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GOVERNMENT OF INDIA
MINISTRY OF FINANCE, DEPARTMENT OF REVENUE
OFFICE OF THE CHIEF COMMISSIONER OF INCOME TAX, GHAZIABAD REGION
AT GROUND FLOOR, C.G.O. COMPLEX–1, HAPUR CHUNGI, KAMLA NEHRU NAGAR,
GHAZIABAD – 201002

TEL : 0120–2705448 FAX : 0120–2706883

F.No.CCIT-GZB/ITO (Stats.) /34AB/Valuer–41/2026–27/638 Dated: 10.07.2026

To

Sh. Rahul Sharma, **PAN: BMGPS9076P**
S/o Shri Naresh Chand Sharma
E-1007, Stellar Jeevan, Plot No.-GH-03,
Sector-01, Greater Noida

Sub: Registration as a Valuer for Immovable Property (other than agricultural lands, plantations, forests, mines and quarries) u/s 514 of the Income Tax Act- 2025 in the case of Sh. Rahul Sharma (PAN: BMGPS9076P) – Regarding –

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With reference to your letter/application received in this office on 26/05/2025 seeking registration as a valuer u/s 34AB of the Wealth Tax Act, 1957, it is informed that your name has been registered u/s 514 of the Income-tax Act, 2025 in accordance with the provisions of Rule 246(2) of Income Tax Rules, 2026 as a valuer for the classes of assets mentioned as follows: –

Valuer for–Immovable Property (Other than Agricultural lands, Plantations, Forests, Mines and Quarries)

1. Your Registration No. is VALUER–**01/2026–27** in the Register of Valuers maintained in the office of the Chief Commissioner of Income–tax, Ghaziabad. Your registration shall be effective from **10/07/2026**.
2. In this regard, it may please be noted that:

   (a) The report of valuation shall be prepared by you in the prescribed form no. 170 (including all required information and documents) as per Rule 248 of the Income Tax Rules, 2026 r.w. Section 514(3) of the Income-tax Act, 2025 and the details of all such reports of valuation will be kept in separate register and will be produced before the undersigned whenever required.

   (b) The fee for the valuation of any asset shall be charged by you as per rule 248 of the Income Tax Rules, 2026 and shall be acceptable to you. A receipt of the fee charged shall be issued by you and a copy of such receipt will be preserved, and produced before the undersigned whenever required.

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3. As per Rule 247(5) of the Income-tax Rules, 2026, you shall not continue as a registered valuer if:

   a. You are convicted of an offence connected with any proceedings under the Income-tax Act, 1961,(43 of 1961)(as it existed prior to its repeal), or the Wealth-tax Act, 1957(27 of 1957), or the Gift-tax Act, 1958(18 of 1958), or a penalty has been imposed on you under section 271(1)(iii) or section 273(i) or section 270 or section 271J of the Income Tax Act, 1961 (43 of 1961) (as it existed prior to its repeal), or under section 439 or section 463 of the Act, or under section 18(1)(iii) of the Wealth-tax Act, 1957(27 of 1957) or under sub-section (i) of section 17 of the Gift-Tax Act(18 of 1958) (as it existed prior to its repeal) or
   b. You are un-discharged insolvent; or
   c. You are convicted of any offence and sentenced to a term of imprisonment; or
   d. You are found guilty of misconduct in professional capacity by such association or institution where you are a member of any association or institution established in India having as its object the control, supervision, regulation or encouragement of the profession or architecture, accountancy or company secretaries or such other profession as the Board may specify in this behalf by notification in the Official Gazette; or
   e. You are declared to be of unsound mind; or
   f. You are not found fit to be a registered as valuer; or
   g. You are an undischarged bankrupt or has applied to be adjudicated as bankrupt

4. In the case of conviction and un-discharged insolvency as mentioned in (III)-(a) and (b) above, you will inform the office of the Chief Commissioner of Income–tax, Ghaziabad immediately in writing.
5. As soon as you accept job with Government/public sector undertakings or any non–government employer, you shall inform the office of the Chief Commissioner of Income–tax, Ghaziabad. Any report of Valuation, given during service-period will be treated as void. **The registration will be treated as cancelled from the date of getting employment.**
6. In case of violation of any of the conditions mentioned in Rule 246 to 248 of the Income Tax Rules, 2026 and misrepresentation of facts in the Form-N (now Form-169) and in the process of your applying for registration as a valuer or at any other stage, comes to the notice of the Chief Commissioner of Income–tax, Ghaziabad your registration as Valuer may be cancelled under section 514 of the Income Tax Act, 2025.
7. It may also be noted that registration under section 514 of the Income-tax Act, 2025 is being granted for five years from the date of registration, mentioned hereinbefore in para 1.
8. <u>As per Rule 246 and sub-rule(4) of the Income Tax Rules, 2026 issued by Ministry of Finance, Department of Revenue, Central Board of Direct Taxes in Gazette Notification dated 20/03/2026, you are required to update your details by filing application as referred in sub-rule (1) of Rule 246 by the 30th September, 2026.</u>

9. As per sub-rule(6) of Rule 246 of Income Tax Rules 2026, a person is required to qualify in an examination within a period, as may be specified in this behalf by the Central Government by notification and in case the person fails to qualify the examination as per sub-rule (6) within the specified period, the registration shall stand cancelled with effect from the end of such specified period.
10. The application for renewal of approval should be submitted at least 60 days before the expiry of the current approval.

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Chief Commissioner of Income Tax,
Ghaziabad.

Copy to:

1. The Pr. Commissioner of Income Tax, Noida for kind information.
2. The ADG (System) -4, Income Tax Office, Vaishali, Ghaziabad for uploading in departmental website.
3. The Income Tax Officer, Ward-5(2)(2), Noida for kind information.

(Vikas Kumar Dahiya)
Income Tax Officer (Stats.)
for Chief Commissioner of Income Tax,
Ghaziabad