 198, 331, 333, 328, 339, 446, 447, 364, 486, 498, 497, 499, 500, 452 & 647 in Revenue Record	
5	PROPERTY DESCRIPTION		
5.1	Land area	Agriculture Land in Village Kot Hadbast No. 238, Tehsil & Distt. Panchkula of Area 293 Kanal 1 Marla 4 Sarsahi	
5.2	Type of construction and broad specification	Not applicable	
5.3	Period of Construction	Not applicable	

Property No. 23 :- 293 Kanal 1 Marla 4 Sarsahi Village Kot Hadbast No. 238, Tehsil & Distt. Panchkula

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	<p>1. The subject property is shown in Khewat no. 506, 520, 521, 522, 523, 386, 387, 465, 466, 471, 213, 345, 349, 351, 359, 14, 146, 152, 202 & 638 in reference received from the TRO, Income Tax Department, Panchkula. However, it is found that old Khewat No. has been revised to new Khewat No. viz. 14, 141, 144, 189, 198, 331, 333, 328, 339, 446, 447, 364, 486, 498, 497, 499, 500, 452 & 647 in current Revenue Record. It is pertinent to mention here that due to urgency of the matter and time constraint, it is not feasible to physically inspect each and every Khewat/Khasra involved therein.</p> <p>2. Sale deed of the subject property was not available with the concerned officials.</p> <p>3. Hence the valuation report was prepared on the basis of information/documents available.</p>	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates of Village Kot Hadbast No. 238, Tehsil & Distt. Panchkula for Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject mentioned property known as "Agricultural Land" has been worked out as under.	
Sl. No.	<u>Date of Valuation</u>	<u>Fair Market Value of property</u>
1	24.01.2023	211064531.00


Valuation Officer
Income Tax Department
Chandigarh


District Valuation Officer
Income Tax Department
Chandigarh

Fair Market Value of Property

Property No. 23 :- 293 Kanal 1 Marla 4 Sarsahi Village Kot Hadbast No, 238, Tehsil & Distt. Panchkula

Collector Rates of Village Kot Hadbast No. 238, Tehsil & Distt. Panchkula for Year 2022-23


S.No.	Description of property	Area	Unit	Rates	Amount	Remarks
A	Property No. 23 :- 293 Kanal 1 Marla 4 Sarsahi Village Kot Hadbast No. 238, Tehsil & Distt. Panchkula					
1	Khewet No. 506 Khatoni No. 162 (9 Kanal 1.50 Marla)	9.075	Kanal	687500.00	6239062.50	Circle rates per Acre = Rs. 55,00,000/- Rate per Kanal= 6,87,500/-
2	Khewet No. 520 Khatoni No. 576 to 579 (48 Kanal 8 Marla)	48.400	Kanal	687500.00	33275000.00	
3	Khewet No. 521 Khatoni No. 580 (7 Kanal 9.33 Marla)	7.467	Kanal	687500.00	5133218.75	
4	Khewet No. 522 Khatoni No. 581 (17 Kanal 15.5 Marla)	17.775	Kanal	687500.00	12220312.50	
5	Khewet No. 523 Khatoni No. 582 (18 Kanal 1 Marla)	18.050	Kanal	687500.00	12409375.00	
6	Khewet No. 386 Khatoni No. 424 to 428 (19 Kanal 10.96 Marla)	19.548	Kanal	687500.00	13439250.00	
7	Khewet No. 387 Khatoni No. 429 to 430 (4Kanal 0 Marla)	4.000	Kanal	687500.00	2750000.00	
8	Khewet No. 465 Khatoni No. 516 (0Kanal 0.87 Marla)	0.044	Kanal	3000000.00	130500.00	Circle rates per Marla = Rs. 1,50,000/- Rate per Kanal= 30,00,000/-
9	Khewet No. 466 Khatoni No. 517 to 518 (2 Kanal 2.37 Marla)	2.119	Kanal	687500.00	1456468.75	Circle rates per Acre = Rs. 55,00,000/- Rate per Kanal= 6,87,500/-
10	Khewet No. 471 Khatoni No. 523 (7 Kanal 15.5 Marla)	7.775	Kanal	687500.00	5345312.50	
11	Khewet No. 213 Khatoni No. 228 (8 Kanal 4.5 Marla)	8.225	Kanal	687500.00	5654687.50	
12	Khewet No. 345 Khatoni No. 371 (0 Kanal 3 Marla)	0.150	Kanal	3000000.00	450000.00	Circle rates per Marla = Rs. 1,50,000/- Rate per Kanal= 30,00,000/-
13	Khewet No. 349 Khatoni No. 375 to 377 (1 Kanal 3.28 Marla)	1.164	Kanal	3000000.00	3492000.00	
14	Khewet No. 351 Khatoni No. 382 (1 Kanal 18.09 Marla)	1.905	Kanal	687500.00	1309343.75	


P-04

15	Khewet No. 359 Khatoni No. 390 (1 Kanal 11 Marla)	1.550	Kanal	3000000.00	4650000.00	Circle rates per Marla = Rs. 1,50,000/- Rate per Kanal = 30,00,000/-
16	Khewet No. 14 Khatoni No. 15 (2 Kanal 8 Marla)	2.400	Kanal	687500.00	1650000.00	Circle rates per Acre = Rs. 55,00,000/- Rate per Kanal = 6,87,500/-
17	Khewet No. 146 Khatoni No. 153 to 156 (102 Kanal 2 Marla)	102.100	Kanal	687500.00	70193750.00	
18	Khewet No. 152 Khatoni No. 163 (37 Kanal 2 Marla)	37.100	Kanal	687500.00	25506250.00	
19	Khewet No. 202 Khatoni No. 215 to 216 (1 Kanal 4.65 Marla)	1.233	Kanal	3000000.00	3697500.00	Circle rates per Marla = Rs. 1,50,000/- Rate per Kanal = 30,00,000/-
20	Khewet No. 638 Khatoni No. 748 (3 Kanal 0 Marla)	3.000	Kanal	687500.00	2062500.00	Circle rates per Acre = Rs. 55,00,000/- Rate per Kanal = 6,87,500/-
		293.078	Kanal		211064531.25	

Fair Market Value of Property			
Cost of Land		211064531.00	

Note: As per the notification of collector Rates for Year 2022-23, Area of Land less than 1000 Sqyd will be considered as the Residential property if being purchased by New shareholder in respective Khewat. Therefore in this valuation report, Rates for area less than 1000 Sqyd has been adopted as collector Rates of residential property.


Valuation Officer
Income Tax Department
Chandigarh


District Valuation Officer
Income Tax Department
Chandigarh

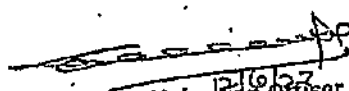
VALUATION REPORT

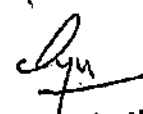
Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 24, Land and Building situated in village Billa, Tehsil and District Panchkula	
1	REFERENCE		
1.1	Office from which reference received	Tax Recovery Officer, Panchkula	
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023	
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	Representative		Representative of Revenue Department Panchkula Sh. Aseem Bindal, Patwari
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION		
3.1	Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates of Village Billa , Tehsil & Distt. Panchkula for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Panchkula Shown data during Joint visit as per their official records.	
3.2	Date of visit	15.05.2023	
3.3	Property was visit by the following persons	1. Er. Parveen Kumar, VO 2. Er. Debender Singh, AVO 3. Er. Anil Kumar Rajput, JE 4. Er Mahendra Singh, JE	
4	PROPERTY REFERENCE		
4.1	Name, number (if any) address and complete location of the property.	Land & Building situated in village Billa, Tehsil & Distt. Panchkula	
5	PROPERTY DESCRIPTION		
5.1	Land area	Agriculture Land in Village Billa, Tehsil & Distt. Panchkula of Area 4.875 Acres.	
5.2	Type of construction and broad specification	Semi constructed Building and open areas in agriculture land.	
5.3	Period of Construction	2000	

Property No. 24, Land and Building situated in village Billa, Tehsil and District Panchkula

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	1. The valuation Report of the subject property was done by Valuation Unit Chandigarh & Issued vide office letter No. DVO/IT/CHD/Misc/2018-19/172 Dt. 15.01.2019 (Copy enclosed) as on 31.12.2018. Now the valuation report is prepared on the basis of the above said Valuation report as on 24.01.2023 by applying the current rates of Land & Building.	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates of Village Billa, Tehsil & Distt. Panchkula or Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject property known as "Agricultural Land & Semi Constructed Building" has been worked out as under.	
Sl. No.	<u>Date of Valuation</u>	<u>Fair Market Value of property</u>
1	24.01.2023	143302959.00


Valuation Officer
Income Tax Department
Chandigarh

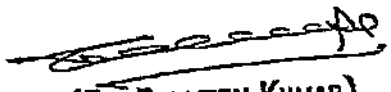

District Valuation Officer
Income Tax Department
Chandigarh

Annexure-I

ABSTRACT OF COSTName of Property :

Property No. 24, Land and Building situated in village Billa, Tehsil and District Panchkula

S.No.	Description	Area	Unit	Rate	Amount (Rs.)
1	Land Area	4.875	Acre	6000000.00	29250000.00
2	Construction/Building Cost	As Per Annexure-II			114052959.00
	Total				143302959.00


 (ER. PARVEEN KUMAR)
 Valuation Officer
 Income Tax Department
 Chandigarh



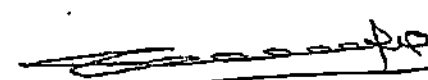
Annexure-II

Name of Property :

Property No. 24, Land and Building situated in village Billa, Tehsil and District Panchkula

Fair Market Value of the buildings as on 24.01.2023

S. No.	Name of Building	Reproduction cost	Residual Value@ 10%	Balance (3-4)	Year of Construction	Expected Economic life	Spent life in 2023	Future Life	Amount of Depreciation 5x(8/7)	Depreciated Cost (FMV) Higher of (3-10) or 4
1	2	3	4	5	6	7	8	9	10	11.
1	Property No. 24, Land and Building situated in village Billa, Tehsil and District Panchkula	157531712	15753171.2	141778541	2000	75	23	52	43478752.51	114052959.5
Say Rs.										114052959.00



Valuation Officer
Income Tax Department
Chandigarh

Annexure-III

CONSTRUCTION/BUILDING COST

Name of Property : Property No. 24, Land and Building situated in village Billa, Tehsil and District Panchkula

S.NO.	Description	Area	Unit	Rate	Amount (Rs.)
1	Basement	8818.00	Sqm	10184.00	89802512.00
2	Up to Six stories	10262.00	Sqm	6600.00	67729200.00
				Total	157531712.00
				Say Rs.	157531712.00


Valuation Officer
Income Tax Department
Chandigarh

VALUATION REPORT AS ON 24.01.2023

Compliance of Direction of Hon'ble Supreme Court - M/s Ralgarh Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 25 :- 38 Bigha 2.16 Biswa Village Bhoj Kothi, No. 323, Tehsil Morni, Distt. Panchkula	
1	REFERENCE		
1.1	Office from which reference received	Tax Recovery Officer, Panchkula	
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023 & even No. 54 Dated 13.06.2023	
1.3	Purpose of valuation	Determination of Fair Market Value of property.	
1.4	Date(s) for which Valuation is required	24.01.2023	
2	Representative		Representative of Revenue Department Morni Sh. Manjeet Singh, Patwari
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION		
3.1	Documents/details/information ² furnished by Representatives of Revenue Department	1. Prevailing Collector Rates Notified of Village Bhoj Kothi, No. 323, Tehsil Morni, Distt. Panchkula for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Morni Shown data during Joint visit as per their official records.	
3.2	Date of visit	17.05.2023	
3.3	Property was visit by the following persons	1. Er. Parveen Kumar, VO 2. Er. Debender Singh, AVO 3. Er. Anil Kumar Rajput, JE 4. Er Mahendra Singh, JE	
4	PROPERTY REFERENCE		
4.1	Name, number (if any) address and complete location of the property.	1. Agricultural Land in Village Bhoj Kothi, No. 323, Tehsil Morni, Distt. Panchkula 2. The subject property is shown in Khewat no 51, 53 & 54, in reference received from the TRO, Income Tax Department, Panchkula. However, it is found that old Khewat No. has been revised to new Khewat No. viz. 50, 52, 53, 54, 55 & 56 in Revenue Record.	
5	PROPERTY DESCRIPTION		
5.1	Land area	Agriculture Land in Village Bhoj Kothi, No. 323, Tehsil Morni, Distt. Panchkula of Area 38 Bigha 2.16 Biswa	
5.2	Type of construction and broad specification	Not applicable	
5.3	Period of Construction	Not applicable	

Property No. 25 :- 38 Bigha 2.16 Biswa Village Bhoj Kothi, No. 323, Tehsil Morni, Distt. Panchkula

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	<p>1. The subject property is shown in Khewat no 51, 53 & 54, in reference received from the TRO, Income Tax Department, Panchkula. However, it is found that old Khewat No. has been revised to new Khewat No. viz. 50, 52, 53, 54, 55 & 56 in Revenue Record. It is pertinent to mention here that due to urgency of the matter and time constraint, it is not feasible to physically inspect each and every Khewat/Khasra involved therein.</p> <p>2. Sale deed of the subject property was not available with the concerned officials.</p> <p>3. Hence the valuation report was prepared on the basis of information/documents available.</p>	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates Notified of Village Bhoj Kothi, No. 323, Tehsil Morni, Distt. Panchkula for Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject property known as "Agricultural Land" has been worked out as under.	
Sl. No.	Date of Valuation	Fair Market Value of property
1	24.01.2023	6668900.00

[Signature]
16/6/23
Valuation Officer
Income Tax Department

VALUATION REPORT

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 16, H.No. 94/1.2, BC Bazar, Staff Road Ambala Cantt, Distt. Ambala.	
1	REFERENCE		
1.1	Office from which reference received	Tax Recovery Officer, Panchkula	
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023 & even No. 54 dated 13.06.2023	
1.3	Purpose of valuation	Determination of Fair Market Value of property.	
1.4	Date(s) for which Valuation is required	24.01.2023	
2	Representative		
	NA		
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION		
3.1	Documents/details/information furnished by Representatives of Revenue Department	Collector Rates of BC Bazar, Staff Road Ambala Cantt, Distt. Ambala for Year 2022.	
3.2	Date of visit	25.05.2023	
3.3	Property was visit by the following persons	1.Er. Parveen Kumar, VO 2.Er. Debender Singh, AVO 3.Er. Anil Kumar Rajput, JE 4.Er Mahendra Singh, JE	
4	PROPERTY REFERENCE		
4.1	Name, number (if any) address and complete location of the property.	Land & Building situated in BC Bazar, Staff Road Ambala Cantt, Distt. Ambala	
5	PROPERTY DESCRIPTION		
5.1	Land area	76.22 Sq Yds.	
5.2	Type of construction and broad specification	Constructed Building and on plot measuring 76.22 Sq. Yds. of land Area.	
5.3	Period of Construction	Not Available	

Property No. 16, H.No. 94/1.2, BC Bazar, Staff Road Ambala Cantt, Distt. Ambala.

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	<p>1. The valuation Report of the subject property is prepared as on 24.01.2023 by applying the current rates of Land & Building as per the record produced by T.R.O. Panchkula.</p> <p>2. The property was Inspected on 25.05.2023, the person in possession does not allow for inspection of the building. The Valuation report is prepared on the basis of the sale deed recieved from TRO, Income Tax Department, Panchkula. The rates of Land and building are on the basis of collector rates of Year 2023.</p> <p>3. Hence the valuation report was prepared on the basis of information/documents available.</p>	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates of BC Bazar, Staff Road Ambala Cantt, Distt. Ambala for Year 2022 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject property has been worked out as under.	
Sl. No.	<u>Date of Valuation</u>	<u>Fair Market Value of property</u>
1	24.01.2023	3849160.00

15/6/23
Valuation Officer

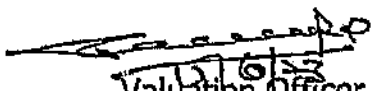
Income Tax Department

Chandigarh

Annexure-I

ABSTRACT OF COSTName of Property :Property No. 16, H.No. 94/1.2, BC Bazar, Staff Road
Ambala Cantt, Distt. Ambala.

S.No.	Description	Area	Unit	Rate	Amount (Rs.)
1	Land Area	76.22	Sq. Yds.	28000.00	2134160.00
2	Construction/Building Cost	As Per Annexure-II			1715000.00
	Total				3849160.00

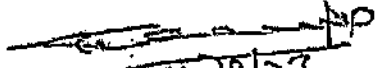

Valuation Officer
Income Tax Department
Chandigarh

Annexure-II

CONSTRUCTION/BUILDING COST

Name of Property : Property No. 16, H.No. 94/1.2, BC Bazar, Staff Road
Ambala Cantt, Distt. Ambala.

S.NO.	Description	Area	Unit	Rate	Amount (Rs.)
1	Area	1715.00	Sq Ft	1000.00	1715000.00
				Total	1715000.00
				Say Rs.	1715000.00


Valuation Officer
Income Tax Department
Chandigarh

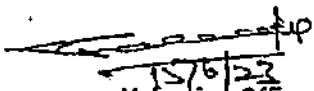
VALUATION REPORT

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 17, H.No. 117, 117/A,93-A, BC Bazar, Staff Road Ambala Cantt, Distt. Ambala.
1	REFERENCE	
1.1	Office from which reference received	Tax Recovery Officer, Panchkula
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023 & even No. 54 dated 13.06.2023
1.3	Purpose of valuation	Determination of Fair Market Value of property.
1.4	Date(s) for which Valuation is required	24.01.2023
2	Representative	NA
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION	
3.1	Documents/details/Information furnished by Representatives of Revenue Department	Prevailing Collector Rates of BC Bazar, Staff Road Ambala Cantt, Distt. Ambala for Year 2023.
3.2	Date of visit	25.05.2023
3.3	Property was visit by the following persons	1.Er. Parveen Kumar, VO 2.Er. Debender Singh, AVO 3.Er. Anil Kumar Rajput, JE 4.Er Mahendra Singh, JE
4	PROPERTY REFERENCE	
4.1	Name, number (If any) address and complete location of the property.	Land & Building situated in BC Bazar, Staff Road Ambala Cantt, Distt. Ambala
5	PROPERTY DESCRIPTION	
5.1	Land area	187 Sq Yds.
5.2	Type of construction and broad specification	Constructed Building and on plot measuring 187 Sq. Yds. of land Area.
5.3	Period of Construction	Not Available

Property No. 17, H.No. 117, 117/A,93-A, BC Bazar, Staff Road Ambala Cantt, Distt. Ambala.

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	<p>1. The valuation Report of the subject property is prepared as on 24.01.2023 by applying the current rates of Land & Building as per the record produced by T.R.O. Panchkula.</p> <p>2. The property was inspected on 25.05.2023, the person in possession does not allow for inspection of the building. The Valuation report is prepared on the basis of the sale deed-recieved from TRO, Income Tax Department, Panchkula. The rates of Land and building are on the basis of collector rates of Year 2023.</p> <p>3.Hence the valuation report was prepared on the basis of information/documents available.</p>	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates of BC Bazar, Staff Road Ambala Cantt, Distt. Ambala for Year 2023 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject property has been worked out as under.	
Sl. No.	Date of Valuation	Fair Market Value of property
1	24.01.2023	11219000.00


 15/6/23
 Valuation Officer
 Income Tax Department
 Chandigarh

Annexure-I

ABSTRACT OF COSTName of Property :Property No. 17, H.No. 117, 117/A,93-A, BC Bazar,
Staff Road Ambala Cantt, Distt. Ambala.

S.No.	Description	Area	Unit	Rate	Amount (Rs.)
1	Land Area	187.00	Sq. Yds.	28000.00	5236000.00
2	Construction/Building Cost	As Per Annexure-II			5983000.00
	Total				11219000.00



Valuation Officer
Income Tax Department
Chandigarh

Annexure-II

CONSTRUCTION/BUILDING COST

Name of Property: Property No. 17, H.No. 117, 117/A, 93-A, BC Bazar,
Staff Road Ambala Cantt, Distt. Ambala.

S.NO.	Description	Area	Unit	Rate	Amount (Rs.)
1	Area	5983.00	Sq Ft	1000.00	5983000.00
				Total	5983000.00
				Say Rs.	5983000.00


15/6/23
Valuation Officer
Income Tax Department
Chandigarh


VALUATION REPORT

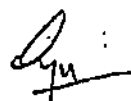
Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 18 :- 274 Kanal 6 Marla in Village Jatwar, Sub-Tehsil, Shahzadpur, Tehsil Nariangarh, Distt. Ambala	
1	REFERENCE		
1.1	Office from which reference received	Tax Recovery Officer, Panchkula	
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023	
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	Representative		Revenue record received from Naib Tehsildar Shahzadpur Tehsil, Distt. Ambala.
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION		
3.1	Documents/details/Information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates of Village Jatwar, Sub-Tehsil, Shahzadpur, Distt. Ambala for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Shahzadpur, shown data during Joint inspection as per their official records.	
3.2	Date of visit	25.05.2023	
3.3	Property was visited by the following persons	1.Er. Parveen Kumar,VO 2.Er. Debender Singh, AVO 3.Er. Anil Kumar Rajput, JE 4.Er Mahendra Singh, JE	
4	PROPERTY REFERENCE		
4.1	Name, number (if any) address and complete location of the property.	1. Agricultural Land in Marla Village Patvi, Tehsil Nariangarh, Distt. Ambala 2. The subject property is shown in Khewat no viz. 222, 222, 222, 466, 246/247, 426, 249, 202, 202, 327, 202, 327, 622, 561, 426, 461, 426, 461, 426, 199, 200, 467, 467 & 467 in reference received from the TRO, Income Tax Department, Panchkula.	
5	PROPERTY DESCRIPTION		
5.1	Land area	Agriculture Land in Village Jatwar, Sub-Tehsil, Shahzadpur, Tehsil Nariangarh, Distt. Ambala of Area 274 Kanal 4 Marla	
5.2	Type of construction and broad specification	Not applicable	
5.3	Period of Construction	Not applicable	

Property No. 18 :- 274 Kanal 6 Marla in Village Jatwar, Sub-Tehsil, Shahzadpur, Tehsil Nariangarh, Distt. Ambala

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	<p>1. The subject property is shown in Khewat No. viz. 222, 222, 222, 466, 246/247, 426, 249, 202, 202, 327, 202, 327, 622, 561, 426, 461, 426, 461, 426, 199, 200, 467, 467 & 467 reference received from the TRO, Income Tax Department, Panchkula. It is pertinent to mention here that due to urgency of the matter and time constraint, it is not feasible to physically inspect each and every Khewat/Khasra involved therein.</p> <p>2. Sale deed was not available with the concerned officials.</p> <p>3. The Total land area 274 Kanal 6 Marla shown in the reference received from TRO, Income Tax Department, Panchkula, But as per the report received from Naib Tehsil, Shahzadpur, Distt. Ambala, the total Land Area shown is 80 Kanal 13 Marla. However, the valuation report is prepared for 274 Kanal 4 Marla as per the reference received from TRO, Income Tax, Department, Panchkula.</p> <p>4. Hence the valuation report was prepared on the basis of information/documents available.</p>	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates of Village Jatwar, Sub-Tehsil, Shahzadpur, Distt. Ambala for Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject mentioned property known as "Agricultural Land" has been worked out as under.	
Sl. No.	<u>Date of Valuation</u>	<u>Fair Market Value of property</u>
1	24.01.2023	104293750.00


Valuation Officer
Income Tax Department
Chandigarh


District Valuation Officer
Income Tax Department
Chandigarh

Fair Market Value of Property

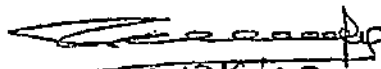
Property No. 18 :- 274 Kanal 6 Marla in Village Jatwar, Sub-Tehsil, Shahzadpur, Tehsil
Nariangarh, Distt. Ambala


Collector Rates of Village Patvi, Sub Tehsil Shahzadpur Distt. Ambala for Year 2022-23

S.No.	Description of property	Area	Unit	Rates	Amount	Remarks
A	Property No. 18 :- 274 Kanal 6 Marla in Village Jatwar, Sub-Tehsil, Shahzadpur, Tehsil Nariangarh, Distt. Ambala					
1	Khewet No. 222 Khatoni No. 323 (20 Kanal 18 Marla)	27.950	Kanal	375000.00	10481250.00	Circle rates per Acre = Rs. 30,00,000/- Rate per Kanal = 3,75,000/-
2	Khewet No. 222 Khatoni No. 323 (20 Kanal 18 Marla)	16.000	Kanal	375000.00	6000000.00	
3	Khewet No. 222 Khatoni No. 323 (20 Kanal 17 Marla)	18.700	Kanal	375000.00	7012500.00	
4	Khewet No. 327 Khatoni No. 446 (25 Kanal 16 Marla)	25.800	Kanal	375000.00	9675000.00	
5	Khewet No. 246-247 Khatoni No. 356-357 (17 Kanal 17 Marla)	17.850	Kanal	375000.00	6693750.00	
6	Khewet No. 426 Khatoni No. 564 (11 Kanal 10 Marla)	11.500	Kanal	375000.00	4312500.00	
7	Khewet No. 249 Khatoni No. 188 (51 Kanal 13 Marla)	51.650	Kanal	375000.00	19368750.00	
8	Khewet No. 202 Khatoni No. 290 (5 Kanal 3 Marla)	5.150	Kanal	375000.00	1931250.00	
9	Khewet No. 202 Khatoni No. 290 (10 Kanal 7 Marla)	10.350	Kanal	375000.00	3881250.00	
10	Khewet No. 327 Khatoni No. 466 (17 Kanal 7 Marla)	17.350	Kanal	375000.00	6506250.00	
11	Khewet No. 202 Khatoni No. 290 (9 Kanal 6 Marla)	9.300	Kanal	375000.00	3487500.00	
12	Khewet No. 327 Khatoni No. 466 (9 Kanal 0 Marla)	9.000	Kanal	375000.00	3375000.00	
13	Khewet No. 467 Khatoni No. 622 (5 Kanal 2 Marla)	5.100	Kanal	375000.00	1912500.00	
14	Khewet No. 461 Khatoni No. 613 (24 Kanal 1 Marla)	24.050	Kanal	375000.00	9018750.00	

15	Khewet No. 426 Khatoni No. 569 (8 Kanal 0 Marla)	8.000	Kanal	375000.00	3000000.00	Circle rates per Acre = Rs. 30,00,000/- Rate per Kanal = 3,75,000/-
16	Khewet No. 461 Khatoni No. 188 (0 Kanal 19 Marla)	0.950	Kanal	1000000.00	950000.00	Circle rates per Marla = Rs. 50,000/- Rate per Kanal = 10,00,000/-
17	Khewet No. 426 Khatoni No. 569 (8 Kanal 0 Marla)	8.000	Kanal	375000.00	3000000.00	Circle rates per Acre = Rs. 30,00,000/- Rate per Kanal = 3,75,000/-
18	Khewet No. 199 Khatoni No. 188 (7 Kanal 10 Marla)	0.400	Kanal	1000000.00	400000.00	Circle rates per Marla = Rs. 50,000/- Rate per Kanal = 10,00,000/-
19	Khewet No. 200 Khatoni No. 284 (0 Kanal 14 Marla)	0.700	Kanal	1000000.00	700000.00	
20	Khewet No. 467 Khatoni No. 622 (0 Kanal 6 Marla)	0.300	Kanal	1000000.00	300000.00	
21	Khewet No. 467 Khatoni No. 622 (2 Kanal 18 Marla)	2.900	Kanal	375000.00	1087500.00	Circle rates per Acre = Rs. 30,00,000/- Rate per Kanal = 3,75,000/-
22	Khewet No. 467 Khatoni No. 627 (3 Kanal 4 Marla)	3.200	Kanal	375000.00	1200000.00	
		274.200	Kanal		104293750.00	

Fair Market Value of Property	
Cost of Land	104293750.00
Note: As per the notification of collector Rates for Year 2022-23, area of Land less than 1000 Sqyd will be considered as the Residential property if being purchased by New share holder in respective Khewat. Therefore in this valuation report, Rates for area less than 1000 Sqyd. has been adopted as collector Rates of Residential property.	


Valuation Officer
Income Tax Department
Chandigarh


District Valuation Officer
Income Tax Department
Chandigarh


VALUATION REPORT

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 19 :- Land measuring 55 kanal 7 Marla in Village Patvi, Tehsil Naraingarh District Ambala. Available for sale land is 10 K- 1 M. Detail enclosed. The rest of the land is under litigation (detail received from revenue authorities enclosed).
1	REFERENCE	
1.1	Office from which reference received	Tax Recovery Officer, Panchkula
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023 & even No. 54 dated 13.06.2023
1.3	Purpose of valuation	Determination of Fair Market Value of property.
1.4	Date(s) for which Valuation is required	24.01.2023.
2	Representative	
		Revenue record received from Naib Tehsildar Naraingarh Tehsil Distt. Ambala.
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION	
3.1	Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates of Village Patvi, Tehsil Nariangarh, Distt. Ambala for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Naraingarh Shown data during Joint inspection as per their official records.
3.2	Date of visit	25.05.2023
3.3	Property was visited by the following persons	1.Er. Parveen Kumar, VO 2.Er. Debender Singh, AVO 3.Er. Anil Kumar Rajput, JE 4.Er Mahendra Singh, JE
4	PROPERTY REFERENCE	
4.1	Name, number (if any) address and complete location of the property:	1. Agricultural Land in Marla Village Patvi, Tehsil Nariangarh, Distt. Ambala 2. The subject property is shown in Khewat no 438, 38, 32, 26, 50, 26, 33, 26 & 50 in reference received from the TRO, Income Tax Department, Panchkula.
5	PROPERTY DESCRIPTION	
5.1	Land area	Agriculture Land in Village Patvi, Tehsil Nariangarh, Distt. Ambala of Area 55 Kanal 7 Marla
5.2	Type of construction and broad specification	Not applicable
5.3	Period of Construction	Not applicable

Property No. 19 :- Land measuring 55 kanal 7 Marla in Village Patvi, Tehsil Naraingarh District Ambala. Available for sale land is 10 K- 1 M. Detail enclosed. The rest of the land is under litigation (detail received from revenue authorities enclosed).

6	METHOD OF VALUATION	
6.1	Method adopted	
6.2	Reason in support of the method adopted	Land and building method (Collector Rates of property)
6.3	Observations or Qualifications	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
<p>1. The subject property is shown in Khewat no 438, 38, 32, 26, 50, 26, 33, 26 & 50 in reference received from the TRO, Income Tax Department, Panchkula. It is pertinent to mention here that due to urgency of the matter and time constraint, It is not feasible to physically inspect each and every Khewat/Khasra involved therein.</p> <p>2. Sale deed was not available with the concerned officials.</p> <p>3. The Total land area 55 Kanal 7 Marla shown in the reference received from TRO, Income Tax Department, Panchkula, but as per the report received from Naib Tehsil, Shahzadpur, Distt. Ambala, the total Land Area shows 10 Kanal 1 Marla. However, the Valuation Report is prepared for total land area of 55 Kanal 7 Marla as per the reference received from TRO, Income Tax Department, Chandigarh.</p> <p>4. Hence the valuation report was prepared on the basis of information/documents available.</p>		
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates of Village Patvi, Tehsil Shahzadpur, Distt. Ambala for Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
The Fair Market Value of the subject mentioned property known as "Agricultural Land" has been worked out as under.		
Sl. No.	Date of Valuation	Fair Market Value of property
1	24.01.2023	20756250.00


 Valuation Officer
 Income Tax Department
 Chandigarh

Fair Market Value of Property

Property No. 19 :- Land measuring 55 kanal 7 Marla in Village Patvi, Tehsil Naraingarh District Ambala. Available for sale land is 10 K- 1 M. Detail enclosed. The rest of the land is under litigation (detail received from revenue authorities enclosed).

Collector Rates of Village Patvi, Tehsil Naraingarh, Distt. Ambala for Year 2023:

S.No.	Description of property	Area	Unit	Rates	Amount	Remarks
A	Property No. 19 :- Land measuring 55 kanal 7 Marla in Village Patvi, Tehsil Naraingarh District Ambala. Available for sale land is 10 K- 1 M. Detail enclosed. The rest of the land is under litigation (detail received from revenue authorities enclosed).					
1	Khewat No. 45 Khotoni No.62 (0 Kanal 10 Marla)	0.500	Kanal	1500000.00	750000.00	Circle rates per Sqyd = Rs. 3,000/- Rate per Kanal= 15,00,000/-
2	Khewat No. 50 Khotoni No.68 (0 Kanal 8 Marla)	0.400	Kanal	1500000.00	600000.00	
3	Khewat No. 51 Khotoni No.69 (7 Kanal 11 Marla)	7.550	Kanal	375000.00	2831250.00	Circle rates per Acre = Rs. 30,00,000/- Rate per Kanal= 3,75,500/-
4	Khewat No. 80 Khotoni No.101 (1 Kanal 12 Marla)	1.600	Kanal	1500000.00	2400000.00	Circle rates per Sqyd = Rs. 3,000/- Rate per Kanal= 15,00,000/-
		10.050	Kanal		6581250.00	

Fair Market Value of Property

Cost of Land	6581250.00
Note : This valuation Report is of Land Area 10 Kanal 1 Marla.	
Note: As per the notification of collector Rates for Year 2022-23, Area of Land less than 1000 Sqyd will be considered as the Residential property if being purchased by New shareholder in respective Khewat. Therefore in this valuation report , Rates for area less than 1000 Sqyd has been adopted as collector Rates of Residential property.	


 19/6/23
 Valuation Officer
 Income Tax Department
 Chandigarh

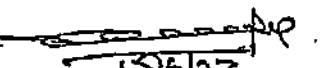
VALUATION REPORT

Compliance of Direction of Hon'ble Supreme Court - M/s Ralganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 20 :- 28 Kanal 10 Marla Village Patvi, Tehsil Naraingarh District Ambala.
1	REFERENCE	
1.1	Office from which reference received	Tax Recovery Officer, Panchkula
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023 & even No. 54 dated 13.06.2023
1.3	Purpose of valuation	Determination of Fair Market Value of property.
1.4	Date(s) for which Valuation is required	24.01.2023. *
2	Representative	
		Revenue record received from Naib Tehsildar Naraingarh Tehsil Distt. Ambala.
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION	
3.1	Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates of Village Patvi, Tehsil Sahajadpur, Distt. Ambala for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Naraingarh Shown data during visit as per their official records.
3.2	Date of visit	25.05.2023
3.3	Property was visited by the following persons	1.Er. Parveen Kumar, VO 2.Er. Debender Singh, AVO 3.Er. Anil Kumar Rajput, JE 4.Er Mahendra Singh, JE
4	PROPERTY REFERENCE	
4.1	Name, number (if any) address and complete location of the property.	1. Agricultural Land in Marla Village Patvi, Tehsil Naraingarh, Distt. Ambala 2. The subject property is shown in Khasra No. 42/7 & Khasra No. /10/2/2, 6/6/2, 16, 5/1/1/1, 1/1/2, 10/2/1, 11/1, 6/5, 6/1, 14, 15 In reference received from the TRO, Income Tax Department, Panchkula.
5	PROPERTY DESCRIPTION	
5.1	Land area	Agriculture Land in Village Patvi, Tehsil Naraingarh, Distt. Ambala of Area 28 Kanal 10 Marla
5.2	Type of construction and broad specification	Not applicable
5.3	Period of Construction	Not applicable *

Property No. 20 :- 28 Kanal 10 Marla Village Patvi, Tehsil Naraingarh District Ambala.

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	<p>1. The subject property is shown in Khasra No. 42/7 & Khasra No. /10/2/2, 6/6/2, 16, 5/1/1/1, 1/1/2, 10/2/1, 11/1, 6/5, 6/1, 14, 15 in reference received from the TRO, Income Tax Department, Panchkula.</p> <p>2. Sale deed was not available with the concerned officials.</p> <p>3. The Total land area 28 Kanal 10 Marla shown in the reference received from TRO, Income Tax Department, Panchkula, but as per the report received from Naib Tehsil, Shahzadpur, Distt. Ambala, the total Land Area shows 5 Kanal 12 Marla. However, the Valuation Report is prepared for total land area of 28 Kanal 10 Marla as per the reference received from TRO, Income Tax Department, Chandigarh.</p> <p>4. Hence the valuation report was prepared on the basis of information/documents available.</p>	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates of Village Patvi, Tehsil Naraingarh, Distt. Ambala for Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject mentioned property known as "Agricultural Land" has been worked out as under.	
Sl. No	<u>Date of Valuation</u>	<u>Fair Market Value of property</u>
1	24.01.2023	10687500.00


 (S) 6/23
 Valuation Officer
 Income Tax Department
 Chandigarh

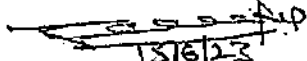
Fair Market Value of Property

Property No. 20 :- 28 Kanal 10 Marla Village Patvi, Tehsil Naraingarh District Ambala.

Collector Rates of Village Patvi, Tehsil Sahaladpur, Distt. Ambala for Year 2022-23

S.No.	Description of property	Area	Unit	Rates	Amount	Remarks
A	Property No. 20 :- 28 Kanal 10 Marla Village Patvi, Tehsil Naraingarh District Ambala.					
1	Khasra No. 42/7 (20 Kanal 0 Marla)	20.000	Kanal	375000.00	7500000.00	Circle rates per acre = Rs. 30,00,000/- Rate per Kanal = 3,75,000/-
2	Khasra No. /10/2/2, 6/6/2, 16, 5/1/1/1, 1/1/2, 10/2/1, 11/1, 6/5, 6/1, 14, 15 (8 Kanal 10 Marla)	8.500	Kanal	375000.00	3187500.00	
		28.500	Kanal		10687500.00	

Fair Market Value of Property	
Cost of Land	10687500.00


 15/6/23
 Valuation Officer
 Income Tax Department
 Chandigarh

VALUATION REPORT

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 21 :- 44 Kanal 14 Marla Village Kherki Manakpur, Tehsil Nariangarh, Distt. Ambala	
1	REFERENCE		
1.1	Office from which reference received	Tax Recovery Officer, Panchkula	
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023 & even No. 54 dated 13.06.2023	
1.3	Purpose of valuation	Determination of Fair Market Value of property.	
1.4	Date(s) for which Valuation is required	24.01.2023	
2	Representative		Revenue record received from Naib Tehsildar Nariangarh Tehsil Distt. Ambala.
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION		
3.1	Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates of Village Kherki Manakpur, Tehsil Nariangarh, Distt. Ambala for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Nariangarh Tehsil Distt. Ambala supplied data during Joint Inspection as per their official records.	
3.2	Date of visit	25.05.2023	
3.3	Property was visited by the following persons	1. Er. Parveen Kumar, VO 2. Er. Debender Singh, AVO 3. Er. Anil Kumar Rajput, JE 4. Er Mahendra Singh, JE	
4	PROPERTY REFERENCE		
4.1	Name, number (if any) address and complete location of the property.	1. Agricultural Land in Marla Village Kherki Manakpur, Tehsil Nariangarh, Distt. Ambala 2. The subject property is shown in Khewat no 188, in reference received from the TRO, Income Tax Department, Panchkula. However, it is shown in Khewat/Khasra No. 266 in current revenue record.	
5	PROPERTY DESCRIPTION		
5.1	Land area	Agriculture Land in Village Kherki Manakpur, Tehsil Nariangarh, Distt. Ambala of Area 44 Kanal 14 Marla	
5.2	Type of construction and broad specification	Not applicable	
5.3	Period of Construction	Not applicable	

Property No. 21 :- 44 Kanal 14 Marla Village Kherki Manakpur, Tehsil Nariangarh, Distt. Ambala

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	<p>1. The subject property is shown in Khewat No 188 in reference received from the TRO, Income Tax Department, Panchkula. However, it is shown in Khewat No. 266 in current revenue record. It is pertinent to mention here that due to urgency of the matter and time constraint, it is not feasible to physically inspect each and every Khewat/Khasra involved therein.</p> <p>2. Sale deed was not available with the concerned officials.</p> <p>3. Hence the valuation report was prepared on the basis of information/documents available.</p>	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates of Village Kherki Manakpur, Tehsil Nariangarh, Distt. Ambala for Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject mentioned property known as "Agricultural Land" has been worked out as under.	
Sl. No.	Date of Valuation	Fair Market Value of property
1	24.01.2023	10616250.00

15/6/22
Valuation Officer

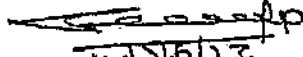
Income Tax Department
Chandigarh

Fair Market Value of PropertyProperty No. 21 :- 44 Kanal 14 Marla Village Kherki Manakpur, Tehsil Narlangarh, Distt.AmbalaCollector Rates of Village Kherki Manakpur, Tehsil Narlangarh, Distt. Ambala forYear 2022-23

S.No.	Description of property	Area	Unit	Rates	Amount	Remarks
A	Property No. 21 :- 44 Kanal 14 Marla Village Kherki Manakpur, Tehsil Narlangarh, Distt. Ambala					
1	Khewet No. 188 Khatoni No. 271 (22 Kanal 7 Marla)	22.350	Kanal	237500.00	5308125.00	Circle rates per Acre = Rs. 19,00,000/- Rate per Kanal = 237500/-
2	Khewet No. 188 Khatoni No. 271 (22 Kanal 7 Marla)	7.450	Kanal	237500.00	1769375.00	
3	Khewet No. 188 Khatoni No. 271 (22 Kanal 7 Marla)	14.900	Kanal	237500.00	3538750.00	
		44.700	Kanal		10616250.00	

Fair Market Value of Property

Cost of Land	10616250.00
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Valuation Officer
Income Tax Department
Chandigarh


VALUATION REPORT


Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 22 :- 149 Kanal 11 Marla Village Dabkora, Sub-Tehsil, Shahzadpur, Distt. Ambala	
1	REFERENCE		
1.1	Office from which reference received	Tax Recovery Officer, Panchkula	
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023.	
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	Representative		Revenue record received from Naib Tehsildar Naraingarh Tehsil Distt. Ambala.
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION		
3.1	Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates of Village Dabkora, Sub-Tehsil, Shahzadpur, Distt. Ambala for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Tehsil, Shahzadpur, Distt. Ambala Shown data during Joint inspection as per their official records.	
3.2	Date of visit	25.05.2023	
3.3	Property was visited by the following persons	1.Er. Parveen Kumar, VO 2.Er. Debender Singh, AVO 3.Er. Anil Kumar Rajput, JE 4.Er Mahendra Singh, JE	
4	PROPERTY REFERENCE		
4.1	Name, number (if any) address and complete location of the property.	1. Agricultural Land in Village Dabkora, Sub-Tehsil, Shahzadpur, Distt. Ambala 2. The subject property is shown in Khewat no 1/1, 15, 7, 7, 7, 8, 18, 9, 4, 19, 4, & 20 in reference received from the TRO, Income Tax Department, Panchkula.	
5	PROPERTY DESCRIPTION		
5.1	Land area	Agriculture Land in Village Dabkora, Sub-Tehsil, Shahzadpur, Distt. Ambala of Area 149 Kanal 11 Marla	
5.2	Type of construction and broad specification	Not applicable	
5.3	Period of Construction	Not applicable	

Property No. 22 :- 149 Kanal 11 Marla Village Dabkora, Sub-Tehsil, Shahzadpur, Distt. Ambala

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	<p>1. The subject property is shown in Khewat no 1/1, 15, 7, 7, 7, 8, 18, 9, 4, 19, 4, & 20 in reference received from the TRO, Income Tax Department, Panchkula.</p> <p>2. Sale deed was not available with the concerned officials.</p> <p>3. The Total land area 149 Kanal 11 Marla shown in the reference received from TRO, Income Tax Department, Panchkula; but, as per the report received from Naib Tehsil, Shahzadpur, Distt. Ambala, the total Land Area shows 2 Kanal 4 Marla in Khewat No. 7 & 28. However, the Valuation Report is prepared for total land area of 149 Kanal 11 Marla as per the reference received from TRO, Income Tax Department, Chandigarh.</p> <p>4. Hence the valuation report was prepared on the basis of information/documents available.</p>	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates of Village Dabkora, Sub-Tehsil, Shahzadpur, Distt. Ambala for Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject mentioned property known as "Agricultural Land" has been worked out as under.	
Sl. No.	<u>Date of Valuation</u>	<u>Fair Market Value of property</u>
1	24.01.2023	58781250.00


Valuation Officer
Income Tax Department
Chandigarh


District Valuation Officer
Income Tax Department
Chandigarh

P-03

Annexure-I

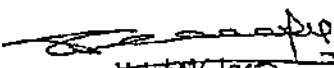
Fair Market Value of PropertyProperty No. 22 :- 149 Kanal 11 Marla Village Dabkora, Sub-Tehsil, Shahzadpur, Distt.AmbalaCollector Rates of Village Dabkora, Sub-Tehsil, Shahzadpur, Distt. Ambala for Year 2022-23

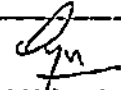
S.No.	Description of property	Area	Unit	Rates	Amount	Remarks
A	Property No. 22 :- 149 Kanal 11 Marla Village Dabkora, Sub-Tehsil, Shahzadpur, Distt. Ambala					
1	Khewet/ Khotoni No. 1/1 (1 Kanal 19 Marla)	1.950	Kanal	1500000.00	2925000.00	Circle rates per Sqyd = Rs. 3000/- Rate per Kanal = 15,00,000/-
2	Khewet No.15 Khotoni No.15 (6 Kanal 11 Marla)	6.550	Kanal	375000.00	2456250.00	Circle rates per Acre = Rs. 30,00,000/- Rate per Kanal = 3,75,000/-
3	Khewet No.7 Khotoni No. 5 (0 Kanal 9 Marla)	0.450	Kanal	1500000.00	675000.00	Circle rates per Sqyd = Rs. 3000/- Rate per Kanal = 15,00,000/-
4	Khewet No.7 Khotoni No.7 (7 Kanal 0 Marla)	7.000	Kanal	375000.00	2625000.00	Circle rates per Acre = Rs. 35,00,000/- Rate per Kanal = 4,37,500/-
5	Khewet No. 7 Khotoni No.7 (9 Kanal 18 Marla)	9.900	Kanal	375000.00	3712500.00	
6	Khewet No. 8 Khotoni No. 8 (7 Kanal 4 Marla)	7.200	Kanal	375000.00	2700000.00	
7	Khewet No.18 Khotoni No.18 (18 Kanal 7 Marla)	18.350	Kanal	375000.00	6881250.00	
8	Khewet No. 9 Khotoni No. 9 (34 Kanal 0 Marla)	34.000	Kanal	375000.00	12750000.00	
9	Khewet No. 4 Khotoni No. 4 (11 Kanal 2 Marla)	11.100	Kanal	375000.00	4162500.00	
10	Khewet No.19 Khotoni No. 19 (16 Kanal 6 Marla)	16.300	Kanal	375000.00	6112500.00	
11	Khewet No. 4 Khotoni No. 4 (8 Kanal 17 Marla)	8.850	Kanal	375000.00	3318750.00	
12	Khewet No. 20 Khotoni No.20 (27 Kanal 18 Marla)	27.900	Kanal	375000.00	10462500.00	
		149.550	Kanal		58781250.00	

Fair Market Value of Property

Cost of Land	58781250.00
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Note: As per the notification of collector Rates for Year 2022-23, Area of Land less than 1000 Sqyd will be considered as the Residential property if being purchased by New share holder In respective Khewat. Therefore in this valuation report, Rates for area less than 1000 Sqyd has been adopted as collector Rates of Residential property.


Valuation Officer
Income Tax Department
Chandigarh


District Valuation Officer
Income Tax Department
Chandigarh

VALUATION REPORT

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 23 :- 200 Kanal 7 Marla Village Derra, Nariangarh, Distt. Ambala	
1	REFERENCE		
1.1	Office from which reference received	Tax Recovery Officer, Panchkula	
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023	
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	Representative		Revenue record received from Naib Tehsildar Nariangarh Tehsil Distt. Ambala.
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION		
3.1	Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates of Village Derra, Nariangarh, Distt. Ambala for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Nariangarh Shown data during Joint inspection as per their official records.	
3.2	Date of visit	25.05.2023	
3.3	Property was visited by the following persons	1.Er. Parveen Kumar, VO 2.Er. Debender Singh, AVO 3.Er. Anil Kumar Rajput, JE 4.Er Mahendra Singh, JE	
4	PROPERTY REFERENCE		
4.1	Name, number (if any) address and complete location of the property.	1. Agricultural Land in Village Derra, Nariangarh, Distt. Ambala 2. The subject property is shown in Khewat no-108, 268 & 268, in reference received from the TRO, Income Tax Department, Panchkula, However, it is shown in Khewat No. 477, 478, 734, 735, 733 & 732 in current revenue record.	
5	PROPERTY DESCRIPTION		
5.1	Land area	Agriculture Land in Village Derra, Nariangarh, Distt. Ambala of Area 200 Kanal 7 Marla	
5.2	Type of construction and broad specification	Not applicable	
5.3	Period of Construction	Not applicable	

Property No. 23 :- 200 Kanal 7 Marla Village Derra, Nariangarh, Distt. Ambala

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	<p>1. The subject property is shown in Khewat no 108, 268 & 268 in reference received from the TRO, Income Tax Department, Panchkula. However, it is shown in Khewat No. 477, 478, 734, 735, 733 & 732 in current revenue record. It is pertinent to mention here that due to urgency of the matter and time constraint, it is not feasible to physically inspect each and every Khewat/Khasra involved therein.</p> <p>2. Sale deed was not available with the concerned officials.</p> <p>3. Hence the valuation report was prepared on the basis of Information/documents available.</p>	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates of Village Derra, Nariangarh, Distt. Ambala for Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject mentioned property known as "Agricultural Land" has been worked out as under.	
Sl. No.	<u>Date of Valuation</u>	<u>Fair Market Value of property</u>
1	24.01.2023	50087500.00

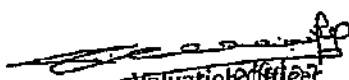
[Signature]
 Valuation Officer
 Income Tax Department
 Chandigarh


[Signature]
 District Valuation Officer
 Income Tax Department
 Chandigarh

Fair Market Value of PropertyProperty No. 23 :- 200 Kanal 7 Marla Village Derra, Nariangarh, Distt. AmbalaCollector Rates of Village Derra, Nariangarh, Distt. Ambala for Year 2022-23

S.No.	Description of property	Area	Unit	Rates	Amount	Remarks
A	Property No. 23 :- 200 Kanal 7 Marla Village Derra, Nariangarh, Distt. Ambala					
1	Khewet/ Khotoni No. 477-478 (91 Kanal 13 Marla)	91.650	Kanal	250000.00	22912500.00	Circle rates per Acre = Rs. 20,00,000/- Rate per Kanal= 2,50,000/-
2	Khewet/ Khotoni No. 734-735 (36 Kanal 5 Marla)	36.250	Kanal	250000.00	9062500.00	
3	Khewet/ Khotoni No. 733-732 (72 Kanal 9 Marla)	72.450	Kanal	250000.00	18112500.00	
		200.350	Kanal		50087500.00	

Fair Market Value of Property			
Cost of Land			50087500.00


Valuation Officer
Income Tax Department
Chandigarh


District Valuation Officer
Income Tax Department
Chandigarh

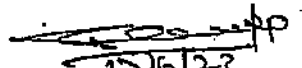
VALUATION REPORT

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 24 :- 62 Kanal 10 Marla Village Hamidpur, Tehsil Nariangarh, Distt. Ambala
1	REFERENCE	
1.1	Office from which reference received	Tax Recovery Officer, Panchkula
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023 & even No. 54 dated 13.06.2023
1.3	Purpose of valuation	Determination of Fair Market Value of property.
1.4	Date(s) for which Valuation is required	24.01.2023
2	Representative	
		Revenue record received from Naib Tehsildar Naraingarh Tehsil Distt. Ambala.
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION	
3.1	Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates of Village Hamidpur, Tehsil Nariangarh, Distt. Ambala for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Naraingarh Tehsil Distt. Ambala supplied data during Joint inspection as per their official records.
3.2	Date of visit	25.05.2023
3.3	Property was visited by the following persons	1.Er. Parveen Kumar VO 2.Er. Debender Singh AVO 3.Er. Anil Kumar Rajput JE 4.Er Mahendra Singh JE
4	PROPERTY REFERENCE	
4.1	Name, number (if any) address and complete location of the property.	1. Agricultural Land in Marla Village Hamidpur, Tehsil Nariangarh, Distt. Ambala 2. The subject property is shown in Khewat no 33/34, in reference received from the TRO, Income Tax Department, Panchkula. However, it is shown in Khewat/Khasra No. 353 in current revenue record.
5	PROPERTY DESCRIPTION	
5.1	Land area	Agriculture Land in Village Hamidpur, Tehsil Nariangarh, Distt. Ambala of Area 62 Kanal 10 Marla
5.2	Type of construction and broad specification	Not applicable
5.3	Period of Construction	Not applicable

Property No. 24 :- 62 Kanal 10 Marla Village Hamidpur, Tehsil Nariangarh, Distt. Ambala

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	<p>1. The subject property is shown in Khewat/Khasra no 33/34 in reference received from the TRO, Income Tax Department, Panchkula. However, it is shown in Khewat/Khasra No. 353 in current revenue record. It is pertinent to mention here that due to urgency of the matter and time constraint, it is not feasible to physically inspect each and every Khewat/Khasra involved therein.</p> <p>2. Sale deed was not available with the concerned officials.</p> <p>3. Hence the valuation report was prepared on the basis of information/documents available.</p>	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates of Village Hamidpur, Tehsil Nariangarh, Distt. Ambala for Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject mentioned property known as "Agricultural Land" has been worked out as under.	
Sl. No.	Date of Valuation	Fair Market Value of property
1	24.01.2023	17187500.00


 15/6/23
 Valuation Officer
 Income Tax Department
 Chandigarh

Fair Market Value of PropertyProperty No. 24 :- 62 Kanal 10 Marla Village Hamidpur, Tehsil Nariangarh, Distt. AmbalaCollector Rates of Village Hamidpur, Tehsil Nariangarh, Distt. Ambala for Year 2022-23

S.No.	Description of property	Area	Unit	Rates	Amount	Remarks
A	Property No. 24 :- 62 Kanal 10 Marla Village Hamidpur, Tehsil Nariangarh, Distt. Ambala					
1	Khasra/Khewet 33/34 (62 Kanal 10 Marla)	62.500	Kanal	275000.00	17187500.00	Circle rates per Acre = Rs. 22,00,000/- Rate per Kanal = 2,75,000
		62.500	Kanal		17187500.00	

Fair Market Value of Property

Cost of Land				17187500.00	

15/6/23
Valuation Officer
Income Tax Department
Chandigarh

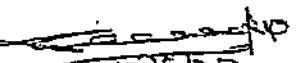
VALUATION REPORT

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 25 :- 4 Kanal 4 Marla Village Garnala, Tehsil & Distt. Ambala	
1	REFERENCE		
1.1	Office from which reference received	Tax Recovery Officer, Panchkula	
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023 & even No. 51 dated 13.06.2023	
1.3	Purpose of valuation	Determination of Fair Market Value of property.	
1.4	Date(s) for which Valuation is required	24.01.2023	
2	Representative		Representative of Revenue Department, Ambala Sh. Yashwant Singh, Naib Tehsildar and Patwari
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION		
3.1	Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates of Village Garnala, Tehsil & Distt. Ambala for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Ambala Shown data during Joint Inspection as per their official records.	
3.2	Date of visit	25.05.2023	
3.3	Property was visited by the following persons	1.Er. Parveen Kumar, VO 2.Er. Debender Singh, AVO 3.Er. Anil Kumar Rajput, JE	
4	PROPERTY REFERENCE		
4.1	Name, number (if any) address and complete location of the property.	1. Agricultural Land in Village Garnala, Tehsil & Distt. Ambala 2. The subject property is shown in Khewat no 65, 66 & 89 in reference received from the TRO, Income Tax Department, Ambala.	
5	PROPERTY DESCRIPTION		
5.1	Land area	Agriculture Land in Village Garnala, Tehsil & Distt. Ambala of Area 4 Kanal 4 Marla	
5.2	Type of construction and broad specification	Not applicable	
5.3	Period of Construction	Not applicable	

Property No. 25 :- 4 Kanal 4 Marla Village Garnala, Tehsil & Distt. Ambala

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	<u>Observations or Qualifications</u>	
	1. The subject property is shown in Khewat no 65, 66 & 89 in reference received from the TRO, Income Tax Department, Panchkula. 2. Sale deed was not available with the concerned officials. 3. There is no Land in the name of Golden Forest and Its Associates of the subject property as per the current record supplied by Revenue Department, Ambala. However, the valuation report is prepared for the land area of 4 Kanal 4 Marla as per the reference received from TRO Income Tax Department, Panchkula. 4. Hence the valuation report was prepared on the basis of information/documents available.	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates of Village Garnala, Tehsil & Distt. Ambala for Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject mentioned property known as "Agricultural Land" has been worked out as under.	
Sl. No.	Date of Valuation	Fair Market Value of property
1	24.01.2023	10062500.00


 15/01/23
 Valuation Officer
 Income Tax Department
 Chandigarh

Fair Market Value of PropertyProperty No. 25 :- 4 Kanal 4 Marla Village Garnala, Tehsil & Distt. AmbalaCollector Rates of Village Garnala, Tehsil & Distt. Ambala for Year 2022-23

S.No.	Description of property	Area	Unit	Rates	Amount	Remarks
A	Property No. 25 :- 4 Kanal 4 Marla Village Garnala, Tehsil & Distt. Ambala					
1	Khewat No. 65/83 (0 Kanal 5.5 Marla)	0.275	Kanal	2500000.00	687500.00	Circle rates per Sqyd - Rs.4,000/- for year 2021-22 and Rs.6000/- for year 2023-24, thus, the average of the two years i.e. Rs.5000/- has been considered for Year 2022-23. Accordingly, Rate per Kanal:- 25,00,000/-
2	Khewat No. 66/84 (1 Kanal 15.5 Marla)	1.775	Kanal	2500000.00	4437500.00	
3	Khewat No. 89/110 (1 Kanal 19.5 Marla)	1.975	Kanal	2500000.00	4937500.00	
		4.025	Kanal		10062500.00	

Fair Market Value of Property			
Cost of Land			10062500.00

Note: As per the notification of collector Rates for Year 2021-22 and 2023-24, area of Land less than 1000 Sqyd will be considered as the Residential property if being purchased by New share holder in respective Khewat. Therefore in this valuation report, Rates for area less than 1000 Sqyd has been adopted as collector Rates of Residential property.

(Signature)
15/6/23
Valuation Officer
Income Tax Department
Chandigarh

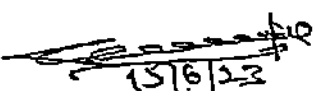
VALUATION REPORT

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 26 :- 14 Kanal 8 Marla Village Chajju Majra Tehsil & Distt. Ambala	
1	<u>REFERENCE</u>		
1.1	Office from which reference received	Tax Recovery Officer, Panchkula	
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023 & even No. 54 dated 13.06.2023	
1.3	Purpose of valuation	Determination of Fair Market Value of property.	
1.4	Date(s) for which Valuation is required	24.01.2023.	
2	<u>Representative</u>	Representative of Revenue Department, Naraingarh Sh. Parveen, Patwarl	
3	<u>COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION</u>		
3.1	Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates of Village Chajju Majra Tehsil Naraingarh & Distt. Ambala for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Naraingarh Shown data during visit as per their official records.	
3.2	Date of visit	25.05.2023 *	
3.3	Property was visited by the following persons	1.Er. Parveen Kumar,VO 2.Er. Debender Singh, AVO 3.Er. Anil Kumar Rajput, JE 4.Er Mahendra Singh, JE	
4	<u>PROPERTY REFERENCE</u>		
4.1	Name, number (if any) address and complete location of the property.	1. Agricultural Land in Marla Village Chajju Majra Tehsil & Distt. Ambala. 2. The subject property is shown in Khewet/ Khotoni 1 MIN/ 3MIN, Khasra No. 4/1 (6 Kanal 13 Marla) & Khewet/ Khotoni 2 MIN, 2 MIN, 3 MIN, and Khewat NO. 49 (7 Kanal 15 Marla) in reference received from the TRO, Income Tax Department, Panchkula.	
5	<u>PROPERTY DESCRIPTION</u>		
5.1	Land area	Agriculture Land in Village Village Chajju Majra Tehsil Naraingarh & Distt. Ambala of Area 14 Kanal 8 Marla	
5.2	Type of construction and broad specification	Not applicable	
5.3	Period of Construction	Not applicable	

Property No. 26 :- 14 Kanal 8 Marla Village Chajju Majra Tehsil & Distt. Ambala

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	<p>1. The subject property is shown in Khewet/ Khotoni 1 MIN/ 3MIN, Khasra No. 4/1 (6 Kanal 13 Marla) & Khewet/ Khotoni 2 MIN, 2 MIN, 3 MIN, and Khewat No. 49 (7 Kanal 15 Marla), in reference received from the TRO, Income Tax Department, Panchkula.</p> <p>2. Sale deed was not available with the concerned officials.</p> <p>3. There is no land in the name of Golden Forests as per the records of the Revenue Department. However, valuation report is prepared for Land Area of 14 Kanal 8 Marla as per reference received from TRO, Income Tax Department, Panchkula.</p> <p>4. Hence the valuation report was prepared on the basis of information/documents available.</p>	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates of Village Chajju Majra Tehsil & Distt. Ambala for Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject mentioned property known as "Agricultural Land" has been worked out as under.	
Sl. No.	<u>Date of Valuation</u>	<u>Fair Market Value of property</u>
1	24.01.2023	5400000.00


 15/6/23
 Valuation Officer
 Income Tax Department
 Chandigarh

Fair Market Value of PropertyProperty No. 26 :- 14 Kanal 8 Marla Village Chajju Malra Tehsil & Distt. AmbalaCollector Rates of Village Chajju Malra Tehsil & Distt. Ambala for Year 2022-23.

S.No.	Description of property	Aron	Unit	Rate	Amount	Remarks
A	Property No. 26 :- 14 Kanal 8 Marla Village Chajju Malra Tehsil & Distt. Ambala					
1	Khewat/ Khotoni 1 MIN/ 3MIN, Khasra No. 4/1 (6 Kanal 13 Marla)	6.650	Kanal	375000.00	2493750.00	Circle rates per Acre - Rs 30,00,000/- min per Kanal - 3,75,000/-
2	Khewat/ Khotoni 2 MIN, 2 MIN, 3 MIN, and Khewat NO. 49 (7 Kanal 15 Marla)	7.750	Kanal	375000.00	2906250.00	
		14.400	Kanal		5400000.00	

Fair Market Value of Property				
Cost of Land				5400000.00

15/6/23
Valuation Officer
Income Tax Department
Chandigarh

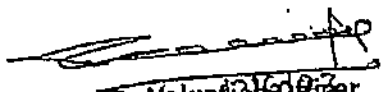
VALUATION REPORT


Compliance of Direction of Hon'ble Supreme Court - M/s Ralgaonj Consuinter Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 10 :- 657 Kanal 10 Marla Village Nagwan, Tehsil Nariangarh, Distt. Ambala	
1	REFERENCE		
1.1	Office from which reference received	Tax Recovery Officer, Panchkula	
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023	
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	Representative	Revenue record received from Naib Tehsildar Nariangarh Tehsil Distt. Ambala.	
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION		
3.1	Documents/details/Information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates of Village Nagwan, Tehsil Nariangarh, Distt. Ambala for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Nariangarh Shown data during Joint inspection as per their official records.	
3.2	Date of visit	25.05.2023	
3.3	Property was visited by the following persons	1. Er. Parveen Kumar, VO 2. Er. Debender Singh, AVO 3. Er. Anil Kumar Rajput, JE 4. Er Mahendra Singh, JE	
4	PROPERTY REFERENCE		
4.1	Name, number (if any) address and complete location of the property.	1. Agricultural Land in Village Nagwan, Tehsil Nariangarh, Distt. Ambala 2. The subject property is shown in Khewat no 274 in reference received from the TRO, Income Tax Department, Panchkula.	
5	PROPERTY DESCRIPTION		
5.1	Land area	Agriculture Land in Village Nagwan, Tehsil Nariangarh, Distt. Ambala of Area 657 Kanal 10 Marla	
5.2	Type of construction and broad specification	Not applicable	
5.3	Period of Construction	Not applicable	

Property No. 10 :- 657 Kanal 10 Marla Village Nagwan, Tehsil Nariangarh, Distt. Ambala

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	<p>1. The subject property is shown in Khewat no 274 in reference received from the TRO, Income Tax Department, Panchkula. It is pertinent to mention here that due to urgency of the matter and time constraint, it is not feasible to physically inspect each and every Khewat/Khasra involved therein.</p> <p>2. Sale deed was not available with the concerned officials.</p> <p>3. Hence the valuation report was prepared on the basis of information/documents available.</p>	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates of Village Nagwan, Tehsil Nariangarh, Distt. Ambala for Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject mentioned property known as "Agricultural Land" has been worked out as under.	
Sl. No.	<u>Date of Valuation</u>	<u>Fair Market Value of property</u>
1	24.01.2023	156156250.00


Valuation Officer
Income Tax Department
Chandigarh



District Valuation Officer
Income Tax Department
Chandigarh

Fair Market Value of PropertyProperty No. 10 :- 657 Kanal 10 Marla Village Nagwan, Tehsil Nariangarh, Distt. AmbalaCollector Rates of Village Nagwan, Tehsil Nariangarh, Distt. Ambala for Year 2022-23-

S.No.	Description of property	Area	Unit	Rates	Amount	Remarks
A	Property No. 10 :- 657 Kanal 10 Marla Village Nagwan, Tehsil Nariangarh, Distt. Ambala					
1	Khewet No. 274 Khotoni No.337 to 351 (657 Kanal 10 Marla)	657.500	Kanal	237500.00	156156250.00	Circle rates per Acre = Rs. 19,00,000/- Rate per Kanal= 2,37,500/-
		657.500	Kanal		156156250.00	

Fair Market Value of Property					
Cost of Land				156156250.00	


Valuation Officer
Income Tax Department
Chandigarh


District Valuation Officer
Income Tax Department
Chandigarh


VALUATION REPORT

Compliance of Direction of Hon'ble Supreme Court - M/s Rajgani Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 12, Measuring area 218 Sq Yard, H.No. C-6/359/1, Garhi Mundo, Jain Nagar, Distt. Yamuna Nagar.
1 REFERENCE		
1.1	Office from which reference received	Tax Recovery Officer, Panchkula
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023 & even No. 54 dated 13.06.2023
1.3	Purpose of valuation	Determination of Fair Market Value of property.
1.4	Date(s) for which Valuation is required	24.01.2023
2	Representative	NA
3 COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION		
3.1	Documents/details/Information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates of Garhi Mundo , Tehsil Jagadhari & Distt. Yamuna Nagar for Year 2021-22 2. Sale deed was not available with the concerned officials.
3.2	Date of visit	05.06.2023
3.3	Property was visit by the following persons	1.Er. Parveen Kumar, VO 2.Er. Debender Singh, AVO 3.Er. Anil Kumar Rajput, JE 4.Er Mahendra Singh, JE
4 PROPERTY REFERENCE		
4.1	Name, number (if any) address and complete location of the property.	Land & Building situated in Garhi Mundo, Tehsil Jagadhari & Distt. Yamuna Nagar
5 PROPERTY DESCRIPTION		
5.1	Land area	218 Sq Yds.
5.2	Type of construction and broad specification	Constructed Building and on plot measuring 218 Sq. Yds. of land Area.
5.3	Period of Construction	Not Available
6 METHOD OF VALUATION		
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
The valuation Report of the subject property was prepared by Valuation Unit Chandigarh & issued vide office letter No. AVO/IT/CHD/IT/2018-19/Court Case/121 Dt. 05.10.2018 (Copy enclosed). Now the valuation report is prepared as on 24.01.2023 on the basis of the above said report by applying the current rates of Land & Building.		

Property No. 12, Measuring area 218 Sq Yard, H.No. C-6/359/1, Garhi Mundo, Jain Nagar, Distt. Yamuna Nagar.

7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates of Garhi Mundo, Tehsil Jagadhari & Distt. Yamuna Nagar for Year 2021-22 (w.e.f. 01.01.2022 to 31.03.2022) and enhancement factor of 10% is applied to arrive at 24.01.2023 related to subject property has been adopted for arriving at the rates of land and building for the subject property.
8	VALUATION	
	The Fair Market Value of the subject property has been worked out as under,	
Sl. No.	Date of Valuation	Fair Market Value of property
1	24.01.2023	4073300.00


15/6/23
Valuation Officer
Income Tax Department
Chandigarh

Annexure-I

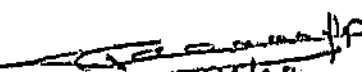
ABSTRACT OF COSTName of Property :

Property No. 12, Measuring area 218 Sq Yard, H.No. C 6/359/1, Garhi Mundo, Jain Nagar, Distt. Yamuna Nagar.

S.No.	Description	Area	Unit	Rate	Amount (Rs.)
1	Land Area	218.00	Sq. Yds.	12100.00	2637800.00
2	Construction/Building Cost	As Per Annexure-II			1435500.00
	Total				4073300.00

Note:


Collector Rates are available for 31.03.2022 i.e. Rs. 11000/- , Enhancement factor of 10% has been applied on this rate to arrive at Prevailing Rates for 24.01.2023


 15/6/23
 Valuation Officer
 Income Tax Department
 Chandigarh

CONSTRUCTION/BUILDING COST

Name of Property : Property No. 12, Measuring area 218 Sq Yard, H.No. C-6/359/1, Garhi Mundo, Jain Nagar, Distt. Yamuna Nagar.

S.NO.	Description	Area	Unit	Rate	Amount (Rs.)
1	Area	1450.00	Sq Ft	990.00	1435500.00
				Total	1435500.00
				Say Rs.	1435500.00


15/6/23
Valuation Officer
Income Tax Department
Chandigarh

VALUATION REPORT

Compliance of Direction of Hon'ble Supreme Court - M/s Nalganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 13 :- 0 Bigha 19 Biswa Village Garhi Mundo Jagadhri, Distt. Yamuna Nagar
1	REFERENCE	
1.1	Office from which reference received	Tax Recovery Officer, Panchkula
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023 & even No. 54 dated 13.06.2023
1.3	Purpose of valuation	Determination of Fair Market Value of property.
1.4	Date(s) for which Valuation is required	24.01.2023.
2	Representative	
		Representative of Revenue Department, Yamunanagar. Sh. Sushil, Kangoo Sh. Rahul Patwari
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION	
3.1	Documents/details/Information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates of Village Garhi Mundo Jagadhri, Distt. Yamuna Nagar for Year 2021-22. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Yamuna Nagar Shown data during visit as per their official records.
3.2	Date of visit	24.01.2023.
3.3	Property was visited by the following persons	1.Er. Parveen Kumar, VO 2.Er. Debender Singh, AVO 3.Er. Anil Kumar Rajput, JE 4.Er Mahendra Singh, JE
4	PROPERTY REFERENCE	
4.1	Name, number (if any) address and complete location of the property.	1. Agricultural Land in Marla Village Garhi Mundo Jagadhri, Distt. Yamuna Nagar 2. The subject property is shown in Khewat no 43 in reference received from the TRO, Income Tax Department, Panchkula.
5	PROPERTY DESCRIPTION	
5.1	Land area	Agriculture Land in Village Garhi Mundo Jagadhri, Distt. Yamuna Nagar of Area 0 Bigha 19 Biswa
5.2	Type of construction and broad specification	Not applicable
5.3	Period of Construction	Not applicable

Property No. 13 :- 0 Bigha 19 Biswa Village Garhi Mundo Jagadhri, Distt. Yamuna Nagar

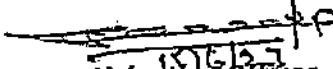
6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	1. The subject property is shown in Khewat no 13 in reference received from the TRO, Income Tax Department, Panchkula. 2. Sale deed was not available with the concerned officials. 3. The Total land area 0 Bigha 19 Biswa shown in the reference received from TRO, Income Tax Department, Panchkula, but, there is a no land in the name of Golden Forest & its allied as per Jamabandi, however, valuation report is prepared for 0 Bigha 19 Biswa as per reference received from TRO, Income Tax Department, Panchkula. 4. Hence the valuation report was prepared on the basis of information/documents available.	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates of Village Garhi Mundo Jagadhri, Distt. Yamuna Nagar for Year 2021-22 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject mentioned property known as "Residential/Agricultural Land" has been worked out as under.	
Sl. No	<u>Date of Valuation</u>	<u>Fair Market Value of property</u>
1	24.01.2023	7853175.00


 15/6/23
 Valuation Officer
 Income Tax Department
 Chandigarh

Fair Market Value of PropertyProperty No. 13 :- 0 Bigha 19 Biswa Village Garhi Mundo Jagadhri, Distt. Yamuna NagarCollector Rates of Village Village Garhi Mundo, Jagadhri, Distt. Yamuna Nagar for Year 2021-22

S.No.	Description of property	Area	Unit	Rates	Amount	Remarks
A	Property No. 13 :- 0 Bigha 19 Biswa Village Garhi Mundo Jagadhri, Distt. Yamuna Nagar					
1	Khewat No. 43 Khotoni No. 75 (0 Bigha 8 Biswa)	0.400	Bigha	8266500.00	3306600.00	Circle rates per Sqyd available upto 31.03.2022 i.e. Rs. 9,000/- add 10% to arrive to 24.03.2023 i.e. rate per Sqyd Rs. 9900/- Thus rate per Bigha Rs 82,66,500/-
2	Khewat No. 43 Khotoni No. 75 (0 Bigha 11 Biswa)	0.550	Bigha	8266500.00	4546575.00	
		0.950	Bigha		7853175.00	

Fair Market Value of Property		
Cost of Land	7853175.00	
<p>Note: As per the notification of collector Rates for Year 2021-22, Area of Land less than 1000 Sqyd will be considered as the Residential property if being purchased by New shareholder in respective Khewat. Therefore in this valuation report, Rates for area less than 1000 Sqyd has been adopted as collector Rates of Residential property.</p>		


 Valuation Officer
 Income Tax Department
 Chandigarh

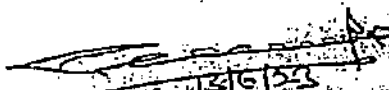
VALUATION REPORT


Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 14 :- 79 Kanal 2 Marla Village Jagadhri, Distt. Yamuna Nagar	
1	REFERENCE		
1.1	Office from which reference received	Tax Recovery Officer, Panchkula	
1.2	Letter no. and date under which reference received	T.R.O./ Panch./2023-24/ 17 Dated 05.05.2023	
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	Representative		Representative of Revenue Department, Yamunanagar Sh. Sushil, Kangoo Sh. Abhishek, Patwari
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION		
3.1	Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates of Village Jagadhri, Distt. Yamuna Nagar for Year 2021-22. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department official, Yamunanagar Shown data during visit as per their official records.	
3.2	Date of visit	25.05.2023	
3.3	Property was visited by the following persons	1.Er. Parveen Kumar,VO 2.Er. Debender Singh, AVO 3.Er. Anil Kumar Rajput, JE 4.Er Mahendra Singh, JE	
4	PROPERTY REFERENCE		
4.1	Name, number (if any) address and complete location of the property.	1. Agricultural Land in Marla Village Jagadhri, Distt. Yamuna Nagar 2. The subject property is shown in Khata no 408,409,440,408,408/1,439,509 & 598. in reference received from the TRO, Income Tax Department, Panchkula.	
5	PROPERTY DESCRIPTION		
5.1	Land area	Agriculture Land in Village Garhi Mundo Jagadhri, Distt. Yamuna Nagar of Area 79 Kanal 2 Marla	
5.2	Type of construction and broad specification	Not applicable	
5.3	Period of Construction	Not applicable	

Property No. 14 :- 79 Kanal 2 Marla Village Jagadhri, Distt. Yamuna Nagar

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	1. The subject property is shown in Khata no 408, 409, 440, 408, 408/1, 439, 509 & 598 in reference received from the TRO, Income Tax Department, Panchkula. * 2. Sale deed was not available with the concerned officials. 3. The Total land area 79 Kanal 2 Marla shown in the reference received from TRO, Income Tax Department, Panchkula, but as per report of Patwari, the land area is 38 Kanal 2 Marla, however, valuation report is prepared for 79 Kanal 2 Marla as per reference received from TRO, Income Tax Department, Panchkula. 4. Hence the valuation report was prepared on the basis of information/documents available.	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates of Village Jagadhri, Distt. Yamuna Nagar for Year 2021-22 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject mentioned property known as "Agricultural Land" has been worked out as under:-	
Sl. No.	<u>Date of Valuation</u>	<u>Fair Market Value of property</u>
1	24.01.2023	92448125.00

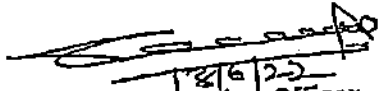

 Valuation Officer
 Income Tax Department
 Chandigarh



 District Valuation Officer
 Income Tax Department
 Chandigarh

Fair Market Value of PropertyProperty No. 14 :- 79 Kanal 2 Marla Village Jagadhri, Distt. Yamuna NagarCollector Rates of Village Jagadhari, Distt. Yamuna Nagar for Year 2021-22

S.No.	Description of property	Area	Unit	Rates	Amount	Remarks
A	Property No. 14 :- 79 Kanal 2 Marla Village Jagadhri, Distt. Yamuna Nagar					
1	Khewat 408 Khasra No.26	4.850	Kanal	1168750.00	5668437.50	Circle rates per acre available upto 31.03.2022 = Rs. 85,00,000/- add 10% to arrive to 24.01.2023 i.e. rate per acre= Rs. 93,50,000/- Thus rate per Kanal Rs. 11,68,750/-
2	Khewat 408 Khasra No.27	2.000	Kanal	1168750.00	2337500.00	
3	Khewat 409 Khasra No.65	4.650	Kanal	1168750.00	5434687.50	
4	Khewat 409 Khasra No.72	4.350	Kanal	1168750.00	5084062.50	
5	Khewat 409 Khasra No.73	7.800	Kanal	1168750.00	9116250.00	
6	Khewat 440 Khasra No.74	7.000	Kanal	1168750.00	8181250.00	
7	Khewat 408 Khasra No.28	7.900	Kanal	1168750.00	9233125.00	
8	Khewat 408/1 Khasra No.31	20.450	Kanal	1168750.00	23900937.50	
9	Khewat 439 Khasra No.34	3.250	Kanal	1168750.00	3798437.50	
10	Khewat 509 Khasra No.35	6.600	Kanal	1168750.00	7713750.00	
11	Khewat 598 Khasra No.29	0.150	Kanal	1168750.00	175312.50	
12	Khewat 598 Khasra No.30	10.100	Kanal	1168750.00	11804375.00	
		79.100	Kanal		92448125.00	

Fair Market Value of Property			
Cost of Land			92448125.00


18/6/22
Valuation Officer
Income Tax Department
Chandigarh


District Valuation Officer
Income Tax Department
Chandigarh



Office of the Income Tax Officer,
Ward-, Nahan
[Email:- nahan.ito@incometax.gov.in]
[Phone No. 01702-226017]

No.ITO/Ward-Nahan/2023-24/326

Dated:-15.06.2023

To

The Commissioner of Income-tax(OSD)
Shimla Range, Shimla

Sir,

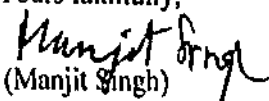
Sub:- Valuation of properties in the matter of M/s Raiganj Consumer Forum Vs Union of India & Others- in C.P.(C) No.188/2004 - Reg.

Kindly find enclosed herewith revised valuation report as on 24.01.2023 in the below mentioned properties received from the Valuation Officer, Valuation Cell, Patiala in the matter of **M/s Raiganj Consumer Forum Vs Union of India & Others- in C.P.(C) No.188/2004 :-**

Sl. No.	Name of the CCIT(CA)	Property Details page No. of list	Sr. No. of the Properties	Property Description	Valuation	Remarks
1	Pr.CCIT Chandigarh	30.47 Sq. meters Page No 477-481	1	Land with officer building situated at Khasra No.1349 & Kheat/Khatauni No.523/719, main Road, Pakka Talab, Property No.161/2, Nahan Distt. Sirmour	(Land Area = 22.50 Sqm. as per revenue record mentioned in valuation report) Total Valuation of property Rs.6,76,922/- (Valuation report enclosed)	Owned by Golden Forest (India) Limited. (case pending in Supreme Court)
2	Pr.CCIT Chandigarh	213.33 Sq.Meters Khasra No.18/3 Page No 477-481	3	Plot No.17, Situated Up-Sampada, Shamsherpur, Tehsil-Paonta Sahib, Distt. Sirmour (Khewat No.651/576 & Khatauni No. 914/828	(Plot No.17 Area = 5218.42 Sqm. as per revenue record mentioned in valuation report) Total Valuation of property Rs.4,04,17,968/- (Valuation report enclosed)	Himachal Country Resort limited. H.O.Barsar, District-Hamirpur.

	Pr.CCIT Chandigarh	170.52 Sq.Meters Khasra No.18/3 Page No 477-481	4	Plot No.30 in Village- Shamsherpur, Tehsil- Paonta Sahib, Distt. Sirmour (Khewat No.651/576 & Khatauni No. 914/828	(Plot No.30 Area = 8171.91 Sqm. as per revenue record mentioned in valuation report) Total Valuation of property Rs.6,32,93,986/- (Valuation report enclosed)	Himachal Country Resort limited, H.O.Barsar, District-Hamirpur.
4	Pr.CCIT Chandigarh	Land measuring 4 Biswa Khasra No.18/3/15 Page No 477-481	5	Land measuring 4 Biswa situated in Village- Shamsherpur, Tehsil- Paonta Sahib, Distt. Sirmour (Khewat No.439/376 & Khatauni No. 698/624	(Land measuring 4 Biswa = 161.60 Sqm. as per revenue record mentioned in valuation report) Total Valuation of property Rs.12,51,633/- (Valuation report enclosed)	Himachal Country Resort limited, H.O.Barsar, District-Hamirpur, through Rupender Thakur. <u>Case is under consideration with Committee- GFIL for refund of invested money.</u>
5	Pr.CCIT Chandigarh	17Bigha 9 Biswa Khewat/Khatauni No.312/443-444- 445-446 Khasra No.505(1-3),9(1- 8), 1694/1672/19(0- 19),1696/1672/10(1-2), 2039/1717/1672/1 0(1-0), 1924/954(4-6), 690(1-0) Kite 1 measuring 10 Bigha 18 Biswa and Khewat Khatuni No.53/66a No.1691/6(6-11) total Area 17 Bigha 9 Biswa. Page No 477-481	8	Land in Village- Devamanal, Tehsil Nohradhar, Distt. Sirmour	(Land measuring = 17 Bigha 9 Biswa as per revenue record mentioned in valuation report) Total Valuation of property Rs.56,30,986/- (Valuation report enclosed)	Himachal Country Resort limited, H.O.Barsar, District-Hamirpur, through Smt. Pamila Syal daughter and Sh.Rakesh Kant Son of Sh. Amrit Lal and Smt. Neena w/o Sh. Rakesh Kant S/o Sh. Amrit Lal equal shares. <u>(Pending for identification and possession by the Tehsildar, Sirmour.)</u>

Encl. As Above.

Yours faithfully,

 (Manjit Singh)
 Income Tax Officer, Nahan.

भारत सरकार
आयकर विभाग
सहायक मूल्यांकन अधिकारी
पटियाला

फोन-नंबर: 0175-2200346

ई-मेल: vopatiala@rediffmail.com



Government of India
Income Tax Department
Assistant Valuation Officer
Patiala

Ph: 0175-2200346

E-mail: vopatiala@rediffmail.com

REVISED VALUATION REPORT

- 1 Name of Property Property 1 :- Land with officer building situated at khasra No. 1349 & khewat/khatauni No. 523/719 main road, Pakka Talab, Property No. 161/2, Nahan Distt. Sirmaur having area 30.47 sqm
- 2 Purpose To estimate value fair market value Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004 .
- 3 Valuation Date 24.01.2023
- 4 No. of pages of report 1 to 7 Pages.

पत्र स.: स.मू.आ./पटि./Misc./2023-24/16

दिनांक: 14.06.2023

- 1 The District Valuation Officer, Income Tax Department, Chandigarh. A copy of valuation report is enclosed.
- 2 The Valuation Officer, Income Tax Department, Patiala. A copy of valuation report is enclosed.
- 3 Copy forwarded (in duplicate) to The Income Tax Officer, Nahan, Sirmaur(H.P). The valuation report has been prepared taking into account the items existing/ executed at the site as on date of inspection and on the basis of the information and records provided by the assessing officer and revenue department. His attention is also invited to the special observation of the report .

अमर सिंह
14-6-2023

अमर सिंह
सहायक मूल्यांकन अधिकारी
आयकर कार्यालय पटियाला


①

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Property 1 :- Land with officer building situated at khasra No. 1349 & khewat/khatauni No. 523/719 main road, Pakka Talab, Property No. 161/2, Nahan Distt. Sirmaur having area 30.47 sqm

S.No.	Name of CCIT	Property details page no. of list	Sr. No. of the properties	Property Description	Valuation	Remark
1	Pr CCIT Chandigarh	22.50 Sqm Page No. 477	1	22.50 sqm land situated with officer building situated at khasra No. 1349 & khewat/khatauni No. 523/719 main road, Pakka Talab, Property No. 161/2, Nahan Distt. Sirmaur	Rs. 6,76,922/-	The subjected Property is currently owned by the Himachal Country Resort Ltd. as per revenue record.

1/2/2018


(ER. Amar Singh)
Assistant Valuation Officer
Income Tax Department
Patiala

VALUATION REPORT

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :	Property 1 :- Land with officer building situated at khasra No. 1349 & khewat/khatauni No. 523/719 main road, Pakka Talab, Property No. 161/2, Nahan Distt. Sirmaur having area 30.47 sqm	
1 REFERENCE		
1.1 Office from which reference received	DCIT/ACIT CIR 1 (1), Chandigarh total area	
1.2 Letter no. and date under which reference received	As per ITBA/COM/F/17/2023-24/1052756032(1) Dated 11.05.2023	
1.3 Purpose of valuation	Determination of Fair Market Value of property.	
1.4 Date(s) for which Valuation is required	24.01.2023 as intimated by the O/o Pr. CIT N.W. Region vide letter No. Pr. CCIT/Chd/Judl./Raiganj/2023-24/1095 dated 12.06.2023	
2 REPRESENTATIVE OF ASSESSING OFFICER	Sh. Jagannath Inspector, Income Tax Department, Nahan	
3 COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION		
3.1 Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates Notified on dated 01.04.2022 of Village Haripur, Tehsil Nahan Distt. Sirmaur for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Village Haripur Thesil Nahan Shown data during Joint visit as per their official records.	
3.2 Date of visit	24.05.2023	
3.3 Property visited by the persons	1. Er. Roop Lal, VO 2. Er. Amar Singh, AVO 3. Er. Ashwini Kumar, JE	
4 PROPERTY REFERENCE		
4.1 Name, number (if any) address and complete location of the property.	22.50 sqm land situated with officer building situated at khasra No. 1349 & khewat/khatauni No. 523/719 main road, Pakka Talab, Property No. 161/2, Nahan Distt. Sirmaur	
5 PROPERTY DESCRIPTION		
5.1 Land area	22.50 sqm land situated with officer building situated at khasra No. 1349 & khewat/khatauni No. 523/719 main road, Pakka Talab, Property No. 161/2, Nahan Distt. Sirmaur	
5.2 Type of construction and broad specification	Load bearing structure constructed as garrage cum office.	
5.3 Period of Construction	2001 (As per local inquire)	

Property 1 :- Land with officer building situated at khasra No. 1349 & khewat/khatauni No. 523/719 main road, Pakka Talab, Property No. 161/2, Nahan Distt. Sirmaur having area 30.47 sqm

6 METHOD OF VALUATION

6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances.

7 OBSERVATIONS OR QUALIFICATIONS

- 7.1
1. The subject property is shown at khasra No. 1349 & khewat/khatauni No. 523/719 main road, Pakka Talab, Property No. 161/2, Nahan Distt. Sirmaur. In reference received from the DCIT/ACIT CIR 1 (1), Chandigarh. However, during visit of subject property it is found that old Khewat No. has been revised to new Khewat No. viz. khewat/khatauni No. 523/719 in Revenue Record.
 2. Sale deed of the subject property was not available with the concerned officials.
 3. The area of the subject property comes to 22.50 sqm as per the record supplied by Revenue Department, Village Haripur Teh - Nahan Distt. Sirmaur. But the area of subjected properties received vide reference letter from DCIT/ACIT CIR 1 (1), Chandigarh was on higher side i.e. 30.47 sqm.
 4. Hence the valuation report was prepared on the basis of actual information/documents available.
 5. The construction cost on the above plot was calculated as per best judgement because the said plot was found locked at the time of inspection.

8 RATES ADOPTED FOR VALUATION

- 8.1
- | | |
|---|--|
| Standard rates adopted as per subject property. | Prevailing Collector Rates of village Haripur Tehsil Nahan, District Sirmaur for the year 2022-23 related to subjected property has been adopted for arriving the rates of land. |
|---|--|

9 VALUATION

The Fair Market Value of the subject property known as Land and Building situated in Village Haripur 22.50 sqm, Tehsil Nahan, District Sirmaur vide khasra No. 1349 & khewat/khatauni No. 523/719 has been worked out as under.

S. No.	Date of Valuation	Description of the property 22.50 sqm (Land & Building) owned by Himachal Country Resort Ltd.	Fair Market Value of property
1	24.01.2023	Land as per Annexure-I	382,950/-
2	24.01.2023	Building Portion (Garage/Office) as per Annexure-II	2,93,972/-
Total Fair Market Value(A+B)			Rs. 6,76,922/-

[Signature]

(ER, Amar Singh)
Assistant Valuation Officer
Income Tax Department
Patiala

Compliance of Direction of Hon'ble Supreme Court - M/s Ralganj Consumer Forum
Vs Union of India or Ors - W.P.(C) No. 188/2004

Property 1 :- Land with officer building situated at khasra No. 1349 & khewat/khatauni No. 523/719 main road, Pakka Talab, Property No. 161/2, Nahan Distt. Sirmaur having area 30.47 sqm

Fair Market Value of the property as on 24.01.2023			
S.No	Description	Amount	Remarks
1	Total land area as per revenue record = 22.50 sqm	22.50	A
2	Status of land		Commercial/Vacant Land
3	Rate applicable in Rs./sqm	14800.00	B
4	Add for the location & Situation @15% on "B" (As the land is situated in well planned area near Lalten Chowk)	2220.00	C
5	Net applicable rates per Sqm. in Rs.(B+C)	17020.00	D
6	Total Value of land (A x D)	382950.00	
	Say Rs.	382,950/-	

[Signature]

[Signature]

(ER. Amar Singh)
Assistant Valuation Officer
Income Tax Department
Patiala

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs
Union of India or Ors - W.P.(C) No. 188/2004

Property 1 :- Land with officer building situated at khasra No. 1349 &
khewat/khatauni No. 523/719 main road, Pakka Talah, Property No. 161/2, Nahan
Distt. Sirmaur having area 30.47 sqm

Abstract of Cost

S.No.	Description	Quantity	Unit	Rate	Amount (Rs.)
1	Garages cum Office (Plinth area)	67.50	Sqm	2885.00	194737.50
				Total(A)	194737.50
2	Less depreciation on Building Part (A)				64263.38
				Total(B)	130474.12
3	Internal water supply and sanitation installations @4%			(C)	5218.96
4	Internal electric instalation @ 12.50%			(D)	16309.27
5	Extra item as per Anx-III			(E)	141969.63
				(B+C+D+E)	293971.98
				Say Rs.	2,93,972/-

[Signature]

[Signature]

(ER. Amar Singh)
Assistant Valuation Officer
Income Tax Department
Patiala

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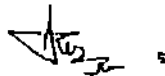
Compliance of Direction of Hon'ble Supreme Court - M/s Ralganj Consumer Forum Vs
Union of India or Ors - W.P.(C) No. 188/2004


(6)

Property 1 :- Land with officer building situated at khasra No. 1349 & khewat/khatauni No.
523/719 main road, Pakka Talab, Property No. 161/2, Nahan Distt. Sirmaur having area 30.47 sqm

Plinth Area Rates

1	Garages cum Office		Rate in Rs./Sqm	PAR1992
	Floor Height(m)	2.75		
I	Basic Plinth Area rates as per PAR 1992 on base 100 for floor height 2.9 m Add for more/ less floor height i.e. $(2.75 - 2.9)/0.3 \times 75$		1715.00 -37.50	2.40
			1677.50	
II	PAR adjusted with weighted average cost index @	172	2885.00	




(ER. Amar Singh)
Assistant Valuation Officer
Income Tax Department
Patiala

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Property 1 :- Land with officer building situated at khasra No. 1349 & khewat/khatauni No. 523/719 main road, Pakka Talab, Property No. 161/2, Nahan Distt. Sirmaur having area 30.47 sqm

Extra Items (Abstract of Cost)

S.No.	Description	Quantity	Unit	Rate	Amount (Rs.)
1	Structural Glazing	28.38	Sqm	2949.30	83701.13
2	ACP Cladding	13.52	Sqm	4309.80	58268.50
				Total(A)	141969.63

As

Geay

(ER. Amar Singh)
Assistant Valuation Officer
Income Tax Department
Patiala

भारत सरकार
आयकर विभाग
मूल्यांकन अधिकारी
पटियाला

फोन-नंबर: 0175-2200346
ई-मेल: vopatjala@rediffmail.com



Government of India
Income Tax Department
Valuation Officer
Patiala

Ph: 0175-2200346

E-mail: vopatjala@rediffmail.com

REVISED VALUATION REPORT

- 1 Name of Property Property No. 8 :- Land in Village – Devamanal, tehsil- Nohradhar, Distt. Sirmour 17 Bigha 9 Biswa Khewat/Khatauni No. 312/443-444-445-446 Khasra no. 505(1-3),9(1-8),1694/1672/19(0-19),1696/1672/10(1-2),2037/1717/1672/10(1-0),1924/954(4-6),690(1-0) kitta 1 measuring 10 Bigha 18 Biswa and khewat Khatauni no. 53/66a No. 1691/6(6-11) total area 17 bigha 9 Biswa
- 2 Purpose To estimate value fair market value Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004 .
- 3 Valuation Date 24.01.2023
- 4 No. of pages of report 1 to 5 Pages.

पत्र सं.: मू.आ./पटि./Misc./2023-24/21

दिनांक: 14.06.2023

- 1 The District Valuation Officer, Income Tax Department, Chandigarh. A copy of valuation report is enclosed.
- 2 The DCIT/ACIT CIR (1), O/o the Assistant Commissioner of Income Tax, Chandigarh, . A copy of valuation report is enclosed.
- 3 Copy forwarded (in duplicate) to The Income Tax Officer, Nahan, Sirmour(H.P). The valuation report has been prepared taking into account the items existing/ executed at the site as on date of inspection and on the basis of the information and records provided by the assessing officer and revenue department. His attention is also invited to the special observation of the report .

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रूप लाल
मूल्यांकन अधिकारी
आयकर कार्यालय पटियाला

Property No. 8 :- Land in Village - Devamanal, tehsil- Nohradhar, Distt. Sirmour 17 Bigha 9 Biswa Khewat/Khatauni No. 312/443-444-445-446 Khasra no. 505(1-3), 9(1-8), 1694/1672/19(0-19), 1696/1672/10(1-2), 2037/1717/1672/10(1-0), 1924/954(4-6), 690(1-0) kitte 1 measuring 10 Bigha 18 Biswa and khewat Khatauni no. 53/66a No. 1691/6(6-11) total area 17 bigha 9 Biswa

S.No.	Name of CCIT (CCA)	Property details page no. of list	Sr. No. of the properties	Property Description	Valuation	Remark
1	Pr. CCIT Chandigarh	17 Bigha 9 Biswa Page No. 477	8	Land in Village - Devamanal, tehsil- Nohradhar, Distt. Sirmour		The subjected Property is currently owned by the Himachal Country Resort Ltd. as per revenue record.
				Khewat No. 312/291, Khatauni No. 443/427 (1 Bigha 3 Biswa)	456611.00	
				Khewat No. 312/291, Khatauni No. 445/428 (1.00 Bigha)	397053.00	
				Khewat No. 312/291, Khatauni No. 445/428 (4 Bigha 6 Biswa)	1707328.00	
				Khewat No. 312/291, Khatauni No. 444/427 (1 Bigha 8 Biswa)	555874.00	
				Khewat No. 312/291, Khatauni No. 444/427 (0 Bigha 19 Biswa)	377200.00	
				Khewat No. 312/291, Khatauni No. 445/428 (1.00 Bigha)	397053.00	
				Khewat No. 312/291, Khatauni No. 445/428 (1 Bigha 2 Biswa)	436758.00	
				Khewat No. 53 min/41, khatauni No. 66/65 (6 Bigha 11 Biswa)	1303109.00	
				Total	5630986.00	

[Signature]

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AYO

[Signature]
(ER. Roop Lal)

Valuation Officer
Income Tax Department
Patiala

Fair Market Value

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India
or Ors. - W.P.(C) No. 188/2004

Property No. 8 :- Land in Village - Devamanal, tehsil- Nohradhar, Distt. Sirmour 17 Bigha 9 Biswa
Khewat/Khatauni No. 312/443-444-445-446 Khasra no. 505(1-3),9(1-8),1694/1672/19(0-
19),1696/1672/10(1-2),2037/1717/1672/10(1-0),1924/954(4-6),690(1-0) kitte 1 measuring 10 Bigha
18 Biswa and khewat Khatauni no. 53/66a No. 1691/6(6-11) total area 17 bigha 9 Biswa

17 Bigha 9 Biswa (1 Biswa = 42.15 Sqm)

349.00 Biswa

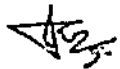
OR

14710.35 Sqm

ITBA/COM/F/17/2023-24/1052756032(1)

Dated 11.05.2023

DCIT/ACIT CIR 1 (1), Chandigarh



Fair Market Value of Property

Property No. 8 :- Land in Village - Devamanal, tehsil- Nohradhar, Distt. Sirmour 17 Bigha 9 Biswa
Khewat/Khatauni No. 312/443-444-445-446 Khasra no. 505(1-3), 9(1-8), 1694/1672/19(0-19), 1696/1672/10(1-2), 2037/1717/1672/10(1-0), 1924/954(4-6), 690(1-0) kitta 1 measuring 10 Bigha 18 Biswa and khewat Khatauni no. 53/66a No. 1691/6(6-11) total area 17 bigha 9 Biswa
Collector Rates Notified on dated 01.04.2022 of Village Manal Deva, Tehsil Nohradhar Distt. Sirmour for Year 2022-23

S.No.	Description of property	Area	Unit	Rates	Amount
	Property No. 8 :- Land in Village - Devamanal, tehsil- Nohradhar, Distt. Sirmour 17 Bigha 9 Biswa Khewat/Khatauni No. 312/443-444-445-446 Khasra no. 505(1-3), 9(1-8), 1694/1672/19(0-19), 1696/1672/10(1-2), 2037/1717/1672/10(1-0), 1924/954(4-6), 690(1-0) kitta 1 measuring 10 Bigha 18 Biswa and khewat Khatauni no. 53/66a No. 1691/6(6-11) total area 17 bigha 9 Biswa				
	Khewat No. 312/291				
1	Khasra No. 505 & Khatauni No. 443/427 (1 Bigha 3 Biswa)	969.45	Sqm	471.00	456611.00
2	Khasra No. 690 & khatauni No. 445/428 (Bigha 0 Biswa)	843.00	Sqm	471.00	397053.00
3	Khasra No. 1924/954 & khatauni no. 445/428 (4 Bigha 6 Biswa)	3624.90	Sqm	471.00	1707328.00
4	Khasra No. 9, khatauni No. 444/427 (1 Bigha 8 Biswa)	1180.20	Sqm	471.00	555874.00
5	Khasra No. 1694/1672/10 & khatauni No. 444/427 (0 Bigha 19 Biswa)	800.85	Sqm	471.00	377200.00
6	Khasra No. 2037/1717/1672/10 & khatauni No. 445/428 (1 Bigha 0 Biswa)	843.00	Sqm	471.00	397053.00
7	Khasra No. 1696/1672/10, & khatauni No. 445/428 (1 Bigha 2 Biswa)	927.30	Sqm	471.00	436758.00
	Khewat No. 53 min/41				
8	Khasra No. 1691/6, khatauni No. 66/65 (6 Bigha 11 Biswa)	5521.65	Sqm	236.00	1303109.00
	Total	14710.35	Sqm		5630986.00
	Cost of Land				5630986.00
	Note: As per the notification of collector Rates Dated 01.04.2022, Area of Land lying within 100 metre and beyond 100 metre will be considered as the cultivable/non cultivable/jungle/gardening land in respective Khewat. Therefore in this valuation report, Rates for area of Land lying within 100 metre and beyond 100 metre has been adopted as collector Rates				

(ER. Roop Lal)
Valuation Officer
Income Tax Department
Patiala

Property No. 8 :- Land in Village – Devamanal, tehsil- Nohradhar, Distt. Sirmour 17 Bigha 9 Biswa Khewat/Khatauni No. 312/443-444-445-446 Khasra no. 505(1-3),9(1-8),1694/1672/19(0-19),1696/1672/10(1-2),2037/1717/1672/10(1-0),1924/954(4-6),690(1-0) kitte 1 measuring 10 Bigha 18 Biswa and khewat Khatauni no. 53/66a No. 1691/6(6-11) total area 17 bigha 9 Biswa

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	<p>1. The subject property is shown Khewat/Khatauni No. 312/443-444-445-446 & 53/66 a In reference received from the DCIT/ACIT CIR 1 (1), Chandigarh. However, during visit of subject property it is found that old Khewat No. has been revised to new Khewat No. viz. Khewat No. 312/291 & Khewat No. 53 min/41 in Revenue Record.</p> <p>2. Sale deed of the subject property was not available with the concerned officials.</p> <p>3. The area of the subject property comes to 17 Bigha 9 Biswa as per the record supplied by Revenue Department, Village Deva Manal Teh - Nohradhar Distt. Sirmour.</p> <p>4. Hence the valuation report was prepared on the basis of actual information/documents available.</p>	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates Notified on dated 01.04.2022 of Village Deva manal, Tehsil Nohradhar Distt. Sirmour for Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject property known as "cultivable/non cultivable/jungle/Gardening land, has been worked out as under.	
Sl. No	Date of Valuation	Fair Market Value of property
1	24.01.2023	5630986.00

125

1004
AYO

(Mr. Rishi Lal)
Valuation Officer
Income Tax Department
Patiala

VALUATION REPORT

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 8 :- Land in Village - Devamanal, tehsil- Nohradhar, Distt. Sirmour 17 Blgha 9 Blsua Khewat/Khatauni No. 312/443-444-445-446 Khasra no. 505(1-3),9(1-8),1694/1672/19(0-19),1696/1672/10(1-2),2037/1717/1672/10(1-0),1924/954(4-6),690(1-0) kitta 1 measuring 10 Blgha 18 Blsua and khewat Khatauni no. 53/66a No. 1691/6(6-11) total area 17 blgha 9 Blsua
1	REFERENCE	
1.1	Office from which reference received	DCIT/ACIT CIR 1 (1), Chandigarh
1.2	Letter no. and date under which reference received	ITBA/COM/F/17/2023-24/1052756032(1) Dated 11.05.2023
1.3	Purpose of valuation	Determination of Fair Market Value of property.
1.4	Date(s) for which Valuation is required	24.01.2023 as intimated by the D/o Pr. CIT N.W. Region vide letter No. Pr. CCIT/Chd/Judl./Raiganj/2023-24/1095 dated 12.06.2023
2	Representative	
	Representative of Revenue Department Ms. Anuradha, Village Revenue Officer	
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION	
3.1	Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates Notified on dated 01.04.2023 of Village Deva Manal, Tehsil Nohradhar Distt. Sirmour for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Village Devamanal Tehsil Nohradhar Shown data during Joint visit as per their official records.
3.2	Date of visit	25.05.2023
3.3	Property was visit by the following persons	1. Er. Roop Lal, VO 2. Er. Amar Singh, AVO 3. Er. Ashwini Kumar, JE
4	PROPERTY REFERENCE	
4.1	Name, number (if any) address and complete location of the property.	1. Cultivable/non cultivable/jungle/Gardening land, Village Deva Manal Tehsil Nohradhar Distt. Sirmour. 2. The subject property is shown Khewat/Khatauni No. 312/443-444-445-446 & 53/66a In reference received from the DCIT/ACIT CIR 1 (1), Chandigarh. However, during visit of subject property it is found that old Khewat No. has been revised to new Khewat No. viz. Khewat No. 312/291 & Khewat No. 53 min/41 in Revenue Record.
5	PROPERTY DESCRIPTION	
5.1	Land area	Cultivable/non cultivable/jungle/Gardening land, Village Deva Manal Tehsil Nohradhar Distt. Sirmour of Area 17 Blgha 9 Blsua
5.2	Type of construction and broad specification	Not applicable
5.3	Period of Construction	Not applicable

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Avo

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VO

By Speed Post/E-mail.

भारत सरकार
आयकर विभाग
मूल्यांकन अधिकारी
पटियाला

फोन-नंबर: 0175-2200346

ई-मेल: vopatiala@rediffmail.com



सत्यमेव जयते

Government of India
Income Tax Department
Valuation Officer
Patiala

Ph: 0175-2200346

E-mail: vopatiala@rediffmail.com

REVISED VALUATION REPORT

- | | | |
|---|------------------|---|
| 1 | Name of Property | Property No.3 :-Plot No. 17 situated in Up-Sampda, Shamsherpur, Tehsil- Paonta Sahib Distt. Sirmour. Having area 213.33 sq meter Khasra No. 18/3.

Property No. 4 :-Plot No. 30 situated Up-Sampda, Shamsherpur, Tehsil- Paonta Sahib Distt. Sirmour. Having area 170.52 sq meter Khasra No. 18/3.

Property No.5:- Land measuring 4 Biswas situated in Village - Shamsherpur Tehsil- Paonta Sahib Distt. Sirmour Khasra No. 18/3/15. |
| 2 | Purpose | To estimate value fair market value Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004 . |

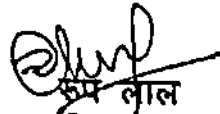
3	Valuation Date	24.01.2023
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4	No. of pages of report	1 to 6 Pages.
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पत्र सः मू.आ./पटि./Misc./2023-24/23

दिनांक:14.06.2023

- 1 The District Valuation Officer, Income Tax Department, Chandigarh. A copy of valuation report is enclosed.
- 2 The DCIT/ACIT CIR (1), O/o the Assistant Commissioner of Income Tax, Chandigarh, . A copy of valuation report is enclosed.
- 3 Copy forwarded (in duplicate) to The Income Tax Officer, Nahan, Sirmaur(H.P). The valuation report has been prepared taking into account the items existing/ executed at the site as on date of inspection and on the basis of the information and records provided by the assessing officer and revenue department. His attention is also invited to the special observation of the report .


 मूल्यांकन अधिकारी
 आयकर कार्यालय पटियाला

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Property No.3 :-Plot No. 17 situated in Up-Sampda, Shamsherpur, Tehsil- Paonta Sahib Distt. Sirmour. Having area 213.33 sq meter Khasra No. 18/3.

Property No. 4 :-Plot No. 30 situated Up-Sampda, Shamsherpur, Tehsil- Paonta Sahib Distt. Sirmour. Having area 170.52 sq meter Khasra No. 18/3.

Property No.5:- Land measuring 4 Biswas situated in Village – Shamsherpur Tehsil- Paonta Sahib Distt. Sirmour Khasra No. 18/3/15.

S.No.	Name of CCIT	Property details page no. of list	Sr. No. of the properties	Property Description	Valuation	Remark
1	Pr. CCIT Chandigarh.	5218.42 Sqm Page No. 477	3	Khewat No.651/576 & khatauni no. 914/828	Rs. 4,04,17,968/-	The subjected Property is currently owned by the Himachal Country Resort Ltd. as per revenue record.
		8171.91 Sqm. Page No. 477	4	Khewat No.651/576 & khatauni no. 914/828	Rs. 6,32,93,486/-	
		161.60 Sqm. Page No. 477	5	khewat no. 439/376 & khatauni no. 698/624	1251633	
				Total	Rs. 10,49,53,087/-	

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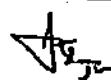
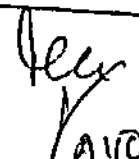
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(P. Roop Lal)

Valuation Officer
Income Tax Department
Patiala

VALUATION REPORT

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :	Property No.3 :-Plot No. 17 situated in Up-Sampda, Shamsherpur, Tehsil- Paonta Sahib Distt. Sirmour. Having area 213.33 sq meter Khasra No. 18/3.										
	Property No. 4 :-Plot No. 30 situated Up-Sampda, Shamsherpur, Tehsil- Paonta Sahib Distt. Sirmour. Having area 170.52 sq meter Khasra No. 18/3.										
	Property No.5:- Land measuring 4 Biswas situated in Village - Shamsherpur Tehsil- Paonta Sahib Distt. Sirmour Khasra No. 18/3/15.										
1 REFERENCE	<table border="1"> <tr> <td data-bbox="236 613 805 658">1.1 Office from which reference received</td><td data-bbox="805 613 1411 658">DCIT/ACIT CIR 1 (1), Chandigarh</td></tr> <tr> <td data-bbox="236 658 805 725">1.2 Letter no. and date under which reference received</td><td data-bbox="805 658 1411 725">ITBA/COM/F/17/2023-24/1052756032(1) Dated 11.05.2023</td></tr> <tr> <td data-bbox="236 725 805 770">1.3 Purpose of valuation</td><td data-bbox="805 725 1411 770">Determination of Fair Market Value of property.</td></tr> <tr> <td data-bbox="236 770 805 860">1.4 Date(s) for which Valuation is required</td><td data-bbox="805 770 1411 860">24.01.2023 as intimated by the O/o Pr. CIT N.W. Region vide letter No. Pr. CCIT/Chd/Judt./Raiganj/2023-24/1095 dated 12.06.2023</td></tr> <tr> <td data-bbox="236 860 805 927">2 Representative</td><td data-bbox="805 860 1411 927">Representative of Revenue Department Paonta Sahib Sh. Ravinder, Village Revenue Officer</td></tr> </table>	1.1 Office from which reference received	DCIT/ACIT CIR 1 (1), Chandigarh	1.2 Letter no. and date under which reference received	ITBA/COM/F/17/2023-24/1052756032(1) Dated 11.05.2023	1.3 Purpose of valuation	Determination of Fair Market Value of property.	1.4 Date(s) for which Valuation is required	24.01.2023 as intimated by the O/o Pr. CIT N.W. Region vide letter No. Pr. CCIT/Chd/Judt./Raiganj/2023-24/1095 dated 12.06.2023	2 Representative	Representative of Revenue Department Paonta Sahib Sh. Ravinder, Village Revenue Officer
1.1 Office from which reference received	DCIT/ACIT CIR 1 (1), Chandigarh										
1.2 Letter no. and date under which reference received	ITBA/COM/F/17/2023-24/1052756032(1) Dated 11.05.2023										
1.3 Purpose of valuation	Determination of Fair Market Value of property.										
1.4 Date(s) for which Valuation is required	24.01.2023 as intimated by the O/o Pr. CIT N.W. Region vide letter No. Pr. CCIT/Chd/Judt./Raiganj/2023-24/1095 dated 12.06.2023										
2 Representative	Representative of Revenue Department Paonta Sahib Sh. Ravinder, Village Revenue Officer										
3 COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION											
3.1 Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates Notified on dated 01.04.2022 of Village Up sampada Shamsherpur, Tehsil Paonta sahib Distt. Sirmour for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Paonta Sahib Shown data during Joint visit as per their official records.										
3.2 Date of visit	24.05.2023										
3.3 Property was visit by the following persons	1.Er. Roop Lal,VO 2.Er. Amar Singh, AVO 3.Er. Ashwin Kumar, JE										
4 PROPERTY REFERENCE	<table border="1"> <tr> <td data-bbox="236 1330 805 1644">4.1 Name, number (if any) address and complete location of the property.</td><td data-bbox="805 1330 1411 1644"> 1. Residential Land in Village Up-sampada Shameshpur, Tehsil Paonta sahib Distt. Sirmour. 2: The subject property is shown in new khasra no. 1372 & khatauni no. 914/828 & khewat no. 651/576, khasra no. 1923/1376 & khatauni no. 914/828 & khewat no. 651/576 & khasra no. 1920/1376 & khatauni no. 698/624 & khewat no. 439/376 in reference received from DCIT/ACIT CIR 1 (1), Chandigarh. However, during visit of subject property it is found that old khasra No. has been revised to new khasra, khatauni & Khewat No. as mention above. </td></tr> </table>	4.1 Name, number (if any) address and complete location of the property.	1. Residential Land in Village Up-sampada Shameshpur, Tehsil Paonta sahib Distt. Sirmour. 2: The subject property is shown in new khasra no. 1372 & khatauni no. 914/828 & khewat no. 651/576, khasra no. 1923/1376 & khatauni no. 914/828 & khewat no. 651/576 & khasra no. 1920/1376 & khatauni no. 698/624 & khewat no. 439/376 in reference received from DCIT/ACIT CIR 1 (1), Chandigarh. However, during visit of subject property it is found that old khasra No. has been revised to new khasra, khatauni & Khewat No. as mention above.								
4.1 Name, number (if any) address and complete location of the property.	1. Residential Land in Village Up-sampada Shameshpur, Tehsil Paonta sahib Distt. Sirmour. 2: The subject property is shown in new khasra no. 1372 & khatauni no. 914/828 & khewat no. 651/576, khasra no. 1923/1376 & khatauni no. 914/828 & khewat no. 651/576 & khasra no. 1920/1376 & khatauni no. 698/624 & khewat no. 439/376 in reference received from DCIT/ACIT CIR 1 (1), Chandigarh. However, during visit of subject property it is found that old khasra No. has been revised to new khasra, khatauni & Khewat No. as mention above.										
5 PROPERTY DESCRIPTION											
5.1 Land area	Residential Land in Village Up sampada Shamsherpur, Tehsil Paonta Sahib Distt. Sirmour of Area 13591.93 sqm										
5.2 Type of construction and broad specification	Not applicable										
5.3 Period of Construction	Not applicable										


Property No.3 :-Plot No. 17 situated in Up-Sampda, Shamsherpur, Tehsil- Paonta Sahib Distt. Sirmour. Having area 213.33 sq meter Khasra No. 18/3.

Property No. 4 :-Plot No. 30 situated Up-Sampda, Shamsherpur, Tehsil- Paonta Sahib Distt. Sirmour. Having area 170.52 sq meter Khasra No. 18/3.

Property No.5:- Land measuring 4 Biswas situated in Village – Shamsherpur Tehsil- Paonta Sahib Distt. Sirmour Khasra No. 18/3/15.

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	<p>1. The subject property is shown in new khasra no. 1372 & khatauni no. 914/828 & khewat no. 651/576, khasra no. 1923/1376 & khatauni no. 914/828 & khewat no. 651/576 & khasra no. 1920/1376 & khatauni no. 698/624 & khewat no. 439/376 In reference received from DCIT/ACIT CIR 1 (1), Chandigarh. However, during visit of subject property it is found that old khasra No. has been revised to new khasra, khatauni & Khewat No.as mention above.</p> <p>2. Sale deed of the subject property was not available with the concerned officials.</p> <p>3. The area of the subject property comes to 13591.93 sqm as per the record supplied by Revenue Department, Paonta sahib But the area of subjected properties received vide reference letter from DCIT/ACIT CIR 1 (1), Chandigarh was on lesser side i.e. 885.63 sqm.</p> <p>4. Hence the valuation report was prepared on the basis of actual information/documents available.</p>	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Notified Prevailing Collector Rates Notified on dated 01.04.2022 of Village Up sampada Shamsherpur, Tehsil Paonta sahib Distt. Sirmour for Year 2022-23. related to subject properties has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject property known as "Residential Land has been worked out as under.	
Sl. No.	Date of Valuation	Fair Market Value of property
1	24.01.2023	104963087.00

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P.A.O

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(Rajoo Lal)
Valuation Officer
Income Tax Department
Fatiala

Fair Market Value of Property

Property No.3 :-Plot No. 17 situated in Up-Sampda, Shamsherpur, Tehsil- Paonta Sahib Distt, Sirmour. Having area 213.33 sq meter Khasra No. 18/3.

Property No. 4 :-Plot No. 30 situated Up-Sampda, Shamsherpur, Tehsil- Paonta Sahib Distt. Sirmour. Having area 170.52 sq meter Khasra No. 18/3.

Property No.5:- Land measuring 4 Biswas situated in Village – Shamsherpur Tehsil- Paonta Sahib Distt. Sirmour Khasra No. 18/3/15.

Collector Rates Notified on dated 01.04.2022 of Village Shamsherpur, Tehsil Paonta Sahib Distt. Sirmour for Year 2022-23

S.No.	Description of property	Area	Unit	Rates	Amount
A	Property No.3 :-Plot No. 17 situated in Up-Sampda, Shamsherpur, Tehsil- Paonta Sahib Distt. Sirmour. Having area 213.33 sq meter Khasra No. 18/3.				
	As per revenue record on new khasra no. 1372 & khewat no. 651/576 & khatauni no. 914/828	5218.42	sqm	6735.00	35146059.00
	Add for location & Situation @ 10% as the land is located in between well planned residential areas.				3514606.00
	Add for rectangular shape of plot @ 5%				1757303.00
	Cost of Land				40417968.00
B	Property No. 4 :-Plot No. 30 situated Up-Sampda, Shamsherpur, Tehsil- Paonta Sahib Distt. Sirmour. Having area 170.52 sq meter Khasra No. 18/3.				
	As per revenue record on new khasra no. 1923/1376 & khatauni no. 914/828 & khewat no. 651/576	8171.91	sqm	6735.00	55037814.00
	Add for location & Situation @ 10% as the land is located in between well planned residential areas.				5503781.00
	Add for rectangular shape of plot @ 5%				2751891.00
	Cost of Land				63293486.00

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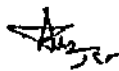
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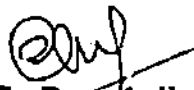
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C	Property No.5:- Land measuring 4 Biswas situated in Village – Shamsherpur Tehsil- Paonta Sahib Distt. Sirmour Khasra No. 18/3/15.				
	as per revenue record on new khasra no. 1920/1376 & khatauni no. 698/624 & khewat no. 439/376	161.60	sqm	6735.00	1088376.00
	Add for location & Situation @ 10% as the land is located in between well planned residential areas.				108838.00
	Add for rectangular shape of plot @ 5%				54419.00
	Cost of Land				1251633.00
	Total Cost of Land (A+B+C)				104963087.00
	Note: As per the notification of collector Rates Dated 01.04.2022, Area of Land lying within 100 metre will be considered as the Residential property if being purchased by New shareholder in respective Khewat/khatauni/khasra. Therefore in this valuation report, Rates for area lying within 100 metre has been adopted as collector Rates of residential property.				





 (ER. Boop Lal)
 Valuation Officer
 Income Tax Department
 Patiala

Fair Market Value

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs
Union of India or Ors - W.P.(C) No. 188/2004

Property No.3 :-Plot No. 17 situated in Up-Sampda, Shamsherpur, Tehsil- Paonta Sahib
Distt. Sirmour. Having area 213.33 sq meter Khasra No. 18/3.

As per revenue record on new khasra no.
1372 & khewat no. 651/576 & khatauni no.
914/828

5218.42 sqm

Property No. 4 :-Plot No. 30 situated Up-Sampda, Shamsherpur, Tehsil- Paonta Sahib Distt.
Sirmour. Having area 170.52 sq meter Khasra No. 18/3.

As per revenue record on new khasra no.
1923/1376 & khatauni no. 914/828 & khewat
no. 651/576

8171.91 sqm


Property No.5:- Land measuring 4 Biswas situated in Village - Shamsherpur Tehsil- Paonta
Sahib Distt. Sirmour Khasra No. 18/3/15.

as per revenue record on new khasra no.
1920/1376 & khatauni no. 698/624 & khewat
no. 439/376

161.60 sqm

ITBA/COM/F/17/2023-24/1052756032(1)

DCIT/ACIT CIR 1 (1), Chandigarh





REVISED

GOVT. OF INDIA
(Ministry of Finance)

Income Tax Department

OFFICE OF THE INCOME TAX OFFICER

Ward-PARWANOO; PLOT NO 35F, SECTOR 2, PARWANOO (H.P)-173220

Tel 01792-233007 Fax 2334483 Email id:itopwn@gmail.com

No. ITO/PWN/2023-24/ 524/525
To

Dated: 15.06.2023

The Commissioner of Income Tax (OSD),
Range Shimla,
Railway Board Building,
Shimla

Sir,

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

Kindly refer to your good office letter F. No. CIT(OSD)/SML. Range/Judl./2023-24/729 dated 30.05.2023 on the subject cited above.

2. In this regard, it is submitted that valuation report i.e. valuation on 24.01.2023 in respect of property/land situated at Village Garkhal, The-Kasuli, Distr-Solan has been received from the Departmental Valuation Officer, Income Tax Department, Patiala vide their office letter F. No. VO/Patiala/Misc./2023-24/22 dated 14.06.2023. A copy of the same is enclosed herewith for kind perusal. Requisite report in respect of this ward is as under :-

Total number of properties of the charge	Number of properties in which valuation has been completed	Number of properties in which valuation is pending	Remarks
02	02	Nil	(i) 17 Bigha 11 Biswa 12 Biswasi M/s Himachal Country Resorts Limited Hamirpur valued at Rs. 6,10,87,111/- (ii) 7 Bigha 5 Biswa M/s Himachal Country Resorts Limited, Badsar, District-Hamirpur valued at Rs. 2,52,35,416/-

Yours faithfully,

(Vinod Mehra)Income Tax Officer
Ward-Parwanoo

Encls : As above.

Copy to :-The Pr. Commissioner of Income Tax-1
Aaykar Bhawan
Sector-17E
Chandigarh

- A copy of letter F. No. VO/Patiala/Misc./2023-24/22 dated 14.06.2023 received from the Departmental Valuation Officer Patiala is enclosed herewith for kind perusal.

(Vinod Mehra)
Income Tax Officer
Ward-Parwanoo

Encls : As above.

o/c

भारत सरकार
आयकर विभाग
मूल्यांकन अधिकारी
पटियाला

फोन-नंबर: 0175-2200346

ई-मेल: vopatjala@rediffmail.com



Government of India
Income Tax Department
Valuation Officer
Patiala

Ph: 0175-2200346

E-mail: vopatjala@rediffmail.com

REVISED VALUATION REPORT

- | | | |
|---|------------------------|---|
| 1 | Name of Property | Property No. 2 :- Land in Village – Garkhal, Tehsil - Kasauli, Distt - Solan measuring 24 Bigha 16 Biswa 12 Biswasl {(i)17 Bigha 11 Biswa 12 Biswasl M/s Himachal Country Resorts limited (ii) 7 Bigha 5 Biswa M/s Himachal Country Resorts, Badsar, Hamirpur}. |
| 2 | Purpose | To estimate value fair market value Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004 . |
| 3 | Valuation Date | 24.01.2023 as intimated by the O/o Pr. CIT N.W. Region vide letter No. Pr. CCIT/Chd/Judl./Raiganj/2023-24/1095 dated 12.06.2023 . |
| 4 | No. of pages of report | 1 to 9 Pages. |

पत्र सः मू.आ./पटि./Misc./2023-24/22

दिनांक: 14/06.2023

- 1 The District Valuation Officer, Income Tax Department, Chandigarh. A copy of valuation report is enclosed.
- 2 The DCIT/ACIT CIR (1), O/o the Assistant Commissioner of Income Tax, Chandigarh, . A copy of valuation report is enclosed.
- 3 Copy forwarded (in duplicate) to The Income Tax Officer, Parwanoo, Solan(H.P). The valuation report has been prepared taking into account the items existing/ executed at the site as on date of inspection and on the basis of the information and records provided by the assessing officer and revenue department. His attention is also invited to the special observation of the report .

[Signature]
AYO

[Signature]
सप लाल
मूल्यांकन अधिकारी
आयकर कार्यालय पटियाला

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Property No. 2 :- Land in Village - Garkhal, Tehsil - Kasauli, Distt - Solan measuring 24 Bigha 16 Biswa 12 Biswasi (i) 17 Bigha 11 Biswa 12 Biswasi M/s Himachal Country Resorts limited (ii) 7 Bigha 5 Biswa M/s Himachal Country Resorts, Badsar, Hamirpur).

S.No.	Name of CCIT	Property details page no. of list	Sr. No. of the properties	Property Description	Valuation	Remark
1	Pr.CCIT Chandigarh	24 Bigha 16 Biswa Page No. 477	2 (i)	(i) 17 Bigha 11 Biswa 12 Biswasi M/s Himachal Country Resorts Limited		The subjected Property is currently owned by the Himachal Country Resort Ltd. as per revenue record.
				Khewat No. 23/36 & khatauni No. 21/34-35 (2 Bigha 14 Biswa)	9398017	
				Khewat No. 62/92 & khatauni No. 58/88. (1 Bigha 1 Biswa)	3654784	
				Khewat No. 83/121 & khatauni No. 74/112 (0 Bigha 10 Biswa)	1740374	
				Khewat No. 99 min/147 & khatauni No. 88/136. (0 Bigha 10 Biswa)	1740374	
				Khewat No. 112 min/166 & khatauni No. 101/155. (0 Bigha 19 Biswa)	3306710	
				Khewat No. 112 min/167 & khatauni No. 101/156. (1 Bigha 4 Biswa)	4176896	
				Khewat No. 116/175 & khatauni No. 105/164. (1 Bigha 19 Biswa)	6787457	
				khewat No. 123 min/187 & khatauni No. 112/176. (3 Bigha 1 Biswa)	Rs. 1,06,16,278/-	
				Khewat No. 123 min/190 & khatauni No. 112/179. (1 Bigha 8 Biswa)	4873046	
				Khewat No. 190/270 & khatauni No. 174/257. (0 Bigha 5 Biswa)	870187	
				Khewat No. 237/317 & khatauni No. 188/271. (0 Bigha 17 Biswa)	2958635	
				Khewat No. 240/320 & khatauni No. 223/306. (2 Bigha 7 Biswa)	8179755	
				Khewat No. 241/321 & khatauni No. 224/307. (0 Bigha 2 Biswa)	348075	
				Khewat No. 242/322 & khatauni No. 227/310. (0 Bigha 14 Biswa)	2436523	
				TOTAL	Rs. 6,10,87,111/-	

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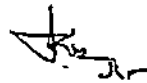
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S.No.	Name of CCIT	Property details page no. of list	Sr. No. of the properties	Property Description	Valuation	Remark
2			2 (ii)	(ii) 7 Bigha 5 Biswa M/s Himachal Country Resorts Limited, Badsar, District - Hamirpur Khewat No. 83/121 & khatauni No. 74/112 (0 Bigha 5 Biswa) Khewat No. 239/319 & khatauni No. 222 (7 Bigha 0 Biswa)	870187 Rs. 2,43,65,229/-	
				TOTAL	Rs. 2,52,35,416/-	





 (ER. Roop Lal)
 Valuation Officer
 Income Tax Department
 Patiala

VALUATION REPORT

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 2 :- Land in Village - Garkhal, Tehsil - Kasauli, Distt - Solan measuring 24 Bigha 16 Biswa 12 Biswasi (i) 17 Bigha 11 Biswa 12 Biswasi M/s Himachal Country Resorts limited (ii) 7 Bigha 5 Biswa M/s Himachal Country Resorts, Badsar, Hamirpur).
1	REFERENCE	
1.1	Office from which reference received	DCIT/ACIT CIR 1 (I), Chandigarh
1.2	Letter no. and date under which reference received	ITBA/COM/F/17/2023-24/1052756032(1) Dated 11.05.2023
1.3	Purpose of valuation	Determination of Fair Market Value of property.
1.4	Date(s) for which Valuation is required	24.01.2023 as intimated by the O/o Pr. CIT N.W. Region vide letter No. Pr. CCIT/Chd/Judl./Raiganj/2023-24/1695 dated 12.06.2023
2	Representative	
		As per telephonic discussion held with Sh. Vinay Sharma, Village Revenue Officer(RVO/Patwari), Garkhal
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION	
3.1	Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates Notified on dated 31.03.2022 of Village Garkhal, Tehsil Kasauli Distt. Solan for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. The concerned documents has been sent by the ITC Parwanoo through email on 06.06.2023 and also received through the O/o Sub Registrar, Kasauli vide letter No. KSL/THE/RC/2023-115 dated 06.06.2023.
3.2	Property was visit by the following persons	1. Er. Roop Lal, VO 2. Er. Amar Singh, AVO 3. Er. Ashwini Kumar, JE
4	PROPERTY REFERENCE	
4.1	Name, number (if any) address and complete location of the property.	1. Uncultivable Village Garkhal Tehsil Kasauli Distt. Solan. 2. The subject property is shown in Annx-II/P-04.
5	PROPERTY DESCRIPTION	
5.1	Land area	Uncultivated land, Village Garkhal Tehsil Kasauli Distt. Solan of Area 24 Bigha 16 Biswa
5.2	Type of construction and broad specification	Not applicable
5.3	Period of Construction	Not applicable

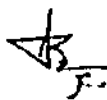
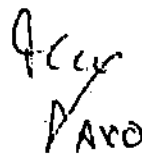
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AVO

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Property No. 2 :- Land in Village – Garkhal, Tehsil - Kasauli, Distt - Solan measuring 24 Bigha 16 Biswa 12 Biswasi {(i)17 Bigha 11 Biswa 12 Biswasi M/s Himachal Country Resorts limited (ii) 7 Bigha 5 Biswa M/s Himachal Country Resorts, Badsar, Hamirpur}.

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	1. The subject property is shown in Annex-II/P-05-06. 2. Sale deed of the subject property was not available with the concerned officials. 3. The area of the subject property comes to 24 Bigha 16 Biswa as per the record supplied by Revenue Department, Village Garkhal Teh - Kasauli Distt. Solan (HP) which is on lesser side as per the reference received i.e. 24 Bigha 16 Biswa 12 Biswasi. 4. Hence the valuation report was prepared on the basis of actual information/documents available.	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates Notified on dated 31.03.2022 of Village Garkhal, Tehsil Kasauli Distt. Solan for Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject property known as "Uncultivated land, has been worked out as under.	
Sl. No.	Date of Valuation	Fair Market Value of property
1	24.01.2023	86322526.00


 (Sd/-) Valuation Officer
 Income Tax Department
 Patiala

Fair Market Value of Property

Property No. 2 :- Land in Village – Garkhal, Tehsil - Kasauli, Distt - Solan measuring 24 Bigha 16 Biswa 12 Biswasl (i) 17 Bigha 11 Biswa 12 Biswasl M/s Himachal Country Resorts limited (ii) 7 Bigha 5 Biswa M/s Himachal Country Resorts, Badsar, Hamirpur).

Collector Rates Notified on dated 31.03.2022 of Village Garkhal, Tehsil Kasauli Distt. Solan for Year 2022-23

S.No.	Description of property	Area	Unit	Rates	Amount
A	Property No. 2 (i) :- 17 Bigha 11 Biswa 12 Biswasl M/s Himachal Country Resorts Limited				
	Khewat No. 23/36 & khatauni No. 21/34-35 (2 Bigha 14 Biswa)	2276.10	sqm	4129.00	9398017.30
	Khewat No. 62/92 & khatauni No. 58/88. (1 Bigha 1 Biswa)	885.15	sqm	4129.00	3654784.00
	Khewat No. 83/121 & khatauni No.74/112 (0 Bigha 10 Biswa)	421.50	sqm	4129.00	1740374.00
	Khewat No. 99 min/147 & khatauni No. 88/136.(0 Bigha 10 Biswa)	421.50	sqm	4129.00	1740374.00
	Khewat No. 112 min/166 & khatauni No. 101/155.(0 Bigha 19 Biswa)	800.85	sqm	4129.00	3306710.00
	Khewat No. 112 min/167 & khatauni No. 101/156. (1 Bigha 4 Biswa)	1011.60	sqm	4129.00	4176896.00
	Khewat No. 116/175 & khatauni No. 105/164. (1 Bigha 19 Biswa)	1643.85	sqm	4129.00	6787457.00
	khewat No. 123 min/187 & khatauni No. 112/176. (3 Bigha 1 Biswa)	2571.15	sqm	4129.00	10616278.00
	Khewat No. 123 min/190 & khatauni No. 112/179. (1 Bigha 8 Biswa)	1180.20	sqm	4129.00	4873046.00
	Khewat No.190/270 & khatauni No. 174/257.(0 Bigha 5 Biswa)	210.75	sqm	4129.00	870187.00
	Khewat No. 237/317 & khatauni No. 188/271. (0 Bigha 17 Biswa)	716.55	sqm	4129.00	2958635.00
	Khewat No. 240/320 & khatauni No.223/306.(2 Bigha 7 Biswa)	1981.05	sqm	4129.00	8179755.00
	Khewat No. 241/321 & khatauni No. 224/307. (0 Bigha 2 Biswa)	84.30	sqm	4129.00	348075.00
	Khewat No. 242/322 & khatauni No. 227/310. (0 Bigha 14 Biswa)	590.10	sqm	4129.00	2436523.00
	Total	14794.65	sqm.		61087111.30

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Ann-I ⑥

B	Property No. 2 (II) :- (I) 7 Bigha 5 Biswa M/s Himal Country Resorts Limited			
	Khewat No. 83/121 & khatauni No. 74/112 (0 Bigha 5 Biswa)	210.75	sqm	4129.00
	Khewat No. 239/319 & khatauni No. 222 (7 Bigha 0 Biswa)	5901.00	sqm	4129.00
	Total	6111.75	Sqm	25235415.75
	Total Cost of Land (A+B)			86322526.00
	Note: As per the notification of collector Rates Dated 31.03.2022, Area of Land lying within 100 metre will be considered as the uncultivable land in respective Khewat.			

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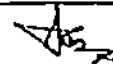
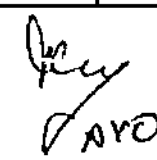
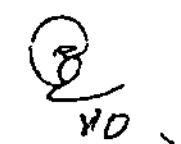
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(Er. Roop Lal)
Valuation Officer
Income Tax Department
Patiala

Annexure-IIFair Market Value of Property

Property No. 2 :- Land in Village – Garkhal, Tehsil - Kasauli, Distt - Solan measuring 24 Bigha 16 Biswa 12 Biswasl (i) 17 Bigha 11 Biswa 12 Biswasl M/s Himachal Country Resorts limited (ii) 7 Bigha 5 Biswa M/s Himachal Country Resorts, Badsar, Hamirpur}.

S.No.	Name of Owner	Khewat/Khatauni No.	Khasra No.	Bigha	Biswa
1	M/s Himachal Country resorts Ltd.	Khewat No. 23/36 & khatauni No. 21/34-35	459,460,1354/456	2.00	14.00
		Khewat No. 62/92 & khatauni No. 58/88.	1326/376,1327/376,1328/376,1329/376	1.00	1.00
		Khewat No. 83/121 & khatauni No.74/112.	411	0.00	10.00
		Khewat No. 99 min/147 & khatauni No. 88/136.	1167/363.	0.00	10.00
		Khewat No. 112 min/166 & khatauni No. 101/155.	413	0.00	19.00
		Khewat No. 112 min/167 & khatauni No. 101/156.	423	1.00	4.00
		Khewat No. 116/175 & khatauni No. 105/164.	23,1247/24,1248/24	1.00	19.00
		khewat No. 123 min/187 & khatauni No. 112/176.	464	3.00	1.00
		Khewat No. 123 min/190 & khatauni No. 112/179.	409	1.00	8.00
		Khewat No.190/270 & khatauni No. 174/257.	379, 380, 384, 386, 391, 391, 394, 395, 398, 400,	0.00	5.00
		Khewat No. 237/317 & khatauni No. 188/271.	1441/408/.	0.00	17.00

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		Khewat No. 240/320 & khatauni No. 223/306.	430, 441, 453, 1168/363, 1170/429	2.00	7.00
		Khewat No. 241/321 & khatauni No. 224/307.	1169/429.	0.00	2.00
		Khewat No. 242/322 & khatauni No. 227/310.	463	0.00	14.00
		Total		11.00	131.00
				OR	
				17.00	11.00
				OR	
	marked A			14794.65	Sqm
2	M/s Himachal Country resorts Ltd.	Khewat No. 83/121 & khatauni No. 74/112	411	0.00	5.00
		Khewat No. 239/319 & khatauni No. 222	384, 399, 412, 414, 428, 436, 462	7.00	0.00
		Total		7.00	5.00
				OR	
	marked B			6111.75	Sqm

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Fair Market Value

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India
or Ors - W.P.(C) No. 188/2004

Property No. 2 :- Land in Village - Garkhal, Tehsil - Kasauli, Distt - Solan measuring 24 Bigha 16
Biswa 12 Biswasl ((i) 17 Bigha 11 Biswa 12 Biswasl M/s Himachal Country Resorts limited (ii) 7 Bigha
5 Biswa M/s Himachal Country Resorts, Badsar, Hamirpur).

As per revenue record total land is 24 Bigha

16 Biswa (1Biswa = 42.15 Sqm)

496.00 Biswa

OR

20906.40 Sqm

ITBA/COM/F/17/2023-24/1052756032(1)

Dated 11.05.2023

DCIT/ACIT CIR 1 (1), Chandigarh

भारत सरकार
आयकर विभाग
सहायक मूल्यांकन अधिकारी
लुधियाना
फोन-नंबर: 0161-2971221
ई-मेल: voincometaxldh@gmail.com



Government of India
Income Tax Department
Assistant Valuation Officer
Ludhiana
Ph: 0161-2971221
E-mail: voincometaxldh@gmail.com

VALUATION REPORT

- 1 Name of Property Property in Himachal Pardesh at Sr. No. 6:- Land situated in Village Nalag 0-16 Bigha, Tehsil Sadar, District Bilaspur vide Khasra No. 775/704, 777/706, 764/705 Kitte 3, Khatta Khatoni No. 164/205 min
- 2 Purpose To estimate value fair market value Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004 .
- 3 Valuation Date 24.01.2023
- 4 No. of pages of report 1 to 05 Pages.

पत्र स.: 01/स.मू.आ./लुधि./Misc./2023-24/ 37

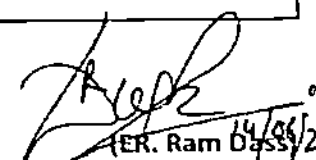
दिनांक: 14.06.2023

- 1 The District Valuation Officer, Income Tax Department, Chandigarh. A copy of valuation report is enclosed.
- 2 The Valuation Officer, Income Tax Department, Ludhiana. A copy of valuation report(Revised as per requested by ITO Bilaspur vide his email dated 14.06.2023) is enclosed.
- 3 Copy forwarded (through e-mail) to The Income Tax Officer, Bilaspur(H.P). The valuation report(Revised as requested by your goodself vide email dated 14.06.2023) has been prepared taking into account the items existing/ executed at the site as on date of inspection and on the basis of the information and records provided by the assessing officer and revenue department. His attention is also invited to the special observation of the report .

सहायक मूल्यांकन अधिकारी
आयकर विभाग, लुधियाना
14/6/2023

Property in Himachal Pardesh at Sr. No. 6:- Land situated in Village Nalag 0-16 Bigha, Tehsil Sadar, District Bilaspur vide Khasra No. 775/704, 777/706, 764/705 Kitte 3, Khatta Khatoni No. 164/205 min

S.No.	Name of ITO	Property details page no. of list	Sr. No. of the properties	Property Description	Valuation	Remark
1	Krishan Lal, Income Tax Officer, Ward- Bilaspur, Bilaspur (H.P)	477-481	6	0-16 Bigha Village Nalag, Khasra No. 775/704, 777/706, 764/705 Kitte 3, Khatta Khatoni No. 164/205 min, Tehsil Sadar, District Bilaspur (H.P)	Rs. 23,14,900/-	The subjected property vide Khasra No. 775/704, 777/706, 764/705 Kitte 3, Khatta Khatoni No. 164/205 min (village Nalag 0-16 Bigha, Tehsil Sadar, District Bilaspur) in reference received from The ITO, Ward- Bilaspur, Bilaspur(H.P) for 0-16 Bigha. As per revenue record the Himachal Country Resort Limited were sold 0-12 Bigha to Smt. लीलादेवी w/o लेखराम, S/o महंता through two different Intakal (ई) vide No.1020 (बै) dated 23.10.2019(0-01 Bigha) from Khasra No.777/706/342 and 1021 dated 23.10.2019 (0-11 Bigha) from Khasra No.764/705/342. Therefore, the referred property is now owned by two different parties i.e Smt. लीलादेवी w/o लेखराम S/o महंता (0-12 Bigha) and the Himachal Country Resort Limited (0-04 Bigha). In view of the above the valuation for 0-12 Bigha pertain in the above referred Khasra Nos. could not be prepared because Smt. लीलादेवी w/o लेखराम, S/o महंता has the owner as well as she has taken a loan for Rs. 7,00,000/- from the Punjab National Bank (Branch Panigai) as per jamabandi in the revenue record. Therefore, the valuation report for 0-04 Bigha is prepared which is owned by M/s Himachal Country Resort Ltd.


 14/06/23
 ER. Ram Dass
 Assistant Valuation Officer,
 Income Tax Department
 Ludhiana

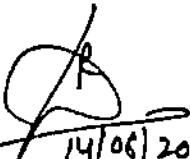
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VALUATION REPORT

Compliance of Direction of Hon'ble Supreme Court - M/s Ralganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

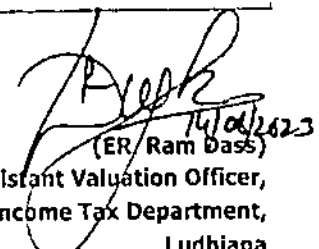
Name of Property : Property in Himachal Pradesh at Sr. No. 6:- Land situated in Village Nalag 0-16 Bigha, Tehsil Sadar, District Bilaspur vide Khasra No. 775/704, 777/706, 764/705 Kitte 3, Khatta Khatoni No. 164/205 min

1	REFERENCE	
1.1	Office from which reference received	Income Tax Officer, Ward- Bilaspur, Bilaspur (H.P.)
1.2	Letter no. and date under which reference received	F.No. ITO/BLP/2023-24/71 Dated 01.05.2023
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	REPRESENTATIVE OF ASSESSING OFFICER	Sh. Prikshat Sharma Inspector, Income Tax Department, Bilaspur
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION	
3.1	Documents/details/information furnished by Representatives of Revenue Department	(1) Prevailing Collector Rates of Village Nalag Tehsil Bilaspur Sadar Distt. Bilaspur for Year 2022-23. (2) Jamabandi for concerned land.
3.2	Date of visit	22.05.2023
3.3	Property visited by the persons	1. Er. Ram Dass, AVO . 2. Er. Sanjay, JE .
4	PROPERTY REFERENCE	
4.1	Name, number (if any) address and complete location of the property.	0-16 Bigha land situated in the village Nalag, Khasra No. 775/704, 777/706, 764/705 Kitte 3, Khatta Khatoni No. 164/205 min, Tehsil Sadar Distt. Bilaspur.
5	PROPERTY DESCRIPTION	
5.1	Land area	As per revenue record the Himachal Country Resort Limited were sold 0-12 Bigha to Smt. लीलादेवी w/o लेखराम, S/o महंता through two different Intakal (ई) vide No.1020 (बै) dated 23.10.2019(0-01 Bigha) from Khasra No.777/706/342 and 1021 dated 23.10.2019 (0-11 Bigha) from Khasra No.764/705/342. Therefore, the referred property is now owned by two different parties i.e Smt. लीलादेवी w/o लेखराम S/o महंता (0-12 Bigha) and the Himachal Country Resort Limited (0-04 Bigha). The valuation report for 0-04 Bigha is prepared which is now owned by M/s Himachal Country Resort Ltd.
5.2	Type of construction and broad specification	Load bearing structure constructed as garrage cum shops. One shop is used as scooter mechanic shop and other is used as spare part shop at the time of Inspection.
5.3	Period of Construction	2001 (As per local inquire)


 14/06/2023

Property in Himachal Pradesh at Sr. No. 6:- Land situated in Village Nalag 0-16 Bigha, Tehsil Sadar, District Bilaspur vide Khasra No. 775/704, 777/706, 764/705 Kitte 3, Khatta Khatoni No. 164/205 min

6	METHOD OF VALUATION		
6.1	Method adopted	Land and building method (Collector Rates of property)	
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances.	
7	OBSERVATIONS OR QUALIFICATIONS		
7.1	<p>The subjected property vide Khasra No. 775/704, 777/706, 764/705 Kitte 3, Khatta Khatoni No. 164/205 min (village Nalag 0-16 Bigha, Tehsil Sadar, District Bilaspur) in reference received from The ITO, Ward- Bilaspur, Bilaspur(H.P) for 0-16 Bigha. As per revenue record the Himachal Country Resort Limited were sold 0-12 Bigha to Smt. लीलादेवी w/o लेखराम, S/o महता through two different Intakal (इ) vide No.1020 (इ) dated 23.10.2019(0-01 Bigha) from Khasra No.777/706/342 and 1021 dated 23.10.2019 (0-11 Bigha) from Khasra No.764/705/342. Therefore, the referred property is now owned by two different parties i.e Smt. लीलादेवी w/o लेखराम S/o महता (0-12 Bigha) and the Himachal Country Resort Limited (0-04 Bigha). In view of the above the valuation for 0-12 Bigha pertain in the above referred Khasra Nos. could not be prepared because Smt. लीलादेवी w/o लेखराम, S/o महता has the owner as well as she has taken a loan for Rs. 7,00,000/- from the Punjab National Bank (Branch Panjgail) as per jamabandi in the revenue record. Therefore, the valuation report for 0-04 Bigha is prepared which is owned by M/s Himachal Country Resort Ltd.</p>		
7.2	In view of 7.1 above this valuation report is for 0-04 Bigha land alongwith garage cum shops constructed on the part of land is prepared, which is currently owned by the Himachal Country Resort Ltd.		
8	RATES ADOPTED FOR VALUATION		
8.1	Standard rates adopted as per subject property.	Prevailing Collector Rates of village Nalag, (007301) at Sr. No. 183 Tehsil Sadar, District Bilaspur for the year 2022-23 related to subjected property has been adopted for arriving the rates of land.	
9	VALUATION		
The Fair Market Value of the subject property known as Land and Building situated in Village Nalag 0-04 Bigha, owned by M/s Himachal Country Resort Ltd., Tehsil Sadar, District Bilaspur vide Khasra No. 775/704/342, 764/705/342, Kitte 2, Khatta Khatuni No. 145/184 min has been worked out as under.			
S. No	Date of Valuation	Description of the property 0-04 Bigha (Land & Building) owned by Himachal Country Resort Ltd.	Fair Market Value of property
1	24.01.2023	Land as per Annexure-I	A 21,63,300/-
2	24.01.2023	Building Portion (Garage/Shops) as per Annexure-II	B 1,51,600/-
Total Fair Market Value(A+B)			Rs. 23,14,900/-


(ER/ Ram Dass)
Assistant Valuation Officer,
Income Tax Department,
Ludhiana

**Compliance of Direction of Hon'ble Supreme Court - M/s [Ialga] Consumer Forum
Vs Union of India or Ors - W.P.(C) No. 188/2004**

Property :- Land situated in Village Nalag 0-04 Bigha, in favor of Himachal Country Resort Ltd. Tehsil Sadar, District Bilaspur vide Khasra No. 775/704/342, 764/705/342

Fair Market Value of the property as on 24.01.2023			
S.No	Description	Amount	Remarks
1	Total land area 0-04 Bigha or 0.20 Bigha	0.20	A
2	Status of land		Residential/Vacant Land
3	Rate applicable in Rs./Bigha	9833333.00	B
4	Add for the location & Situation @10.00% on "B" (As the land is situated on NH21)	983333.30	C
5	Net applicable rates per Bigha in Rs.(B+C)	10816666.30	D
6	Total Value of land (A x D)	2163333.26	
	Say Rs.	21,63,300/-	


(E.B. Ram Dass) 14/06/2023


Assistant Valuation Officer,
Income Tax Department,
Ludhiana

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs
Union of India or Ors - W.P.(C) No. 188/2004

Property :- Building situated in the village Nalag on part of Land, 0-04 Bigha, in favor of
Himachal Country Resort Ltd. Tehsil Sadar, District Bilaspur vide Khasra No. 775/704/342,
764/705/342

Abstract of Cost

S.No.	Description	Quantity	Unit	Rate	Amount (Rs.)
1	Garages cum Shops	60.19	Sqm	3066.00	184542.54
				Total(A)	184542.54
2	Less depreciation on Building Part (A)				58130.90
				Total(B)	126411.64
3	Internal water supply and sanitation installations			(C)	14600.00
4	Internal electric instalation			(D)	10600.00
				(B+C+D)	151611.64
				Say Rs.	1,51,600/-


AER. Ranj Datta 14/06/2023
Assistant Valuation Officer,
Income Tax Department,
Ludhiana

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भारत सरकार/Government of India
वित्त मंत्रालय/Ministry of Finance
आयकर विभाग/Income Tax Department
कार्यालय आयकर अधिकारी, बिलासपुर.(हि.प्र.) - 174001

Office of Income Tax Officer, Bilaspur (H.P.) - 174001.

Email- bilaspur.ito@incometax.gov.in

Phone No. - 01978-221033, 221034

F.No.ITO/BLP/2023-24

Dated: 14.06.2023

To,

The Pr. Commissioner of Income Tax - 1,
Central Revenue Building
Chandigarh.

[Through Proper Channel]

Sir,

Sub: Supreme Court Matter- Valuation of Properties in the matter of M/s Raiganj Consumer forum Vs UOI & others in WP (C) no.188/2014 - Reg-

Kindly refer to your office e-mail dated 14.06.2023 addressed to the Commissioner of Income Tax(OSD) Shimla Range Shimla on the above subject matter vide which valuation of the subject properties is required for dated 24.01.2023.

2. In this regard, it is submitted that as directed the valuation officer has requested to provide the valuation of the consolidated property falling within this office jurisdiction for dated 24.01.2023 and in compliance, Valuation Officer, Ludhiana has re-submitted his valuation report dated 14.06.2023 for valuation of property as on 24.01.2023, which is forwarded to your good office along with the Performa duly filled as sought for further necessary action at your end.

Yours faithfully,

Encl.: As above

— 34 —
(कृष्ण लाल)

आयकर अधिकारी,
बिलासपुर (हि.प्र.)

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4-06-2023

✓ Copy in advance to the office of Pr. Commissioner of Income Tax-1, Chandigarh, Aayakar Bhawan, Sector-17E, Chandigarh for kind information

(कृष्ण लाल)

आयकर अधिकारी,
बिलासपुर (हि.प्र.)

S.No.	Name of the CCIT (CCA)	Property details page no. of list	Sr. No. of the Properties	Property Description	Valuation	Remarks
1	Pr. Chief Commissioner of Income Tax, NWR, Chandigarh	477-481	6	0-16 Bigha Village nalag, Khasra No. 775/704, 777/706, 764/705 Kite 3, Khatta Khatoni No. 164/205 min, Tehsil. Sadar, Distt. Bilaspur [HP]	Rs. 23,14,900/-	As per valuation officer report, the subjected property vide Khasra No 775/704, 777/706, 764/705 Kite 3, Khatta Khatoni No. 164/205 min (Village Nalag 0-16 Bigha, Tehsil. Sadar, District Bilaspur) in reference received from the ITO, Ward Bilaspur, Bilaspur [HP] for 0-16 Bigha. As per revenue record the Himachal Country Resort Limited were sold 0-12 Bigha to Smt. लीला देवी w/o लखराम, S/O महंता through two different intakal (ई) vide No. 1020 (ई) dated 23.10.2019 (0-01 Bigha) from Khasra No. 777/706/342 and 1021 dated 23.10.2019 (0-11 Bigha) from Khasra No. 764/705/342. Therefore, the referred property is now owned by two different parties i.e. Smt. लीला देवी w/o लखराम S/O महंता (0-12 Bigha) and the Himachal Country Resort Limited (0-04 Bigha). In view of the above the valuation for 0-12 Bigha pertain in the above referred Khasra Nos could not be prepared because Smt. लीला देवी w/o लखराम, S/O महंता has the owner as well as she has taken a loan for Rs. 7,00,000/- from the Punjab National Bank (Branch Panjgail) as per jamabandi in the revenue record. Therefore, the valuation report for 0-04 Bigha is prepared which is owned by M/s Himachal Country Resort. Ltd.


(कृष्ण लाल)

आयकर अधिकारी
बिलासपुर (हि.प्र.)

भारत सरकार

आयकर विभाग

मुल्यांकन अधिकारी

29 लिंक रोड, जालंधर

ईमेल: va29jal@gmail.com



Govt. Of India

Income Tax Department

Valuation Officer

29, Link Road, Jalandhar

Email: va29jal@gmail.com

पत्र संख्या :- VO/IT/JAL/2023-24/CC-04/ 42

Dated : - 14.06.2023

To

✓ Sh. Amit Kundu,
Income Tax Officer,
Distt. Hamirpur, Himachal Pradesh.

Subject :- Valuation of property in the matter of M/s Raiganj Consumer Forum Vs Union of India & Others in W.P.IC No.188/2004-Regarding

Location of Property- office building situated in village Mehra Barsar, Tehsil Barsar
Distt. Hamirpur 7 Marla Khasra No 55 min, Khatauni No.76, Kharsa No 918/859/1 (0-7) Total
Area 7 Marla

Ref: - 1. Your Office's Letter No. ITO/Hamirpur/2023-24/51 dated 01/05/2023

2. ITO(HQ)/Tech. O/o the Pr. CIT-1 Chandigarh vide F.No. Pr.CIT-1/CHD/Tech/2023-24/801 dated 13.06.2023.

Dear Sir

Please find enclosed herewith revised valuation report in respect of subject property for further consideration and necessary action.

Enclosure: - As Above.

Yours Faithfully.

(Er. Ashok Kumar)

Valuation Officer

Income Tax Department
Jalandhar

Copy to:- The District Valuation Officer, Income Tax Department, for info please.

Valuation Officer

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VALUATION REPORT
(Revised)

Assessee: Himachal Country Resort Limited, H.O.
Barsar, Distt. Hamirpur, H.P.

Property : Office building situated in village Mehra
barsar, Distt. Hamirpur, (07 Marla, Khasra No.
55min, Kh. No. 76, Khasra no. 918/859/1 (0-7).

Village Mehra, Barsar, Distt. Hamirpur, Himachal
Pradesh

VALUATION OFFICER
Income Tax Department
29 Link Road, Jalandhar


FAIR MARKET VALUE OF THE PROPERTY

1	Name of the Property:	Assessee: Himachal Country Resort Limited, H.O. Barsar, Distt. Hamirpur, H.P.
2	Location:	Property : Office building situated in village Mehra barsar, Distt. Hamirpur, (07 Marla, Khasra No. 55min, Kh. No. 76, Khasra no. 918/859/1 (0-7).
1	<u>Reference</u>	
1.1	Office from whom reference received	ITO Hamirpur, Himachal Pradesh.
1.2	Letter No. & date under which reference received	ITO/Hamirpur/2023-24/51 dated 01/05/2023
1.3	Purpose of Valuation	To Determine the Fair Market Value of Property as on 24.01.2023
1.4	Act & Section under which valuation Required.	Section 142-A of Income Tax act, 1961.
1.5	Date (s)for which valuation required	24.01.2023
2	<u>Assessee</u>	
2.1	Name	Himachal Country Resort Limited.
2.2	Full address of the Assessee	Village Mehre, Sub-Tehsil Barsar, Distt. Hamirpur.
2.3	Details / documents furnished by the Assessee	NIL

3	<u>Collection of documents details and inspection</u>	
3.1	Chronological statement of notices sent to the assessee and reply received(if any)	Notices issued to the assessee vide
		1 This office letter no. VO/IT/JAL/2022-23/CC-04/16 dated : 03.05.2023 for submitting documents. But no response has been received from assessee
		2 This office letter no. VO/IT/JAL/2022-23/CC-04/25 dated : 12.05.2023 for physical inspection. The notice has been served through I.T.O.Hamirpur
3.2	Date of inspection of property	17.05.2023
3.3	Name of assessee's representative present (if any) at the time of inspection firm representative.	1. Sh. Subhash Chander (Tenant)
3.4	Whether inspection note made or not	Yes, inspection note was made.
4	<u>Property reference</u>	
4.1	Name, Number (if any) address and complete location of property	Property : Office building situated in village Mehra barsar, Distt. Hamirpur, (07 Marla, Khasra No. 55min, Kh. No. 76, Khasra no. 918/859/1 (0-7).
4.2	Registered Valuer's Report	Not filed by assessee
4.3	Comments on Registered Valuers's Report	N.A
4.4	Assessee's share	100%
4.5	Value declared by the assessee for the property.	NIL
5	<u>Property description</u>	
5.1	Land Area	176.99 sqm = 07 Marlas
5.2	Permissible area of coverage	N.A
5.3	Actual area covered and plinth area Constructed	As per ANEXURE-I(A)
5.4	Type of construction & broad specification :	Four Storeyed Load Bearing Construction having RCC Slab and Brick Masonary Walls.
5.5	Period of construction and the Year of construction	Not Known
5.6	Estimated future life of build.	20 years

6	<u>Lease and occupancy details</u>	
6.1	Is land free hold or leasehold	Free hold
6.2	Does the land fall in an area included in any town Planning, plan of govt. or any town planning. Plan of govt. or any statutory body? If so, give Particulars.	NA
7	<u>Method of Valuation</u>	
7.1	Method adopted	Land & Building Method
7.2	Reason in support of the method adopted	For determination of Fair Market Value
7.3	Any special observations or qualifications	No Assessee or his representative was present during the physical inspection of the building on date 17.05.2023, but there were some tenants who were residing in the building illegally since more than 20 years according to their own statement. Sh. Amit Kundu ITO Hamirpur was also present during the inspection of property

8	<u>Rates adopted for valuation</u>	
8.1	Reference to sale instance/ land rate date Relied on and their relevance	NA
8.2	Land rates adopted for valuation on the basis of 8.1	Rs. 4793.75 per sqm
9	<u>Preliminary Valuation</u>	
9.1	Value of the Property Assessed	Rs. 44,78,703/- as on 24.01.2023
9.2	Reference under which the preliminary valuation sent to the assessee and objection invited	NA
9.3	Reference to subsequent correspondence discussed with the assessee or his technical representative	NA
10	<u>Objection</u>	
10.1	Reference to assessee's objection	NA
10.2	Comments on assessee's objections	NA
11	<u>Conclusion & Final Valuation</u>	
11.1	Final Valuation	Having considered the evidence found on site during physical inspection and having taken in to account all the relevant material gathered by me. I determine the Fair Market Value of the property is Rs. 44,78,703/- (Rs. Forty Four lakh, Seventy Eighty thousand, Seven Hundred & Three only)

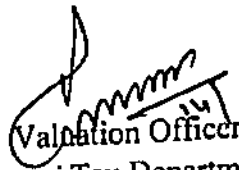

 Valuation Officer, 15/12/23
 Income Tax Department
 Jalandhar

Valuation Report

Assessee: Himachal Country Resort Limited, H.O. Barsar, Distt. Hamirpur, H.P.

Property : Office building situated in village Mehra barsar, Distt. Hamirpur, (07 Marla, Khasra No. 55min, Kh. No. 76, Khasra no. 918/859/1 (0-7).

S. No.	Description	Amount in (Rs.)
1	Cost of Building	3630257.00
2	Cost of Land	848446.00
	Total	4478703.00
	Say Rs.	4478703.00


Valuation Officer
Income Tax Department
Jalandhar

Calculation of Cost of Building

Assessee: Himachal Country Resort Limited, H.O. Barsar, Distt. Hamirpur, H.P.

Property : Office building situated in village Mehra barsar, Distt. Hamirpur, (07 Marla, Khasra No. 55min, Kh. No. 76, Khasra no. 918/859/1 (0-7).

S. No.	Description	Floor Height in	Unit	Quantity	Rate	Amount in (Rs.)
1	Ground Floor	2.55	Sqm	138.69	6629.61	919461.00
2	First Floor	3.15	Sqm	138.69	6855.69	950816.00
3	Second Floor	2.75	Sqm	116.69	6704.96	782402.00
4	Third Floor	2.30	Sqm	138.69	6535.41	906396.00
					Total	3559075.00
3	Add Builder's Efforts @ 2%					71182.00
					Say Rs.	3630257.00

[Signature]
 Valuation Officer
 Income Tax Department
 Jalandhar

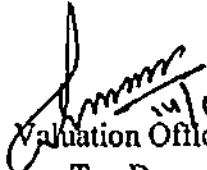
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Calculation of cost of Land

Sr. No.	Description/ Particulars	Quantity / Amount
1	Status of land	Commercial
2	Land Rate as per Collector's office -Barsar, Distt. Hamirpur, Himachal Pradesh issued vide letter no. SDB/Circle rate/2023-24/ 1553-57/SDB dated 31.03.2023 w.e.f 01.04.2023	3874.00
3	Less for gap of Approx 02 months from 31.03.2023 to 24.01.2023	-39.00
4	Total	3835.00
5	Add for Prime Location @ 25%	958.75
6	Total	4793.75
7	Total land area = 176.99 sqm	176.99
8	Cost of Land = $4793.75 \times 176.99 = \text{Rs. } 848445.81/-$	848445.81
9	Say Rs.	848446.00

Note:- The property is located at Prime Location, so additional factor of 25% for the same has been added..

Cost of land as on 24.01.2023 = Rs. 8,48,446/- (Rs. Eight Lakh, Forty Eight Thousand, Four hundred & Forty Six only)


Valuation Officer
Income Tax Department,
Jalandhar

25/1



भारत सरकार / Government of India
वित्त मंत्रालय / Ministry of Finance
आयकर विभाग / Income Tax Department

फैक्स/दूरभाष-01972-223503, 01972-222930 Email ID: hamirpur.lto@incometax.gov.in

फा.सं. आ.आ./हमीरपुर/2023-24/ 161

दिनांक: 14/06/2023

सेवा में

The Commissioner of Income Tax(OSD),
Shimla Range, Shimla

महोदय,

विषय:- Supreme Court Matter-Valuation of properties in the matter of Raiganj Consumer Forum vs UOI & others in WP(C) No. 188/2014- Regarding

Kindly refer to your office email dated 14.06.2023 on the subject cited above.

02. In this regard, kindly find enclosed herewith the copy of report dated 14.06.2023 received in this office on 14.06.2023 from the Valutation Officer, Income Tax Department, Jalandhar valuing the office building situated in village Mehra, Barsar, Tehsil Barsar measuring 7 Marla Khasra No.55 min, Khatauni No.76, Kharsa No.918/859/1 (0-7) along with duly filled in proforma for valuation of property as on **24.01.2023**. The Valuation Officer has valued the office building at Rs.44,78,703/- (cost of Land at Rs.8,48,446/- plus cost of Building at Rs.36,30,257/-).

03. It is further submitted that there is only one property in jurisdiction of this office and valuation report in respect of this property is attached herewith.

भवदीय,

संलग्न:- उपरोक्त

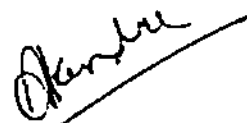
(अमित कुन्डू)
आयकर अधिकारी,
हमीरपुर (हि.प्र.)

S.No.	Name of the CCIT (CCA)	Property details page no. of list	Sr. No. of the Properties	Property Description	Valuation	Remarks
1	The Pr.CCIT,NWR	012-HIMACHAL PRADESH (Page No. 477-481)	Sr.No.7	Office Building situated in Mehra Barsar, Tehsil Barsar, District Hamirpur. 7 Marla Khasra No. 55 min, Khatauni No. 76, Khasra No. 918/859/1(0-7) total area 7 Marla.	44,78,703	NA



अमित कुन्दू
AMIT KUNDU
आयकर अधिकारी
Income Tax Officer
हमीरपुर (हि.प्र.)/Hamirpur (H.P.)

Total Number of Properties of the charge	Number of properties in which valuation has been completed	Number of properties in which valuation is pending.
1	1	0



अमित कुन्दू
AMIT KUNDU
आयकर अधिकारी
Income Tax Officer
हमीरपुर (हि.प्र.)/Hamirpur (H.P.)

भारत सरकार
आयकर विभाग
मूल्यांकन अधिकारी
पटियाला

फोन-नंबर: 0175-2200346

ई-मेल: vopatiala@rediffmail.com



Government of India
Income Tax Department
Valuation Officer
Patiala

Ph: 0175-2200346

E-mail: vopatiala@rediffmail.com

VALUATION REPORT

- | | | |
|---|------------------|---|
| 1 | Name of Property | Property No.3 :- Land measuring 16 Bigha 2 biswa situated in village Nimbua, Tehsil Derra Bassi, District S.A.S. Nagar Mohali (Punjab). Detail of Land : Khata No. 151/169, Khasra Nos. 53//18(4-0), 23(4-1), 24/2(0-14), 59//4(4-16), 5(1-6), 60//1(1-5) |
| 2 | Purpose | To estimate value fair market value Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C).No. 188/2004 . |

3 Valuation Date 24.01.2023

4 No. of pages of report 1 to 5 Pages.

पत्र स.: मू.आ./पटि./Misc./2023-24/51

दिनांक: 28.06.2023

- 1 The District Valuation Officer, Income Tax Department, Chandigarh. A copy of valuation report is enclosed.
- 2 The DCIT/ACIT CIR (1), O/o the Assistant Commissioner of Income Tax, Chandigarh, . A copy of valuation report is enclosed.

मूल्यांकन अधिकारी
आयकर कार्यालय पटियाला

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Property No.3 :- Land measuring 16 Bigha 2 biswa situated in village Nimbua, Tehsil Derra Bassi, District S.A.S. Nagar Mohali (Punjab). Detail of Land :
Khata No. 151/169, Khasra Nos. 53//18(4-0), 23(4-1), 24/2(0-14), 59//4(4-16), 5(1-6), 60//1(1-5)

S.No.	Name of CCIT	Property details page no. of list	Sr. No. of the properties	Property Description	Valuation	Remark
1	Pr. CCIT Chandigarh	16 Bigha 2 Biswa Page No. 274	3	Land measuring 16 Bigha 2 biswa situated in village Nimbua, Tehsil Derrabassi, District S.A.S. Nagar Mohali. Khewat No. 122/106 min & Khatauni No. 135 (4 Bigha 16 Biswa)	2499998.00	Rcircle rate per acre = Rs. 25,00,000/- Rate per Bigha = Rs. 520833/- The property mentioned in volume 9 Page 338 (As per Dr. Namavati Report) are same as at Page No. 274.
				Khewat No. 122/106 min & Khatauni No. 135 (1 Bigha 6 Biswa)	677083.00	
				Khewat No. 122/106 min & Khatauni No. 135 (1 Bigha 5 Biswa)	651041.00	
				Khewat No. 123/106 min & Khatauni No. 136 (1 Bigha 16 Biswa)	937499.00	
				Khewat No. 123/106 min & Khatauni No. 136 (2 Bigha 4 Biswa)	1145833.00	
				Khewat No. 124/106 & Khatauni No. 137 (0 Bigha 14 Biswa)	364583.00	
				Khewat No. 125/107/1 & Khatauni No. 138 (4 Bigha 1 Biswa)	2109374.00	
				Total	8385411.00	

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(R. Ropp Lal)
Valuation Officer
Income Tax Department
Patiala

VALUATION REPORT

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No.3 :- Land measuring 16 Bigha 2 biswa situated in village Nimbua, Tehsil Derra Bassi, District S.A.S. Nagar Mohali (Punjab). Detail of Land : Khata No. 151/169, Khasra Nos. 53//18(4-0), 23(4-1), 24/2(0-14), 59//4(4-16), 5(1-6), 60//1(1-5)
1	REFERENCE	
1.1	Office from which reference received	DCIT/ACIT CIR 1 (1), Chandigarh
1.2	Letter no. and date under which reference received	ITBA/COM/F/17/2023-24/1052756032(1) Dated 11.05.2023
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	Representative	concerned revenue department official patwari Sh. Shyam Singh
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION	
3.1	Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates Notified on dated 01.07.2022 of Village Nimbua, Tehsil Derra Bassi Distt. SAS Nagar Mohali (Pb) for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Nimbua, Tehsil Derra Bassi Distt. SAS Nagar Mohali Shown data during Joint visit as per their official records.
3.2	Date of visit	26.06.2023
3.3	Property was visit by the following persons	1. Er. Roop Lal, VO 2. Er. Amar Singh, AVO 3. Er. Ashwini Kumar, JE
4	PROPERTY REFERENCE	
4.1	Name, number (if any) address and complete location of the property.	1. Barani, Village Nimbua, Tehsil Derra Bassi Distt. SAS Nagar Mohali (Pb). 2. The subject property is shown Khata No. 151/169 in reference received from the DCIT/ACIT CIR 1 (1), Chandigarh. However, during visit of subject property it is found that old khata No. 151/169 has been revised to new khewat No. 122/106 min, 123/106 min, 125/107/1, 124/106, khatauni no. 135, 136, 137, 138 in Revenue Record.
5	PROPERTY DESCRIPTION	
5.1	Land area	Barani, Village Nimbua, Tehsil Derra Bassi Distt. SAS Nagar Mohali, of Area 16 Bigha 02 Biswa
5.2	Type of construction and broad specification	Not applicable
5.3	Period of Construction	Not applicable

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Property No.3 :- Land measuring 16 Bigha 2 biswa situated in village Nimbua, Tehsil Derra Bassi, District S.A.S. Nagar Mohali (Punjab). Detail of Land : Khata No. 151/169, Khasra Nos. 53//18(4-0), 23(4-1), 24/2(0-14), 59//4(4-16), 5(1-6), 60//1(1-5)

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property) ^o
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	1. The subject property is shown Khata No. 151/169 in reference received from the DCIT/ACIT CIR 1 (1), Chandigarh. However, during visit of subject property it is found that old khata No. 151/169 has been revised to new khewat No.122/106 min,123/106 min,125/107/1,124/106, khatauni no. 135,136,137,138 in Revenue Record. 2. Sale deed of the subject property was not available with the concerned officials. 3. The area of the subject property comes out to 16 Bigha 2 Biswa as per the record received from the reference letter . 4. Hence the valuation report was prepared on the basis of reference received from DCIT/ACIT CIR (1),Chandigarh.	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates Notified on dated 01.07.2022 of Village Nimbua Teh - Derra Bassi Distt. SAS Nagar Mohali. for Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject property known as "Barani land has been worked out as under.	
Sl. No	Date of Valuation	Fair Market Value of property
1	24.01.2023	8385411.00

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(T. R. Singh Lal)
Valuation Officer
Income Tax Department
Patiala

Fair Market Value of Property

Property No.3 :- Land measuring 16 Bigha 2 biswa situated in village Nimbua, Tehsil Derra Bassi, District S.A.S. Nagar Mohali (Punjab). Detail of Land : Khata No. 151/169, Khasra Nos. 53//18(4-0), 23(4-1), 24/2(0-14), 59//4(4-16), 5(1-6), 60//1(1-5)

Collector Rates Notified on dated 01.07.2022 of Village Nimbua, Tehsil Derra Bassi Distt. S.A.S. Nagar Mohali for Year 2022-23

S.No.	Description of property	Area	Unit	Rates	Amount
	Property No.3 :- Land measuring 16 Bigha 2 biswa situated in village Nimbua, Tehsil Derra Bassi, District S.A.S. Nagar Mohali (Punjab). Detail of Land : Khata No. 151/169, Khasra Nos. 53//18(4-0), 23(4-1), 24/2(0-14), 59//4(4-16), 5(1-6), 60//1(1-5)				
	Khewat No. 122/106 min & Khatauni No. 135				
1	Khasra No. 59//4 = 4.80 bigha	4.80	Bigha	520833.00	2499998.00
2	Khasra No.59//5 = 1.30 bigha	1.30	Bigha	520833.00	677083.00
3	Khasra No. 60//1 = 1.25 bigha	1.25	Bigha	520833.00	651041.00
	Khewat No.123/106 min & Khatauni No. 136				
4	Khasra No.53//18/1 = 1.80 bigha	1.80	Bigha	520833.00	937499.00
5	Khasra No.53//18/2 = 2.20 bigha	2.20	Bigha	520833.00	1145833.00
	Khewat No.124/106 & Khatauni No. 137				
6	Khasra No. 53//24/2 = 0.70 bigha	0.70	Bigha	520833.00	364583.00
	Khewat No.125/107/1 & Khatauni No. 138				
7	Khasra No. 53//23 = 4.05 bigha	4.05	Bigha	520833.00	2109374.00
	Total	16.10	Bigha		8385411.00
	Cost of Land				8385411.00

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(Er. Roop Lal)
Valuation Officer
Income Tax Department
Patiala

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Fair Market Value

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Property No.3 :- Land measuring 16 Bigha 2 biswa situated in village Nimbua, Tehsil Derra Bassi, District S.A.S. Nagar Mohali (Punjab). Detail of Land : Khata No. 151/169, Khasra Nos. 53//18(4-0), 23(4-1), 24/2(0-14), 59//4(4-16), 5(1-6), 60//1(1-5)

16 Bigha 02 Biswa

16.10 Bigha

ITBA/COM/F/17/2023-
24/1052756032(1) Dated

DCIT/ACIT CIR 1 (1), Chandigarh

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भारत सरकार
आयकर विभाग
मूल्यांकन अधिकारी
पटियाला

फोन-नंबर: 0175-2200346

ई-मेल: vopatiala@rediffmail.com



Government of India
Income Tax Department
Valuation Officer
Patiala

Ph: 0175-2200346

E-mail: vopatiala@rediffmail.com

VALUATION REPORT

- | | | |
|---|------------------------|---|
| 1 | Name of Property | Property No.5 :- Land measuring 1108 bigha 2 blswa in village Jaroat, Tehsil - Derra Bassi, Distt. SAS Nagar Mohali. Detail of land enclosed. |
| 2 | Purpose | To estimate value fair market value Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004 . |
| 3 | Valuation Date | 24.01.2023 |
| 4 | No. of pages of report | 1 to 20 Pages. |

पत्र सं.: मू.आ./पटि./Mlsc./2023-24/50

दिनांक: 28.06.2023

- 1 The District Valuation Officer, Income Tax Department, Chandigarh. A copy of valuation report is enclosed.
- 2 The DCIT/ACIT CIR (1), O/o the Assistant Commissioner of Income Tax, Chandigarh, . A copy of valuation report is enclosed.

मूल्यांकन अधिकारी
आयकर कार्यालय पटियाला

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Property No.5 :- Land measuring 1108 bigha 2 biswa in village Jaroat, Tehsil - Derra Bassi, Distt. SAS Nagar Mohali. Detail of land enclosed.

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S.No.	Name of CCIT	Property details page no. of list	Sr. No. of the properties	Property Description	Valuation	Remark
1	PR CCIT Chandigarh	1108 Bigha 2 Biswa Page No. 276 to 289	5	Land measuring 1108 bigha 2 biswa in village Jaraut, Tehsil - Derra bassi, Distt. SAS Nagar Mohali. Detail of land enclosed.		The property mentioned in volume 9 Page 324,325&326 (As per Dr. Namavati Report) are same as at Page No. 276 to 289.
				Khewat No. 235/214 & khatauni No. 319 marked as 1 (A) (784 Bigha 12 Biswa)	408650000.00	
				Khewat No. 1/1 & khatauni No. 5 marked as 1 (B) (2 Bigha 15 Biswa)	1425000.00	
				Khewat No. 17/16 & Khatauni No. 24 marked as 1 © (15 Bigha 19 Biswa)	8300000.00	
				Khewat No. 18/17 & khatauni No. 26 marked as 1(D) (1 Bigha 15 Biswa)	900000.00	
				Khewat No. 20/19 & khatauni No. 29 marked as 1 (E) (1 Bigha 16 Biswa)	950000.00	
				Khewat NO. 40/34 & khatauni No. 51 marked as 1 (F) (33 Bigha 0 Biswa)	17200000.00	
				Khewat No. 52/42 min & khatauni No. 64 marked as 1 (G) (14 Bigha 1 Biswa)	74500000.00	
				khewat No. 61/47 & khatauni No. 74 marked as 1 (H) (24 Bigha 6 Biswa)	12650000.00	
				Khewat No. 60/50 min & khatauni No. 89 marked as 1 (I) (2 Bigha 0 Biswa)	1050000.00	

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S.No.	Name of CCR	Property details page no. of list	Sr. No. of other properties	Property Description	Valuation	Remark 2
				Khewat No. 64/50 min & khatauni No. 84 marked as 1 (J) (11 Bigha 7 Biswa)	5900000.00	
				Khewat No. 90/73 & khatauni No. 121 marked as 1 (K) (11 Bigha 14 Biswa)	6100000.00	
				Khewat No. 99/82 & khatauni No. 131 marked as 1 (L) (2 Bigha 0 Biswa)	1050000.00	
				Khewat No. 99/82 & khatauni No. 132 marked as 1 (M) (2 Bigha 1 Biswa)	1075000.00	
				Khewat No. 99/82 & khatauni No. 137 marked as 1 (N) (4 Bigha 0 Biswa)	2075000.00	
				Khewat No. 190/169 & khatauni No. 260 marked as 1 (O) (2 Bigha 0 Biswa)	1050000.00	
				Khewat No. 173/152 & khatauni No. 241 marked as 1 (P) (16 Bigha 9 Biswa)	8575000.00	
				Khewat No. 192/171 & khatauni No. 267 marked as 1 (Q) (8 Bigha 18 Biswa)	4625000.00	
				Khewat No. 213/191 & khatauni No. 295 marked as 1 (R) (8 Bigha 10 Biswa)	4425000.00	
				Khewat No. 213/191 & khatauni No. 296 marked as 1 (S) (2 Bigha 10 Biswa)	1300000.00	
				Khewat No. 216/194 & khatauni No. 300 marked as 1 (T) (3 Bigha 16 Biswa)	1975000.00	
				Khewat No. 72/56 & khatauni No. 103 marked as 1 (U) (16 Bigha 7 Biswa)	8525000.00	

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S.No.	Name of CCIT	Property details page no. of list	Sr. No. of the properties	Property Description	Valuation	Remark (3)
				Khewat No. 175/154 & khatauni No. 243 marked as 1 (V) (4 Bigha 10 Biswa)	2350000.00	
				Khewat No. 17/16 & khatauni No. 23 marked as 2 (A) (11 Bigha 17 Biswa)	6175000.00	
				Khewat No. 50/42 min & khatauni No. 62 marked as 3 (A) (13 Bigha 0 Biswa)	6775000.00	
				Khewat No. 99/82 & khatauni No. 136 marked as 3 (B) (3 Bigha 1 Biswa 13.40 Biswasi)	1600000.00	
				Khewat No. 198/178 & khatauni No. 275 marked as 3 (C) (29 Bigha 4 Biswa 4 Biswasi)	15225000.00	
				Khewat No. 110/93 & khatauni No. 156 marked as 3 (D) (1 Bigha 13 Biswa 8 Biswasi)	875000.00	
				Khewat No. 54/42 min & khatauni No. 66 marked as 4 (A) (0 Bigha 10 Biswa 13.40 Biswasi)	275000.00	
				Khewat No. 99/82 & khatauni No. 135 marked as 5 (A) (19 Bigha 13 Biswa 4.20 Biswasi)	10250000.00	
				Khewat No. 106/89 & khatauni No. 152 marked as 6 (A) (0 Bigha 11 Biswa)	275000.00	
				Khewat No. 109/92 & khatauni No. 155 marked as 7 (A) (17 Bigha 9 Biswa)	9100000.00	
				Khewat No. 169/148 & khatauni No. 229 marked as 8 (A) (4 Bigha 18 Biswa 10 Biswasi)	2575000.00	
				Khewat No. 202/182 & khatauni No. 280 marked as 8 (B) (11 Bigha 4 Biswa 10 Biswasi)	5850000.00	

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S.No.	Name of CCIT	Property details page no. of list	Sr. No. of the properties	Property Description	Valuation	Remark
				Khewat No.236/215 & khatauni No. 320 marked as 9 (A) (4 Bigha 0 Biswa)	2075000.00	
			A	Total	635700000.00	

Building Construction Cost Situated in Khewat/Khatoni No. 235/319						
As per Annxure-2				Khewat/Khatauni No. 235/319	78171100.00	The property mentioned in volume 9 Page 324,325&326 (As per Dr. Namavati Report) are same as at Page No. 276 to 289.
				Khewat/Khatauni No. 235/319	92200.00	
				Khewat/Khatauni No. 235/319	945600.00	
				Khewat/Khatauni No. 235/319	15909800.00	
				Khewat/Khatauni No. 235/319	8171800.00	
				Khewat/Khatauni No. 235/319	17388300.00	
				Khewat/Khatauni No. 235/319	1068100.00	
				Khewat/Khatauni No. 235/319	28470100.00	
				Khewat/Khatauni No. 235/319	18696500.00	
				Khewat/Khatauni No. 235/319	245400.00	
				Khewat/Khatauni No. 235/319	7023800.00	
			B	Total	176182700.00	

Total Cost (A+B)

811882700.00

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(ER. Roop Lal)
Valuation Officer
Income Tax Department
Patiala

VALUATION REPORT

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 108/2004

Name of Property :		Property No.5 :- Land measuring 1108 blgha 2 biswa In village Jaroat, Tehsil - Derra Bassi, Distt. SAS Nagar Mohali. Detail of land enclosed.
1	REFERENCE	
1.1	Office from which reference received	DCIT/ACIT CIR 1 (1), Chandigarh
1.2	Letter no. and date under which reference received	ITBA/COM/F/17/2023-24/1052756032(1) Dated 11.05.2023
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	Representative	Concerned revenue official Patwari Sh. Pawan Kumar/Sh. Balwinder Singh, Assistant
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION	
3.1	Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates Notified on dated 01.07.2022 of Village Jaroat, Tehsil Derra Bassi Distt. SAS Nagar Mohali for Year 2023-24. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Jaroat, Tehsil Derra Bassi Distt. SAS Nagar Mohali Shown data during Joint visit as per their official records.
3.2	Date of visit	26.06.2023
3.3	Property was visit by the following persons	1. Er. Roop Lal, VO 2. Er. Amar Singh, AVO 3. Er. Ashwini Kumar, JE
4	PROPERTY REFERENCE	
4.1	Name, number (If any) address and complete location of the property.	1. Rosali/Chahi/Dakar land, Village Jaroat, Tehsil Derra Bassi Distt. SAS Nagar Mohali. 2. The subject property is shown various Khewat/Khatauni in reference received from the DCIT/ACIT CIR 1 (1), Chandigarh. However, during visit of subject property it is found that old Khewat/khatauni/khasra No. has been revised to new Khewat/Khatauni No. shown in Annexure-1.
5	PROPERTY DESCRIPTION	
5.1	Land area	Rosali/Chahi/Dakar land, Village Jaroat, Tehsil Derra Bassi Distt. SAS Nagar Mohali. of Area 1108 Bigha 2 Biswa
5.2	Type of construction and broad specification	RCC framed structure
5.3	Period of Construction	1996-2000

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Property No.5 :- Land measuring 1108 bigha 2 biswa in village Jaroat, Tehsil - Derra Bassi, Distt. SAS Nagar Mohali. Detail of land enclosed.

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	<p>1. The subject property is shown various Khewat/Khatauni in reference received from the DCIT/ACIT CIR 1 (1), Chandigarh. However, during visit of subject property it is found that old Khewat/khatauni/khasra No. has been revised to new Khewat/Khatauni No. shown in Annxure-1. 2. Sale deed of the subject property was not available with the concerned officials.</p> <p>3. The area of the subject property comes to 254.28 acre as per the record supplied by Revenue Department, Village Jaroat Teh - Derra bassi Distt. SAS Nagar Mohali which is on higher side from the received reference i.e. 230.85 acre.</p> <p>4. During the visit it was found that all the buildings have been sealed by GFIL Committee. Therefore the cost of buildings have been calculated as per the best judgement and the cost of land has been calculated as per actual record/information available with the revenue department.</p>	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates Notified on dated 01.07.2022 of Village Jaroat Teh - Derra Bassi Distt. SAS Nagar Mohali. for Year 2023-24 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject property known as "Rosali/Chahi/Dakar land, has been worked out as under.	
Sl. No	Date of Valuation	Fair Market Value of property
1	24.01.2023	811882700.00

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Q. L. S. P. AVO

(ER. Bopp Lal)
Valuation Officer
Income Tax Department
Patiala

Fair Market Value of Property


Property No.5 :- Land measuring 1108 bigha 2 biswa in village Jaroat, Tehsil - Derra Bassi, Distt. SAS Nagar Mohali. Detail of land enclosed.

Collector Rates Notified on dated 01.07.2022 of Village Jaroat, Tehsil Derra Bassi Distt. S.A.S. Nagar Mohali for Year 2022-23

S.No.	Description of property	Area	Unit	Rates	Amount
	Property No.5 :- Land measuring 1108 bigha 2 biswa in village Jaroat, Tehsil - Derra Bassi, Distt. SAS Nagar Mohali. Detail of land enclosed.				
1	Khewat No. 235/214 & khatauni No. 319 marked as 1 (A) (784 Bigha 12 Biswa)	163.46	acre	2500000.00	408650000.00
2	Khewat No. 1/1 & khatauni No. 5 marked as 1 (B) (2 Bigha 15 Biswa)	0.57	acre	2500000.00	1425000.00
3	Khewat No. 17/16 & Khatauni No. 24 marked as 1 (C) (15 Bigha 19 Biswa)	3.32	acre	2500000.00	8300000.00
4	Khewat No. 18/17 & khatauni No. 26 marked as 1 (D) (1 Bigha 15 Biswa)	0.36	acre	2500000.00	900000.00
5	Khewat No. 20/19 & khatauni No. 29 marked as 1 (E) (1 Bigha 16 Biswa)	0.38	acre	2500000.00	950000.00
6	Khewat NO. 40/34 & khatauni No. 51 marked as 1 (F) (33 Bigha 0 Biswa)	6.88	acre	2500000.00	17200000.00
7	Khewat No. 52/42 min & khatauni No. 64 marked as 1 (G) (14 Bigha 1 Biswa)	29.80	acre	2500000.00	74500000.00
8	khewat No. 61/47 & khatauni No. 74 marked as 1 (H) (24 Bigha 6 Biswa)	5.06	acre	2500000.00	12650000.00
9	Khewat No. 60/50 min & khatauni No. 89 marked as 1 (I) (2 Bigha 0 Biswa)	0.42	acre	2500000.00	1050000.00
10	Khewat No. 64/50 min & khatauni No. 84 marked as 1 (J) (11 Bigha 7 Biswa)	2.36	acre	2500000.00	5900000.00
11	Khewat No. 90/73 & khatauni No. 121 marked as 1 (K) (11 Bigha 14 Biswa)	2.44	acre	2500000.00	6100000.00
12	Khewat No. 99/82 & khatauni No. 131 marked as 1 (L) (28 Bigha 0 Biswa)	0.42	acre	2500000.00	1050000.00
13	Khewat No. 99/82 & khatauni No. 132 marked as 1 (M) (2 Bigha 1 Biswa)	0.43	acre	2500000.00	1075000.00
14	Khewat No. 99/82 & khatauni No. 137 marked as 1 (N) (4 Bigha 0 Biswa)	0.83	acre	2500000.00	2075000.00
15	Khewat No. 190/169 & khatauni No. 260 marked as 1 (O) (2 Bigha 0 Biswa) ;	0.42	acre	2500000.00	1050000.00
16	Khewat No. 173/152 & khatauni No. 241 marked as 1 (P) (16 Bigha 9 Biswa)	3.43	acre	2500000.00	8575000.00
17	Khewat No. 192/171 & khatauni No. 267 marked as 1 (Q) (8 Bigha 18 Biswa)	1.85	acre	2500000.00	4625000.00
18	Khewat No. 213/191 & khatauni No. 295 marked as 1 (R) (8 Bigha 10 Biswa)	1.77	acre	2500000.00	4425000.00

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19	Khewat No. 213/191 & khatauni No. 296 marked as 1 (S) (2 Bigha 10 Biswa)	0.72	acre	2500000.00	1300000.00
20	Khewat No. 216/194 & khatauni No. 300 marked as 1 (T) (3 Bigha 16 Biswa)	0.79	acre	2500000.00	1975000.00
21	Khewat No. 77/56 & khatauni No. 103 marked as 1 (U) (16 Bigha 7 Biswa)	3.41	acre	2500000.00	8525000.00
22	Khewat No. 175/154 & khatauni No. 243 marked as 1 (V) (4 Bigha 10 Biswa)	0.94	acre	2500000.00	2350000.00
23	Khewat No. 17/16 & khatauni No. 23 marked as 2 (A) (11 Bigha 17 Biswa)	2.47	acre	2500000.00	6175000.00
24	Khewat No. 50/42 min & khatauni No. 62 marked as 3 (A) (13 Bigha 0 Biswa)	2.71	acre	2500000.00	6775000.00
25	Khewat No. 99/82 & khatauni No. 136 marked as 3 (B) (3 Bigha 1 Biswa 13.40 Biswasi)	0.64	acre	2500000.00	1600000.00
26	Khewat No. 198/178 & khatauni No. 275 marked as 3 (C) (29 Bigha 4 Biswa 4 Biswasi)	6.09	acre	2500000.00	15225000.00
27	Khewat No. 110/93 & khatauni No. 156 marked as 3 (D) (1 Bigha 13 Biswa 8 Biswasi)	0.35	acre	2500000.00	875000.00
28	Khewat No. 54/42 min & khatauni No. 66 marked as 4 (A) (0 Bigha 10 Biswa 13.40 Biswasi)	0.11	acre	2500000.00	275000.00
29	Khewat No. 99/82 & khatauni No. 235 marked as 5 (A) (19 Bigha 13 Biswa 4.20 Biswasi)	4.10	acre	2500000.00	10250000.00
30	Khewat No. 106/89 & khatauni No. 152 marked as 6 (A) (0 Bigha 11 Biswa)	0.11	acre	2500000.00	275000.00
31	Khewat No. 109/92 & khatauni No. 155 marked as 7 (A) (17 Bigha 9 Biswa)	3.64	acre	2500000.00	9100000.00
32	Khewat No. 169/148 & khatauni No. 229 marked as 8 (A) (4 Bigha 18 Biswa 10 Biswasi)	1.03	acre	2500000.00	2575000.00
33	Khewat No. 202/182 & khatauni No. 280 marked as 8 (B) (11 Bigha 4 Biswa 10 Biswasi)	2.34	acre	2500000.00	5850000.00
34	Khewat No. 236/215 & khatauni No. 320 marked as 9 (A) (4 Bigha 0 Biswa)	0.83	acre	2500000.00	2075000.00
Total		254.28	acre		635700000.00
Cost of Land					635700000.00


 (En. Roop Lal)
 Valuation Officer
 Income Tax Department
 Patiala

Annexure-2

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum
Vs Union of India or Ors - W.P.(C) No. 188/2004

Property No.5 :- Land measuring 1108 bigha 2 biswa in village Jaroat, Tehsil -
Derra Bassi, Distt. SAS Nagar Mohali. Detail of land enclosed.

Abstract of cost

S.No.	Description	Quantity	Unit	Rate	Amount (Rs.)
1	Admin Block (Two Nos)	8318.88	Sqm	10115.00	84145471.20
					84145471.20
2	Depriciation on structural parts.				-23224150.05
	Total				60921321.15
3	Internal Water supply & Sanitation			4.00%	3365818.85
4	Internal Electric Installation			12.50%	10518183.90
5	Extra for power wiring and plugs			4.00%	3365818.85
	Total				78171142.75
				Say Rs.	78171100.00

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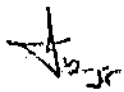
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(ER. Roop Lal)

Valuation Officer
Income Tax Department
Patiala

Abstract of cost

S.No.	Description	Quantity	Unit	Rate	Amount (Rs.)
1	Room near Admin block	25.55	Sqm	3884.00	99236.20
					99236.20
2	Depridation on structural parts.				-27389.19
	Total				71847.01
3	Internal Water supply & Sanitation			4.00%	3969.45
4	Internal Electric Installation			12.50%	12404.53
5	Extra for power wiring and plugs			4.00%	3969.45
	Total				92190.44
				Say Rs.	92200.00


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(En. Roop Lal)

Valuation Officer
Income Tax Department
Patiala

(11)

Abstract of cost

S.No.	Description	Quantity	Unit	Rate	Amount (Rs.)
1	Toilet blocks adjacent to Admin block	109.20	Sqm	9321.00	1017853.20
					1017853.20
2	Depreciation on structural parts.				-280927.48
	Total				736925.72
3	Internal Water supply & Sanitation			4.00%	40714.13
4	Internal Electric Installation			12.50%	127231.65
5	Extra for power wiring and plugs			4.00%	40714.13
	Total				945585.62
				Say Rs.	945600.00

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PAVO*
(Er. Roop Lal)**Valuation Officer
Income Tax Department
Patiala**

Abstract of cost

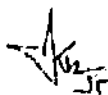

S.No.	Description	Quantity	Unit	Rate	Amount (Rs.)
1	Residential Block (36 No. 1st Flr)	4290.00	Sqm	3992.00	17125680.00
					17125680.00
2	Depreciation on structural parts.				-4726687.68
	Total				12398992.32
3	Internal Water supply & Sanitation			9.00%	685027.20
4	Internal Electric Installation			12.50%	2140710.00
5	Extra for power wiring and plugs			4.00%	685027.20
	Total				15909756.72
				Say Rs.	15909800.00

AYO
(Er. Rdeep Lal)

Valuation Officer
Income Tax Department
Patiala

Abstract of cost

S.No.	Description	Quantity	Unit	Rate	Amount (Rs.)
1	Residential Block with basement	2053.30	Sqm	4284.00	8796337.20
					8796337.20
2	Depreciation on structural parts.				-2427789.07
	Total				6368548.13
3	Internal Water supply & Sanitation			9.00%	351853.49
4	Internal Electric Installation			12.50%	1099542.15
5	Extra for power wiring and plugs			4.00%	351853.49
	Total				8171797.26
				Say Rs.	8171800.00


AYO
(En. Roop Lal)
Valuation Officer
Income Tax Department
Patiala

Abstract of cost

S.No.	Description	Quantity	Unit	Rate	Amount (Rs.)
1	Residential Block-1 (72 nos qtrs)	4653.72	Sqm	4022.00	18717261.84
					18717261.84
2	Depreciation on structural parts.				-5165964.27
	Total				13551297.57
3	Internal Water supply & Sanitation			9.00%	748690.47
4	Internal Electric Installation			12.50%	2339657.73
5	Extra for power wiring and plugs			4.00%	748690.47
	Total				17388336.25
				Say Rs.	17388300.00

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K. A. V. D.

(Er. Deep Lal)

Valuation Officer
Income Tax Department
Patiala

Abstract of cost

S.No.	Description	Quantity	Unit	Rate	Amount (Rs.)
1	Garrage 72 nos. (Residential Block-1)	308.35	Sqm	4080.00	1258068.00
					1258068.00
2	Depridation on structural parts.				-347226.77
	Total				910841.23
3	Internal Electric Installation.			12.50%	157258.50
	Total				1068099.73
				Say Rs.	1068100.00

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(K. R. Gopal)Valuation Officer
Income Tax Department
Patiala

Abstract of cost

S.No.	Description	Quantity	Unit	Rate	Amount (Rs.)
1	Residential Block-2 (60 nos qtrs)	7619.59	Sqm	4022.00	30645990.98
					30645990.98
2	Depreciation on structural parts.				-8458293.51
	Total				22187697.47
3	Internal Water supply & Sanitation			9.00%	1225839.64
4	Internal Electric Installation			12.50%	3830748.87
5	Extra for power wiring and plugs			4.00%	1225839.64
	Total				28470125.62
				Say Rs.	28470100.00

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(Er. Roop Lal)

Valuation Officer
Income Tax Department
Patiala

Abstract of cost

S.No.	Description	Quantity	Unit	Rate	Amount (Rs.)
1	Hostel Block	5054.10	Sqm	3982.00	20125426.20
					20125426.20
2	Depriciation on structural parts.				-5554617.63
	Total				14570808.57
3	Internal Water supply & Sanitation			15.00%	805017.05
4	Internal Electric Installation			12.50%	2515678.28
5	Extra for power wiring and plugs			4.00%	805017.05
	Total				18696520.95
				Say Rs.	18696500.00

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(En. Ropp Lal)
Valuation Officer
Income Tax Department
Patiala

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Abstract of cost

S.No.	Description	Quantity	Unit	Rate	Amount (Rs.)
1	Guard room (2 Nos)	67.14	Sqm	3934.00	264128.76
					264128.76
2	Depreciation on structural parts.				-72899.54
	Total				191229.22
3	Internal Water supply & Sanitation			15.00%	10565.15
4	Internal Electric Installation			12.50%	33016.10
5	Extra for power wiring and plugs			4.00%	10565.15
	Total				245375.62
				Say Rs.	245400.00

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(Er. Rood Lal)
Valuation Officer
Income Tax Department
Patiala

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Abstract of cost

S.No.	Description	Quantity	Unit	Rate	Amount (Rs.)
1	Development work	86619.00	Sqm	112.00	9701328.00
					9701328.00
2	Depriciation				-2677566.53
	Total				7023761.47
				Say Rs.	7023800.00

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(Er. Roop Lal)
Valuation Officer
Income Tax Department
Patiala

Fair Market Value

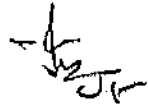
Compliance of Direction of Hon'ble Supreme Court - M/s Ralga Consumer Forum Vs Union of India
or Ors - W.P.(C) No. 188/2004

Property No.5 :- Land measuring 1108 bigha 2 biswa in village Jaroat, Tehsil - Derra Bassi, Distt. SAS
Nagar Mohall. Detail of land enclosed.

ITBA/COM/F/17/2023-24/1052756032(1)

Dated 11.05.2023

DCIT/ACIT CIR 1 (1), Chandigarh


AYO

भारत सरकार
आयकर विभाग
मूल्यांकन अधिकारी
पटियाला

फोन-नंबर: 0175-2200346

ई-मेल: vopatjala@rediffmail.com



Government of India
Income Tax Department
Valuation Officer
Patiala

Ph: 0175-2200346

E-mail: vopatjala@rediffmail.com

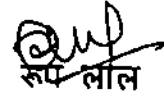
VALUATION REPORT

- 1 Name of Property Property No. 8 :- Land Measuring 80 Bigha (comprising in two parcels) A. measuring 62 Bigha and B. measuring 18 Bigha situated in village Malakpur Tehsil Derra Bassi, District S.A.S. Nagar Mohali (Punjab). Detail of Land (described in warrant of Possession) enclosed.
- 2 Purpose To estimate fair market value in Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004 .
- 3 Valuation Date 24.01.2023
- 4 No. of pages of report 1 to 9 Pages.

पत्र स.: मू.आ./पटि./Misc./2023-24/55

दिनांक: 28.06.2023

- 1 The District Valuation Officer, Income Tax Department, Chandigarh. A copy of valuation report is enclosed. *
- 2 The DCIT/ACIT CIR (1), O/o the Assistant Commissioner of Income Tax, Chandigarh, . A copy of valuation report is enclosed.


रूप लाल

मूल्यांकन अधिकारी
आयकर कार्यालय पटियाला

①

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Property No. 8 :- Land Measuring 80 Bigha (comprising in two parcels) A. measuring 62 Bigha and B. measuring 18 Bigha situated in village Malakpur Tehsil Derra Bassi, District S.A.S. Nagar Mohali (Punjab). Detail of Land (described in warrant of Possession) enclosed.

S.No.	Name of CCIT	Property details page no. of list	Sr. No. of the properties	Property Description	Valuation	Remark
1	PR. CCIT Chandigarh	80 Bigha Page No.298 to 304	8	Land Measuring 80 Bigha (comprising in two parcels) A. measuring 62 Bigha and B. measuring 18 Bigha situated in village Malikpur Tehsil Derra Bassi, District S.A.S. Nagar Mohali. Detail of Land (described in warrant of Possession) enclosed.		The said property were visited for fair market value, the property was under lock & keys even the security guards didn't allowed to enter in the campus/premises for physical verification of various buildings. Further it is pertinent to mention here that in view of the Office of the Chairman committee Golden Forests (India) Ltd. (Appointed by the Hon'ble Supreme court of india) vide their letter no. COM/CHD/110-A/2016/420 dated 06.04.2016, the buildings constructed by M/s Guru nanak Dev Educational & Charitable society is unauthorized and same to be demolished. Hence the valuation of land has been considered only.
				Khewat No. 54/38 & Khatauni No. 123 (4 Bigha 0 Biswa)	2082500.00	
				Khewat No. 54/38 & Khatauni No. 123 (4 Bigha 0 Biswa)	2075000.00	
				Khewat No. 54/38 & Khatauni No. 123 (2 Bigha 0 Biswa)	1040000.00	
				Khewat No. 54/38 & Khatauni No. 123 (4 Bigha 0 Biswa)	2082500.00	
				Khewat No. 54/38 & Khatauni No. 123 (4 Bigha 0 Biswa)	1040000.00	
				Khewat No. 54/38 & Khatauni No. 127 (4 Bigha 0 Biswa)	2082500.00	

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	Khewat No. 167/131 & Khatauni No. 324 (1 Bigha 18 Biswa)	987500.00
	Khewat No. 258/198 & Khatauni No. 443 (3 Bigha 0 Biswa)	1822500.00
	Khewat No. 258/198 & Khatauni No. 443 (4 Bigha 0 Biswa)	2082500.00
	Khewat No. 259/199 & Khatauni No. 444 (4 Bigha 0 Biswa)	2082500.00
	Khewat No. 259/199 & Khatauni No. 444 (4 Bigha 0 Biswa)	2082500.00
	Khewat No. 260/200 & Khatauni No. 445 (4 Bigha 0 Biswa)	2082500.00
	Khewat No. 260/200 & Khatauni No. 445 (4 Bigha 0 Biswa)	2082500.00
	Khewat No. 260/200 & Khatauni No. 445 (4 Bigha 0 Biswa)	2082500.00
	Khewat No. 260/200 & Khatauni No. 445 (4 Bigha 0 Biswa)	2082500.00
	Khewat No. 260/200 & Khatauni No. 445 (4 Bigha 0 Biswa)	2447500.00
	Khewat No. 260/200 & Khatauni No. 445 (4 Bigha 0 Biswa)	1040000.00

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			Khewat No. 260/200 & Khatauni No. 445 (4 Bigha 0 Biswa)	987500.00	
			Total	32265000.00	
			B. measuring 18 Bigha situated in village Malakpur Tehsil Derra Bassi, District S.A.S. Nagar Mohāli (Punjab).		
			Khewat No. 54/38 & Khatauni No. 123 (4 Bigha 0 Biswa)	2075000.00	
			Khewat No. 54/38 & Khatauni No. 123 (4 Bigha 0 Biswa)	2082500.00	
			Khewat No. 54/38 & Khatauni No. 123 (4 Bigha 0 Biswa)	2082500.00	
			Khewat No. 54/38 & Khatauni No. 124 (3 Bigha 10 Biswa)	1822500.00	
			Khewat No. 166/1300 & Khatauni No. 323 (4 Bigha 0 Biswa)	2082500.00	
			Total	10145000.00	
			Total (A+B)	42410000.00	

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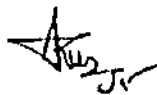
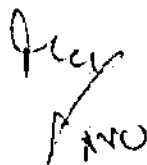
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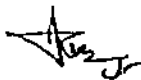
VALUATION REPORT

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 8 :- Land Measuring 80 Bigha (comprising in two parcels) A. measuring 62 Bigha and B. measuring 18 Bigha situated in village Malakpur Tehsil Derra Bassi, District S.A.S. Nagar Mohali (Punjab). Detail of Land (described in warrant of Possession) enclosed.
1	REFERENCE	
1.1	Office from which reference received	DCIT/ACIT CIR1(1) CHANDIGARH
1.2	Letter no. and date under which reference received	Vide ITBA/COM/F/17/2023-24/1052756032(1) Dated 11.05.2023
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	Representative	Concerned revenue department Patwari Sh. Gurvinder Singh
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION	
3.1	Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates Notified on dated 01.07.2022 of Village Malakpur, Tehsil Derra Bassi, District S.A.S. Nagar Mohali. for Year 2022. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Village Malakpur, Shown data during Joint visit as per their official records.
3.2	Date of visit	27.06.2023
3.3	Property was visit by the following persons	1. Er. Roop Lal, VO 2. Er. Amar Singh, AVO 3. Er. Ashwini Kumar, JE
4	PROPERTY REFERENCE	
4.1	Name, number (if any) address and complete location of the property.	1. Rosali Land in Village Malakpur, Tehsil Derra Bassi, District S.A.S. Nagar Mohali. 2. The subject property is shown in Khewat no 54/38,166/1300,167/131,258/198,259/199,260/200 & khatauni No. 123,124,127,323,324,443,444,445 in Jamabandi 2017-18 from Revenue Record.
5	PROPERTY DESCRIPTION	
5.1	Land area	Chahi/Rosali Land in Village Malakpur, Tehsil Derra Bassi, District S.A.S. Nagar Mohali of Area 80 Bigha
5.2	Type of construction and broad specification	Not applicable
5.3	Period of Construction	Not applicable


(5)		
Property No. 8 :- Land Measuring 80 Bigha (comprising in two parcels) A. measuring 62 Bigha and B. measuring 18 Bigha situated in village Malakpur Tehsil Derra Bassi, District S.A.S. Nagar Mohali (Punjab). Detail of Land (described in warrant of Possession) enclosed.		
6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	1. The subject property is shown in Khewat no 54/38,166/1300,167/131,258/198,259/199,260/200 & khatauni No. 123,124,127,323,324,443,444 & 445 2. Sale deed of the subject property was not available with the concerned officials. 3. The area of the subject property comes to 81 Bigha 10 Biswa as per the record supplied by Revenue Department, Derra Bassi which is on higher side as per document provided by reference letter i.e. 75 bigha 6 Biswa. 4. Hence the valuation report was prepared on the basis of actual information/documents available.	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates Notified on dated 01.07.2022 of Village Malakpur, Tehsil Derra Bassi Distt. SAS Nagar Mohali for Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject property known as "Chahi/Rosali Land has been worked out as under.	
Sl. No.	Date of Valuation	Fair Market Value of property
1	24.01.2023	42410000.00





 (R. Roop Lal)
 Valuation Officer
 Income Tax Department
 Patiala

Fair Market Value of Property

Property No. 8 :- Land Measuring 80 Bigha (comprising in two parcels) A. measuring 62 Bigha and B. measuring 18 Bigha situated in village Malakpur Tehsil Derra Bassi, District S.A.S. Nagar Mohali (Punjab). Detail of Land (described in warrant of Possession) enclosed.

Collector Rates Notified on dated 01.07.2022 of Village Malakpur, Tehsil Derrabassi, District S.A.S. Nagar Mohali. for the Year 2022

S.No.	Description of property	Area	Unit	Rates	Amount
	Property No. 8 :- Land Measuring 80 Bigha (comprising in two parcels) A. measuring 62 Bigha and B. measuring 18 Bigha situated in village Malakpur Tehsil Derra Bassi, District S.A.S. Nagar Mohali (Punjab). Detail of Land (described in warrant of Possession) enclosed.				
	As per Jamabandi Khewat No. 54/38 & Khatauni No. 123				
1	Khasra No.397(4.00 Bigha)	0.83	Acre	2500000.00	2082500.00
2	Khasra No. 398 (4.00 Bigha)	0.83	Acre	2500000.00	2075000.00
3	Khasra No. 404 min (2.00 Bigha)	0.42	Acre	2500000.00	1040000.00
4	Khasra No. 407 (4.00 Bigha)	0.83	Acre	2500000.00	2082500.00
5	Khasra No. 408 min (2.00 Bigha)	0.42	Acre	2500000.00	1040000.00
	As per Jamabandi Khewat No. 54/38 & Khatauni No. 127				
6	Khasra No.396(4.00 Bigha)	0.83	Acre	2500000.00	2082500.00
	As per Jamabandi Khewat No. 167/131 & Khatauni No. 324				
7	Khasra No. 1853/509 (1.00 Bigha 18 Biswa)	0.40	Acre	2500000.00	987500.00
	As per Jamabandi Khewat No. 258/198 & Khatauni No. 443				
8	Khasra No. 412 (3.00 Bigha 10 Biswa)	0.73	Acre	2500000.00	1822500.00
9	Khasra No. 415 (4.00 Bigha)	0.83	Acre	2500000.00	2082500.00
	As per Jamabandi Khewat No. 259/199 & Khatauni No. 444				
10	Khasra No. 502 (4.00 Bigha)	0.83	Acre	2500000.00	2082500.00
11	Khasra No. 503 (4.00 Bigha)	0.83	Acre	2500000.00	2082500.00
	As per Jamabandi Khewat No. 260/200 & Khatauni No. 445				
12	Khasra No. 505 (4.00 Bigha)	0.83	Acre	2500000.00	2082500.00

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13	Khasra No. 506 min (4.00 Bigha)	0.83	Acre	780 250000.00	2082500.00
14	Khasra No. 515 (4.00 Bigha)	0.83	Acre	2500000.00	2082500.00
15	Khasra No. 525 (4.00 Bigha)	0.83	Acre	2500000.00	2082500.00
16	Khasra No. 526 (4.00 Bigha 14 Biswa)	0.98	Acre	2500000.00	2447500.00
17	Khasra No. 1851/508 (2.00 Bigha)	0.42	Acre	2500000.00	1040000.00
18	Khasra No. 1950/508 (1.00 Bigha 18 Biswa)	0.40	Acre	2500000.00	987500.00
	Total (A)	12.91	Acre		32265000.00

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	B. measuring 18 Bigha situated in village Malakpur Taluka Sirsa, District S.A.S. Nagar Mohall (Punjab).				
	As per Jamabandi Khewat No. 54/38 & Khatauni No. 123				
1	Khasra No. 400 (4.00 Bigha)	0.83	Acre	2500000.00	2075000.00
2	Khasra No. 405 (4.00 Bigha)	0.83	Acre	2500000.00	2082500.00
3	Khasra No. 406 (4.00 Bigha)	0.83	Acre	2500000.00	2082500.00
	As per Jamabandi Khewat No. 54/38 & Khatauni No. 124				
4	Khasra No. 411 m/n (3.00 Bigha 10 Biswa)	0.73	Acre	2500000.00	1822500.00
	As per Jamabandi Khewat No. 166/1300 & Khatauni No. 323				
5	Khasra No. 524 (4.00 Bigha)	0.83	Acre	2500000.00	2082500.00
	Total	4.06	Acre		10145000.00
	Cost of Land (A+B)				
					42410000.00
	Note: As per the notification of collector Rates Dated 01.07.2022, cost of land worked out.				


 (Er. Roop Lal)
 Valuation Officer
 Income Tax Department
 Patiala

782

Fair Market Value

Compliance of Direction of Hon'ble Supreme Court - M/s Reliant Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Property No. 8 :- Land Measuring 80 Bigha (comprising in two parcels) A. measuring 62 Bigha and B. measuring 18 Bigha situated in village Malekpur Tehsil Derri Bassi, District S.A.S. Nagar Mohali (Punjab). Detail of Land (described in warrant of Possession) enclosed.

as per revenue record total land 81 Bigha 10 biswa

16.97 acre

Vide ITBA/COM/T/17/2023-24/1052756032(1) Dated 11.05.2023

DCIT/ACIT CIR3(1) CHANDIGARH

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By Speed Post/E-mail.

भारत सरकार
आयकर विभाग
मूल्यांकन अधिकारी
पटियाला

फोन-नंबर: 0175-2200346

ई-मेल: vopatiala@rediffmail.com



Government of India
Income Tax Department
Valuation Officer
Patiala

Ph: 0175-2200346

E-mail: vopatiala@rediffmail.com

VALUATION REPORT

- | | | |
|---|------------------------|--|
| 1 | Name of Property | Property situated at Village Aaganpur The- Derra Bassi Distt. SAS Nagar Mohali (Punjab) land measuring 70 Kanal 15 Marla (as per Dr. Namavati Report) |
| 2 | Purpose | To estimate fair market value in Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004 . |
| 3 | Valuation Date | 24.01.2023 |
| 4 | No. of pages of report | 1 to 6 Pages. |

पत्र सं.: म.आ./पटि./Misc./2023-24/28

दिनांक:- 24.06.2023

- 1 The District Valuation Officer, Income Tax Department, Chandigarh. A copy of valuation report is enclosed.
- 2 The DCIT/ACIT CIR (1), Q/o the Assistant Commissioner of Income Tax, Chandigarh, . A copy of valuation report is enclosed.

मूल्यांकन अधिकारी
आयकर कार्यालय पटियाला

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors W.P.(C) No. 188/2004
 Property situated at Village Aaganpur The- Derra Bassi Distt SAS Nagar Mohali (Punjab) land measuring 70 Kanal 15 Marla (as per Dr. Namavati Report)

S.No.	Name of CCIT	Property details page no. of list	Sr. No. of the properties	Property Description	Valuation	Remark
1	PR. CCIT Chandigarh	70 Kanal 15 Marla Page No.306 Annexure-1	Vol-9 page 306	Property situated at Village Aaganpur The- Derra Bassi Distt. SAS Nagar Mohali (Punjab) land measuring 70 Kanal 15 Marla (as per Dr. Namavati Report)		The valuation of this land has been worked out as per the reference letter but it is pertinent to mention here that thus the said property is not in the name of Golden Forest India Ltd as per the revenue record supplied by the revenue department
				Khewat No. 38/36, Khatauni No. 62 & Khasra No.319 (4 Bigha 12 Biswa)	1152000.00	
				Khewat No. 38/36, Khatauni No. 62 & Khasra No. 322 (4.00 Bigha)	996000.00	
				Khewat No. 38/36, Khatauni No. 62 & Khasra No. 322/1 (4.00 Bigha)	996000.00	
				Khewat No. 38/36, Khatauni No. 62 & Khasra No. 326 (1 Bigha 15 Biswa)	432000.00	
				Khewat No. 38/36, Khatauni No. 62 & Khasra No. 327 (3 Bigha 11 Biswa)	888000.00	
				Khewat No. 38/36, Khatauni No. 62 & Khasra No. 328 (3 Bigha 4 Biswa)	804000.00	
				Khewat No. 37/35, Khatauni No. 61 & Khasra No. 320 min (2.00 Bigha)	504000.00	
				Khewat No. 37/35, Khatauni No. 61 & Khasra No. 321 (5 Bigha 18 Biswa)	1476000.00	
				Khewat No. 37/35, Khatauni No. 61 & Khasra No. 323 (4.00 Bigha)	996000.00	
				Khewat No. 37/35, Khatauni No. 61 & Khasra No. 324 (3 Bigha 17 Biswa)	960000.00	
				Khewat No. 37/35, Khatauni No. 61 & Khasra No. 325 (5 Bigha 9 Biswa)	1368000.00	
				Khewat No. 51/49, Khatauni No. 82 & Khasra No. 51/49 min (0Bigha 3 Biswa)	360000.00	
				Total	10608000.00	

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(Sd/-) (R. Roop Lal)
 Valuation Officer
 Income Tax Department
 Patiala

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VALUATION REPORT

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

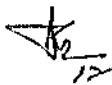
Name of Property :		Property situated at Village Aaganpur The- Derra Bassi Distt. SAS Nagar Mohali (Punjab) land measuring 70 Kanal 15 Marla (as per Dr. Namavati Report)
1 REFERENCE		
1.1	Office from which reference received	DCIT/ACIT CIR1(1) CHANDIGARH
1.2	Letter no. and date under which reference received	Vide ITBA/COM/F/17/2023-24/1052756032(1) Dated 11.05.2023
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 Representative		Concerned revenue department Patwari Sh. Gurvinder Singh
3 COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION		
3.1	Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates Notified on dated 01.07.2022 of Village Aaganpur, Tehsil Derra Bassi, District S.A.S. Nagar Mohali, for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Village Aaganpur, Shown data during Joint visit as per their official records.
3.2	Date of visit	16.06.2023.
3.3	Property was visit by the following persons	1. Er. Roop Lal, VO 2. Er. Amar Singh, AVO 3. Er. Ashwini Kumar, JE
4 PROPERTY REFERENCE		
4.1	Name, number (if any) address and complete location of the property.	1. Chahi Land in village - Aaganpur, Tehsil Derra Bassi, District S.A.S. Nagar Mohali. 2. The subject property is shown in Khewat/Khatauni no 38/62, 37/61 & 51/82, in Jamabandi 2020-21 from Revenue Record.
5 PROPERTY DESCRIPTION		
5.1	Land area	Chahi Land in Village Aaganpur, Tehsil Derra Bassi, District S.A.S. Nagar Mohali of Area 70 Kanal 15 Marla
5.2	Type of construction and broad specification	Not applicable
5.3	Period of Construction	Not applicable


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Property situated at Village Aaganpur The- Derra Bassi Distt. SAS Nagar Mohali (Punjab) land measuring 70 Kanal 15 Marla (as per Dr. Namavati Report)

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	1. The subject property is shown in Khewat/Khatauni No. 38/62,37/61 & 51/82 in Jamabandi 2020-21 from Revenue Record. 2. Sale deed of the subject property was not available with the concerned officials. 3. The area of the subject property comes out to 70 Kanal 15 Marla or 8.84 acre as per the record received from the reference letter & supplied by Revenue Department, Teh - Derra Bassi Distt. SAS Nagar Mohali (Pb.) 4. Hence the valuation report was prepared on the basis of reference received from DCIT/ACIT CIR (1), Chandigarh.	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates Notified on dated 01.07.2022 of Village Aaganpur, Tehsil Derra Bassi Distt. SAS Nagar Mohali for Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject property known as "Chahi Land has been worked out as under.	
Sl. No.	Date of Valuation	Fair Market Value of property
1	24.01.2023	10608000.00





 (Ea. Roop Lal)
 Valuation Officer
 Income Tax Department
 Patiala

Fair Market Value of Property

Property situated at Village Aaganpur The- Derra Bassi Distt. SAS Nagar Mohali (Punjab) land measuring 70 Kanal 15 Marla (as per Dr. Namavati Report)

Collector Rates Notified on dated 01.07.2022 of Village Aaganpur, Tehsil Derra Bassi, District S.A.S. Nagar Mohali. for the Year 2022

S.No.	Description of property	Area	Unit	Rates	Amount
	Property situated at Village Aaganpur The- Derra Bassi Distt. SAS Nagar Mohali (Punjab) land measuring 70 Kanal 15 Marla (as per Dr. Namavati Report)				
1	Khewat No. 38/36, Khatauni No. 62 & Khasra No.319 (4 Bigha 12 Biswa)	0.96	Acre	1200000.00	1152000.00
2	Khewat No. 38/36, Khatauni No. 62 & Khasra No. 322 (4.00 Bigha)	0.83	Acre	1200000.00	996000.00
3	Khewat No. 38/36, Khatauni No. 62 & Khasra No. 322/1 (4.00 Bigha)	0.83	Acre	1200000.00	996000.00
4	Khewat No. 38/36, Khatauni No. 62 & Khasra No. 326 (1 Bigha 15 Biswa)	0.36	Acre	1200000.00	432000.00
5	Khewat No. 38/36, Khatauni No. 62 & Khasra No. 327 (3 Bigha 11 Biswa)	0.74	Acre	1200000.00	888000.00
6	Khewat No. 38/36, Khatauni No. 62 & Khasra No. 328 (3 Bigha 4 Biswa)	0.67	Acre	1200000.00	804000.00
7	Khewat No. 37/35, Khatauni No. 61 & Khasra No. 320 min (2.00 Bigha)	0.42	Acre	1200000.00	504000.00
8	Khewat No. 37/35, Khatauni No. 61 & Khasra No. 321 (5 Bigha 18 Biswa)	1.23	Acre	1200000.00	1476000.00
9	Khewat No. 37/35, Khatauni No. 61 & Khasra No. 323 (4.00 Bigha)	0.83	Acre	1200000.00	996000.00
10	Khewat No. 37/35, Khatauni No. 61 & Khasra No. 324 (3 Bigha 17 Biswa)	0.80	Acre	1200000.00	960000.00
11	Khewat No. 37/35, Khatauni No. 61 & Khasra No. 325 (5 Bigha 9 Biswa)	1.14	Acre	1200000.00	1368000.00
12	Khewat No. 51/49, Khatauni No. 82 & Khasra No. 51/49 min (0Bigha 3 Biswa)	0.03	Acre	1200000.00	36000.00

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			788	
	Total	8.84	Acre	10608000.00
				10608000.00
	Cost of Land			
	Note: As per the notification of collector Rates Dated 01.07.2022, cost of land worked out			

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(Er. R. P. Singh)
Valuation Officer
Income Tax Department
Patiala

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Fair Market Value

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Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Surplus land declared by State of Punjab

Source :- Dr. Namavati Report (Volume No. 9 Page 305)

Property situated at Village Aaganpur The- Derra Bassi Distt. SAS
Nagar Mohall (Punjab) land measuring 70 Kanal 15 Marla (as per
Dr. Namavati Report)

8.84

acre

Vide ITBA/COM/F/17/2023-24/1052756032(1) Dated 11.05.2023

DCIT/ACIT CIR1(1) CHANDIGARH

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भारत सरकार
आयकर विभाग
मूल्यांकन अधिकारी
पटियाला

फोन-नंबर: 0175-2200346
ई-मेल: vopatjala@rediffmail.com



By Speed Post/E-mail.

Government of India
Income Tax Department
Valuation Officer
Patiala

Ph: 0175-2200346

E-mail: vopatjala@rediffmail.com

VALUATION REPORT

- 1 Name of Property
 - A. Property situated at Village Basoli Teh- Derra Bassi Distt. SAS Nagar Mohali (Punjab) land measuring 1388 Kanal 1 Marla (as per Dr. Namavati Report Page 309)
 - B. Property situated at Village Basoli Teh- Derra Bassi Distt. SAS Nagar Mohali (Punjab) land measuring 96 Kanal 3 Marla (as per Dr. Namavati Report Page 310)
- 2 Purpose

To estimate fair market value in Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004 .
- 3 Valuation Date


24.01.2023
- 4 No. of pages of report

1 to 8 Pages.

पत्र स.: मू.आ./पटि./Misc./2023-24/ 38

दिनांक: 01.06.2023

- 1 The District Valuation Officer, Income Tax Department, Chandigarh. A copy of valuation report is enclosed.
- 2 The DCIT/ACIT CIR (1), O/o the Assistant Commissioner of Income Tax, Chandigarh, . A copy of valuation report is enclosed.


मूल्यांकन अधिकारी
आयकर कार्यालय पटियाला

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

A. Property situated at Village Basoli Teh- Derra Bassi Distt. SAS Nagar Mohali (Punjab) land measuring 1388 Kanal 1 Marla (as per Dr. Namavati Report Page 309)

B. Property situated at Village Basoli Teh- Derra Bassi Distt. SAS Nagar Mohali (Punjab) land measuring 96 Kanal 3 Marla (as per Dr. Namavati Report Page 310)

S.No.	Name of CCIT	Property details page no. of list	Sr. No. of the properties	Property Description	Valuation	Remark
1	PR. CCIT Chandigarh	475 Kanal 14 Marla Page No. 309 Annexure-1	Vol-9 page 309	A. Property situated at Village Basoli Teh- Derra Bassi Distt. SAS Nagar Mohali (Punjab) land measuring 1388 Kanal 1 Marla (as per Dr. Namavati Report Page 309)		Circle rate per acre = Rs.15,00,000/- . Rate per Kanal = Rs. 1,87,500/-
				Conveyance No. 1841/1 dated 06.10.1994 (267 Kanal 12 Marla)	50175000.00	
				Conveyance No. 2054/1 dated 03.11.1994 (426 Kanal 18 Marla)	80043750.00	
				Conveyance No. 1567/1 dated 06.07.1995 (227 Kanal 5 Marla)	42609375.00	
				Conveyance No. 4053/1 dated 11.01.1996 (22 Kanal 10 Marla)	4218750.00	
				Conveyance No. 4054 dated 11.01.1996 (5 Kanal 0 Marla)	937500.00	
				Conveyance No. 4056 dated 11.01.1996 (7 Kanal 10 Marla)	1406250.00	
				Conveyance No 4055 dated 11.01.1996 (22 Kanal 10 Marla)	4218750.00	
				Conveyance No. 2925 dated 17.10.1995 (6 Kanal 13 Marla)	1246875.00	
				Conveyance No. 3339 dated 16.11.1995 (80 Kanal 0 Marla)	15000000.00	
				Conveyance No. 2095 dated 03.09.1996 (13 Kanal 7 Marla)	2503125.00	
				Conveyance No. 2030 dated 29.08.1996 (13 Kanal 7 Marla)	2503125.00	
				Conveyance No. 1997 dated 27.03.1996 (13 Kanal 7 Marla)	2503125.00	
				Conveyance No. 186 dated 11.04.1996 (10 Kanal 0 Marla)	1875000.00	

		Conveyance No. 1880 dated 11.04.1996 (113 Kanal 7 Marla)	21253125.00	
		Conveyance No. 1880 dated 20.08.1996 (2 Kanal 10 Marla)	468750.00	
		Conveyance No. 1543 dated 16.07.1996 (78 Kanal 0 Marla)	14625000.00	
		Conveyance No. 2131 dated 10.09.1996 (9 Kanal 13 Marla)	1809375.00	
		Conveyance No. 3579 dated 13.11.1997 (11 Kanal 17 Marla)	2221875.00	
		Conveyance No. 3582 dated 13.11.1997 (11 Kanal 17 Marla)	2221875.00	
		Conveyance No. 3574 dated 13.11.1997 (11 Kanal 19 Marla)	2240625.00	
		Conveyance No. 3573 dated 13.11.1997 (11 Kanal 17 Marla)	2221875.00	
		Conveyance No. 3575 dated 13.11.1997 (11 Kanal 17 Marla)	2221875.00	
		Conveyance No. 4844 dated 24.02.1998 (9 Kanal 5 Marla)	1734375.00	
		Total	260259375.00	
		96 Kanal 3 Marla Page No. 310 Annexure-1	Vol-9 page 310	
		B. Property situated at Village Basoli Teh- Derra Bassi Distt. SAS Nagar Mohali (Punjab) land measuring 96 Kanal 3 Marla (as per Dr. Namavati Report Page 310)		
		Conveyance No. 2411/1 dated 15.12.1994 (52 Kanal 18 Marla)	9918750.00	
		Conveyance No. 3182/1 dated 03.02.1998 (43 Kanal 5 Marla)	8109375.00	
		Total	18028125.00	
		Total cost (A+B)	278287500.00	

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(R. Roop Lal)
Valuation Officer
Income Tax Department

VALUATION REPORT

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		A. Property situated at Village Basoli Teh- Derra Bassi Distt. SAS Nagar Mohali (Punjab) land measuring 1388 Kanal 1 Marla (as per Dr. Namavati Report Page 309)
		B. Property situated at Village Basoli Teh- Derra Bassi Distt. SAS Nagar Mohali (Punjab) land measuring 96 Kanal 3 Marla (as per Dr. Namavati Report Page 310)
1	REFERENCE	
1.1	Office from which reference received	DCIT/ACIT CIR1(1) CHANDIGARH
1.2	Letter no. and date under which reference received	Vide ITBA/COM/F/17/2023-24/1052756032(1) Dated 11.05.2023
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	Representative	
	Concerned revenue department Patwari Sh. Karnail Singh	
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION	
3.1	Documents/details/information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates Notified on dated 01.07.2022 of Village Basoli, Tehsil Derra Bassi, District S.A.S. Nagar Mohali for Year 2022-23. 2. Sale deed was not available with the concerned officials. 3. Concerned Revenue Department Official, Village Basoli, Shown data during Joint visit as per their official records.
3.2	Date of visit	16.06.2023
3.3	Property was visit by the following persons	1. Er. Roop Lal, VO 2. Er. Anar Singh, AVO 3. Er. Ashwini Kumar, JE
4	PROPERTY REFERENCE	
4.1	Name, number (if any) address and complete location of the property.	Chahi/Rosali/Barani Land in Village Basoli Tehsil Derra Bassi, District S.A.S. Nagar Mohali.
5	PROPERTY DESCRIPTION	
5.1	Land area	Rchahi/Rosali/Barani Land in Village Basoli, Tehsil Derra Bassi, District S.A.S. Nagar Mohali of Area 1388 Kanal 1 Marla and 96 Kanal 3 Marla
5.2	Type of construction and broad specification	Not applicable
5.3	Period of Construction	Not applicable

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A. Property situated at Village Basoli Teh- Derra Bassi Distt. SAS Nagar Mohali (Punjab) land measuring 1388 Kanal 1 Marla (as per Dr. Namavati Report Page 309)		
B. Property situated at Village Basoli Teh- Derra Bassi Distt. SAS Nagar Mohali (Punjab) land measuring 96 Kanal 3 Marla (as per Dr. Namavati Report Page 310)		
6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	1. The subject property is shown by Conveyance No. as per reference received 2. Sale deed of the subject property was not available with the concerned officials. 3. The area of the subject property comes out to 1388 Kanal 1 Marla and 96 Kanal 3 Marla as per the record received from the reference letter. 4. Hence the valuation report was prepared on the basis of reference received from DCIT/ACIT CIR (1), Chandigarh.	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates Notified on dated 01.07.2022 of Village Basoli, Tehsil Derra Bassi Distt. SAS Nagar Mohali for Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.
8	VALUATION	
	The Fair Market Value of the subject property known as "Chahil/Rosali/Barani Land has been worked out as under,	
Sl. No.	<u>Date of Valuation</u>	<u>Fair Market Value of property</u>
1	24.01.2023	278287500.00

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(Gurdeep Lal)
Valuation Officer
Income Tax Department
Patiala

Fair Market Value of Property

A. Property situated at Village Basoli Teh- Derra Bassi Distt. SAS Nagar Mohali (Punjab) land measuring 1388 Kanal 1 Marla (as per Dr. Namavati Report Page 309)

Collector Rates Notified on dated 01.07.2022 of Village Basoli, Tehsil Derra Bassi, District S.A.S. Nagar Mohali. for the Year 2022

S.No.	Description of property	Area	Unit	Rates	Amount
A	A. Property situated at Village Basoli Teh- Derra Bassi Distt. SAS Nagar Mohali (Punjab) land measuring 1388 Kanal 1 Marla (as per Dr. Namavati Report Page 309)				
1	Conveyance No. 1841/1 dated 06.10.1994 (267 Kanal 12 Marla)	267.60	Kanal	187500.00	50175000.00
2	Conveyance No. 2054/1 dated 08.11.1994 (426 Kanal 18 Marla)	426.90	Kanal	187500.00	80043750.00
3	Conveyance No. 1567/1 dated 06.07.1995 (227 Kanal 5 Marla)	227.25	Kanal	187500.00	42609375.00
4	Conveyance No. 4053/1 dated 11.01.1996 (22 Kanal 10 Marla)	22.50	Kanal	187500.00	4218750.00
5	Conveyance No. 4054 dated 11.01.1996 (5 Kanal 0 Marla)	5.00	Kanal	187500.00	937500.00
6	Conveyance No. 4056 dated 11.01.1996 (7 Kanal 10 Marla)	7.50	Kanal	187500.00	1406250.00
7	Conveyance No. 4055 dated 11.01.1996 (22 Kanal 10 Marla)	22.50	Kanal	187500.00	4218750.00
8	Conveyance No. 2925 dated 17.10.1995 (6 Kanal 13 Marla)	6.65	Kanal	187500.00	1246875.00
9	Conveyance No. 3339 dated 16.11.1995 (80 Kanal 0 Marla)	80.00	Kanal	187500.00	15000000.00
10	Conveyance No. 2095 dated 03.09.1996 (13 Kanal 7 Marla)	13.35	Kanal	187500.00	2503125.00
11	Conveyance No. 2030 dated 29.08.1996 (13 Kanal 7 Marla)	13.35	Kanal	187500.00	2503125.00

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12	Conveyance No. 1997 dated 27.08.1996 (13 Kanal 7 Marla)	13.35	Kanal	187500.00	2503125.00
13	Conveyance No. 186 dated 11.04.1996 (10 Kanal 0 Marla)	10.00	Kanal	187500.00	1875000.00
14	Conveyance No. 188 dated 11.04.1996 (113 Kanal 7 Marla)	113.35	Kanal	187500.00	21253125.00
15	Conveyance No. 1880 dated 20.08.1996 (2 Kanal 10 Marla)	2.50	Kanal	187500.00	468750.00
16	Conveyance No. 1543 dated 16.07.1996 (78 Kanal 0 Marla)	78.00	Kanal	187500.00	14625000.00
17	Conveyance No. 2131 dated 10.09.1996 (9 Kanal 13 Marla)	9.65	Kanal	187500.00	1809375.00
18	Conveyance No. 3579 dated 13.11.1997 (11 Kanal 17 Marla)	11.85	Kanal	187500.00	2221875.00
19	Conveyance No. 3582 dated 13.11.1997 (11 Kanal 17 Marla)	11.85	Kanal	187500.00	2221875.00
20	Conveyance No. 3574 dated 13.11.1997 (11 Kanal 19 Marla)	11.95	Kanal	187500.00	2240625.00
21	Conveyance No. 3573 dated 13.11.1997 (11 Kanal 17 Marla)	11.85	Kanal	187500.00	2221875.00
22	Conveyance No. 3575 dated 13.11.1997 (11 Kanal 17 Marla)	11.85	Kanal	187500.00	2221875.00
23	Conveyance No. 4844 dated 24.02.1998 (9 Kanal 5 Marla)	9.25	Kanal	187500.00	1734375.00
	Total	1388.05	Kanal		260259375.00

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