



Y.P. & Associates

(Chartered Engineer, Approved Valuer)

(BE-Civil , Fellow Member of Institution of Valuers-Delhi)

F-30, First Floor , D Mall , Indrapuram , Ghaziabad , U.P. - 201014M 9958067860 8851008259 ,

email-yatendrapaliwal@gmail.com,yaturyassociates@gmail.com

FORM - 01 (Rule 8-D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL)

PLANTATION, FORESTS, MINES AND QUARRIES

PART I - QUESTIONNAIRE

ALL QUESTIONS TO BE ANSWERED BY THE REGISTERED VALUER . IF ANY PARTICULAR QUESTION DOES NOT APPLY TO THE PROPERTY UNDER VALUATION, HE MAY INDICATE SO . IF THIS SPACE PROVIDED IS NOT SUFFICIENT , DETAILS MAY BE ATTACHED ON SEPARATE SHEETS.

Name of Registered Valuer : Fr. Yatendra Paliwal Registration No: CAI - 1/06/2021-22 dt 08-10-2021

1	Purpose for which valuation is made:	:	For Capital Gain Purpose
2	Date as on which valuation is made	:	1/4/2001
3	Name of Owner	:	Sh Ratan Lal Paliwal as on 01/04/2001 but after his death his wife Smt. Pushpa Ram became owner of said property and said property is sold to Sh. Jagat Singh Jee on 25th April 2023
4	If the property is under joint ownership/co-ownership, share of each owner. Are the shares undivided?	:	No , Said Plot was allotted to Late Sh. Ratan Lal Paliwal (ee on 10/02/89
5	Brief description of the property	:	Open Land only
6	Location, street and ward no. .	:	Plot No C-68 , Block -C , Govindpuri , Ghaziabad, U.P.
7	Survey / Plot No. of Land	:	C-68
8	Is the property is situated in residential/ Classification of Locality	:	Residential Area
9	High Class/Middle Class/Poor Class	:	Middle Class
10	Proximity to civic amenities like School, Hospitals, Offices, Markets, Cinemas etc.	:	It is within distance Of .4-5 Kms
11	Means and proximity to surface communication by which the locality is served	:	It is within distance Of .4-5 Kms
Land: 12 Area of land supported by documentary proof, shape, dimensions and physical features.			
13 Road streets or lanes on which the land is abutting.			
14 Is it freehold or leasehold land			
15 If leasehold the name of lessor/ lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease			
I	Initial premium	:	N.A
II	Annual premium	:	N.A





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III	Unearned Increase payable to the lessor in the event of sale or transfer		NA
	One Time Lease Rent		NA
16	Is there any restrictive covenant in regard use of land ? If so, attach a copy of the covenant	:	NA
17	Are there any agreements of easements ? If so, attach copies.	:	NA
18	Does the land fall in an area included in any town planning scheme or any Development Plan of Govt. or any statutory body ? If so, give particulars.	:	No
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?		No
20	Has the whole or part of the land been notified for acquisition by Government or any statutory body? Give Date of the notification		No
21	Attach a Dimensioned Site Plan		Attached
	Improvements		NA
22	Attach plans and elevations of all structures standing on the land and layout plan		Attached
23	Furnish technical details of the building on a separate sheet [The Annexure to this Form may be used]		It is an open land only
24	(i) Is the building owner-occupied/tenanted/both ?		Was under possession of Sh.Ratan Lal Pahuja/ Smt Pushpa Rani till 25th April 2023.
	(ii) If partly owner-occupied, specify portion and extent of area under owner-occupation		NA
25	What is the Floor Space Index permissible and percentage actually utilised?		NA
Rents:			
26	I Name of tenants/leasees/ license sees etc.	:	NA
II	Portions in their occupation	:	NA
III	Monthly or annual rent/ compensation/licence fee etc. paid by each	:	NA
IV	Gross amount received for the whole property.		N.A
27	Are any of the occupants related to or close business associates of the owner?		N.A





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28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for service charges? If so, give details.	:	N.A
29	Give details of water and electricity charges, If any, to be borne by the owner.	:	N.A
30	Has the tenant to bear the whole or part of the cost of repair and maintenance ? Give particulars.	:	N.A
31	If a lift is installed who is to bear the cost of maintenance and operation ~ owner or tenant?	:	N.A
32	If a pump is installed, who has to bear the cost of maintenance and operation owner or tenant?	:	N.A
33	Who has to bear the cost of electricity charges for the lighting of common space like entrance hall, owner or tenant	:	N.A
34	What is the amount of property tax? Who is to bear it ? Give details with documentary proof.	:	N.A
35	Is the building insured? If so, give policy no. amount for which it is insured and the annual premium.	:	No
36	Is any dispute between landlord and tenant regarding rent pending in a court of law?	:	N.A
37	Has any standard rent been fixed for the premises under any law relating to the control or rent?	:	N.A
Sales :			
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address .	:	Not Available for year 1st April 2001. When enquired Hence we have adopted Guideline Rtes i.e. Circle rates of Govindpuram area
39	Land rate adopted in this valuation.	:	Rs. 3000 per sqm.
40	If sales instances are not available or not relied upon, the basis of arriving at the land rate.	:	On the basis of Circle rates as effective as on 01/04/2001
Cost of Construction :			
41	Year of commencement of construction and Year of Construction and year of completion	:	1998 ,
42	What was the methods of construction by contract/by employing labour directly/both ?	:	Labour rate for Boundary wall of 7.31 Mtr and levelling of plot
43	For items of work done on contract, produce copies of agreements.	:	Labour rate
44	For items of workdone by engaging labour directly give basic rates of materials and labour supported by documentary proof.	:	N.A





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Part -II- Valuation

Here the registered valuer should discuss in detail his approach to valuation of the property and indicate how the value has been arrived at, supported by necessary calculations.

We have adopted collector rates as on 01/04/2001

PART -III- DECLARATIONS

I hereby declare that:
A The information furnished in Part-I is true to the best of my knowledge and belief.
B I have no direct or indirect interest in the property valued.
C I have never been convicted in my professional career.

Date	6/10/2023
Place	Ghaziabad

Signature of Registered Valuer

ANNEXURE TO FORM - DI

	Technical Details	Main Building	Annexe	Servants Quar	Garages	Pump House
1	No. of floors and height of each floor ..	0	0	0	0	0
2	Plinth area floor wise (as per IS 3861-1966)	NA	NA	NA	NA	NA
3	Year of construction	NA	NA	NA	NA	NA
4	Estimated future life	NA	NA	NA	NA	NA
5	Type of construction load bearing Walls/RCC frame/ Steel Frame	NA	NA	NA	NA	NA
6	Type of foundation	NA	NA	NA	NA	NA
7	Walls	NA	NA	NA	NA	NA
	(a) Basement with Plinth	NA	NA	NA	NA	NA
	(b) Ground Floor	NA	NA	NA	NA	NA
	(c) Superstructure above Ground Floor	NA	NA	NA	NA	NA
8	Partitions	NA	NA	NA	NA	NA
9	Doors & Windows (Floor Wise)	NA	NA	NA	NA	NA
A .	Chow Khat	NA	NA	NA	NA	NA
I	Door	NA	NA	NA	NA	NA
II	Window	NA	NA	NA	NA	NA
III	Ward Robes	NA	NA	NA	NA	NA
B .	Shutters.	NA	NA	NA	NA	NA
I	Door	NA	NA	NA	NA	NA
II	Windows	NA	NA	NA	NA	NA
III	Jali Doors Shutters	NA	NA	NA	NA	NA
IV	Jali Window Shutters	NA	NA	NA	NA	NA
V	Ward Robe Shutters.	NA	NA	NA	NA	NA
10	Flooring (Floorwise)	NA	NA	NA	NA	NA





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11	Finishing	NA	NA	NA	NA
(A)	Inside	NA	NA	NA	NA
(B)	Out Side	NA	NA	NA	NA
12	Roofing & terracing	NA	NA	NA	NA
(A)	Roof	NA	NA	NA	NA
(B)	Terracing	NA	NA	NA	NA
13	Special Architectural or Decorative Features, if any	NA	NA	NA	NA
14 (I)	Internal wiring surface or 'conduit	NA	NA	NA	NA
(II)	Class of fittings superior/ordinary/poor	NA	NA	NA	NA
15	Sanitary Installations				
(A)					
I	No. of Water Closers	NA	NA	NA	NA
II	No. of Lavatory basins:	NA	NA	NA	NA
III	No. of Urinals	NA	NA	NA	NA
IV	No. of Sinks	NA	NA	NA	NA
V	No. of Wash Hand Basin	NA	NA	NA	NA
VI	No. of	NA	NA	NA	NA
VII	No. of Geysers	NA	NA	NA	NA
(B)	Class of Fittings Super Colour/.... White/Ordinary	NA	NA	NA	NA
16	Compound Wall				:
(I)	Height & length			7 ft , 7.31 Mtr	
(II)	Type of construction			Laod Bearing wall	
17	No. of Lift & Capacity			NA	
18	Overhead Tank			NA	
19	Underground sump capacity and type of construction.			NA	
20	Pump No. with their H.P.			NA	
21	Road & paving within the compound approximate area and type of paving.			NA	
22	Sewage disposal whether connected			Connected to Septic Tank	
FOLLOWING DETAILS ARE NECESSARY FOR VALUATION THE BUILDING TO ARRIVE AT					
1	No. of Floors and Height of each floor				NA
1A	Height of each floor				NA
2	Total Area (sqm)				NA
3	Year of Construction				NA
4	Estimated Future Life				NA
5	Type of construction				NA
6	Type of Foundation				NA
7	Details of Walls				NA
8	Details of Partition				NA
9	Type of Roof				NA
10	Details of Door Windows				NA





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11	Details of Flooring on each floor	NA
12	Details of Finishing	NA
13	Details of Roofing & Terracing	NA
14	Details of Electrical Wiring	NA
15	Details of Sanitary Installations	NA
16	Details of Sewage Disposal Whether Connected to Public Sewers or Septic Tanks & Soakpit	NA
17	Depreciated Value of the Building including interiors - per Sqm	NA

GENERAL SPECIFICATION

1 INTRODUCTION :-

By virtue of my appointment as valuer by the Chief Commissioner of Income Tax, Ghaziabad vide his letter no. dt. 08-10-2021 with Regard to the property mentioned above, I do hereby certify as under.

On invitation by the representative of the owner of the property with a view to assess its value as on 1st April 1981. The observations there on are recorded in this report. The report is based on the facts and figures supplied by the representative/ owner of the property and the valuation of the property is calculated in accordance with the covered area as told by him.

2 DESCRIPTION OF THE PROPERTY :-

The property under valuation consists of
The Land having an area of

Land
sq.mtr

3 BOUNDARIES OF THE PROPERTY AS PER GPA DATED 18TH MARCH 1998

North	:	Plot No 67
South	:	Plot No 69
East	:	9 mtr wide Road
West	:	Plot No 41 and 42

4 BOUNDARIES OF THE PROPERTY BY PHYSICAL VERIFICATION :-

PROPERTY BY PHYSICAL V		
North	:	Plot No 67
South	:	Plot No 69
East	:	9 mtr wide Road
West	:	Plot No 41 and 42

5 BRIEF DESCRIPTION OF THE PROPERTY

DESCRIPTION OF THE PROPERTY :-
The Property is under valuation consist of Land situated at

Plot No C-68, Block -C , Govindpuram , Ghaziabad,
U.P.



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1	Date of Inspection				:	5/10/2023
2	List Of Documents Inspected				:	1) Copy of sale deed of in favour of Sh. Ratal Lal Pahuja dt. 17/04/03 2) Copy of Allotment & Possession letter dt 14/10/97
3	Observation Regarding Land					It is a residential land having road at one side only
(A)	Shape				:	Rectangular
(B)	Location				:	Plot No C-68, Block -C , Govindpuram , Ghaziabad, U.P.
(C)	Dimension				:	Land Area =111.56 sqm
(D)	Area				:	111.56
(E)	Ward				:	Plot No C-68, Block -C , Govindpuram , Ghaziabad, U.P.
(F)	Authority/ Society				:	NA

BUILDING

1	Year of Registry /Lease				:	it is inherited property ,Free Hold Property
2	Year of construction				:	NA
3	No of floor				:	NA
4	Condition				:	Open Land only
5	Estimated future life				:	Open Land only
6	Owner occupied /tenant				:	Was occupied by Pushpa Rani jee w/o Late Sh. Ratan Lal Pahuja till 25th April 2023
7	Area in their possession				:	111.56
8	Note on Deviation from General Specification				:	NA
9	Note on Types & Quality of Services				:	NA

DECLARATION

I hereby declare that :

- (A) The information furnished is true to the best of my knowledge and belief.
- (B) I have no direct or indirect interest in the property valued.
- (C) I have never been convicted in my professional career Please checked the legal documents by legal expert.

VALUATION REPORT

1	PROPERTY :	Land property as on 01/04/1980
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2	DESCRIPTION OF THE PROPERTY :	It is a residential land having road at one side only		
3	Area of Land	111.56		sq.mtr.

3	The Boundries of the property are below :			
	North	:	Plot No 67	
	South	:	Plot No 69	
	East	:	9 mtr wide Road	
	West	:	Plot No 41 and 42	

The valuation has been prepared	
	<u>Rate</u>

	<u>Land</u>	111.56	Sq. mtr x	Rs	3000 per sq.mtr	334680
	Construction of Boundary wall and land Levelling as per mail by Client (Mail attached)					33600
	Total Value as on 1st April 2001					368280
	Say					368,280.00

CONCLUSION

He undersigned solemnly affirm that I personally inspected the property on 5/10/2023
that the information produced here in is true to the best of my belief I have neither direct nor indirect interest in the property not I am anyway connected to the said transaction in any manner whatsoever. The value declared by me based on the guide is correct and the conclusions drawn on the basis of actual condition mentioned herein are true.

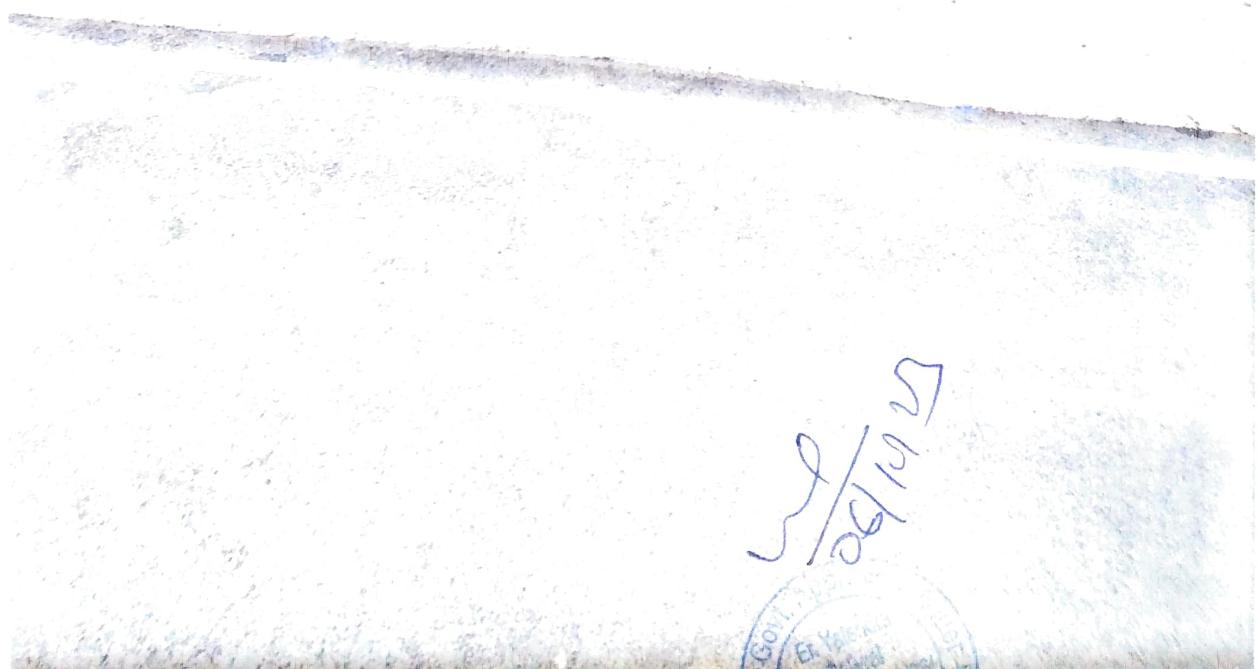
We have assessed valuation of the property on the basis of records, facts, figures & explanations made available by the owner of the property. In case explanations, facts & figures have been concealed by the property owner in his own interest and in case any irregularity has been committed by the owner of the property in his own interest, the undersigned value of the property to the best of his knowledge & belief.

The Fair Market Value, as worked-out is purely a technical assessment, but fully justified analysis of the value of the property, based on the position as found on date. Such assets described subject to the verification of 'right of ownership' and non-encumbrance yielding clear marketability of the assets.

As a result of my inspection and appraisal of my property it is considered opinion that property cost is:		368280.00
Total Value of Property (Land+Building only) on 01/04/2001	:	

Er. Yatedra Paliwal
Registered Valuer (Govt. of India)
Cat-I/06/21-22

ANNEXURE 01- SNAPS AND DIMENSIONED PLAN



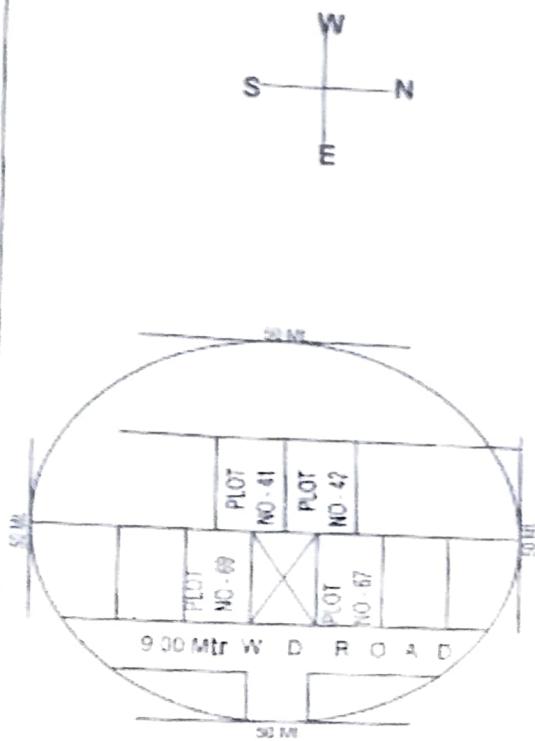


DIMENSIONED SITE PLAN

**SITE PLAN OF RESIDENTIAL PLOT NO-C-68, BLOCK-C,
AT GOVIND PURAM, GHAZIABAD,**

PLOT AREA - 111.56 Sq.Mtr.

PLOT NO.- 41842



SELLER

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