FORM O-1

[See rule 8D]

**Report of valuation of immovable property (other than agricultural land, plantations, forest) mines and quarries**

*Part 1 – 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 THE SPACE PROVIDED IS NOT SUFFICIENT, DETAILS MAY BE ATTACHED ON SEPARATE SHEETS

|  |
| --- |
| Name of registered valuer : Anil Kumar Registration No : IBBI/RV/02/2021/14387 |

*General:*

|  |  |
| --- | --- |
| 1. Purpose for which valuation is made
 | Capital Gain Tax |
| 1. Date as on which valuation is made
 | 21.01.2022 |
| 1. Name of owner/owners
 | Smt Suman Kishore, Smt Suneela Sanjit, Smt Smita Kishore. |
| 1. If the property is under joint ownership/co-ownership, share of each such owner. Are shares undivided?
 | 1/3 each, undivided |
| 1. **Brief description of the property :-**

Plot no 328, Sector 29, Faridabad, Haryana was allotted to Mr Shiv Prakash Gupta against his application dated 26.12.1980. During 1990-91, the owner built a house on the said plot and accordingly Occupation certificate was issued by Haryana Urban Development Authority, Faridabad vide their memo no 3630 dated 10.05.1991. Subsequently, due to the death of Mr Shiv Prakash Gupta, his legal heir applied for transfer of ownership. Ownership of the said property was changed by HUDA, Faridabad Vide their memo no 28596 dated 29.09.2009 in the name of 1. Smt Subhashni Gupta, 2. Smt Suman Kishor, 3. Smt Suneela Sanjitand 4. Smt Smita Kishore. However due death of Smt Suman Kishore, her name was also removed from the ownership of the property. Therefore, at present there are three joint owners of the property as indicated in column 3 above. |
| 1. Location, Street, Ward No.
 | Sector 29 |
| 1. Survey/Plot No. of land
 | 328 |
| 1. Is the property situated in residential/commercial/mixed area/industrial area?
 | Residential area |
| 1. Classification of locality high class/middle class/poor class
 | Middle Class |
| 1. Proximity to civic amenities, like school, hospitals, offices, markets, cinema, etc
 | Holy Child School, Sector 29, 500 mtr away, Sarvodaya Hospital & Research Centre Sector 8, 8.2 km away, Rajendra Singh Market Sector 28, 1.6 Km away, Red Rocks Cinema, SLF Mall, Sector 30, 3.3 Km away |
| 1. Means and proximity to surface communication by which the locality is served
 | Faridabad railway station, 4.5 Km away, Faridabad bus stand, 5.7 Km away, Mathura Road, 2 Km away |

*Land:*

|  |  |
| --- | --- |
| 1. Area of land supported by documentary proof, shape dimension and physical features
 | 160 square yards, rectangle, 24’ x 60’, in front of park |
| 1. Roads, streets, or lanes on which land is butting
 | Front-15’-00” lane, Back Green belt and 4 lane Faridabad bye pass road. |
| 1. Is it freehold or leasehold land?
 | Freehold |
| 1. If leasehold, the name of lessor/lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease:
 |  Not Applicable |
| 1. Initial premium
 |  |
| 1. Ground rent payable per annum
 |  |
| 1. Unearned increase payable to the lessor in the event of sale or transfer
 |  |
| 1. Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant
 | Not applicable |
| 1. Are there any agreements of easements? If so, attach copies
 | NO |
| 1. 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 particular
 | NO |
| 1. Has any contribution been made toward development or is any demand for such contribution still outstanding
 | NO |
| 1. Has the whole or part of the land been notified for acquisition by Government or any statutory body? Give date of the notification
 | NO |
| 1. Attached a dimensioned plan
 | Attached |

*Improvement :*

|  |  |
| --- | --- |
| 1. Attach plans and elevations of all structures standing on the land and lay-out-plan
 | Attached |
| 1. Furnish technical details of the building on a separate sheet [The Annexure to this Form may be used]
 | Please see annexure |
| 1. (i) Is the building owner occupied/tenanted/both?
 | Owner occupied |
|  (ii) If partly owner-occupied, specify portion and extent of area under owner-occupation | Not applicable |
| 1. What is Floor Space Index permissible, and percentage actually utilised?
 |  |
| *Rent :* |  |
| 1. (i) Name of tenant/lessees/licensees etc
 | Not applicable |
| (ii) Portions in their occupations |  |
|  (iii)Monthly or annual rent/compensation/licence fee etc, paid by cash |  |
| 1. (iv) Gross amount received for the whole property
 |  |
| 1. Are any of the occupants related to, or close business associates of, the owner?
 | Not applicable |
| 1. Is separate amount being recovered for the use of fixtures like fans, geysers, refrigerators, cooking range, built in wardrobes, etc, or for service charges? If so, give details
 | Not applicable |
| 1. Give details of water and electricity charges, if any, to be borne by the owner
 | Not applicable |
| 1. Has the tenant to bear the whole or part of the cost of the repairs and maintenance? Give particulars
 | Not applicable |
| 1. If a lift is installed, who is to bear the cost of maintenance and operation\_ owner or tenant?
 | Not applicable |
| 1. If a pump is installed, who has to bear the cost of maintenance and operation\_ owner or tenant?
 | Not applicable |
| 1. Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, compound etc\_ owner or tenant?
 | Not applicable |
| 1. What is the amount of property tax? Who is to bear it? Give detail with documentary proof
 | Not applicable |
| 1. Is the building insured? If so, give the policy No, amount for which it is insured and the annual premium
 | No |
| 1. Is any dispute between landlord and tenant regarding rent pending in a court of law?
 | No  |
| 1. Has any standard rent been fixed for the premises under any law relating to the control of rent?
 | No |
| *Sales:* |  |
| 1. 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
 | NA |
| 1. Land rate adopted in this valuation
 |  |
| 1. If sale instances are not available or not relied upon, the basis of arriving at the land rate
 | Faridabad District Circle Rates |
| *Cost of Construction:* |  |
| 1. Year of commencement of construction and year of completion
 | November 1990, May 1991 |
| 1. What was the method of construction – by contract/by employing labour directly/both?
 | No details available as original owner since died |
| 1. For item of work done on contract, produce copies of agreements
 | Not applicable |
| 1. For item of work done by engaging labour directly, give basic rates of materials and labour supported by documentary proof
 | No details available as original owner since died |

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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, support by necessary calculations. |
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| *Part III – Declaration* |
| I hereby declare that |
| 1. The information furnished in Part I is true and correct to the best of my knowledge and belief:
 |
| 1. I have no direct or indirect interest in the property valued;
2. I have personally inspected the property on 21 January 2022

DatePlace:- Greater Noida  Signature of registered valuer |

ANNEXURE TO FORM O-1

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | Technical details | Main building | Annexe | Servant’s quarters  | Garages | Pump house |
| 1. | No. of floors and height of each floor | One, 10’-6” |  |  |  |  |
| 2. | Plinth area floor wise (As per IS 3861-1996) | 864 square feet |  |  |  |  |
| 3. | Year of construction | 1991 |  |  |  |  |
| 4. | Estimated future life | 30 years |  |  |  |  |
| 5. | Type of construction – load bearing walls / RCC frame/steel frame | Load bearing walls |  |  |  |  |
| 6. | Type of foundations | Brick footing |  |  |  |  |
| 7. | Walls |  |  |  |  |  |
|  | 1. Basement
 |  |  |  |  |  |
|  | 1. Ground
 | 9” th brick  |  |  |  |  |
|  | 1. Superstructure
 | 9” th brick  |  |  |  |  |
|  | 1. Above ground floor
 |  |  |  |  |  |
| 8. | Partitions | 4.5” th brick  |  |  |  |  |
| 9. | Doors and windows (Floor wise) |  |  |  |  |  |
|  | 1. Ground floor
 | Wooden frame |  |  |  |  |
|  | 1. Ist floor
 |  |  |  |  |  |
|  | 1. 2nd floor etc.
 |  |  |  |  |  |
| 10. | Flooring |  |  |  |  |  |
|  | 1. Ground floor
 | Mosaic |  |  |  |  |
|  | 1. 1st floor
 |  |  |  |  |  |
|  | 1. 2nd floor etc.
 |  |  |  |  |  |
| 11. | Finishing (Floor wise) |  |  |  |  |  |
|  | 1. Ground floor
 | OBD over cement plaster |  |  |  |  |
|  | 1. 1st floor
 |  |  |  |  |  |
|  | 1. 2nd floor
 |  |  |  |  |  |
| 12. | Roofing and terrace  | Brick tiles over RCC slab |  |  |  |  |
| 13. | Special architecture or decorative features, if any | No |  |  |  |  |
| 14. | (i) Internal wiring-surface or conduit | Conduit |  |  |  |  |
|  | (ii) Class of fittings: Superior/ordinary/poor | Ordinary |  |  |  |  |
| 15. | Sanitary installations |  |  |  |  |  |
|  | 1. (i) No of water closet
 | Two |  |  |  |  |
|  | (ii) No of lavatory basins | Two |  |  |  |  |
|  |  (iii)No of urinals  | Nil |  |  |  |  |
|  | 1. No of sinks
 | One |  |  |  |  |
|  | 1. No of bath tub
 | Nil |  |  |  |  |
|  | 1. No of bidets
 | Nil |  |  |  |  |
|  | 1. No of geysers
 | Two |  |  |  |  |
|  | 1. Class of fittings: Superior coloured/superior white/ordinary
 | Ordinary white |  |  |  |  |
| 16. | Compound wall |  |  |  |  |  |
|  | 1. Height and length
 | Front: 5’ high, 24’ long. Rear: 6’ high, 24’ long |  |  |  |  |
|  | (ii) Type of construction | Brick wall |  |  |  |  |
| 17. | No of lifts and capacity | Nil |  |  |  |  |
| 18. | Underground Pump- capacity and type of construction | Nil |  |  |  |  |
| 19. | Overhead tanks | Two |  |  |  |  |
|  | 1. Where located
 | Terrace  |  |  |  |  |
|  | 1. Capacity
 | 500 litres |  |  |  |  |
|  | (iii)Type of construction | Syntax Tank |  |  |  |  |
| 20. | Pumps – No and their horse power | One ½ HP |  |  |  |  |
| 21. | Roads and paving within the compound, approximate area and type of paving | Nil |  |  |  |  |
| 22. | Sewage disposal- whether connected to public sewers. If septic tank provided, No and capacity | Connected to public sewers |  |  |  |  |

Signature of registered valuer