

REPORT FORMAT: V-L1 (Basic) | Version: 8.0 | 2019

FILE NO. VIS (21-22) PL13-Q08-028-030

DATED:09/04/2021

VALUATION ASSESSMENT

OF

HOTEL PROPERTY

SITUATED AT

PORTION TOWARDS SOUTHERN SIDE IN HOTEL MID TOWN FORMERLY
KNOWN AS RAHIM LODGE, GRANT LANE, KULRI, MUSSOORIE, DISTRICT
DEHRADUN, UTTARAKHAND

OWNER/S

MR. DHEERAJ BHATIA S/O LATE MR. RAJ KUMAR BHATIA

■ Corporate Valuers

A/C: MR. DHEERAJ BHATIA S/O LATE MR. RAJ KUMAR BHATIA

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEVI)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

REPORT PREPARED FOR

BANK OF BARODA, MAIN BRANCH, MUSSOORIE

*Important - In case of any query/ issue/ concern or escalation you may please contact Incident Manager @
valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.*

Valuation TOR is available at www.rkassociates.org for reference.

*NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which
report will be considered to be correct*

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ASSET/ PROPERTY UNDER VALUATION



SITUATED AT

**PORTION TOWARDS SOUTHERN SIDE IN HOTEL MID TOWN FORMERLY
KNOWN AS RAHIM LODGE, GRANT LANE, KULRI, MUSSOORIE, DISTRICT
DEHRADUN, UTTARAKHAND**

VALUATION ASSESSMENT AS PER BOB FORMAT

Name & Address of Branch:	Bank of Baroda, Main Branch, Mussoorie
Name of Customer (s)/ Borrower Unit	Mr. Dheeraj Bhatia S/o Late Mr. Raj Kumar Bhatia

1.	Customer Details				
i.	Name	Mr. Dheeraj Bhatia S/o Late Mr. Raj Kumar Bhatia			
ii.	Application No.	NA			
2.	Property Details				
i.	Address	Portion Towards Southern Side In Hotel Mid Town Formerly Known As Rahim Lodge, Grant Lane, Kulri, Mussoorie, District Dehradun, Uttarakhand			
ii.	Nearby Landmark	Near Kalindi Hospital			
iii.	Google Map	Enclosed with the Report			
		Coordinates or URL: 30°27'16.7"N 78°04'50.5"E			
iv.	Independent access to the property	Clear independent access is available			
v.	Type of ownership	Single ownership			
vi.	Constitution of the Property	Free Hold			
vii.	Is the property merged or colluded with any other property	No			
		Comments: None			
3.	Document Details	Status	Name of Approving Auth.		Approval No.
i.	Layout Plan	Not available	---		---
ii.	Building plan	Not available	---		---
iii.	Construction Permission	Not available	---		---
iv.	Legal Documents	Available	Sale Deed	Copy of TIR	None
4.	Physical Details of the Property				
		Directions	As per Sale Deed/TIR		Actual found at Site
		North	Minerva Hotel		Other Property
		South	Grant Lane		Grant Lane
		East	Portion of Mid-Town Hotel		Portion of Mid-Town Hotel
		West	Property known as Minerva Hotel		Other's Property
ii.	Are Boundaries matched	Yes			
iii.	Plot demarcation	Yes			
iv.	Approved land Use	Commercial as per nearby activity seen on the site			
v.	Type of Property	Independent Commercial Plotted Property		NA	
vi.	No. of bed rooms	Living/ Dining area	Toilets	Kitchen	Other rooms
	G.F.=04	NIL	G.F.=04	NIL	Reception - 01
	F.F.=04		F.F.=04		Kitchen -01
	S.F.=04		S.F.=04		
	T.F.= 04		T.F.= 04		
vii.	Total no. of floors of the property	4 (Ground + First + Second + Third Floor)			
viii.	Floor on which the property is located	GF+ FF+S.F.+TF			
ix.	Approx. age of the property	Approx. 12 Years			
x.	Residual age of the property	Approx. 45-50 years subject to proper and timely maintenance			
xi.	Type of structure	RCC framed pillar, beam, column structure on RCC slab			
xii.	Condition of the Structure	Good			
xiii.	Finishing of the building	Good			
5.	Tenure/ Occupancy/ Possession Details				
i.	Property presently possessed/ occupied by	Legal Owner			
ii.	Status of Tenure	NA			
iii.	No. of years of occupancy	NA			

VALUATION ASSESSMENT

MR. DHEERAJ BHATIA S/O LATE MR. RAJ KUMAR BHATIA

iv.	Relationship of tenant or owner	NA
6.	Stage of Construction	Constructed property in use
	If under construction then extent of completion	NA
7.	Violation in the property	
	i. Violation if any observed	ii. Nature and extent of violation
	Yes	As per the building bye laws of Dehradun the maximum permissible FAR for Hotels on hills is 1.75 which calculated to be 275.8 sq.mtr./ 2968.68 sq.ft. However as per the actual site measurements the covered area is 4536 sq.ft.
		iii. Any other negativity, defect or drawback in the property
		1567.32 sq.ft. is excess constructed which is ignored in the valuation report

8.	AREA DETAILS OF THE PROPERTY		
i.	Land area (as per documents/ site survey, whichever is less)		
	Considered		
	Area as per documents	Area as per site survey	Area considered for Valuation
	188.48 sq.yds/157.6 sq.mtr.	NA	188.48 sq.yds/157.6 sq.mtr
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out	
	Remarks & Observations	Area measurements considered in the Valuation Report pertaining to Land is adopted from relevant documents produced to us or actual site measurement, whichever is less. All area measurements are on approximate basis only. Verification of the area measurement of the property is done based on sample random checking only. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents which has been relied upon.	
ii.	Constructed Built-up Area (As per IS 3861-1966)		
	Area as per documents	Area as per site survey	Area considered for Valuation
	As per Sale Deed: 106.8 sq.mtr.	GF=105.35 sq.mtr/1134 sq.ft FF=105.35 sq.mtr/1134 sq.ft SF=105.35 sq.mtr/1134 sq.ft Shed Area: TF: 105.34 sq. mtr/1134 sq. ft. Total = 316.04 sq.mtr / 4536 sq.ft	GF=105.35 sq.mtr/1134 sq.ft FF=105.35 sq.mtr/1134 sq.ft SF=65.09 sq.mtr./700.68 sq.ft. Total=275.80 sq.mtr./ 2968.68 sq.ft. (As per FAR)
	Area adopted on the basis of	Sale deed provided to us	
	Remarks & Observations	Area measurements considered in the Valuation Report pertaining to Building is adopted from relevant FAR or actual site measurement. All area measurements are on approximate basis only. Verification of the area measurement of the property is done based on sample random checking only.	

9.	VALUATION ASSESSMENT				
A.	ASSESSMENT FACTORS				
i.	Valuation Type	Land & Building Value		Commercial Land & Building Value	
ii.	Scope of the Valuation	Non binding opinion on the assessment of Plain Asset Valuation of the property identified to us by the owner or through his representative.			
iii.	Property Use factor	Current Use		Highest & Best Use	
		Commercial		Commercial	
iv.	Legality Aspect Factor	Assumed to be positive as per copy of documents & information produced to us. However Legal aspects of the property are out-of-scope of the Valuation Services. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
v.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio

		Irregular	Medium	On Road Level	Normal frontage
vi.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Scale-B City	Average	On Main Road	G+3 Floor
		Semi Urban	Within urban developing zone	None	
		Property Facing	South Facing	None	
vii.	Any New Development in surrounding area	None			
viii.	Any specific advantage/ drawback in the property	None			
ix.	Property overall usability Factor	Good			
x.	Comment on Property Saleability Outlook	Easily sellable			
xi.	Comment on Demand & Supply in the Market	Good demand of such properties in the market			
xii.	Any other aspect which has relevance on the value or marketability of the property	<p>NA</p> <p>Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing.</p> <p>This Valuation report is prepared based on the facts of the property & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of World economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.</p>			
xiii.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
xiv.	Best Sale procedure to realize maximum Value	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
xv.	Methodology/ Basis of Valuation	<p>Govt. Guideline Value: Collector Rates of Mussoorie, Uttarakhand Year 2020-21</p> <p>Market Value: Land Value is calculated on the basis of 'Market Comparable Sales approach' and Building construction value is calculated on the basis of 'Depreciated Replacement Cost approach'.</p> <p><i>Valuation of the asset is done as found on as-is-where basis.</i></p> <p><i>Valuation is done based on the Valuation best practices, standard operating procedures and definitions prescribed by various organizations like IVSC, Income Tax of India, etc. as defined under.</i></p> <p><i>For knowing comparable market rates, significant discreet local enquiries have been made from our side representing ourselves as both buyer and seller for the similar properties in the subject area and thereafter based on this information and various factors of the property, a rate has been judiciously taken considering the market scenario.</i></p>			

References regarding the prevailing market rates are based on the verbal/ informal/ secondary/ tertiary information collected during market survey in the subject area from the local people, property consultants, recent deals, demand-supply, internet postings which are relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.

Market Rates are rationally adopted based on the facts of the property that came to our knowledge during the course of the assignment considering many factors like nature of the property, size, location, approach, market situation and trends.

The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market researches and does not split into formal & informal payment components.

Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest, selling cost, marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.

This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Fair Market Value. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.

Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition & specifications based on only visual observation of the structure. No structural, physical tests have been carried out in respect of it.

Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method.

The condition assessment and the estimation of the residual economic life of the structure is only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.

Sale transaction method of the asset is assumed as free market transaction while assessing Indicative & Estimated Fair Prospective Market Value of the asset.

Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.

This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is not investigative in nature.

Fair Market Value[#] suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him related to the subject asset at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.

Forced, under compulsion & constraint, obligatory sales transactions data doesn't indicate the Fair Market Value.

Realizable Value[^] is the minimum prospective estimated value of the property which it may be able to realize at the time of actual property transaction factoring in the potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction across the table. Realizable value may be 10-20% less than the Fair Market Value depending on the various salability prospects of the subject property and the needs of the buyer & the seller.

Forced/ Distress Sale Value^{*} is the value when the property has to be sold due to any compulsion or constraint like financial encumbrances, dispute, as a part of a recovery process, any defect in the property, legal issues or any such condition or situation. In this type of sale, minimum fetch value is assessed which can be 25-40% less than the estimated Fair Market Value based on the nature, size & salability prospects of the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property is more than buying it. Therefore the Forced/ Distress Sale Value will always fetch significantly less value compare to the estimated Fair Market Value.

Liquidation Value is the amount that would be realized when an asset or group of assets are sold on a piecemeal basis that is without consideration of benefits (or detriments) associated with a going-concern business. Liquidation value can be either in an orderly transaction with a typical marketing period or in a forced transaction with a shortened marketing period.

Difference between Cost, Price & Value: Generally these words are used and understood synonymously. However in reality each of these has a completely different meaning, premise and also having different definitions in the professional & legal terms. Therefore to avoid confusion, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.

The **Price** is the amount paid for the procurement of the same asset.

The **Value** is defined as the present worth of future rights in the property/ asset and depends to a great extent on combination of various factors such as demand and supply, market situation, purpose, situation & needs of the buyer & seller, saleability outlook, usability factor, market perception & reputation. needs of the buyer & seller, saleability outlook, usability factor, market perception & reputation.

Therefore in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.

xvi. References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)

1.	Name:	Mussoorie Property
	Contact No.:	9412953715
	Nature of reference:	Property Consultant
	Size of the Property:	200 sq.yds
	Location:	Similar
	Rates/ Price informed:	Rs.30,000/- to 35,000/- per sq.yds
	Any other details/ Discussion held:	As per the discussion with the property consultants, we came to know that the rate of the property in this subject vicinity is around Rs.30,000/- to 35,000/- per sq.yds
2.	Name:	Sai Property
	Contact No.:	9897042642
	Nature of reference:	Property Consultant
	Size of the Property:	250 sq.yds
	Location:	Similar
	Rates/ Price informed:	Rs.28,000/- to 32,000/- per sq.yds


		Any other details/ Discussion held:	As per the discussion with the property consultants, we came to know that the rate of the commercial property on the main road is around Rs.28,000/- to 32,000/- per sq. yds.
	3.	Name:	NA
		Contact No.:	NA
		Nature of reference:	NA
		Size of the Property:	NA
		Location:	NA
		Rates/ Price informed:	NA
		Any other details/ Discussion held:	NA
	NOTE: The given information above can be independently verified to know its authenticity.		
xvii.	Adopted Rates Justification	<p><i>As per our discussion with the habitants and market participants of the subject locality we came to know the following information: -</i></p> <ol style="list-style-type: none"> <i>1. The prevailing land rate in the subject locality depends on the size, shape, frontage, approach road width and distance of the plot from the main road.</i> <i>2. The prevailing land rate for plot having area approx. 200 sq.yds. located on kurli, grant lane in the subject locality is between Rs.28,000/- to 35,000/- per sq.yds.</i> <i>3. The subject locality is a residential cum commercial area where many hotels are setup in the subject vicinity.</i> <i>4. Demand for Commercial property is good in the subject locality.</i> <i>5. The subject property use is constraint to hotel business due to its location and construction.</i> <p><i>As per our discussion with local property dealers, we came to know that the prevailing market rate for Commercial plots in the subject locality is between Rs.28,000/- to Rs.35,000/- per sq.yds which depended on the size of the plot, location, road width etc. The subject property is in a commercial area on Grant lane now known as Tilak road and road width is approx. 10 ft. only. Thus, keeping all the factors in mind, we have adopted the rate of Rs.30,000/- per sq.yds which seems reasonable in our opinion.</i></p>	

B.		VALUATION CALCULATION		
a.		GUIDELINE/ CIRCLE VALUE		
i.	Land Value	Total Land Area considered as per documents/ site survey (whichever is less)	Prevailing Rates Range	Rates adopted (considering all characteristics& assessment factors of the property)
		Total Land = 157.6 sq. mtr. / 188.48 sq. yds. Plinth Area: 275.80 sq.mtr./ 2968.68 sq.ft. Open Land: NA	1.10 X Rs.18,000/- per sq.mtr. = Rs.19,800/- per sq.mtr.	Rs.19,800/- per sq.mtr.
	Total Land Value (a)	The stamp duty calculated in the copy of sale deed is on the basis of land rate adopted on the open land area and built-up unit rates adopted on covered area. But at present the owner has fully covered the land area so no open land present at the site therefore the circle rate is calculated on the basis of built-up area rate on covered area under FAR.		
ii.	Built-up Dwelling Unit Value	NA		
		Built-Up unit value		
		Structure Type	Construction category	Age Factor
		RCC framed pillar, beam, column structure on RCC slab	Class B construction (Good)	2-5 years old construction
		Rate range	Rate adopted	Covered Area
	Rs.63,000/- per sq.mtr	Rs.63,000/- per sq.mtr	275.80 sq.mtr./ 2968.68 sq.ft.	
	Total Built-up Dwelling Unit Value (b)	Rs.63,000/- per sq.mtr X 275.80 sq.mtr		
iii.	TOTAL GUIDELINE/ CIRCLE RATE VALUE: (a+b)	Rs.1,73,75,400/-		
b.		INDICATIVE ESTIMATED PROSPECTIVE FAIR MARKET VALUE		
i.	Land Value	Total Land Area considered as per documents/ site survey (whichever is less)	Prevailing Rates Range	Rate adopted (considering all characteristics& assessment factors of the property)
		157.6 sq. mtr. / 188.48 sq. yds.	Rs.28,000/- to Rs.35,000/- per sq.yds	Rs.30,000/- per sq.yds
	Total Land Value (a)	188.48 sq.yds x Rs.30,000/- per sq.yds		
ii.	Construction Depreciated Replacement Value	Structure cost/ Construction Value		
		Structure Type	Construction category	Structure Condition
		RCC framed pillar, beam, column structure on RCC slab	Class B construction (Good)	Average
		Age Factor	Covered Area	
		2-5 years old construction	275.80 sq.mtr./ 2968.68 sq.ft.	
		Rate range	Rate adopted	
		Rs.1,400/- to Rs.1,800/- per sq.ft	G.F: Rs.1,600 /- per sq.ft	

	Total Construction Depreciated Replacement Value Value (b)	Rs.1,600/- per sq.ft x 2968.68 sq.ft Rs.47,49,888/-
iii.	Add extra for Architectural aesthetic developments, improvements (c) (add lump sum cost)	NA
iv.	Add extra for fittings & fixtures (d) (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	NA
v.	Add extra for services(e) (water, electricity, sewerage, main gate, boundary, lift, etc.)	NA
vi.	TOTAL VALUE: (a+b+c+d+e)	Rs.1,04,04,288/-
vii.	Additional Premium if any	NA
	Details/ Justification	NA
viii.	Deductions charged if any	NA
	Details/ Justification	---
ix.	TOTAL INDICATIVE ESTIMATED PROSPECTIVE FAIR MARKET VALUE*: (vi+vii+viii)	Rs.1,04,04,288/-
x.	ROUND OFF	Rs.1,04,00,000/-
xi.	IN WORDS	Rupees One Crore Four Lakhs Only
xii.	EXPECTED REALIZABLE/ FETCH VALUE* (@ ~15% less)	Rs.88,40,000/-
xiii.	EXPECTED FORCED/ DISTRESS SALE VALUE* (@ ~25% less)	Rs.78,00,000/-
xiv.	VALUE FOR THE INSURANCE PURPOSE	NA
xv.	Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation Assessment Factors
xvi.	Concluding comments & Disclosures if any	<ol style="list-style-type: none"> As per the building bye laws of Dehradun the maximum permissible FAR for Hotels on hills is 1.75 which calculated to be 275.8 sq.mtr./ 2968.68 sq.ft. However as per the actual site measurements the covered area is 4536 sq.ft. We have considered the covered area as per the site survey and the FAR of the concern area for hotel which is "1.75" on hilly areas as we are not provided with any document or map to authenticate the covered area. This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals, etc. has to be taken care by legal experts/ Advocates. This report only contains technical & market information which came to knowledge during course of the assignment. It doesn't contain any recommendations. This report is prepared following our Standard Operating Procedures & Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.

10.	ASSUMPTIONS REMARKS LIMITING CONDITIONS
i.	Qualification in TIR/Mitigation Suggested, if any: None
ii.	Is property SARFAESI compliant: Yes
iii.	Whether property belongs to social infrastructure like hospital, school, old age home etc.: No
iv.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged: Yes, mortgaged with the bank
v.	Details of last two transactions in the locality/area to be provided, if available: Information couldn't be found.

vi.	Any other aspect which has relevance on the value or marketability of the property: This report is prepared following our standard operating procedures & best practices, limitations, conditions, remarks, Important Notes, Valuation TOR.
a.	This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. Verification or cross checking of the copy of the documents provided to us from the originals has not been done at our end.
b.	Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has got the legal verification cleared by the competent Advocate while requesting for the Valuation report.
c.	Value varies with the Purpose/ Date/ Condition prevailing in the market. We recommend not to refer the Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report. We also recommend that the indicative estimated Value in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.

11. DECLARATION			
	i. The property was inspected by our authorized surveyor on 8 April 2021 by name AE Deepak Joshi in the presence of owner's representative. ii. The undersigned does not have any direct/indirect interest in the above property. iii. The information furnished herein is true and correct to the best of our knowledge. iv. We have submitted Valuation report directly to the Bank. v. This valuation report is carried out by our Engineering team on the request from Bank of Baroda, Main Branch, Mussoorie		
12.	Name & Address of Valuer company	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D-39, 2 nd Floor, Sector-02, Noida	
13.	Enclosed Documents	S.No.	Documents
		i.	General Details
		ii.	Screenshot of the price trend references of the similar related properties available on public domain
		iii.	Google Map
		iv.	Photographs
		v.	Copy of Circle Rate
		vi.	Survey Summary Sheet
		vii.	Valuer's Remark
		viii.	Copy of relevant papers from the property documents referred in the Valuation
14.	Total Number of Pages in the Report with Enclosures	21	
15.	Engineering Team worked on the report	SURVEYED BY: AE Deepak Joshi	
		PREPARED BY: AE Vibhanshu Vaibhav	
		REVIEWED BY: HOD Valuations	

R.K ASSOCIATES IMPORTANT NOTES: ANNEXURE - I

DEFECT LIABILITY PERIOD - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

Our **DATA RETENTION POLICY** is of **ONE YEAR**. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.

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IF REPORT IS USED FOR BANK/ FIs

NOTE: As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.

At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

GENERAL DETAILS – ANNEXURE-II

1.	Report prepared for	Bank		
2.	Name & Address of the Organization	Bank of Baroda, Main Branch, Mussoorie		
3.	Name of Borrower	Mr. Dheeraj Bhatia S/o Late Mr. Raj Kumar Bhatia		
4.	Credit Analyst	Mrs. Dinesh Singh Pal (8477009448)		
5.	Type of Loan	Cash Credit Limit		
6.	Report Format	V-L1 (Basic) Version: 8.0_2019		
7.	Date of Valuation	9 April 2021		
8.	Date of Survey	8 April 2021		
9.	Type of the Property	Independent Commercial Land & Building		
10.	Type of Survey	Only photographs taken (No sample measurement verification),		
11.	Type of Valuation	Commercial Land & Building value		
12.	Report Type	Plain Asset Valuation		
13.	Surveyed in presence of	Owner's representative	Name:	Mrs. Ravindra (9897586836)
14.	Purpose of Valuation	For Periodic Re-valuation of the mortgaged property		
15.	Scope of the Report	Non binding opinion on indicative estimated prospective valuation assessment of the property identified by property owner or through its representative		
16.	Important Disclosures	a. Legal aspects of the property have to be taken care by legal expert/ advocate. b. Verification of authenticity of documents from originals or cross checking from any Govt. depts. has to be taken care by legal expert/ advocate. c. This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by the client and has been relied upon in good faith of the property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site. d. Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services. e. Measurement verification is only limited upto sample random measurement against the documents produced to us. f. Drawing Map & design of the property is out of scope of the Valuation services.		
17.	Documents provided for perusal	Documents Requested Total 03 documents requested. Copy of TIR Property Title document Approved Map None None	Documents Provided Total 02 documents provided. Copy of TIR Sale Deed None None None	Documents Reference No. 02 Dated: 02/01/2018 Dated: 25/04/2016 --- --- ---
18.	Documents received from	Bank		
19.	Identification of the property (Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents).	<input type="checkbox"/> Cross checked from the boundaries of the property or address mentioned in the old valuation report <input type="checkbox"/> Done from the name plate displayed on the property <input checked="" type="checkbox"/> Identified by the owner/ owner's representative <input checked="" type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
20.	Enclosures	I. Valuation Report as per BOB Format Annexure-1 II. R.K Associates Important Notes III. Screenshot of the Price trend references of the similar related properties available on public domain - Page No. 14		

VALUATION ASSESSMENT

MR. DHEERAJ BHATIA S/O LATE MR. RAJ KUMAR BHATIA

		<ul style="list-style-type: none">IV. Google Map – Page No.15V. Photographs – Pages 16,17,18VI. Copy of Circle Rate – Pages 19VII. Valuer's Remark - Page No.20-21VIII. Copy of relevant papers from the property documents referred in the Valuation – Pages x
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ENCLOSURE: III - REFERENCES ON PRICE TREND OF THE SIMILAR RELATED PROPERTIES AVAILABLE ON PUBLIC DOMAIN



₹ 9.75 Cr
₹ 4333 per sqft

[Request Photos](#)

Posted: Mar 28 '21

Commercial / Industrial Land for sale in Mussoorie Rd Dehradun


PLOT AREA: 22500 sqft Facing: East

Beautiful piece of land on main road

[Contact Agent](#)

Agent
Real Estate
[View Agent Profile](#)
1000+ Buyers Served

Smart Diary On Broker Connect



[Request Photos](#)

16 Acre Commercial Land for Sale in Mussoorie Road, Dehradun

Mussoorie Road, Dehradun, Uttarakhand by [SHAGUN PROPERTY](#) [View Map](#)

₹ 22 Cr @ Rs 13.75 Cr/Acre

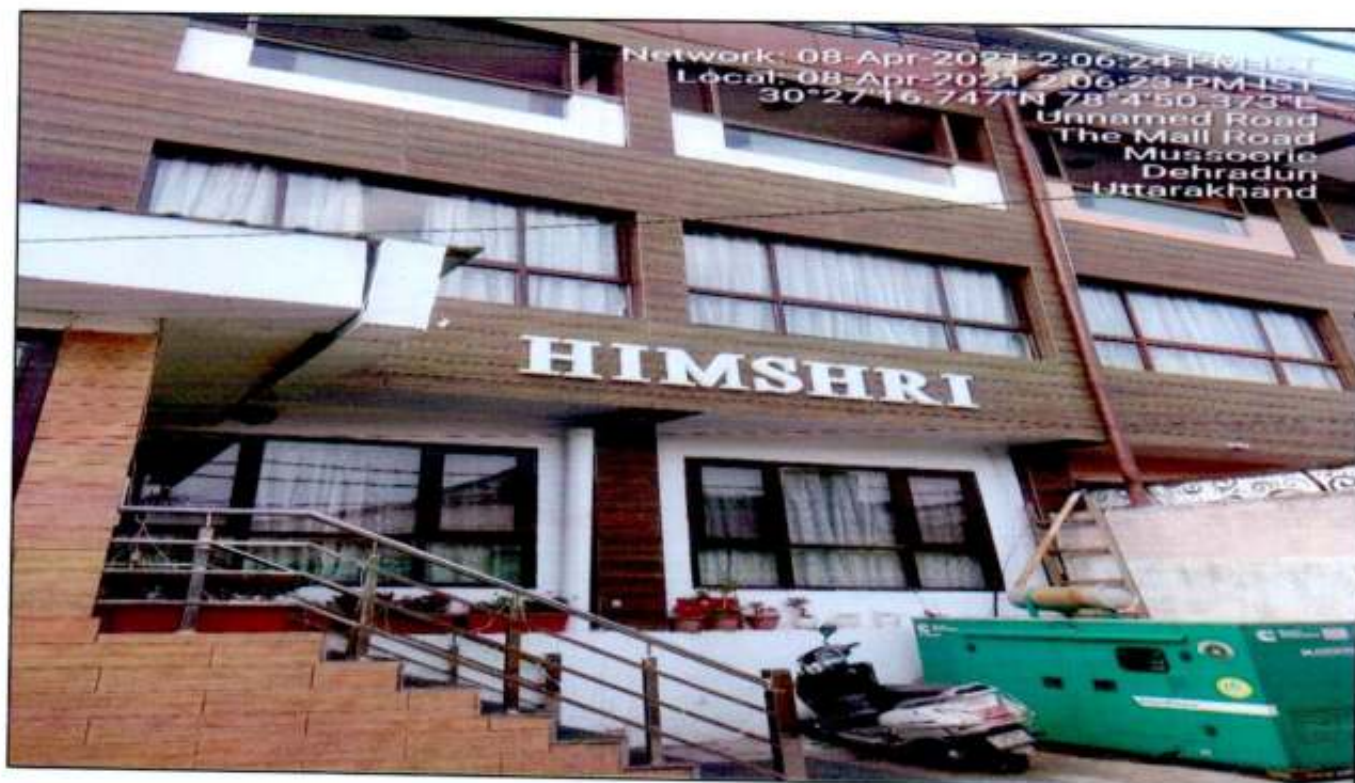
[Contact Agent](#) [View Phone No.](#)

Built Up Area: 16 Acre Type: Commercial Land

[Share Property Feedback](#) [Share this Property](#)

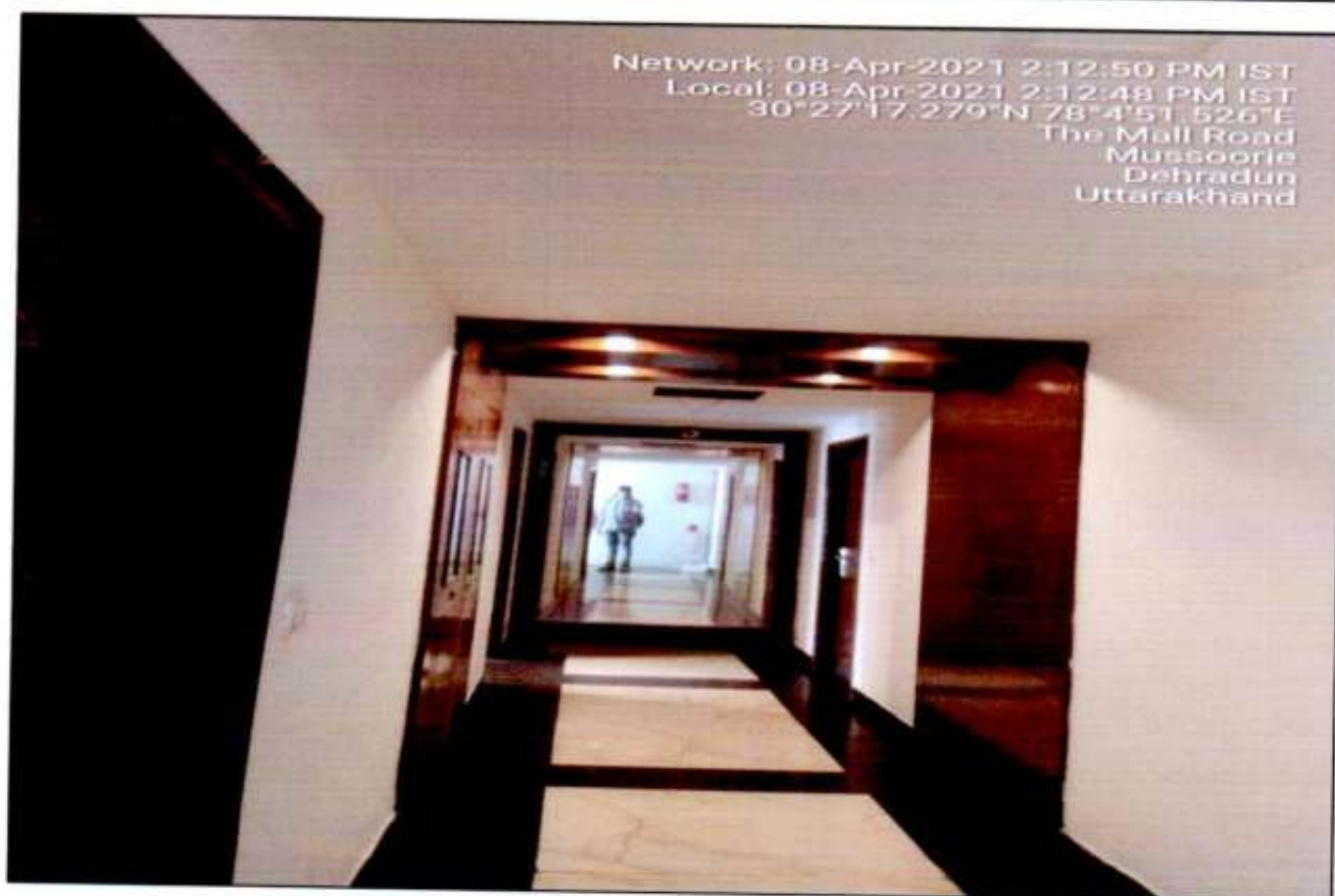


ENCLOSURE: V – PHOTOGRAPHS OF THE PROPERTY



VALUATION ASSESSMENT

MR. DHEERAJ BHATIA S/O LATE MR. RAJ KUMAR BHATIA



VALUATION ASSESSMENT

MR. DHEERAJ BHATIA S/O LATE MR. RAJ KUMAR BHATIA



ENCLOSURE: VI – COPY OF CIRCLE RATE

नगरपालिका क्षेत्र मंसूरी

क्रमांक	प्रमुख मार्ग / मोटरवे / राजस्व प्राप्ति की श्रेणी	प्रमुख मार्ग / मोटरवे / राजस्व प्राप्ति का नाम	अक्षुब्ध भूमि / सम्पत्ति की सामान्य दर रुपये प्रति वर्गमीटर		सद्व्यवस्थित आवासीय भवन में स्थित	वाणिज्यिक भवन की दर (गुणर एरिया दर १० प्रति वर्ग मीटर)		गैर वाणिज्यिक निर्माण की दर (१० प्रति वर्गमीटर)			
			० से ५० मीटर तक	५० मीटर से अधिक व ३५० मीटर तक		दुकान / रेस्टोरेंट / कार्यालय	अन्य वाणिज्यिक प्रतिष्ठान	लिफ्टर पोश	टीनप्लेट		
1	2	3	4		5	6	7	8	9	10	11
8	H	1	माल रोड पर रोजलीन होटल से होते हुए कैमल बैक रोड पर बहुगुणा मार्क तक का भाग (आईमरी फाउण्डेशन लाईब्रेरी भिलावू मार्ग पर मिलतल हाउस व घर निवास आदि तक का अतिरिक्त भाग)		18000	16500	35000	70000	63000	15000	12000
		2	लाइब्रेरी चौक से सम्पूर्ण मालरोड, कुलडी बाजार, जाफर हॉल, स्टूडियो लॉज, सिल्क मार्ग, बारह कीची पर डा० दुकराल के आगे वाले किडोम की ओर वाले पैण्ड तक सड़क के दोनों ओर ५० मीटर तक, कैमल बैक रोड पर होटल सेवन ओक्स तक दोनों ओर की भूमि एवं भवन एवं मैरानिक लॉज रोड पर बड़े मोड़ तक दोनों ओर का भाग (दुग्गल विला का गुनसीला निवास दुग्गल विला काटेज के साथ ही दुग्गलविला सम्पत्ति में मिलावू आदि की ओर तक के निर्माण स्थल तक के भाग पर व रोजलीन होटल से कालाकाकर हाऊस एवं चर्च रोड पर चौदार हाउस आदि तक का भाग, कचहरी रोड पर एपलॉन-गनहिल मार्ग को जोड़ने वाला तिराहा, हैकमन्स होटल में शगुन पैलेस, धोखा लाईन, हैम्पटन कोर्ट, केम काटेज आदि के साथ ही ऐस्टेल काटेज, लॉलर बैक, तिब्बतन मार्केट मार्ग पर इन्दर निवास पदमनी आदि के साथ ही वासु सिनेमा थिएटर आदि)		18000	16500	35000	70000	63000	15000	12000

- (3) शॉपिंग मॉल तथा अन्य ऐसे प्रतिष्ठान, जिनमें स्थापित यांत्रिक सीढ़ीयों (Escalator) का प्रयोग हुआ हो, को छोड़ कर बहुलक्षणीय व्यावसायिक प्रतिष्ठानों में अन्तर्गत सम्पत्ति में लोअर ग्राउण्ड फ्लोर, अपर ग्राउण्ड फ्लोर एवं मेजनाईन फ्लोर पर भूतल के समान दरें प्रभावी होगी, जबकि बेसमेंट व प्रथमताल, द्वितीय तल पर होने की दशा में ऐसी वाणिज्यिक इकाई के सम्पूर्ण आगणित मूल्यांकन में कमरा- 10 प्रतिशत, 20 प्रतिशत की छूट देय होगी तथा तृतीय तल एवं उससे ऊपर के तलों पर स्थित ऐसी वाणिज्यिक इकाई को सम्पूर्ण आगणित मूल्यांकन में 30 प्रतिशत की छूट देय होगी।

- (4) ऐसी दुकान/वाणिज्यिक प्रतिष्ठान के मूल्यांकन किये जाने जिसमें खुला क्षेत्र भी सम्मिलित हो तो निर्मित क्षेत्रफल का मूल्यांकन, मूल्यांकन सूची में निर्धारित दर जिसमें भूमि एवं निर्माण की दोनों की दरें सम्मिलित हैं, के अनुसार एवं अनुलम्बक खुली भूमि का मूल्यांकन अक्षुब्ध भूमि हेतु निर्धारित दर के 1.10 गुना दर के आधार पर अंकलित किया जायेगा।

(सिंह सिंह बुदिकाल)
अपर जिलाधिकारी (नित एवं राजस्व)
देहरादून

3.6.11 Hotels

Maximum ground coverage	40%
Maximum floor area ratio	3.00
In hills	1.75
Maximum height	As per requirement

Other Controls:

- 5% of the FAR can be used the commercial space related to hotel function.
- Basement(s) up to the building envelope to the maximum extent of plot area shall be allowed and if used for parking and services should not be counted in FAR.

ENCLOSURE: VIII – VALUER'S REMARKS

1.	This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end.
2.	Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents, etc. have to be taken care by legal expert/ Advocate and same are not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report.
3.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work.
4.	Value varies with the Purpose/ Date/ Condition prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report. We also recommend that the indicative estimated Value in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
5.	This report is having limited scope as per its fields & format <u>to provide only the general basic idea of the value of the property prevailing in the market</u> based on the documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened <u>as free market transaction</u> .
6.	This Valuation report is prepared based on the facts of the property on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the country. In future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
7.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risks and should loan conservatively to keep the advanced money safe in case of any such situation.
8.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
9.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just cross verified the identification of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest.
10.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
11.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township must be approved in all respect.

12.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough to determine the exact lawful situation on ground for the Valuer. In case nothing specific is noted on the covered built-up area considered in the Valuation Report, the covered area present on the site as per site survey will be considered in the Valuation.
13.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
14.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However our Valuation analysis can definitely help the stakeholders to make them informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
15.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property.
16.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
17.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
18.	Defect Liability Period is 30 DAYS . We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above.
19.	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at valuers@rkassociates.org in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Valuation Services can be entertained due to possible change in situation and condition of the property.
20.	Our Data retention policy is of ONE YEAR . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
21.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
22.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.