

Original Copy

**VALUATION REPORT**

*Of  
Ownership flat of  
Sri Arun Kumar Rai and  
Ajay Kumar Rai  
At 1/2 HRC Baibhav Khand  
Indirapuram , P.O. , P.S :Ghaziabad  
and District : Ghaziabad , Uttarpradesh.*

**SANJOY KR. SUR ROY**

B.Sc(H), B. E. , A. M . I. E. , F. I. V.

CHARTERED ENGINEER - 79727/7

APPROVED VALUER - CAT-I-6187

REGISTERED VALUER - 2/2007-08

Office : Design Craft

Khalihamari Tiniali

DIBRUGARH

PH: 0373 - 2320970

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PANEL VALUER : STATE BANK OF INDIA, UBI

SYNDICATE BANK, ALLAHABAD BANK, VIJAYA

BANK, UCOBANK, BOB, OBC, LIC HFL, AFC ETC.

REGISTER VALUER FOR INCOME TAX U/S 34AB

WEALTH TAX ACT 1957 ( Immovable Property )

Office : Design Craft

Khalihamari Tinali

DIBRUGARH - 786001

Ph: 0373-2320970(Office)

Mobile : 9435031204

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**VALUATION REPORT**

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Ref No. DC/ SSR/Val/0106/006/2014Date: 22/01/2018**A. GERERAL :**

1. Name of the Applicant/Owner : **SRI AJAY KUMAR RAI AND  
SRI ARUN KUMAR RAI**  
both sons of Late Omprakash Rai
2. Date of Inspection : 19 th January 2018
3. Document produced for persual : 1) Regd. Deed [ No-2761 ,Dt 13/12/2010]  
between Manoj Ray son of Sri Balram Ray  
resident of 13/28 Raj Nagar , Gajiabad , Dist :  
Gazipur , Uttar Pradesh and Sri Ajay Kumar Rai  
and Sri Arun Kumar Rai both sons of Late  
Omprakash Rai of Village Dahinavar , P.O. -  
Machati , P.S: Bhawarkol , Dist : Gazipur ,  
Uttapradesh / P.O.: Duliajan , Dist : Dibrugarh ,  
Assam
4. Location of the property  
Flat No. : PD/A-1001, 10th Floor  
Block No. : A  
Door No./Street : No 1/2 HRC Professional Hub ,Vaibhav Khand ,  
( near Sipra Mall , Delhi NCR ) Indirirapuram ,  
Ghaziabad , Uttar Pradesh  
Name of the Apartment : **PROFESSIONAL DELL**  
Plot Dag No. : 1/2 HRC Professional Hub  
Khiraj Periodic Patta No. : --  
Ward/ Village : --  
Municipal Ward No. : -  
P.O. : Ghaziabad  
P.S : Do  
City : Do  
District : Do

**B. ENTIRE PROJECT :**

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- 1.b Land dimension as per actual
- |                |   |  |
|----------------|---|--|
| Front (East)   | : | As per approved plan to be provided by the Owner |
| Rear (West)    | : | Do   |
| Side A (North) | : | Do   |
| Side B (South) | : | Do   |
2. Total Extent of land as per actual : Do
3. Do the land dimensions at the site tally with
- |                              |   |                                      |
|------------------------------|---|--------------------------------------|
| (a) Approved Plan            | : | Yes.                                 |
| (b) Sale Deed/Sale Agreement | : | Regd. Deed [ No-2761 ,Dt 13/12/2010] |

**C FLAT UNDER CONSTRUCTION****1. Sale Deed**

- a. Sale Deed executed in the name of : **SRI AJAY KUMAR RAI and SRI ARUN KUMAR RAI**  
both sons of Late Omprakash Rai
- b. i) What will be the undivided share of land : 2000 Sqft  
as per sale deed
- c. Value of undivided share of land : **₹ 1,30,00,00.00**  
(2,000.00 Sqft @ ₹ 6,500.00 / Sqft )

**2. Construction agreement**

- a. Specification of Flat
- |          |   |   |
|----------|---|---|
| Roof     | : | RCC roof slab with adequate sizes of beam |
| Flooring | : | Vitrefied Tiles / Granite flooring        |
| Doors    | : | Good quality flash door                   |
| windows  | : | Wooden/ Alluminium catchment window       |
- b. What is the super area of the flat ? : 2,000.00 Sqft = 185.80 Sqm
- c. What is the carpet area of the flat ? : 1,600.00 Sqft = 148.64 Sqm
- d. What is the floor space index ? : N/A
- e. Cost of flat's structure as per construction : ₹ 1,75,000,00.00  
Value ( Including Interior)

**3. Genuineness of rate**

- a. Total cost of the flat's structure [1(c)+2 (e)] : ₹ 3,05,000,00.00
- b. Composite rate as per Sqft [3 (c) / 2 (b)] : ₹ 19,500.00



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**D. DRAWING APPROVAL :**

- |    |  |   |
|----|--|---|
| 1  | Layout planning approval no.                   | : Approved plan to be provided by the Owner |
| 2. | Planning permit no.                            | : Do  |
| 3. | Building permission no                         | : Do  |
| 4. | Validity is upto                               | : Do  |
| 5. | If validity is expired, wheather it is renewed | : Do  |
| 6. | Is plan for residential purpose?               | : Yes for residential                       |
| 7  | Approval was govern by                         | : Ghaziabad Developement Authority          |

**2. Deviation :**

- |   |   |                |
|---|---|----------------|
| i) What are the deviation between approved drawing & actual | : | Nil            |
| ii) Wheather deviation are minor/ major in nature           | : | Does not arise |

**3. Progress of Work****i) Entire Project**

- |   |   |                          |
|---|---|--------------------------|
| Blockwise progress and floor wise proress | : | Completed in all respect |
|---|---|--------------------------|

**ii) Applicant's flat's Structure**

- |                           |   |     |
|---------------------------|---|-----|
| Stage of works completed  | : | Do  |
| Nature of work to be done | : | Nil |

**F. Valuation**

- |    |   |   |   |
|----|---|---|---|
| 1. | Percentage of works completed   | : | 100%  |
| 2. | Value of works completed as per construction & Interior design and funniture and fixing | : | ₹ 1,75,000,00.00                              |
| 3. | Value of undivided share of land  | : | ₹ 1,30,00,000.00                              |
| 4. | <b>Total Stage value of flat</b>  | : | ₹ 3,05,00,000.00                              |
|    | <b>[Flat under construction]</b>  |   | <b>[Rupees Three Crores Five Lakhs ] Only</b> |

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**CERTIFICATE :**

As detailed above I have valued the PD/A-1001, 1r of SRI AJAY KUMAR RAI AND SRI ARUN KUMAR RAI both sons of Late Omprakash Rai at 10th Floor at 1/2 HRC Professional Hub ,Vaibhav Khand , Indirapuram , Ghaziabad , Uttar Pradesh to be ₹ 3,05,00,000.00 [Rupees Three Crores Five Lakhs ] Only as Present Market Value and 15% less for Distress Value i.e ₹ 2,59,00,000.00 [Rupees Two Crores Fifty Nine Lakhs ] as on 19 th January 2018

**DECLARATION:** I hereby declare that :

- I) The information in this report is true and correct to the best of my knowledge and belief.
- II) I have no direct or indirect interest in the property valued.
- III) Valuation Report has done after receiving the Regd. Deed for Sale

Place : Dibrugarh

Date : 22nd January 2018

**GOVT. APPROVED & REGISTERED VALUER**

  
SANJOY KUMAR SURROY  
B.Sc. (Civil), A.M.I.E.  
Chartered Eng. F.I.V.  
APPROVED VALUER  
Regd. No. CAT-1, A-6187  
REGISTERED VALUER  
Regd. No. 2/2007-08/CCIT/SHG

Enco..... 1. Annexure.-A

2. Photographs

**SANJOY KR. SUR ROY**

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**PHOTOGRAPHS**



*Sanjoy*



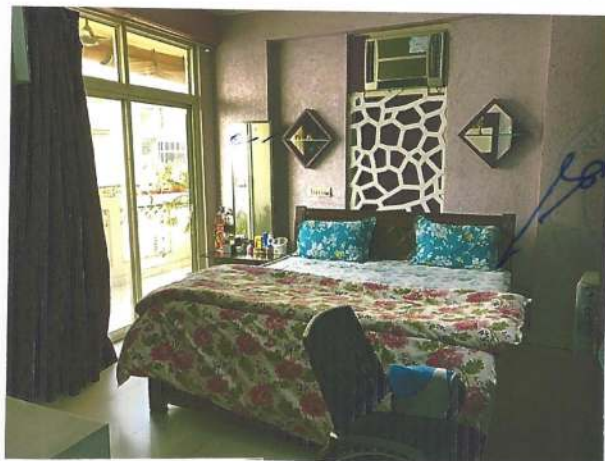
**SANJOY KR. SUR ROY**

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**PHOTOGRAPHS**



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Chartered Engg. F.I.V.