

VALUATION REPORT (M/S Serjico And Medico Center Through Partner Sh. Anil Babbar S/O Late Sh. Chanan Dass Babbar.)

S.No.	Chapter	Content
I	Introduction	
	1. Name of Valuer	Er.VINAY KUMAR
	2. Date of Valuation	25-09-2020.
	3. Purpose of Valuation	To Assess fair Market Value
	4. Name of Property Owner/s (Details of share of each owner in case of joint & Co-ownership)	M/S Serjico And Medico Center Through Partner Sh. Anil Babbar S/O Late Sh. Chanan Dass Babbar
	5. Name of Bank / HFL as applicable	Punjab National Bank MCC
	6. Name of Developer of the Property (in case of developer built Property)	Individual Property
	7. Whether occupied by the owner/tenant? If occupied by tenant,since how long?	Owner Occupied
II	Physical Characteristics of the Asset	
	1. Location of the Property in the city	Hotel Golden Tulip, Rishikesh Road, Opposite Dev Sanskrit Vishvidhyalay, Khtauni no. - 241, Khasra no. - 155M. & Khtauni no. - 01360, Khasra no. - 165M., Village Haripur Kalan, Tehsil - Rishikesh, Distt. - Dehradun.
	2. Municipal Ward No.	Hotel Golden Tulip, Rishikesh Road, Opposite Dev Sanskrit Vishvidhyalay, Khtauni no. - 241, Khasra no. - 155M. & Khtauni no. - 01360, Khasra no. - 165M., Village Haripur Kalan, Tehsil - Rishikesh, Distt. - Dehradun.
	3. Postal address of the Property	Longitude=29.998751 N, Latitude= 78.190094 E As per Sale Deed = 0.3992 Hectare, 429.828 R/W Area (3992 Sqm. - 429.828 Sqm. = 3562.172 Sqm.
	4. Latitude,Longitude and Coordinates of the site	Yes
	5. Area of the plot/ land (supported by a Plan)	Developed
	6. Layout plan of the layout in which the property is located	Pakka Road
	7. Development of surrounding areas	Under H.R.D.A. (Map not Provided)
	8. Details of Roads abutting the Property	
	9. Whether covered under State/Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area	

<p>10. In case it is an agricultural land, any conversion to house site plots is contemplated</p> <p>11. Demarcation of the property under valuation on a neighbour hood layout map</p> <p>12. Description of Adjoining properties</p> <p>13. Survey no. if any</p> <p>14. Details of the building/buildings and other improvements in terms of area, height, no. of floors, pinth area floor wise, year of construction, year of making alteration/ additional constructions with details, full details of specifications to be appended along with building plans and elevations</p> <p>15. Plinth area, Carpet area and Saleable area to be mentioned separately and clarified</p> <p>16. Any other aspect</p>	<p>Hotel (Commercial).</p> <p>Yes</p> <p>East = ---</p> <p>West = ---</p> <p>North = ---</p> <p>South = ---</p> <p>Attached</p> <p>Plinth Area= 4529.90 sq.m.</p> <p>Carpet Area= 3623.92sq.m.</p> <p>Saleable Area = 4529.90 sq.m.</p>
<p>III. Town Planning Parameters</p> <p>1. Master plan provisions related to the property in terms of land use,</p> <p>2. Planning area/ zone,</p> <p>3. Development Controls,</p> <p>4. Zoning regulations,</p> <p>5. FAR/ FSI permitted and consumed ,</p> <p>6. Ground coverage ,</p> <p>7. Transferability of development rights if any, building bye-law provisions as applicable to the property viz. setbacks, height restriction, etc.</p> <p>8. Comment on surrounding land uses and adjoining properties in terms of usage.</p> <p>9. Comment on unauthorized construction if any</p> <p>10. Comment on demolition proceedings if any</p> <p>11. Comment on compounding/ regularization proceedings</p> <p>12. Comment on whether OC has been issued or not</p> <p>Any other aspect</p>	<p>Commercial</p> <p>Under H.R.D.A.</p> <p>Full Developed</p> <p>Commercial Area</p> <p>FSI= Nil Permitted, Consumed FSI = 1.27 57.92%</p> <p>N.A.</p> <p>Commercial</p> <p>Yes</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p>



Legal Aspects

Description of Legal aspects to include

1. Ownership documents,

2. Name of Owner/s

(In case of Joint or Co-ownership, whether the shares are undivided or not?)

3. Comment on disputes/issues of landlord with tenant/statutory body/any other agencies,if any in regard to immovable property.

4. Comment on whether the IP is independently accessible?

5. Title verification

6. Details of leases if any,

7. Ordinary status of freehold or leasehold including restriction on transfer,

8. Agreements of easements if any,

9. Notification for acquisition if any,

10. Notification for road widening if any,

11. Possibility of frequent flooding/sub-merging

12. Special remarks,if any like threat of acquisition of land for public service purposes,road widening or applicability of CRZ provisions etc.(Distance from sea-coast/tidal level must be incorporated)

13. Heritage restrictions if any, All legal documents, receipts related to electricity,water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report.

14. Comment on transferability of the property ownership

15. Comment on existing mortgages/charges/encumbrance on the property if any

16. Comment on whether the owners of the property have issued any guarantee (personal / corporate) as the case may be

17. Building plan sanction, illegal construction if any done without plan sanction / violations.

18. Any other aspect.

Sale Deed No.- 2274 Dated:- 20-03-2013.

M/S Serjico And Medico Center Through Partner
Sh. Anil Babbar S/O Late Sh. Chanan Dass Babbar

No

Yes

TIR Verification

No

Free hold

No

No

No

No

No

N.A.

N.A.

As Per TIR

AS per TIR

No, (Map not Provided)

No



Marketability Analysis of the market for the property in terms of 1. Locational attributes 2. Scarcity, 3. Demand and supply of the kind of subject property 4. Comparable sale price in the locality.	Opposite Dev Sanskrit Vishvidhyalay No Good Rs.65000/- per sq.m.
Engineering and Technology Aspects Discription of engineering and technology aspects to include 1. Type of construction, 2. Materials and technology used, 3. Specifications, 4. Maintenance issues, 5. Age of the building , 6. Total life of the building , 7. Extent of deterioration, 8. Structural Saftey 9. Protection against natural disasters viz, earthquakes, 10. Visible damage in the building if any. 11. Common facilities viz, lift, water pump, lights, security systems , etc. 12. System of air- conditioning, 13. Provision for fire fighting, copies of plans and elevations of the building to be include.	R.C.C. Local Building Materials as per Govt. Good 11 Years 60Years Good Yes No Yes Yes No Not Available
Environmental Factors 1. Use of enviornment friendly building materials, green building techniques if any. 2. Provision for rain water harvesting, 3. Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of incdustries, heavy traffic, etc.	Local Building Materials used No No
Architectural and aesthetic quality Descriptive account on whether the building is modern, old fashioned ,etc. if plain looking or with decorative elements, heritage value applicable, presence of landscape elements.	Normal



Valuation

Here, the procedure adopted for arriving at the valuation has to be highlighted.
The valuer should consider all the three generic approaches of property valuation and state explicitly the reasons for adoption of/ rejection of a particular approach and the basis on which the final valuation judgement is arrived at.

A detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures, final valuation arrived at has to be presented here.

Land & Building Area Value

Annexure Attached

Annexure Attached

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the property in prevailing condition with aforesaid specifications is **Rs. 281,177,254 (Rupees Twenty eight crore Eleven Lac Seventy seven Thousand Two Hundred Fifty Four only)**. (Prevailing market rate along with details/reference of at least two latest deals/transactions with respect to adjacent properties in the areas. The reference should be of properties/plots of similar size/area and same use as the land being valued). The other details are as under.

- | | |
|--|-----------------|
| i. Date of purchase of immovable property: | N.A. |
| ii. Purchase Price of immovable property: | N.A. |
| iii. Book Value of immovable property: | N.A. |
| iv. Realizable Value of immovable property: (85%) | Rs. 239,000,666 |
| v. Distress Sale Value of immovable property: (80%) | Rs. 224,941,803 |
| vi. Guideline Value (value as per Circle Rates), if applicable, in the areas where immovable property as situated. | Rs. 130,309,288 |

Place:- Hardwar
Date:-25-09-2020.



Vinay Kumar
Er. VINAY KUMAR
A.M.I.E. (Civil), I.V. Eng. D.D.C. (Structure)
Regd. Engineer H.R.D.A.
V.K. ASSOCIATES, F-7 ALANKAR PALACE
SHOPPING COMPLEX, NEAR SHANKAR
ASHRAM, HARDWAR-241407
Signature
(Name and Official seal of the Approved Valuer)

- Enclosures:
- 1 Declaration from the valuer - appendix iv
 - 2 Model code of conduct for valuer - appendix v
 - 3 Photograph of owner with the property in the background
 - 4 Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg Google earth)/etc
 - 5 Layout plan of the area in which the property is located
 - 6 Building Plan
 - 7 Floor Plan
 - 8 Any other relevant documents/ extracts.

Attached
N.A.

Attached

Attached

N.A.

N.A.

N.A.

DECLARATION FROM VALUERS

APPENDIX - IV

I hereby declare that -

- a) The information furnished in my valuation report dated - **25-09-2020**. is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b) The Ownership Of Property Should be Verified By Legal Report of Advocate
- c) I have no direct or indirect interest in the property valued.
- d) I have personally inspected the property on **25-09-2020**. The work is not sub-contracted to any other valuer and carried out by myself.
- e) I have not been convicted of any offence and sentenced to a term of imprisonment.
- f) I have not been found guilty of misconduct in my professional capacity.
- g) I have read the Hand book on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- h) I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- i) I abide by the Model Code of Conduct for empanelment of valuer in the Bank .(Annexure-III A signed copy of same to be taken and kept along with this declaration)
- j) I am registered under Section 34 AB of the Wealth Tax Act , 1957.
- k) I am the prop writor/partner/authorized official of the firm/company , who is competent to sign this valuation report.
- l) Further ,I hereby provide the following information.

Particulars	Valuer Comment
Background information of the asset being valued.	Commercial Area (Hotel)
Purpose of valuation and appointing authority	For Bank Loan
Identity of the valuer and any other experts involved in the valuation.	Er.Vinay Kumar & No Expert Involved
Disclosure of valuer interest of conflict , if any	No
Date of appointment, valuation date and date of report	25-09-2020.
Inspections and /or investigations undertaken	25-09-2020.
Nature and sources of the information used or relied upon	Local Survey
Procedures adopted in carrying out the valuation and valuation standards followed	Land & Building
Restriction on use of the report ,if any	Only For Bank Purpose
Major factors that were taken into account during the valuation	No
Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer which shall not be for the purpose of limiting his responsibility for the valuation report.	No

Date:-25-09-2020.

Place:-Hardwar



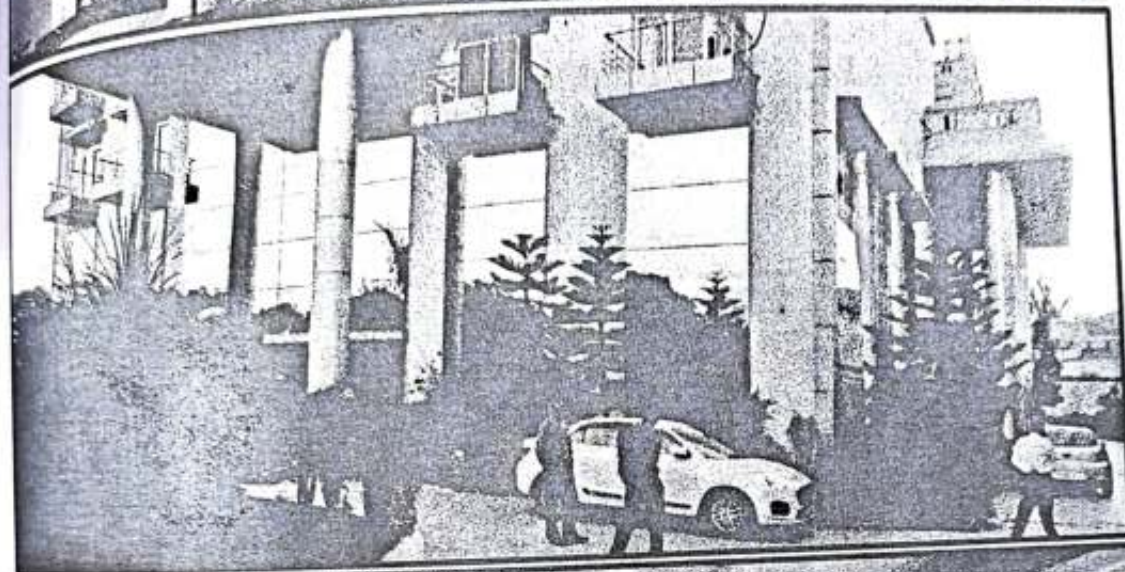
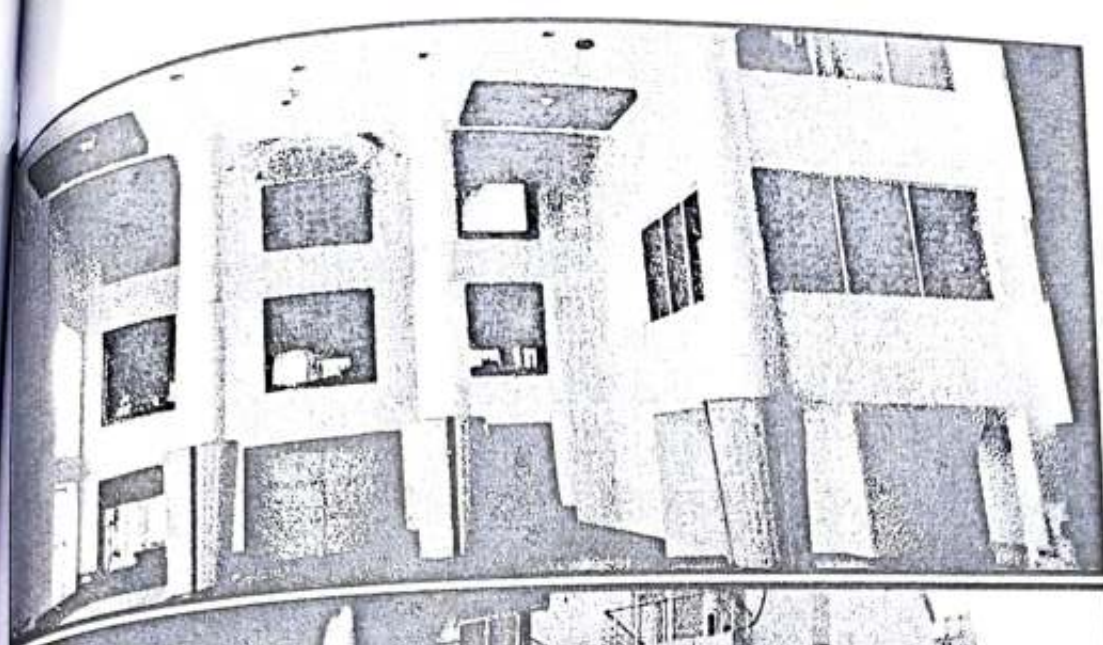
Er. VINAY KUMAR
A.M.I.E.(Civil) E.I.M.P.G.D.D.C.(Structure)
Redg Engineer H.R.D.A.
V.K. ASSOCIATES, F-7 ALANKAR PALACE
SHOPPING COMPLEX NEAR SHANKAR
ASHRAM HARDWAR, U.P. 249497

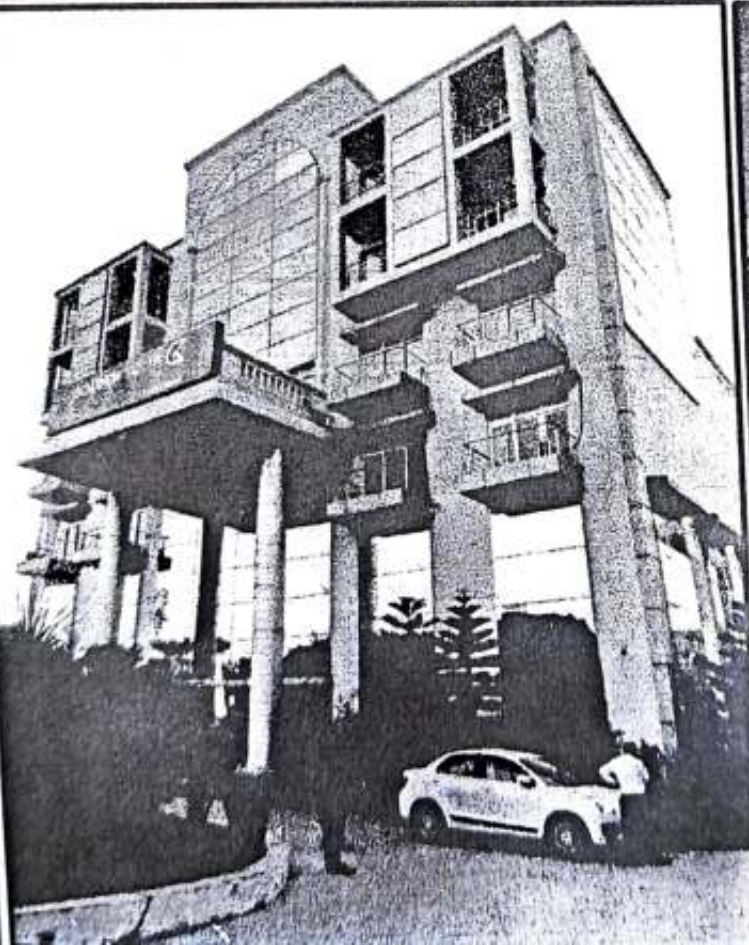
Signature

(Name of the Approved Valuer and Seal of the Firm / Company)

V.K.ASSOCIATES
 ion of Property (M/S Serjico And Medico Center Through Partner Sh. Anil Babbar S/O
 Late Sh. Chanan Dass Babbar)

[illegible]





29.998751, 78.190094



29°59'55.5"N 78°11'24.3"E

29.998751, 78.190094



Directions

Save

Nearby

Send to your
phone

Share

Haripur Kalan, Motichur Range, Uttarakhand
249411

X5XR+G2 Haridwar, Uttarakhand

Add a missing place

Add your business

Add a label

