

SHUNYA ABHIVYAKTI

ARCHITECTS, GOVT. REGISTERED VALUERS, URBAN DESIGNERS, INTERIOR DESIGNERS

VALUATION REPORT

Name & Address of Branch:

: Punjab National Bank,

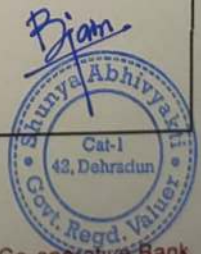
: Sastra Zonal Office, Dehradun

Name of Customer (s)/ Borrowal unit:

: M/s S.M. Hospitality Pvt. Ltd. Through its Director

: Sh. Sachin Upadhyay S/o Late Sh. P.D. Upadhyay

I. Introduction	
1	Name of Valuer : Vr. BHAVUK JAIN
2	Date of Inspection : 08-10-2022
	Date of Valuation Report : 17-10-2022
	Title Deed Number and Date : Sale Deed No. 12323 / 20-12-2006
	: Copy of Old Valuation report dated 13-12-2021 by Er. Yatendra Paliwal
3	Purpose of Valuation : To assess market value for Recovery of Bank Loan
4	Name of Property Owner's : M/s S.M. Hospitality Pvt. Ltd. Through its Director
	(Details of share of each owner in case of joint & Co-ownership) Sh. Sachin Upadhyay S/o Late Sh. P.D. Upadhyay
5	Name of Bank/FI as applicable : Punjab National Bank, Sastra Zonal Office, Dehradun
6	Name of the Developer of Property : Sh. Sachin Upadhyay
	(in case of developer built properties), Contact No. : Contact No.
7	Whether occupied by the owner / tenant? : Owner
	If occupied by tenant, since how long?
II. Physical Characteristics of the Asset	
1	Location of the Property in the city : Rajpur Road, Dehradun
	Plot No. / survey no. : Part of Property No. 111/2, Old No. 111 A
	Door No. : NA
	T.S. No. / Village : Rajpur Road, Dehradun
	Ward / Taluka : Dehradun
	Mandal / District : Dehradun
2	Nearby Landmark : Near Building of Jaippee Industry
3	Municipal Ward No. : Part of Property No. 111/2, Old No. 111 A
4	City / Town : Rajpur Road, Dehradun
	Residential Area : Mixed Area
	Commercial Area : --
	Industrial Area : --
5	Classification of the area : Middle Class
	i) High/Middle/Poor : Urban
	ii) Urban/Semi-urban/Rural : Nagar Nigam
6	Coming under Corporation limit/Village : Rajpur Road, Dehradun, Distt. Dehradun
	Panchayat/Municipality : 30° 20' 51"
7	Postal Address of the Property : 78° 03' 39"
8	Latitude, Longitude and Coordinates of the site
9 (i)	Area of the plot / land (As per deed) : 901.12 Sqm
(ii)	(As per Site) : 901.12 Sqm
(iii)	Extent of the site considered for valuation : 901.12 Sqm
10	Layout plan of the area in which the property is located
11	Development of surrounding areas : Sufficient
12	Details of roads abutting the property. : Road 11.12 M Wd



D:\SA\PNB\S.M. Hospitality Pvt. Ltd.

Valuer Approved By: UCO Bank, Punjab National Bank, Union Bank of India, Uttarakhand State Co-operative Bank

13	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	Mussoorie Dehradun Development Authority
14	In case it is an agricultural land, any conversion to house site plots is contemplated	:	Refer TIR
15 (a)	Boundaries of the Property		
i)	As Per Deed		As per Site
	North : Land of Others	:	Land of Others
	South : Partly 11.12 M Wd & Partly common are for use of purchase & Sh. Rajendra Nautiyal	:	Partly 11.12 M Wd Passage & Partly common are for use of purchase & Sh. Rajendra Nautiyal
	East : Property of Sh. V.K. Gupta	:	Property of Sh. V.K. Gupta
	West : Land of Others	:	Land of Others
ii)	Dimension of the Property		
	As Per Deed		As per Site
	North : 18.28 M + 15.24 M	:	18.28 M + 15.24 M
	South : 36.57 M	:	36.57 M
	East : 27.43 M	:	27.43 M
	West : 15.24 M	:	15.24 M
16	Description of adjoining property.	:	Commercial
17	Plot No. Survey No.	:	Part of Property No. 111/2, Old No. 111 A
	Ward/Village/Taluka	:	Rajpur Road, Dehradun, Distt. Dehradun
	Sub-Registry/Block	:	Dehradun
	District	:	Dehradun
	Type of Building (Residential / Commercial / Industrial)	:	Commercial
18	Details of the building / buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details full details of specifications to be appended along with building plans and elevations	:	Enclosed
19	Plinth Area, Carpet Area, and saleable area to be mentioned separately and clarified	:	Plinth Area = 1952.00 Sqm Carpet Area = 1659.20 Sqm Saleable Area = 1952.00 Sqm
20	Any Other aspect	:	
III.	Town Planning parameters		
1	Master Plan provision related to property in terms of land use.	:	Not available
2	Date of issue and validity of layout of approved map / plan	:	Map No. 522/S-5/2006, dated 15-10-2013
3	Approved map / plan issuing authority	:	Mussoorie Dehradun Development Authority
4	Whether genuineness or authenticity of approved map / plan is verified	:	Seems to be genuine
5	Any other comments by our empanelled valuers on authentic of approved plan	:	NIL
6	Planning area/zone	:	Commercial
7	Developmental controls	:	NIL
8	Zoning regulations	:	Not available
9	FAR-FLOOR Area Ratio/FSI-Floor Space Index permitted & consumed.	:	216, consumed
10	Ground coverage	:	50%

11	Transferability of development rights in any building by-laws provision as applicable to the property viz. setbacks, height restriction etc.	:	Permitted as per rule
12	Comment on the surrounding land uses and adjoining properties in terms of uses	:	Commercial
13	Comment on unauthorized construction, If any	:	Details not available
14	Comment on demolition proceedings if any	:	NIL
15	Comment on compounding/regularization proceedings	:	NIL
16	Comment of whether OC-Occupancy Certificate has been issued or not	:	Not available
17	Any other Aspect	:	NIL
IV. Legal Aspects and Document Details of the Property			
1	Ownership Documents	:	Sale Deed No. 12323 / 20-12-2006
i)	Sale Deed, Gift Deed, Lease Deed	:	Copy of Old Valuation report dated 13-12-2021 by Er. Yatendra Paliwal
ii)	TIR of the Property	:	NA
2	Name of the Owner's (In case of Joint or Co-ownership, whether the shares are undivided or not?)	:	M/s S.M. Hospitality Pvt. Ltd. Through its Director Sh. Sachin Upadhyay S/o Late Sh. P.D. Upadhyay
3	Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property.	:	Not known
4	Comment on whether the IP is independently accessible?	:	Yes
5	Title verification,	:	Not Available
6	Details of leases if any,	:	Not Available
7	Ordinary status of freehold or leasehold including restriction on transfer,	:	Freehold
8	Agreements of easements if any,	:	NIL
9	Notification for acquisition if any,	:	NIL
10	Notification for road widening if any,	:	No
11	Possibility of frequent flooding / sub-merging	:	No
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)	:	No
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.	:	No
14	Comment on transferability of the property ownership,	:	Permitted with in rule
15	Comment on existing mortgages/ charges/ encumbrances on the property if any	:	Not Known
16	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	:	Not Known
17	Building plan sanction, illegal constructions if any done without plan sanction / violations. sanction/violations	:	Details not available
18	Any Other aspect	:	NIL

19	Whether Property is Agricultural Land if yes, any conversion is contemplated	:	Refer TIR
20	Whether the property is SARFAESI Act Compliant	:	Refer TIR
V.	Economic Aspect		
1	Details of ground rent payable,	:	NIL
2	Details of monthly rents being received if any,	:	- do -
3	Taxes and other outgoings,	:	- do -
4	Property insurance,	:	- do -
5	Monthly maintenance charges,	:	- do -
6	Security charges, etc	:	- do -
7	Any other aspect	:	- do -
VI.	Socio-Cultural aspects		
1	Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums / squatter settlements nearby, etc. slums / squatter settlements nearby, etc.	:	Middle Class
VII.	Functional and Utilitarian Aspects of the Property		
1	Description of the functionality and utility of the assets (property) in terms of :	:	
	a) Space allocation	:	Sufficient
	b) Storage Spaces	:	Sufficient
	c) Utility spaces provided with in the building	:	Yes
	d) Car Parking facility	:	Yes
	e) Balconies, etc.	:	Yes
	f) Any other Aspects	:	Not Available
VIII.	Infrastructure Availability		
1	Description of aqua infrastructure availability in terms of	:	Yes
	a) Water supply	:	Soak Pit
	b) Sewerage/sanitation System Underground or Open	:	
	c) Storm water drainage	:	NA
2	Description of other physical infrastructure facilities viz.	:	Yes
	a) Solid waste management	:	Yes
	b) Electricity	:	Yes
	c) Road & Public Transport Connectivity	:	
	d) Availability facility in terms of parks and open space	:	Not available
3	Social infrastructure in terms of	:	02 Km
	a) School	:	02 Km
	b) Medical Facilities	:	Nil
	c) Recreational facility in terms of parks and open space	:	

IX. Marketability of the Property		
1	Analysis of the market for the property in terms of	:
	a) Locational attribute	: 30° 20' 51" N, 78° 03' 39" E
	b) Scarcity	: Land is available
	c) Demand and supply of the kind of subject property	: Average
	d) Comparable sale prices of Land in the locality,	: Rs. 70000 - 75000 /- per Sqm.
X. Engineering and Technology Aspects		
	Type of Construction	: B Class
1	Material & technology used	: RCC Framed & Precoated Shed
2	Specifications, Year of Construction	: 2017
3	Maintenance issues,	
4	Age of the buildings	: 5 Year
5	Total life of the building,	: 65 Year
6	Extent of deterioration	: NIL
7	Structural safety	: Sound Safety
8	Protection against natural disaster viz. earthquakes,	: Provided as per rule
9	Common facilities viz. lift, water pump, lights, security systems, etc.,	: Not available
10	Visible damages in the building	: Nil
11	System of air-conditioning	: Not applicable
12	Provision of firefighting	: Not applicable
13	Copies of the plan and elevation of the building to be included	: Not available
XI. Environmental Friendly (Factors)		
1	Use of environment friendly building materials, Green Building techniques if any	: NA
2	Provision of rain water harvesting	: NA
3	Use of solar heating and lightening systems, etc.	: No
4	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	: No
XII. Architectural and Aesthetic Quality of the Property		
a)	Descriptive account on whether the building is modern, old fashioned. Etc, Plain looking or with decorative elements, Heritage value if applicable, presence of landscape elements etc.	: Conventional
		: Not applicable
XIII. In case of valuation of industrial property		
1	Proximity to residential areas	: Not applicable
2	Availability of public transport facilities	: Not applicable
XIV. Valuation		
1	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	: Since comparable sales are not available cost of reproduction of similar property has been considered.

	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.	:	
2	Prevailing Market Rate / Price trend of the Property in the locality/city.	: Rs. 70000 - 75000 /- per Sqm. : Rs. 70000.00 Per Sqm	
3	Guideline Rate obtained from Registrar's office/State Govt. Gazette/Income Tax Notification.	: Circle Rate of Residential : Rs. 28000.00 Per Sqm for Residential	
			Page No. 36 Sl. No. 9/1/01/06 dated 13-01-2020
4	Summary of Valuation Guideline Value Guideline Value of Property Market Value of Property Hence, Market Value of Property a) Realizable Value b) Forced/Distress Sale value.	: Rs. 48205360.00 : Rs. 77400000.00 : Rs. 77400000.00 : Rs. 65790000.00 : Rs. 61920000.00	
5	a). In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given. b). Details of last two transactions in the locality/area to be provided, if available.	: Demand is more : Not Available	

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is **Rs. 77400000.00 (Rupees Seven Crore Seventy Four Lakh 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 | : 20-12-06 |
| ii. | Purchase Price of immovable property | : Details not available |
| iii. | Book value of immovable property | : Rs. 48205360.00 |
| iv. | Realizable Value of immovable property | : Rs. 65790000.00 |
| v. | Distress Sale Value of immovable property | : Rs. 61920000.00 |
| vi. | Guideline Value (value as per Circle Rates), if applicable, in the area where Immovable property is situated. | : Rs. 48205360.00 |

(Vr. BHAVUK JAIN)

Signature

(Name of the Approved Valuer and

Seal of the Firm / Company)

Place :- Haridwar

Date :- 17-10-2022

D/SA/PNB/S.M. Hospitality Pvt. Ltd.



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 :	:	Enclosed
4	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg Google earth)/etc	:	Yes
5	Layout plan of the area in which the property is	:	Enclosed
6	Building plan	:	Yes
7	Floor plan	:	Yes
8	Any other relevant documents/extracts	:	Copy of Circle Rate

DECLARATION FROM VALUERS

I hereby declare that :-

- a. The information furnished in my valuation report dated **17-10-2022** 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. I have no direct or indirect interest in the property valued;
- c. I have personally inspected the property on **08-10-2022** The work is not sub-contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook 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.
- g. 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" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. 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).
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the proprietor of the firm, who is competent to sign this valuation report.

(Vr. BHAVUK JAIN)

Signature

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



Place :- Haridwar

Date :- 17-10-2022

D:\SA\PNB\S.M. Hospitality Pvt. Ltd.

Further, I hereby provide the following information.

Sl. No.	Particulars	Valuer Comment
1	Background information of the asset being valued	Not available
2	Purpose of valuation and appointing authority.	Recovery of Bank Loan, Punjab National Bank, Sastra Zonal Office, Dehradun
3	Identity of the valuer and any other experts involved in the valuation	Only valuer
4	Disclosure of valuer interest or conflict, if any	NIL
5	Date of appointment, valuation date and date of report	07-10-2022, 17-10-2022
6	Inspections and/or investigations undertaken.	08-10-2022
7	Nature and sources of the information used or relied upon	Local survey
8	Procedures adopted in carrying out the valuation and valuation standards followed.	Local survey
9	Restrictions on use of the report, if any.	Other than Bank loan from Punjab National Bank
10	Major factors that were taken into account during the valuation.	Market value
11	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.	1) Valuation has been carried out for Bank Loan
12	I have inspected the subjected property on 08-10-2022 in presence of Sh. Sachin Upadhyay. Aadhar No. 3123 0630 1413	
13	Quarries if any will be entertain within ten days of sanctioned of loan.	

Place :- Haridwar

Date :- 17-10-2022

(Vr. BHAVUK JAIN)

Signature

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



MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness

- 1 A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
- 2 A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
- 3 A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
- 4 A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
- 5 A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

- 6 A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
- 7 A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
- 8 A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/ guidelines and techniques.
- 9 In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
- 10 A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
- 11 A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

- 12 A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
- 13 A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
- 14 A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
- 15 A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
- 16 A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.



- 17 A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
- 18 As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
- 19 In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

- 20 A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

- 21 A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
- 22 A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
- 23 A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
- 24 A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality.

- 25 A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
- 26 A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

- 27 A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
- 28 A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

- 29 A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
- 30 A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.







Miscellaneous

- 31 A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
- 32 A valuer shall follow this code as amended or revised from time to time.

Place :- Haridwar

Date :- 17-10-2022

Photographs & Location Map:-

(Vr. BHAVUK JAIN)
Signature

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



Annexure-I

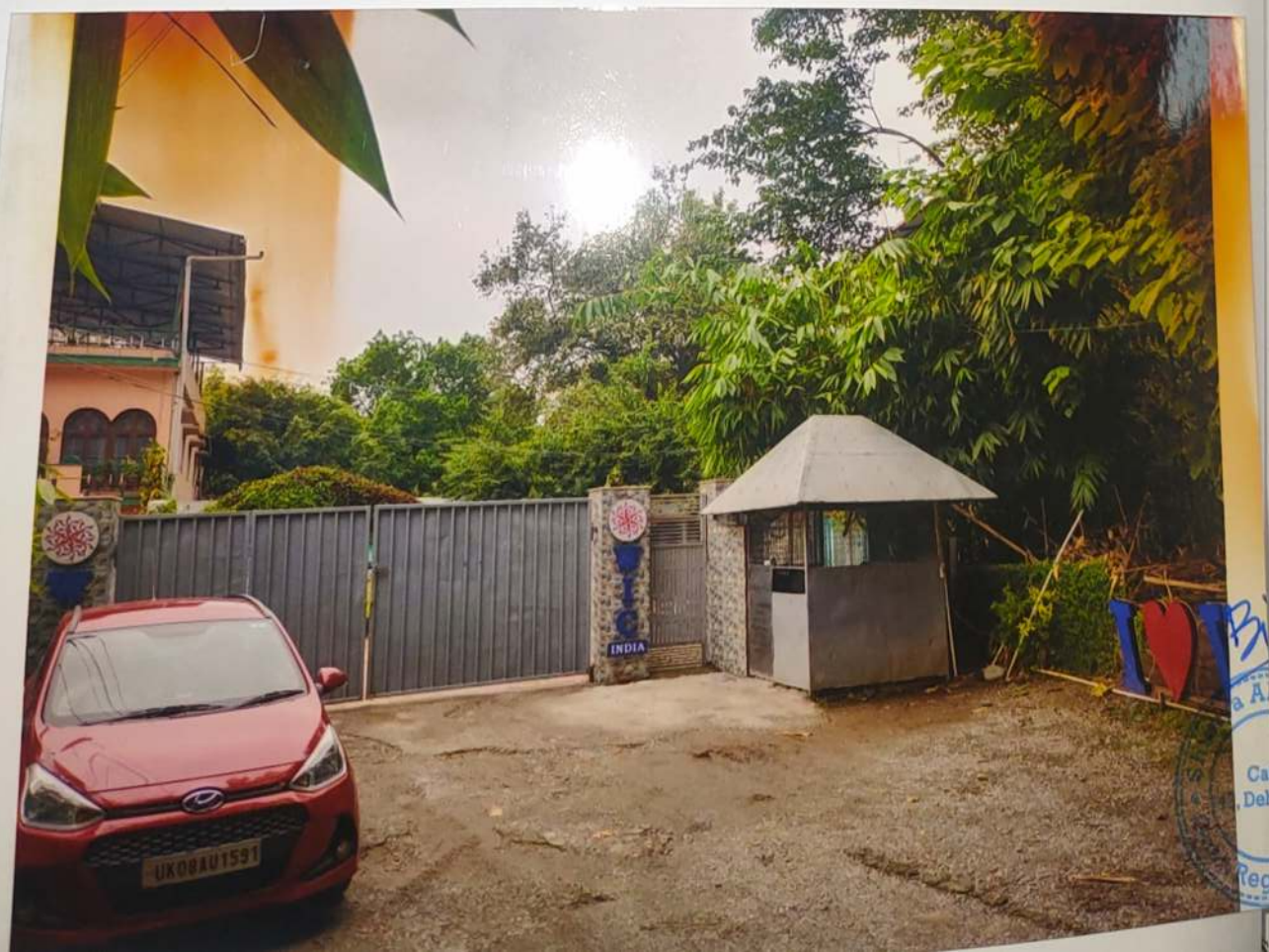
Annexure-I

Valuation (mention the Valuation as per Government Approved Rates also)							
Land Area (In Sqm)			Government Approved Rates (In Sqm)			Total Value	
901.12			28000.00 Per Sqm for Residential			25231360.00	
Page No. 36 Sl. No. 9/I/01/06 dated 13-01-2020							
25231360.00							
Covered Area (In Sqm)			Roof . Ht M.	Age of Building Years	Government Approved Rates (In Sqm)	Replacement cost	Total Value Dep 1.0% Net Value
1	Basement	152.00	3.0	0	12000.00	1824000.00	0.00 1824000.00
2	Ground Floor	450.00	3.0	0	12000.00	5400000.00	0.00 5400000.00
3	First Floor	450.00	3.0	0	12000.00	5400000.00	0.00 5400000.00
4	Second Floor	450.00	3.0	0	12000.00	5400000.00	0.00 5400000.00
5	Third Floor	450.00	3.0	0	11000.00	4950000.00	0.00 4950000.00
Guideline Value of Building Total							22974000.00
Guideline Value (Land + Building) Grand Total							48205360.00
Valuation of Land (Market Rates)							
Land Area (In Sqm)			Market Rate (In Sqm)			Total Value	
901.12			70000.00			63078400.00	
Total						63078400.00	
Valuation of Covered Area (Market Rates)							
Covered Area (In Sqm)			Roof . Ht M.	Age of Building Years	Estimated Replacement Rates (In Sqm)	Replacement cost	Total Value Dep 2.0% Net Value
1	Basement	152.00	3.0	0	14000.00	2128000.00	0 2128000.00
2	Ground Floor	450.00	3.0	0	9000.00	4050000.00	0 4050000.00
3	First Floor	450.00	3.0	0	9000.00	4050000.00	0 4050000.00
4	Second Floor	450.00	3.0	0	9000.00	4050000.00	0 4050000.00
5	Third Floor	450.00	3.0	0	4000.00	1800000.00	0 1800000.00
Total			1952.00				1750000.00
Deduct for extra covered area						Total	77406400.00
						Say Grand Total	77400000.00
Fair Market Value							
In Words :- (Rupees Seven Crore Seventy Four Lakh Only)							
Realizable Value						Rs.	65790000.00
Forced/Distress Sale value.						Rs.	61920000.00

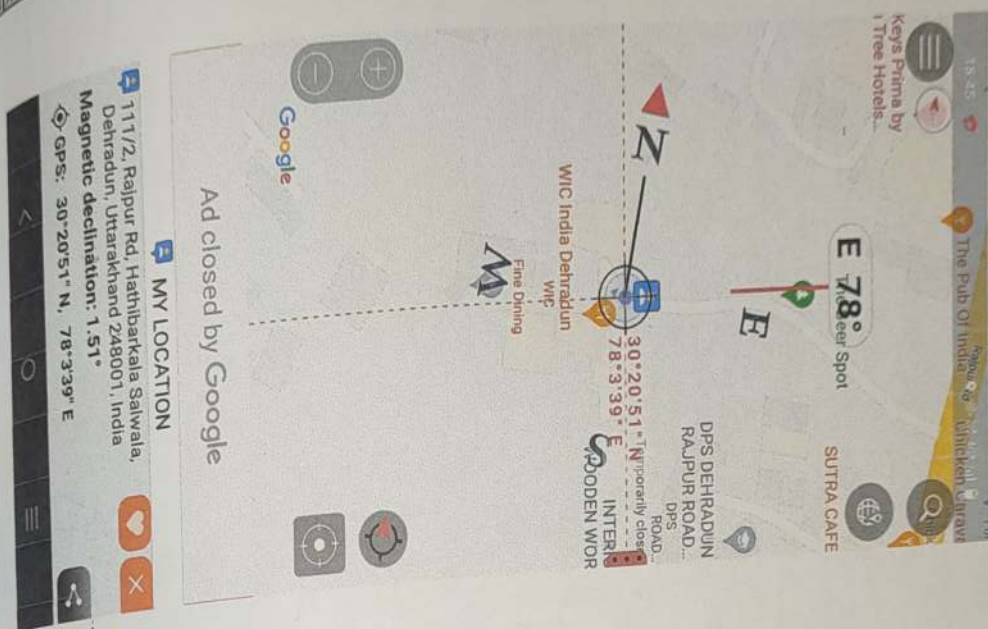
(Vr. BHAVUK JAIN)



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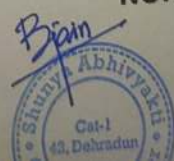


Photographs & Location Map:-

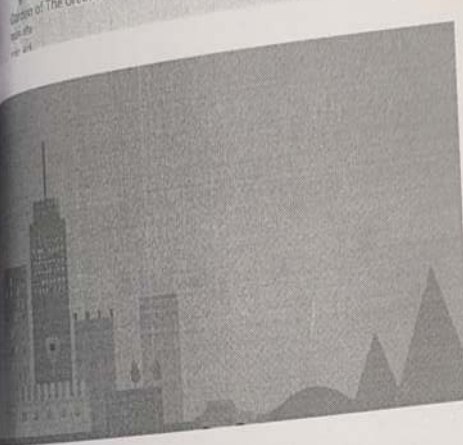
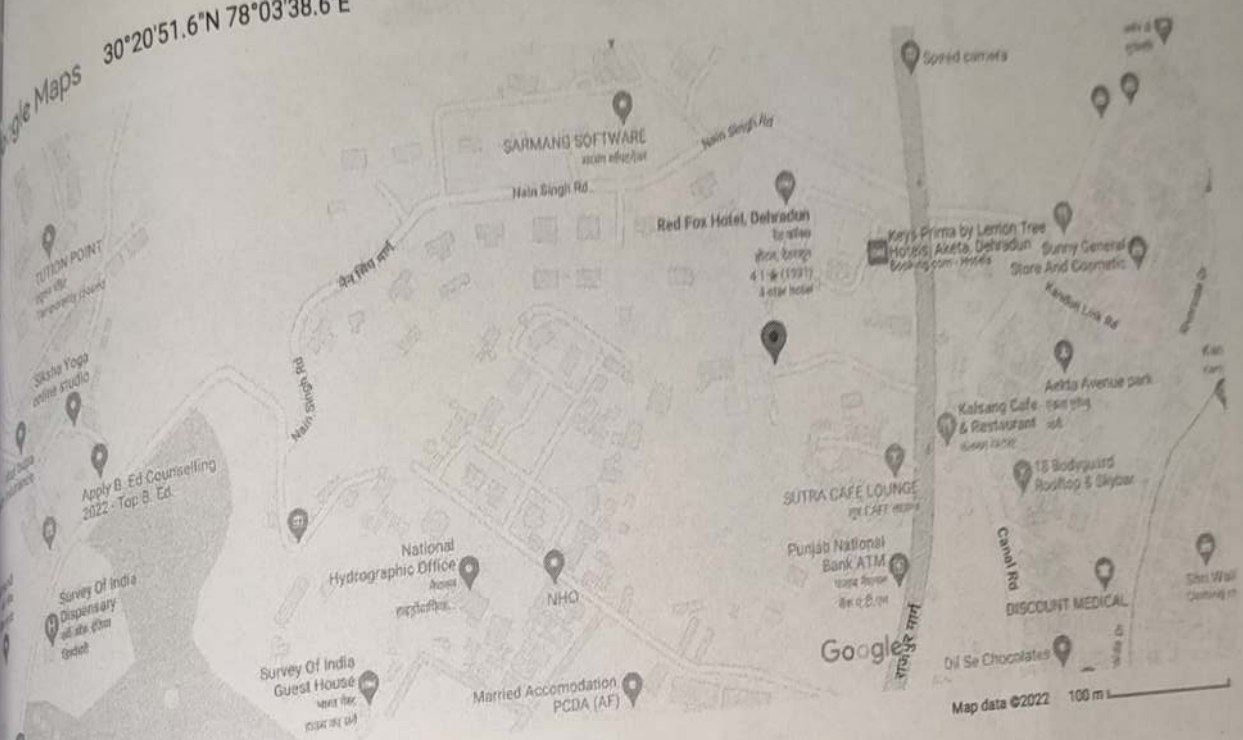


D. SAIPNB'S.M. Hospitality Pvt. Ltd.

KEY PLAN



Google Maps 30°20'51.6"N 78°03'38.6"E



30°20'51.6"N 78°03'38.6"E
30.347662, 78.060733

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

Hathibarkala Salwala, Dehradun, Uttarakhand
248001

83X6+379 Dehradun, Uttarakhand

SALE DEED
RELEVANT PARTICULARS

1. Consideration : Rs. 1,05,00,000.00
2. Market Value on which Stamp duty paid : Rs. 1,11,02,000.00
3. Stamp Duty : Rs. 11,10,200.00
4. Avas Vikas Duty : Included
5. Total Stamp Duty paid : Rs. 11,10,200.00
6. Main Locality : Within Nagar Nigam Limit
7. Locality : Rajpur Road, Dehradun
8. Particulars of the property : All that property forming part of 111/2 (Old No. 111-A), Rajpur Road, Dehradun total measuring 901 Sq. Mts. having covered area 445 Sq. Mts.
9. Kind of Property : Residential property
10. Circle rate : Rs.10,000/- per Sq. Mts.
11. Distance from main Road : That the property being sold is more than 50 Mts. away from Main Rajpur Road.
12. Name and Address of Sellers : (1) Shri Subhash Chander Verma son of Shri Kesar Dass, (2) Smt. Sangeeta Verma wife of Shri Subhash Chander Verma and (3) Shri Deepak Verma son of Shri Subhash Chander Verma all residents of 253/189, Dharampur, Haridwar Road, Dehradun through their attorney Shri Mukesh Joshi son of Shri J.M. Joshi resident of 76/9, Saket Colony, Lane No. 1, Rajpur Road, Dehradun
13. Name and Address of Purchaser : M/s S.M. HOSPITALITY PVT. LTD., a company registered under the Companies Act of 1956 having its registered office at National Capital, Delhi through its Director Shri Sachin Upadhyaya son of Late Shri P.D. Upadhyaya resident of 111/2, Rajpur Road, Dehradun
14. Number of Stamp sheets : 13 sheets

13 sheets



SALE DEED

This Deed of sale is made on this the 19th day of December, 2006 between (1) Shri Subhash Chander Verma son of Shri Kesar Dass, (2) Smt. Sangeeta Verma wife of Shri Subhash Chander Verma and (3) Shri Deepak Verma son of Shri Subhash Chander Verma all residents of 253/189, Dharampur, Haridwar Road, Dehradun through their attorney Shri Mukesh Joshi son of Shri J.M. Joshi resident of 76/9, Saket Colony, Lane No. 1, Rajpur Road, Dehradun hereinafter called as the "SELLERS" which expression shall unless the context or meaning be otherwise repugnant mean and include its legal representatives, executors, administrators, assigns) of the First Part.

AND

M/s S.M. HOSPITALITY PVT. LTD., a company registered under the Companies Act of 1956 having its registered office at National Capital, Delhi through its Director Shri Sachin Upadhyaya son of Late Shri P.D. Upadhyaya resident of 111/2, Rajpur Road, Dehradun hereinafter the "PURCHASER" (which expression shall unless the context or meaning thereof be otherwise repugnant mean and include its successors and assigns) of the Second Part.

Sachin Upadhyaya
(2) *[Signature]*

PROVIDED ALWAYS and it is hereby agreed that the terms SELLERS and PURCHASER wherever the context so require shall include their respective heirs, legal representatives and assigns.

WHEREAS the sellers had purchased the said property (morefully described in the schedule give at the foot of this deed) vide two different deed of sale dated 08.06.2005 (1) vide sale deed dated 08.06.2005 duly registered in the office of the Sub Registrar, Dehradun in Book No. I, Volume 1337 at page 883, Additional File Book No. I, Volume 1506 on pages 841/856 at Serial No. 4026 dated 10.06.2005 (later amended vide amendment deed No. 6342 dated 05.09.2005) and (1) vide sale deed dated 08.06.2005 duly registered in the office of the Sub Registrar, Dehradun in Book No. I, Volume 1337 at page 883, Additional File Book No. I, Volume 1506 on pages 825/840 at Serial No. 4025 dated 10.06.2005 (later amended vide amendment deed No. 6341 dated 05.09.2005). In this way the sellers became the abosolute owners of the property mentioned in schedule of this deed.

AND WHEREAS the sellers thereafter vide order dated 27.03.2006 - 606/506 have got a map sanctioned from the M.D.D.A., Dehradun.

AND WHEREAS the sellers executed general power of attorney dated 29.08.2006 in favour of Shri Mukesh Joshi duly registered in the office of the Sub Registrar, Dehradun in Book No. IV, Volume 109 at page 528, Additional File Book No. IV, Volume 204 on pages 561 to 574 at Serial No. 1192 dated 30.08.2006. The said power of attorney is still in full force and has not been revoked by the executant till today and Shri Mukesh Joshi has power to execute this deed.

AND WHEREAS the said property is free from all kinds of encumbrances, liens and charges. The Sellers have full right to sell the said property.

AND WHEREAS the purchaser had approached the sellers for buying the property described in schedule of this deed and the sellers had agreed to sell the same to purchaser which is free from all encumbrances for an amount of Rs. 1,05,00,000/- (Rupees One Crore Five Lacs only). Hence this deed of sale is being executed.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

That in pursuance of the said agreement and in consideration of the sum of Rs. 1,05,00,000/- (Rupees One Crore Five Lacs only) paid by the Purchaser to the Sellers in the following manner:-

- (a) Rs. 5,00,000/- in cash
- (b) Rs. 19,00,000/- vide cheque No. 006315 dated 10.08.2006 drawn on I.C.I.C.I. Bank Ltd., Dehradun
- (c) Rs. 15,00,000/- vide cheque No. 009801 dated 30.08.2006 drawn on I.C.I.C.I. Bank Ltd., Dehradun

- (d) Rs. 31,00,000/- vide cheque No. 009802 dated 30.08.2006 drawn on I.C.I.C.I. Bank Ltd., Dehradun
- (e) Rs. 35,00,000/- vide cheque No. 009804 dated 30.08.2006 drawn on I.C.I.C.I. Bank Ltd., Dehradun

the receipt and payment of which the Sellers do hereby acknowledge, and admit and of and from the same and every part thereof, do hereby acquit and release and forever discharge the seller, the Sellers do hereby GRANT, CONVEY, SELL, TRANSFER AND ASSURE unto the purchaser, its successors, assigns and administrators-in-interest the said Property more particularly described in the Schedule and all ways, paths, passages, easements, privileges, trees, appurtenances, whatsoever to the said property or in any way appertaining to the same and/or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed to be so held, used, occupied or enjoyed and all the estate, right, title, interest, claim and demands whatsoever both at law or in equity of the Sellers into or out of the said property, hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so to be UNTO AND TO THE use of the purchaser absolutely forever and absolutely free from all encumbrances, claims, SUBJECT HOWEVER to the payment of all rates, taxes, assessments, dues and duties chargeable upon the said property and payable to the Government or the Municipal Corporation of the City of Dehradun or any other authority in respect thereof and the Sellers do hereby covenant with the purchaser that notwithstanding any act, deed or thing by the Sellers done or executed or knowingly suffered to the contrary, the Sellers now have in themselves good right, full power and absolute authority to grant, convey, sell, transfer and assure the said property with the buildings hereby conveyed and assured or expressed and intended so to be unto and to the use of the purchaser in the manner aforesaid and that the purchaser shall and may at all times hereafter peacefully and quietly possess and enjoy the same and receive the rents and profits thereof without any lawful eviction, interruption, claim and demands whatsoever from or by the Sellers or by any other person or persons lawfully or equitably claiming by, from, under or in trust for the Sellers and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Sellers well and sufficiently saved, defended or kept harmless and indemnified, or from and against all estates, claims, charges, encumbrances whatsoever heretofore made, executed, occasioned or suffered by the Sellers or by any person or persons lawfully claiming or to claim by, from, under or in trust for them and the Sellers and all other persons claiming by from/ or under the Sellers shall and will from time to time and at all times hereinafter at the request of the purchaser execute, make or perfect or cause to be executed, made or perfected all such acts, deeds, things and assurances whatsoever for further and more perfectly assuring the said property and every part thereof UNTO AND TO THE USE of the Purchaser as shall or may be reasonably required.

AND THIS SALE DEED FURTHER WITNESSETH

1. That the Sellers have delivered actual physical vacant possession to the Purchaser of the said property hereby sold which shall here hereinafter be held and enjoyed and rents and profits received there from by the Purchaser without any interruption or disturbances by the Sellers or any other person claiming through or under the sellers.
2. That the Sellers will at the cost of the person requiring the same execute and do every such assurance or things necessary for the further or more perfectly assuring the said property to the purchaser its heirs or assignees as may be required.
3. That all the rights enjoyed by the Sellers regarding the said property hereby sold are being transferred to the purchaser.
4. That the interest hereby transferred subsists and the Sellers have power to sell the same.
5. That the said property hereby sold is free from all charges, claims, litigations, mortgages, court attachments, liens and encumbrances and acquisition etc.
- ~~6. That the said property hereby sold is free from all charges, claims, litigations, mortgages, court attachments, liens and encumbrances and acquisition etc.~~
~~and as such the purchaser has become sole and exclusive owner in possession of the said property and sellers have no right title or interest whatsoever in said property.~~
7. That all the bills and taxes levied on the property hereby sold upto the date of sale shall be paid by the Sellers and all taxes accruing subsequent to the date of execution of sale deed will be paid by the Purchaser.
8. That the Sellers further covenant to keep the purchaser indemnified in case the purchaser is deprived of the property hereby sold or any part thereof on account of any defect in the title of the sellers or for any other reason.
9. That the property being sold is more than 50 Mts. away from Main Rajpur Road.
10. That the said property is situated within the Nagar Nigam Limit of Dehradun.

[Signature]

[Signature]

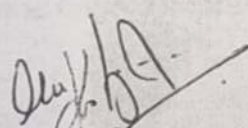
11. The area of property being sold is 901 Sq. Mts. and covered area is 445 Sq. Mts. As per circle rate the value of land comes to 901 Sq. Mts. x 10,000.00 = Rs. 90,10,000.00. The value of covered area comes to 445 x 4700 = Rs. 20,91,500.00. The total value of the property as per circle rate comes to Rs. 1,11,01,500.00 on which the stamp duty of Rs. 11,10,200.00 is being paid.
12. That the said property is under constructions. The total constructed area comprises of semifinished construction raised in form of columns and lintel having an area of approx. 445 Sq. Mts.

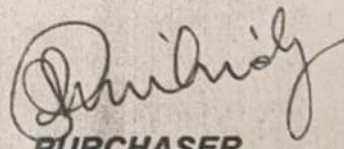
SCHEDULE OF PROPERTY

All that property forming part of 111/2 (Old No. 111-A), Rajpur Road, Dehradun total measuring 901 Sq. Mts. having covered area 445 Sq. Mts., morefully described in the annexed map, bounded and butted as under:-

North : Land of others, side measuring 128 ft.
South : Partly 36 ft. wide entrance and partly common area for use of purchaser and Shri Rajender Nautiyal, side measuring 120 ft.
East : Property of Shri V.K. Gupta, side measuring 90 ft.
West : Land of others, side measuring 50 ft.

In Witness whereof the Sellers and the Purchaser have put their signatures on this deed on the day month and year herein above written.


SELLERS
Through Attorney


PURCHASER

In Compliance of Section 32A of the Registration Act 1908
Name of the sellers:- (1) Shri Subhash Chander Verma son of Shri Kesar Dass, (2) Smt. Sangeeta Verma wife of Shri Subhash Chander Verma and (3) Shri Deepak Verma son of Shri Subhash Chander Verma all residents of 253/189, Dharampur, Haridwar Road, Dehradun through their attorney Shri Mukesh Joshi son of Shri J.M. Joshi resident of 76/9, Saket Colony, Lane No. 1, Rajpur Road, Dehradun

Left Hand fingers impression

Angusth

Tarjani

Madhyama

Anamika

Kanishthika



Right Hand fingers impression



Signature of Sellers
Through their attorney

Name of the purchaser:- M/s S.M. HOSPITALITY PVT. LTD., a company registered under the Companies Act of 1956 having its registered office at National Capital, Delhi through its Director Shri Sachin Upadhyaya son of Late Shri P.D. Upadhyaya resident of 11/12, Rajpur Road, Dehradun

Left Hand fingers impression



Right Hand fingers impression



Signature of Purchaser

WITNESSES:-

1. Sushil Kumar
2. S/o K.R. Rajput

Drafted by Mr. Yogesh Sethi, Advocate, Dehradun.
Typed in my office.

Yogesh Sethi
Advocate



क्रेता



गवाह



बही न. 1

जिल्द 1,337

पृष्ठ 2,100

ए.डी.फा.बुका 1

जिल्द 1758 ।

पृष्ठ 755 से 770

मे न.

12323

पर आज दिनांक 20/12/2006 में रजिस्ट्री की गई ।

Edw. R-N-Sauhar
उप निबन्धक सार 1 देहाइन

Captain G.
Captain

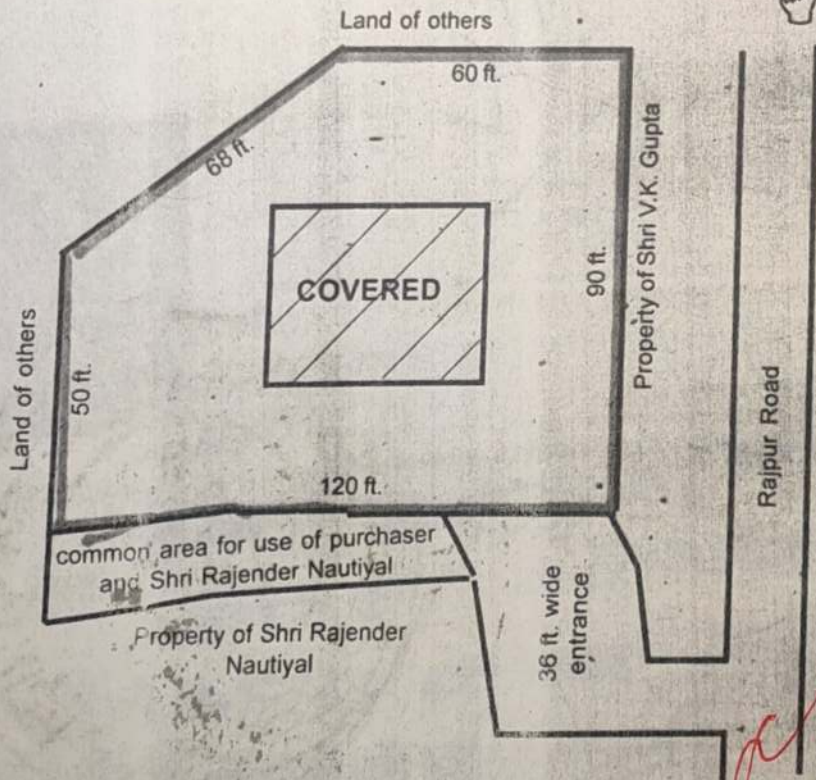
Amecan

SITE PLAN OF PROPERTY FORMING PART OF 111/2 (OLD NO. 111-A), RAJPUR ROAD, DEHRADUN TOTAL MEASURING 901 SQ. MTS. HAVING COVERED AREA 445 SQ. MTS.

SOLD BY : SHRI SUBHASH CHANDER VERMA AND OTHERS THROUGH THEIR ATTORNEY SHRI MUKESH JOSHI
SOLD TO : M/S S.M. HOSPITALITY PVT. LTD.

NOT TO SCALE

SOLD AREA SHOWN IN RED LINES



SELLERS.....
THROUGH THEIR ATTORNEY

PURCHASER.....

HOUSE OF Mr. GUPTA

522/S-5/2006 दिनांक 15-10-2013
वा. संख्या प्रशमित।

अभिजाति/पवित्र अनुसूचित
समूह/डी०डी०
वैद्यमान।

COMPOUNDING RESIDENTIAL
PROJECT BUILDING PLAN FOR
M/S S.M. HOSPITALITY PVT. LTD.
THROUGH IT'S DIRECTOR
MR. SACHIN UPADYAY, SITUATED AT
111/ 2 (OLD NO. 111-A), RAJPUR
ROAD, NEAR WIC INDIA, DEHRADUN.

AREA STATEMENT	SQMT.
TOTAL PLOT AREA	901.12
SANCTIONED BASEMENT (STORAGE)	154.35
COMP. IN F.S.B. BASEMENT (STORE)	0.58
COMP. IN R.S.B. BASEMENT (STORE)	31.02
COMP. IN S.S.B.-1 BASEMENT (STORE)	26.37
COMP. IN S.S.B.-2 BASEMENT (STORE)	90.83
TOTAL BASEMENT AREA (STORAGE)	303.15
50 % OF BASEMENT AREA (STORAGE)	151.58
EXISTING GROUND FLOOR	346.51
PERMISS. COMP. IN S.S.B. G/ FLOOR	26.37
PERMISS. COMP. IN R.S.B. G/ FLOOR	31.02
COMP. GROUND FLOOR IN F.S.B.	0.58
TOTAL GROUND FLOOR	404.48
EXISTING FIRST FLOOR	291.85
PERMISS. COMP. IN S.S.B. F/ FLOOR	26.37
PERMISS. COMP. IN R.S.B. F/ FLOOR	31.02
COMP. FIRST FLOOR IN F.S.B.	0.58
TOTAL FIRST FLOOR	349.82
EXISTING SECOND FLOOR	325.75
PERMISS. COMP. IN S.S.B. S/ FLOOR	26.37
PERMISS. COMP. IN R.S.B. G/ FLOOR	31.02
COMP. GROUND FLOOR IN F.S.B.	0.58
TOTAL SECOND FLOOR	383.72
TOTAL COVD. AREA	1289.60
GROUND COVERAGE(404.48-.58)/901.12	44.82 %
F.A.R. (1289.60-1.74)/901.12	1.43
TOTAL PROJECTION COMP.(28.81X3)	86.43
SCHEDULE 3	

SCHEDULE OF DOOR & WINDOW

DAM	2.50x2.10	WT	2.50x1.80
D1	1.00x2.10	W2	
D2	1.00x2.10		

सार माताजी
की हस्तलिखित
श्री. हस्तलिखित
महाराज माताजी
माता

FOR OFFICE USE

522/S-5/2006 दिनांक 15-10-2013
वाव संख्या प्रशमित।

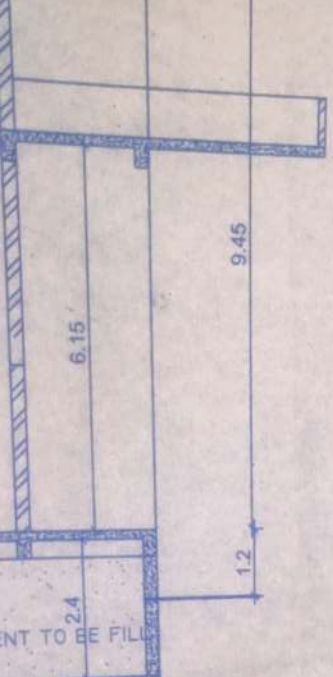
[Signature]
J. E. A. E. P.
महाराज माताजी

[Signature]
अभिषेक / सचिव अनुसूचित
एमडी 03/07/0
देहरादून।

COMPOUNDING RESIDENTIAL
PROJECT BUILDING PLAN FOR
M/S S.M. HOSPITALITY PVT. LTD.
THROUGH IT'S DIRECTOR
MR. SACHIN UPADYAY, SITUATED AT
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लाया जायगा। अन्यथा की। हस्त में
 वतः निरस्त किया जायगा। इस
 चित्र में प्रदर्शित लोडने वाले भाग में
 स्वेय लोड जायगा।



FOR OFFICE USE

522/S-5/2006 दिनांक 15-10-2013
 वाद संख्या प्रशमित।

[Signature]
 1.5 A.F. 111/2
 नो. 111/2 राजपुर

[Signature]
 अधिकारी/सचिव अनुसूचित
 एम.डी.डी.ओ.
 देहरादून।

COMPOUNDING RESIDENTIAL
 PROJECT BUILDING PLAN FOR
 M/S S.M. HOSPITALITY PVT. LTD.
 THROUGH IT'S DIRECTOR
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D2	1.00X2.10	W2	2.40X1.20
D3	0.80X2.10	W3	1.80X0.80
D4	0.75X2.10	V1	0.80X0.60

LEGEND