

VALUATION REPORT

Subject : Valuation of property at		Country Inn Resorts, Rosemary Cottage Estate, Mussorie, Dehradun, Uttarakhand	
Ref. No. : _____/INDUS/ / / 200		DATED : 10/6/2019	
A General details			
1	Name of the customer	Oasis Commercial Private Limited	
2	Request received from	Rahul Rawat, Valuation Manager – Credit (Delhi-NCR, HR, PB, HP)IndusInd Bank Ltd., Unit No. 110, First Floor, Dilshad Garden Metro Station, Delhi – Pincode- 110095 Mob no. +919540115556, Email rahul.rawat@indusind.com	
3	Name of document holder (as per Sale deed)	DIAMOND RESORTS PVT LTD THROUGH ITS DIRECTOR SH. VIPUL AHUJA AS PER COPY OF SALE DEED & COPY OF APPROVED MAP IN NAME OF DIAMOND RESORTS PVT LTD.	
4	Property address (as per request)	Country Inn Resorts, Rosemary Cottage Estate, Mussorie, Dehradun, Uttarakhand	
5	Property address (on inspection)	COUNTRY INN & SUITES SITUATED AT ROSEMARY COTTAGE ESTATE, MUSSOORIE, DEHRADUN.	
6	Property address (as per docs)	ROSEMARY COTTAGE ESTATE, MUSSOORIE, DISTT-DEHRADUN.	
7	Landmark	OPPOSITE KAPOORTHALA PALACE	
8	Date of inspection	6-Jun-19	
B Surrounding locality details			
1	Ward no./ Municipal land no.	Serial no.4835 ,demand register no.4/ 1387/ 1200	
2	Vicinity	Commercial	
3	Classification of locality	Middle class	
4	Proximity to civic amenities	1 Nearest railway station : 40 Km 2 Nearest bus stop : 2 Km 3 Nearest hospital : 1 Km	
5	Condition of approach road	AVERAGE	
6	Plot demarked at site	YES	
7	Property identified through	THROUGH CUSTOMER INFORMATION & LANDMARK	
C Property details			
1	Description of property	COUNTRY INN & SUITES SITUATED AT ROSEMARY COTTAGE ESTATE, MUSSOORIE, DEHRADUN.	
2	Type of property	Commercial (Hotel)	
3	Type of usage of entire property	B'ment : NA GF : COMMERCIAL FF : COMMERCIAL SF : COMMERCIAL TF : COMMERCIAL 4th F : COMMERCIAL	
4	Accommodation details	GF : 1 RECEPTION + 1 RESTAURANT+ 1 BAKERY+2 KITCHEN+ 6 ROOM+ 6 TOI/ BATH+1 LIFT FF : 6 ROOM +1 BANQUET HALL+6 TOI/ BATH SF : 12 ROOM+ 1 BANQUET HALL+ 12 TOI/ BATH TF : 12 ROOM+ 1 BANQUET HALL+ 12 TOI/ BATH 4th F : 12 ROOM +12 TOI/ BATH	

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5	Additional amenities			Laundry			
6	Area of Property			64904.4 Sq. ft			
7	Carpet area (approx)			46800 Sq. ft			
8	Built up / saleable area			52000 Sq. ft			
9	Area of property (permitted as per approved plan/ building byelaws)			B'ment Sq. ft			
				GF 17276.81 Sq. ft			
				FF 15767.22 Sq. ft			
				SF 0 Sq. ft			
				Total 33044.03 Sq. ft			
10	Area as per sale agreement			NA Sq. yd			
11	Adherence to sanction plan			NO			
12	Deviation from sanction plan/ building byelaws (if any)						
	Floor	Actual area	%	Permissible area	%	Excess coverage	%
	BF	Sq. ft		Sq. ft			
	GF	17300 Sq. ft		17276.81 Sq. ft		0	0
	FF	16200 Sq. ft		15767.22 Sq. ft		0	0
	SF	8500 Sq. ft		0 Sq. ft			
	TF	6500 Sq. ft		0 Sq. ft			
	4TH F	3500 Sq. ft		0 Sq. ft			
13	Risk of demolition (valuers views) (Low/ High/ Medium)			Low			
14	Property currently occupied by (owner/ self/ tenant/ vacant)			Self & customers			
15	If self occupied, then since when			1993			
D Subject property details							
1	Land freehold or leasehold			freehold			
2	Approval for drawings from Mun.authorities/ occupation certificate. ULC clearance/ FSI available and balance for future use/ FSI from TDR			Approved drawing from MDDA (Mussoorie Dehradun Development Authority) in Year 1991.			
3	Name of the co-operative housing society:			NA			
4	Registration no. of society:			NA			
5	No. of shares held and certificate no.:			NA			
6	Outgoes per month :			NA			

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E	<u>Structural details</u>	
1	Type of structure	RCC & shed
2	No. of floors	G. FLOOR+4
3	No. of wings	NA
4	No. of flats on each floor	NA
5	No. of lifts in each wing	NA
6	Age of the property	Some portion 26 years old, some portion 23 years old
7	Estimated future life	54 years
	Quality of construction	
A	Exteriors	
1	Beam & column structure	RCC & shed
2	Appearance of the building	AVERAGE
3	Maintenance of the building	AVERAGE
4	Common areas remarks	Reception : YES
		Staircase : YES
		O/ h water tank : YES
		Sanitation : YES
B	Interiors	
1	Flooring	TILE/ ITALIAN MARBLE
2	Finishing	GOOD
3	Roofing & terracing	RCC , SHED
F	<u>Unit details</u>	
1	Situated on floor no.	G. FLOOR +4
2	Internal composition	ROOMS, KITCHEN, TOI/ BATH, RESTAURANT, BANQUET HALLS
3	Flooring	TILE
4	Quality of fittings	GOOD
5	Woodwork	GOOD

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G	Valuation	
1	Drawings and approvals	Approved drawing from MDDA (Mussoorie Dehradun Development Authority) in Year 1991.
2	Area considered for the purpose of valuation	7211.60 Sq. yd as per approved map
3	Age of the building & future life	Some portion 26 years old, some portion 23 years old 54 years
4	Present condition of property and structure	AVERAGE
6	Comments on specifications & amenities	Superior fittings & italian, wooden , tile flooring used.
7	Market rates of properties in the vicinity and surrounding area	25000-27000 Per sq. yd
8	Inquiries made from	Local people
9	Remarks (if any)	IN PROVIDED SALE DEED OF 2.66 ACRE IS PROVIDED WHILE MAP IS APPORVED FOR 1.49 ACRE ONLY.
10	Conclusion & valuation of the property	As per land & building method valuation comes out to be Rs.27,45,93,425.2 by considering Plot area & covered area given in provided approved map. Property is a hotel so valuation is also done by profit method and its comes out ot be Rs.28,44,84,455.6. In my opinion Value of property is Rs.28,44,84,455.6.

In view of the data available and basis for valuation, the valuation of the property under reference will as under :-

(I) <u>For land & building</u>					
A	<u>Land area</u>	<u>Rate adopted</u>		<u>Land value</u>	
	7211.6 Sq. yd	Rs.	26000 per sq.yd	Rs. 187501600	
B	<u>Built up area</u>	<u>Rate adopted</u>		<u>Less for repairs (if any)</u>	<u>Building value</u>
	25783.97 Sq. ft	Rs.	4000 per sq.ft	Rs. 29651565.5	Rs. 73484314.5
	7260.06 Sq. ft	Rs.	1100 per sq.ft	Rs. 2295993.975	Rs. 5690072.025
	Total Value of building				Rs. 79174386.53
	Add:- Amenties (@8%of Building Value)				Rs. 7917438.653
C	<u>Total value of property (A + B)</u>		Rs.	274593425.2	
(II) <u>For flat/shop/floor</u>					
	<u>Built up area</u>	<u>Rate adopted</u>		<u>Present value</u>	
	0 Sq. ft	Rs.		Rs.	
11	Construction estimate given by the customer		Nil		
12	Is the estimate given by the customer valid		NA		
13	Value of the property (i.e mortgage value) (as on date)		Rs. 274593425.2		
14	Forced/ distress sale value		Rs. 137296712.6		
15	Replacement value for insurance purposes		Rs. 73484314.5		

<u>As property is a hotel so valuation of property also done by Profit Method</u>			
	Particulars		Amount
	Revenue from Rooms	Rs.	56934677
	Revenue from F & B	Rs.	26940889
	Revenue from OOD	Rs.	783057
	Rentals & other Income	Rs.	685248
(A)	Total Revenue	Rs.	85343871
	Less:-		
	Room Expenses	Rs.	17179153
	F & B Expenses	Rs.	16397555
	OOD Expenses	Rs.	578407
(B)	Total Dept. Expenses	Rs.	34155115
	A & G	Rs.	8627741
	S & M	Rs.	4871365
	POME	Rs.	4029495
	Utilities	Rs.	8056554
(C)	Total Undistributed Expenses	Rs.	25585155
(D)	Total Expenses (B+C)	Rs.	59740270
(E)	Net Income (A-D)	Rs.	25603601
(F)	Value of Hotel		
	Net Income	Rs.	25603601
	Yield		9%
	Value	Rs.	284484455.6 (Net Income X 100/ 9)
	Total Value of property	Rs.	284484455.6

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VI) MARKETABILITY :

1	For sale	Good	Average	Poor	Other (remarks,if any)
2	For lease – estimated rental Income	Good	Average	Poor	Other (remarks,if any)
3	Volatility of property prices	High	Low	Medium	Constant N.A

VII) Disclosure Statement

1	Statements of facts are true and correct.
2	Limiting conditions have been disclosed.
3	We(valuer) have no interest (present or future) in the transaction or property.
4	Compensation is not contingent upon rendering a specified value.
5	We have complied with all of the real estate appraisal program requirements.
6	An inspection of the property was performed by our site engineer.
7	No support received.

VIII) Declaration

1	I have personally inspected the property on 6 JUNE 2019.
2	I have no direct or indirect interest in the property valued.
3	Information furnished in the report is true and correct to the best of my knowledge and belief.
4	Ownership papers/ sale deeds may please be verified at your end to ascertain the right title & areas.
5	Fair market value indicated in the report is an opinion of the value prevailing on the date of the said report and is based on market feedback on values of similar properties. Client is free to obtain other independent opinions on the same. Fair, market value of such properties/ localities may increase or decrease, depending on the future market conditions & scenarios. This report does not certify or confirm any ownership or title of the property that has been valued.
6	No structural survey was conducted by us.
7	Validity of this report is for 45 days from date.
8	Permissible area considered for valuation are as per byelaws

REMARKS: - IN PROVIDED SALE DEED LAND AREA 2.66 ACRE IS MENTIONED WHILE MAP IS APPORVED FOR 1.49 ACRE ONLY.IN PROVIDED APPROVED MAP SANCTION NO. IS NOT READABLE. AREA FOR VALUATION IS TAKEN FROM APPROVED MAP.KINDLY CONFIRM AREA & OWENRSHIP OF PROPERTY FROM LEGAL REPORT ALSO. PROPERTY SHOWN BY GOKUL NAUTIYAL MB.NO.7351001202 (HOTEL MANAGER) THROUGH MB.NO. 9826084820 DHIRENDRA BHARTIYA (PROVIDED CONTACT NO. AS PER FIRING).

Place : HARIDWAR

For SHILANYAS CONSULTANTS

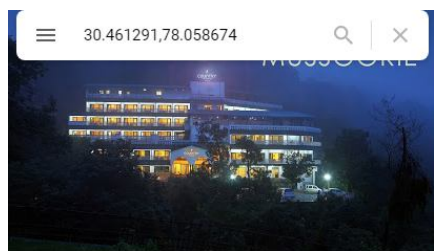
Date : 10/ 6/ 2019

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VALUATION REPORT















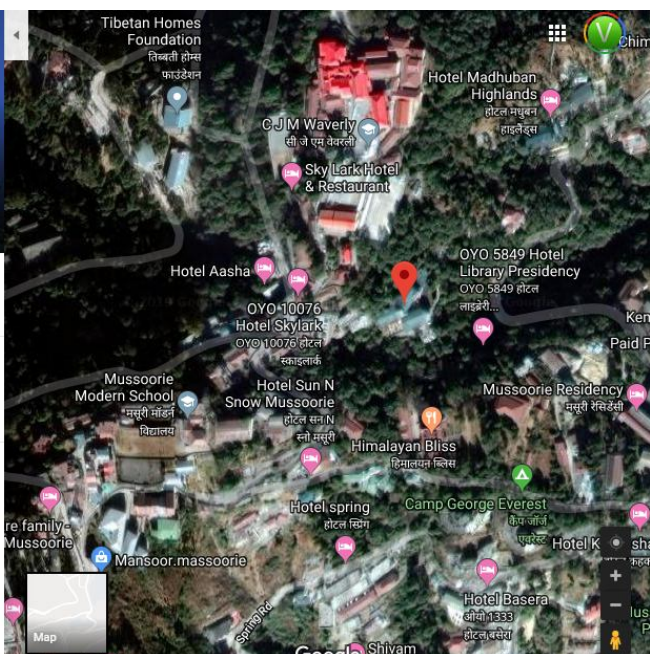


30°27'40.7"N 78°03'31.2"E

30.461291, 78.058674

-  Directions
-  Save
-  Nearby
-  Send to your phone
-  Share

-  Convent Road, Near Library Chowk, The Mall Road, Mussoorie, Uttarakhand 248179
-  F365+GF Mussoorie, Uttarakhand
-  Add a missing place
-  Add your business
-  Add a label



Name of Customer

: Oasis Commercial Private Limited

Address of Property

: Country Inn Resorts, Rosemary Cottage Estate, Mussoorie, Dehradun, Uttarakhand

For SHILANYAS CONSULTANTS

SHOP NO. 3, 2ND FLOOR, CITY COMPLEX,
CHANDRACHARYA CHOWK, HARIDWAR

Phone : 8171100644/ 9319023775

Fax :

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