GUPTA ASSOCIATES

Engineers, Architect & Valuers

Sanjay Gupta
B.E. (Civil), F.I.V.
Lic No. SLA-39409
FIV No. F-12714
Regd. Valuer of Income Tax No : 266/2003

F-102, INDRALOK COLONY,
KRISHNA NAGAR, LUCKNOW
Phone & Fax : 0522-4079328
MOBILE : 9415018651, 9335026828
e-mail : sanjayeng65@gmail.com
sanjay_eng65@rediffmail.com

B.O. - 54D, Strachy Road, Allahabad ● 101-A, Chandra Nagar, Lal Bangla, Kanpur ● C/o Sri Ramji Gupta, Anand Nagar, Bhadohi

VALUATION CERTIFICATE

1 PROPERTY	:	Residential Property
2 LOCATION	:	Property Carved Out of Arazi no.- 31mi AT- Mauza- Fatteypur, Pargan- Hadha, Tehsil & Dist. Unnoa
3 OWNER'S NAME	:	**1. Sri Rohit Awasthi** **2. Sri Sarad Awasthi** **3. Sri Ram Prakash Awasthi**
4 PURPOSE OF VALUATION	:	For Fair Market Value
5 VALUATION AS ON	:	11.02.2019
6 TOTAL AREA OF LAND	:	250.92 Sqm.
7 DETAILS OF PROPERTY	:	Attached

8 VALUATION

VALUE OF PROPERTY (As Per Market Rate)	=	Rs.	61,66,560.00
VALUE OF PROPERTY (As Per Circle Rate)	=	Rs.	51,62,880.00

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The Fair Market Value of the property is	=	Rs.	61,66,560.00
The Reliazable/Distress Value of the property is	=	Rs.	55,49,904.00

Surveyor & loss Assessor no. SLA - 39409
Fellow of Institution of Valuer no. F - 12714
Registered Valuer of Income tax no. 266/2003

Contd.....2

In exercise of powers conferred upon me by Ministry of Finance, Government of India, (Department of Direct taxes) through Chief commissioner of Income Tax, Lucknow, under section 34 AB of wealth tax act 1957, in respect of immovable property (other than Agricultural land, forests, mines, plantation & quarry) having registered no. 266/2003.

I hereby state as under :-

1 On invitation by Syndicate Bank, Sharda Nagar Branch, Kanpur, the property was inspected on 08.02.2019 to assess its value in Feb, 2019

2 This report is fully based on the documents, facts and figures supplied by owner of this property.

3 Our firm is empanelled with **Punjab National Bank, Union Bank of India, Bank of Baroda, Canara Bank, Allahabad Bank, United Bank of India, UCO Bank, Syndicate Bank, DCB Bank, Bharatiya Mahila Bank, Jammu & Kashmir Bank, Axis Bank, Standard Chartered Bank Ltd., HDFC Bank, Rajdhani Nagar Sahkari Bank Ltd., indian Oil Corporation Ltd., TATA Motor Finance Ltd., Kotak Mahindra Bank, YES Bank, INDUSIND Bank, DHFL, PNB HFL.**

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DECLARATION OF OWNER/OWNERS

1 This report is totally based on the documents and details furnished by me/us.

2 If at any stage document/details connected with the ownership of the property on the date of valuation is found illegal/ false, I/We shall be fully responsible for the same. The valuer Sri SANJAY GUPTA is not responsible at all, in any way.

Signature of owner

Name :

R / O :

FORM O - 1
VALUATION REPORT
Part 1 - Questionnaire

General:

1	Purpose for which valuation is made	For Fair Market Value
2	Date as on which valuation is made	11.02.2019
3	Name of the owner / owners	**1. Sri Rohit Awasthi** : **2. Sri Sarad Awasthi** **3. Sri Ram Prakash Awasthi**
4	If the property is under joint ownership/co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership
5	Brief description of the property	It is a Single Storey Residential Property with Simple specification & developed infrastructure facilities. Property is situated on Main Old Unnao - Shuklaganj Highway Near D.B.C. Ground Marhala Chauraha. Sanctioned map of property are not available. We Consider all details of property as per available Legal Report Provided by bank.
	Google Location	**26°29'59"N, 80°24'14" E**
	Boundary of Property	East - Other Plot West - Old Kanpur- Lucknow Highway North - Property of Manju Singh South - Property of Iqbal Bahadur
5	Location, street, ward no.	AT- Mauza- Fatteypur, Pargan- Hadha, Tehsil & Dist. Unnoa
	Survey/ House no. of land	Property Carved Out of Arazi no.- 31mi
	Is the property situated in residential /commercial/mixed area/industrial area?	Urban Mixed area
	Classification of locality - high class/middle class/poor class	Middle class
	Proximity to civic amenities, like schools, hospitals, offices, markets, cinemas, etc.	Within One kilometer
	Means & proximity to surface communication by which the locality is served	Road transport

d:

Area of land supported by documentary proof, 250.92 Sqm.

shape, dimensions and physical features

Roads, streets or lanes on which the land is abutting. As per plan

14	Is it freehold or leasehold land?	Freehold
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 ii) Ground rent payable per annum iii) Unearned increase payable to the lessor in the event of sale or transfer	N.A.
16	Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant?	No
17	Are there any agreements of easements? If so, attach copies	No
18	Does the land fall in an area included in any Town planning scheme or any development plan of government or any statutory body? If so, give particulars	Urban Mixed area
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 notification	No
21	Attach a dimensioned site plan	N.A.
Improvements:		
22	Attach plans and elevations of all structures standing on the land and a lay-out plan	No
23	Furnish technical details of the building on a separate sheet[The Annexure to this form may be used]	N.A.
24 i)	Is the building owner-occupied / tenanted / both?	Owner- Occupied
ii)	If partly owner-occupied, specify portion and extent of area under owner-occupation.	N.A.
25	What is the floor space index permissible and percentage actually utilised?	Detail Attached
Rents:		
26 i)	Names of tenants / lessees / licensees, etc.	N.A.
ii)	Portion of their occupation	
iii)	Monthly or annual rent / compensation / licence fee, etc., paid by each	
iv)	Gross amount received for the whole property.	

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27	Are any of the occupants related to, or close business associates of, the owner?	N.A.
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 repairs and maintenance? Give particulars	No
31	If a lift is installed, who is to bear the cost of maintenance and operation-owner or tenant?	No
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 lighting of common space like entrance hall, stairs, passages, compound, etc.-owner or tenant?	N.A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof.	As per receipt
35	Is the building insured? If so, give the 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?	No
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	No

SALES:

38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name and address of the property, registration no., sale price and area of land sold.	No instances of sale available
39	Land rate adopted in this valuation (in Rs.)	18000 per sqm.
40	If sale instances are not available or not relied upon, the basis of arriving at the land rate.	From the information by owner & local enquiries.

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Cost of Construction:

4.2	Year of commencement of construction and year of completion.	About 10 year back
	What was the method of construction - by contractor / by employing labour directly / both?	N.A.
4.3	For items of work done on contract, produce copies of agreements.	Do
4.4	For items of work done by engaging labour directly, give basic rates of materials and labour supported by documentary proof.	Do

Part III - Declaration

I hereby declare that -

(a) The information furnished in part I is true and correct to the best of my knowledge and belief.

(b) I have no direct or indirect interest in the property valued.

© I have personally inspected the property on 08.02.2019

(d) The fair market value indicated in the report is an opinion of the value prevailing on the date of the said report and is based on market feedback on values of similar properties. The client is free to obtain other independent opinions on the same. The fair market value of such properties / localities may increase or decrease, depending on the future market conditions and scenarios. This report does not certify or confirm any ownership or title of the property that has been valued.

(e) The subject property is identified on the spot by the Owner & thereafter I got its identification verified in the locality & record no contrary comments. The boundaries & area of the subject property are matched with the boundaries & area mentioned in the Sale deed.

Date: 11.02.2019
Place: Lucknow

Signature of registered valuer

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Part II - Valuation

result of my inspection of the property & above analysis I asses the investment at aforesaid erty Situated at AT- Mauza- Fatteypur, Pargan- Hadha, Tehsil & Dist. Unnoa, is as per given w & the same I consider as fair. This value include the value of Land.

alue of Land as per Market Rate					
250.92 Sqm. @	Rs.	18000 per Sqm.	=	Rs.	45,16,560.00
Value of Land as per Circle Rate					
250.92 Sqm. @	Rs.	14000 per Sqm.	=	Rs.	35,12,880.00
Value of Building-					
Ground Floor					
165.00 Sqm. @	Rs.	10000 per Sqm.	=	Rs.	16,50,000.00
Total cost of Construction			=	Rs.	16,50,000.00
Value of Property as per circle Rate			=	Rs.	51,62,880.00
Value of Propety as per Market Rate			=	Rs.	61,66,560.00

(SANJAY GUPTA)

SANJAY GUPTA LUCKNOW GOVT APPROVED

1. Sri Rohit Awasthi 2. Sri Sarad Awasthi 3. Sri Ram Prakash Awasthi

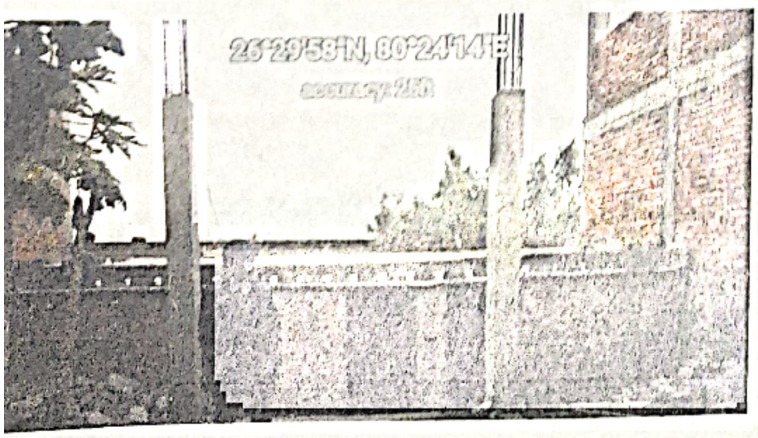
Property Carved Out of Arazi no.- 31mi

AT- Mauza- Fatteypur, Pargan- Hadha, Tehsil & Dist. Unnoa









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LUCKNOW
GOVT. APPROVED VALUER

Annexure to Form O - 1

	Technical details	Main building	Annexe	Servants quarters	Garages	Pump house
1	No. of floors and height of each floor	Ground Floor = 3.0 m.				
2	Plinth area floor-wise (as per IS:3861-1966)	Details attached				
3	Year of construction	About 10 year back				
4	Estimated future life	More than 55 year				
5	Type of construction - load bearing walls / RCC frame / steel frame	Load Bearing				
6	Type of foundations	Spread footing				
7	Walls:					
	(a) Basement and plinth	Brickwork in cement mortar				
	(b) Ground floor					
	© Superstructure above ground floor					
8	Partitions	Do				
9	Doors and windows (floor-wise):					
	(a) Ground floor	Sal wood , Channel Gate & Rolling Shutter				
	(b) 1st floor					
	© 2nd floor, etc.					
10	Flooring (floor-wise):					
	(a) Ground floor	PCC				
	(b) 1st floor					
	© 2nd floor, etc.					
11	Finishing (floor-wise):					
	(a) Ground floor	Good				
	(b) 1st floor					
	© 2nd floor, etc.					
12	Roofing and terracing	R.C.C.				
13	Special architectural or decorative features, if any	Simple				
14	(i) Internal wiring - surface or condult	Concealled				
	(ii) Class of fittings: Superior / ordinary / poor	Good				