



CHAWLA PULKIT & CO

(Chartered Accountants)

Address: BalajiDwar, Ghantaghar Chowk, Rudrapur, U.S.Nagar, Uttarakhand-263153

Mob: +91-9690062661, Email: capulkitchawla@gmail.com

Ref No..4533.....

Date 17/04/2023

NET WORTH CERTIFICATE FOR VISA APPLICATION

Name of the Applicant: MR RAMANJOT SINGH VIRK (V2554994)

Financial Sponsor: MRS RAJWINDER KAUR (MOTHER)

S. No.	Sources of Funds	Indian Rupees	Equivalent NZD	Reference
1	Immovable Assets	2,58,42,000.00	5,08,700.79	Annexure 'A'
2	Movable Assets	25,74,634.32	50,681.78	Annexure 'B'
3	Loans and Liabilities	-86,000.00	-1,692.91	Annexure 'C'
	TOTAL (1+2-3)	2,83,30,634.32	5,57,689.65	

ANNUAL INCOME	8,12,621.00	15,996.48	Annexure 'D'
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Note

- 1 Exchange rate of Rs 50.8 per NZD is adopted as on 16.04.2023
- 2 Valid **ONLY** for VISA Application purpose.
- 3 This certificate does not vouch for the authenticity of documents produced before us.

Place: RUDRAPUR

Date: 17.04.2023

Compiled and copied on the basis of Information
and explanation produced before us

For Chawla Pulkit and Co
Chartered Accountants

FRN: 025651C

U.S.N. No: 025651C

U.S.N. No: 025651C

Pulkit Chawla

M No: 439646

UDIN: 23439646BGTUCX3003



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Annexure to Net Worth Certificate for VISA Application

MR RAMANJOT SINGH VIRK (Applicant) and MRS RAJWINDER KAUR (Mother of Applicant) R/o Ward No. 4, Kunj Vihar Colony Shiv Mandir, Gadarpur, Udham Singh Nagar, Uttarakhand 263152 have got the following assets which have been compiled on the basis of records and documents produced before us. This is to be considered only for the purpose of Foreign Country Embassy and VISA Filing Only.

Annex No.	PARTICULARS	Approx Market Value (in Rupees)
A IMMOVABLE ASSETS(As per Report of Civil Engineer Komal Kumar Suman Dated 17.04.2023)		
-	1.1781 Hectare Agriculture Land (Khatoni No 49, 81, 153, 154, 155) at Vill. Kankata, Tehsil Gadarpur, Udham Singh Nagar, Uttarakhand (Owner Ramanjot Singh Virk)	81,51,000.00
-	1.1781 Hectare Agriculture Land (Khatauni No 49, 81, 153, 154, 155) at Vill. Kankata, Tehsil Gadarpur, Udham Singh Nagar, Uttarakhand (Owner Rajwinder Kaur)	81,51,000.00
-	167.28 Sq mtr Residential House (Khasra no. 352 min) at Village Barakhera, Tehsil Gadarpur, Distt Udham Singh Nagar, Uttarakhand (Owner Rajwinder Kaur)	95,40,000.00
	TOTAL A	2,58,42,000.00
B MOVABLE ASSETS		
a. Liquid Assets		
-	Cash and Bank Balance	5,77,634.32
	TOTAL B(a)	5,77,634.32
b. Other Movable Assets(Declared)		
-	Jewellery	6,72,000.00
-	Agriculture Equipments	4,55,000.00
-	Household Equipments	4,32,000.00
-	Other Assets	4,38,000.00
	TOTAL B(b)	19,97,000.00
C LOANS AND LIABILITIES		
-	Other Loans and Liabilities (Declared)	86,000.00
	TOTAL C	86,000.00
	GRAND TOTAL(INR) [A+B(a)+B(b)-C]	2,83,30,634.32
	GRAND TOTAL (NZD)	@50.8 5,57,689.65
Rupees Two Crore Eighty Three Lacs Thirty Thousand Six Hundred Thirty Four & Thirty Two Paise Only		
ANNUAL INCOME		
-	A.Y. 2022-23 (Mr Ramanjot Singh Virk)	8,12,621.00
	TOTAL	8,12,621.00

Place: RUDRAPUR

Date: 17.04.2023

UDIN: 23439646BGTUCX3003

For Chawla Pulkit and Co
Chartered Accountants

FRN: 025651C

Pulkit Chawla

M No: 439646

SUMAN ASSOCIATES & BUILDERS

Govt. App. No. 1707/93

Licence No. 638386

E mail:- sumankumarkomal@gmail.com

K.K. SUMAN
(CIVIL ENGINEER)

VALUATION OF AGRI. LAND & BUILDING

1 Purpose for which valuation is made	To Access the Current Value of Property
2 Date of Valuation	17/4/2023
3 Name of Applicant Name of Owner(s)	SH.RAMANJOT SINGH VIRK S/O SH. GURNAM SINGH SMT. RAJWINDER KAUR W/O SH. GURNAM SINGH
4 Location of Property	VILL. KANKATA, TEHSIL GADARPUR, U.S.NAGAR, UK
5 Brief Description of property	Agricultural Land & Building
6 Postal Address of Applicant	WARD NO. 4 KUNJ VIHAR COLONY SHIV MANDIR GADARPUR, U.S.NAGAR, UK
7 Gata No. of Land	As Per Detail
8 Khatoni No.	A s Per Detail
9 Area of Land	1.178 Hect. 1.178 Hect.
Total Area of Land	2.3562 Hect.
10 Area in Acre	5.822 Acre



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11 Method of Valuation	By Taken Real Measurement of site
12 It free or lease hold	As per Property Paper
13 Area taken by documentary proof	By Measurment on site & Land paper shape and size
14 Means and proximity to surface Communiation which the locality	All Surface Approachable to the Site
15 If the prorerty is under joint owner ship individual ship	Joint Ship
16 Rate of Land	2800000 Per Acre
17 Valuation of Land SH.RAMANJOT SINGH VIRK S/O SH. GURNAM SINGH SMT. RAJWINDER KAUR W/O SH. GURNAM SINGH	8151368 8151368
18 Valuation of Building	9540035
19 Total Valuation of Property	Rs 25842771 Say Rs. <u>2,58,42,000/-</u> Two Crore Fifty Eight Lakh Forty Two Thousand



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Annexure

Subject:-

Valuation Report of the Existing property
SMT. RAJWINDER KAUR W/O SH. GURNAM SINGH

VILL. KANKATA, TEHSIL GADARPUR, U.S.NAGAR, UK

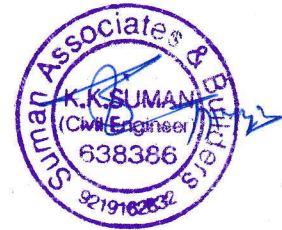
Introduction:-

As per the requirement of respected office and on the request of property owners the value as per the real market rates. It is advised that the legal aspects with regards in the ownership of the property be got confirmed through the Advocate. All Detail About Property are Supplied by Property owner. If any statement can be found false all responsibility shall be property owner.

Technical Detail:-

All technical detail is the part of calculation. The land is in the name of owners the Area of land is taken from Khatoni papers. The Rates of land is taken from Market rate site who are running on site. There is no mathematical formula to calculate the area of land it depends on its size and shape. The land is situated on main road side.

The rate of land is very high on site it is Rs. 2800000 Per Acre according to market Survey and by property brokers etc.



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CALCULATION OF VALUATION AG. LAND

Area in the Name of
Situating at
Khotoni No.
Gata No.

SH.RAMANJOT SINGH VIRK S/O SH. GURNAM SINGH
VILL. KANKATA, TEHSIL GADARPUR, U.S.NAGAR, UK
49, 81, 153, 154, 155

As Per Detail

Area of Land
Rate of Land

1.1781 Hect. or 2.911 Acre
2800000 Per Acre

Valuation of Land 2.911 x 2800000 8151368.15
SAY 8151000

Area in the Name of
Situating at
Khotoni No.
Gata No.

SMT. RAJWINDER KAUR W/O SH. GURNAM SINGH
VILL. KANKATA, TEHSIL GADARPUR, U.S.NAGAR, UK
49, 81, 153, 154, 155

As Per Detail

Area of Land
Rate of Land

1.1781 Hect. or 2.911 Acre
2800000 Per Acre

Valuation of Land 2.911 x 2800000 8151368.15
SAY 8150000

TOTAL VALUATION OF LAND

Rs.

16302736.30



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Calculation of Building

A Building name of **SMT. RAJWINDER KAUR W/O SH. GURNAM SINGH**
VILL. BARAKHERA, TEHSIL GADARPUR, U.S.NAGAR, UK

Area of Plot **167.28 Sq.m**
Market Rate of plot on site Rs. **42000** Sq.m

So the Valuation of plot Shall be

167.28 x **42000**
Rs. **7025760**

Part two

For Ground Floor Building

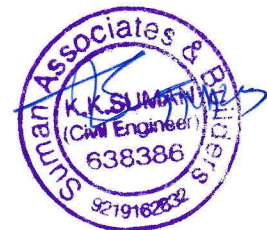
Covered Area of Building **167.25 Sq.m**
Rate of covered Area of Building **12000 Sq.m**
So the Valuation of Ground floor **167.25** x **12000**
Rs. **2007000**
Age of Building **0-10** Year
Depreciation **7.5 %**
So the valuation Amount shall be less **150525**
Real Valuation of Building after depreciation **2007000** (-) **150525**
Rs. **1856475**

For First Floor Building

Covered Area of Building **59.8 Sq.m**
Rate of covered Area of Building **11000 Sq.m**
So the Valuation of Ground floor **59.8** x **11000**
Rs. **657800**
Age of Building **0-5** Year
Depreciation **0 %**
So the valuation Amount shall be less **0**
Real Valuation of Building after depreciation **657800** (-) **0**
Rs. **657800**

TOTAL VALUATION OF BUILDING

9540035



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CONCLUSION

Total Valuation of land Rs 2,58,42,000/-

As result of the inspection of the above property analysis my consider opinion
The Valuation of Property is Rs . 2,58,42,000/-
Two Crore Fifty Eight Lakh Forty Two Thousand

The above report is issued with out pre- judice and on basis information
supplied by owner and actual paper inspection.

