

## Er. SUDHIR KAPOOR

Govt. Approved Valuer & Civil Engineer, F.I.V. Address: -2 Keshav Road, First Floor Above  
Regn no: 33/2017-18 CCIT Dehradun Bandhan Bank, Kanwali Road, Dehradun, UK  
G.S.T. No. -05AMGPK0212J1ZJ Mob no. +91-7017769660, 8192949155,  
7060234646

E-mail id:- odch.pat@gmail.com

Dated:- 31/05/2024

### BILL

Valuation of property for:-

M/s ESS ELL Superbikes LLP

Owner(s):- Smt. Renu Batra W/o Shri Ravindra Kumar Batra, Shri Aashray Batra S/o Shri  
Narendra Batra & Shri Sparsh Vardhan Batra S/o Shri Surinder Kumar Batra

Market Value of the Property=Rs. 3.05 Crore

DESCRIPTION	VALUE	FEE APPLICABLE
Service Fee for Valuation of all that vacant piece of Land bearing Khata no. 1755 (Fasli Varsh 1416 to 1421), Khasra No. 412 Ka Min, Situated at Mauza Niranjapur, Pargana Pachwadoon, Tehsil & District Dehradun, Uttarakhand.	Professional fees for asset value upto Rs. 5 crore as per bank norms is 0.02% of the FMV of the asset valued with maximum fee of Rs. 10,000/-	Rs. 6,100/-
For SBI-SME Rajpur road branch, Dehradun, Uttarakhand.	Add 9% SGST Add 9% CGST	Rs. 549.00/- Rs. 549.00/-
	Grand Total Payable	Rs. 7,198.00/-

Total: Rupees Seven Thousand one hundred ninety eight only.



(Govt. Approved Valuer)

For Banking Transaction: SBI ACCOUNT NO: 30526261984, IFSC CODE-SBIN0003137  
BENEFICIARY NAME: MR. SUDHIR KAPOOR, SBI SAHARANPUR ROAD BRANCH, DEHRADUN U.K.

# Er. SUDHIR KAPOOR

Govt. Approved Valuer & Civil Engineer, F.I.V.  
Regn no: 33/2017-18 CCIT Dehradun  
IOV Regn No: F-28496

Address:-2 Keshav Road, First Floor Above  
Bandhan Bank, Kanwali Road, Dehradun, UK.  
Mob no. +91-7017769960, 8192949155,  
7060234646  
E-mail id:- odch.pat@gmail.com;

To, **REFERENCE NO:- M/SESSELLSUPERBIKESLLP/SBI-SME /31052024**  
State Bank of India  
SBI-SME Rajpur Road branch,  
Dehradun, Uttarakhand.

## VALUATION REPORT (IN RESPECT OF LAND/SITE & BUILDING)

I.	GENERAL	
1.	Purpose for which the valuation is made	To assess the present day fair Market worth of the said vacant piece of land already mortgaged with the bank
1 (a)	Name of the Borrower(s)	<b>M/s ESS ELL Superbikes LLP</b>
2.	a) Date of Inspection	: 31.05.2024
	b) Date on which Valuation is made	: 31.05.2024
3.	List of documents for perusal	
		Copy of Gift deed no. 4271 dated 12.04.2021
	i)	Copy of TIR issued by Shashi Yogeshwar advocate dated 03.06.2021
	ii)	Copy of old valuation issued by M.S. Negi & Associates dated 04.06.2021
4.	Name of the owner(s) and his/their address(es) with Phone No. (share detail of each owner in case of joint ownership)	: <b>1. Smt. Renu Batra W/o Shri Ravindra Kumar Batra</b> R/o 4, Curzon road, Dalanwala, Dehradun, Uttarakhand. <b>2. Shri Aashray Batra S/o Shri Narendra Batra</b> R/o House no. 20, Lane no. 2, Ashirwad Enclave, Ballupur Chowk, Dehradun, Uttarakhand <b>3. Shri Sparsh Vardhan Batra S/o Shri Surinder Kumar Batra</b> House no. 59, Old Rajpur



			Road, Dehradun, Uttarakhand.
5.	Brief description of the property (including leasehold/freehold etc)		: All that vacant piece of Land bearing Khata no. 1755 (Fasli Varsh 1416 to 1421), Khasra No. 412 Ka Min, Situated at Mauza Niranjanpur, Pargana Pachwadoon, Tehsil & District Dehradun, Uttarakhand.
	Location of the property		
	a)	Plot No./ Survey No.	: Land bearing Khata no. 01755 (Fasli Varsh 1416 to 1421), Khasra No. 412 Ka Min, Situated at Mauza Niranjanpur, Pargana Pachwadoon, Tehsil & District Dehradun, Uttarakhand.
	b)	Door No.	: Niranjanpur
	c)	T.S. No./ Village	: Dehradun
	e)	Mandal/District	: Chakki Tola, Opposite ITBP road, GMS road, Tehsil & District Dehradun, Uttarakhand
7.	Postal Address of the Property		: Dehradun
	City/Town		: N/A
	Residential Area		: Yes
	Commercial Area		: N/A
	Industrial Area		:
9.	Classification of the Area		: Middle
	i)	High/Middle/Poor	: Urban
	ii)	Urban/Semi Urban/Rural	:
10.	Coming under Corporation limit/ Village Panchayat/ Municipality		: Under Municipal Corporation Dehradun limits
11.	Whether covered under any Central/State Govt. enactments (eg. Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area		: Provisions of Urban Land Ceiling act are not applicable in the state of Uttarakhand
12.	In case it is an agricultural land, any conversion to house site plot is contemplated		: The said property is a vacant piece of land at site situated within Municipal Corporation Dehradun Limits
13.	Boundaries of the Property		: As per TIR dated 03.06.2021
	East		: Property of others
	West		: 20 feet wide passage
			: Property of others
			: Partly 20 feet wide road & partly property of others



	North	:	Property of Shri Himanshu Jain & Property of other	Land of others
	South	:	Property Smt. Sobha Yadav & Property of others	Property & land of others
14.1	Dimension of the site	:	As per TIR dated 03.06.2021 (A)	As per site (B)
	East	:	108 feet 6 inch	108 feet 6 inch
	West	:	20 feet	20 feet + 45 feet 11 inch + 46 feet
	North	:	73 feet 8 inch & 33 feet 6 inch	73 feet 8 inch + 33 feet 6 inch
	South	:	25 feet 9 inch & 78 feet 2 inch	25 feet 9 inch + 78 feet 2 inch
14.2	Latitude, Longitude & Coordinates of the site	:	30.304919 N 78.006107 E	
15.	Extent of the site	:	672.69 Sqmt	
16.	Extent of the site considered for Valuation (least of 14A & 14B)	:	672.69 Sqmt	
17.	Whether occupied by the owner/tenant? If occupied by tenant, since how long? Rent received per month	:	Owner	
II.	CHARACTERISTICS OF THE SITE			
1.	Classification of the locality	:	Developed Locality	
2.	Development of Surrounding Area	:	Surrounding area developed, approach road to the site is cement concrete, water supply & electrification available.	
3.	Possibility of frequent flooding/submerging	:	No	
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market, etc.	:	Yes within 2-3 km	
5.	Level of land with topographical conditions	:	Land is plain	
6.	Shape of land	:	Irregular	
7.	Type of use to which it can be put	:	Commercial	
8.	Any usage Restriction	:	Under MDDA jurisdiction	
9.	Is plot in town planning approved layout?	:	Yes	



10.	Corner plot or intermittent plot?	:	Intermittent
11.	Road Facilities	:	Yes
12.	Type of Road Available at present	:	Approach road to site is cement concrete road
13.	Width of the road-is it below 20 ft. or more than 20 feet	:	Above 20 Feet wide Road
14.	Is it land locked?	:	No
15.	Water potentiality	:	Yes
16.	Underground sewerage system	:	No
17.	Is power supply available at site?	:	Yes
18.	Advantage of the site		
	1.		Developed Locality
	2.		Accessibility
19.	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)		Not at Present day of Valuation
<b>PART-A (VALUATION OF LAND)</b>			
1.	Total extent of land		<b>672.69 Sqmt</b>
2.	Prevailing market rate		<b>Rs. 45,448/- per sqmt</b>
	Recent sale purchase transactions, if any		Recent sale purchase transactions in the area not available, however enquired about prevailing market rates in the vicinity on date 31.05.2024 for such type of land & the prevailing market rate is found to be around Rs. 38,000/- per Sqyd or Rs. 45,448/- per Sqmt & the same has been considered for valuation purpose
3.	Prevailing market rate available in major portals such as magic bricks.com, 99 acres.com, housing.com etc (Along with details/reference of at least two portals with respect to adjoining properties in the areas)	<div>Name of property portal</div> <div>99 acres .com</div> <div>Magic Bricks.com</div>	<div>Value of Property in Rs. Lacs</div> <div>Attached as Annexure-V</div> <div>Attached as Annexure-V</div>
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)		<b>Rs. 38,000/- per sqmt</b> Mentioned on Page No. 01, S.NO. 4D(1) Column No. 7 of circle rate list for Dehradun district dated





		16.02.2023 On Above appreciate 5% for approach road width Therefore <b>Rs. 39,900/- per sqmt</b> Value According to Circle Rate: $39,900 \times 672.69 = \text{Rs. } 2,68,40,331/-$
5.	Assessed/adopted rate of valuation	<b>Rs. 45,448/- per Sqmt</b> In clarification of variation between guideline & market rates it can be said that the guideline rates are generally determined with an analysis of longer period & are usually found on a very lower side vis-à-vis market rates because the market rates depend on many factors like geographic location of the property, pace of development, growth of business activities & demand of properties against the availability of plots also this particular property is within 350 meter aerial distance from main GMS road, Dehradun & therefore the market rate of <b>Rs. 38,000/- per Sqyd or Rs. 45,448/- per Sqmt</b> considered are appropriate in our opinion
6.	Estimated value of land	$45,448 \times 672.69 = \text{Rs. } 3,05,72,415/-$
<b>PART-B (VALUATION OF BUILDING)</b>		
1.	Technical Details of the building	
a)	Type of Building (Residential/Commercial/Industrial)	N/A
b)	Type of Construction(Load Bearing/RCC/Steel Framed)	N/A
c)	Year of Construction	N/A
d)	Stage of Construction (if under const.)	N/A
e)	No. of floors and height of each floor including basement, if any	N/A
f)	Plinth Area Floor wise	N/A
g)	Condition of the building i) Exterior-Excellent, Good, Normal, Poor	N/A



	ii)	Interior-Excellent, Good, Normal, Poor	
	h)	Date of issue and validity of layout of approved map/plan	N/A
	i)	Approved Map/Plan issuing authority	N/A
	j)	Whether genuineness or authenticity of approved map/plan is verified	N/A
	k)	Any other comment by our empanelledvaluers on authenticity of approved plan	N/A

**SPECIFICATIONS OF CONSTRUCTION (floor-wise) in respect of**

SNO.	DESCRIPTION	GROUND FLOOR	FIRST FLOOR
1.	Foundation	N/A	N/A
2.	Basement	N/A	N/A
3.	Superstructure	N/A	N/A
4.	Joinery/Doors & Windows	N/A	N/A
5.	RCC works	N/A	N/A
6.	Flooring	N/A	N/A
7.	Painting	N/A	N/A
8.	Special finish as marble, granite, wooden paneling, grills, etc.	N/A	N/A
9.	Roofing including weather proof course	N/A	N/A
10.	Drainage	N/A	N/A
2.	Compound Wall	N/A	N/A
	Type of Construction	N/A	N/A
3.	Electrical Installation	N/A	N/A
	Type of wiring	N/A	N/A
	Class of fittings (superior/ ordinary/ poor)	N/A	N/A
4.	Plumbing Installation		
	a) No. of closets and their type	N/A	N/A
	b) No. of wash basins	N/A	N/A
	c) No. of urinals	N/A	N/A
	d) No. of bath tubs	N/A	N/A
	e) Water meter, taps, etc.	N/A	N/A
	f) Any other fixtures	N/A	N/A

**DETAILS OF VALUATION**

Sno.	Particulars of item	Plinth area	Roof height	Age of	Estimate d	Replacem	Depreci ation	Net value after depreciation
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		(sqmt)		building (years)	replacement rate of construction (Rs. Per sqmt)	ent cost (Rs.)	(Rs.)	
1.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Total-N/A</b>								
<b>PART-C (Extra Items)</b>								
1.	Portico					N/A		N/A
2.	Ornamental front door					N/A		N/A
3.	Sit out/ Verandah with steel grills					N/A		N/A
4.	Overhead water tank					N/A		N/A
5.	Extra steel/collapsible gates					N/A		N/A
	<b>Total</b>					N/A		N/A
<b>Part D-(Amenities)</b>								
1.	Wardrobes					N/A		N/A
2.	Glazed tiles					N/A		N/A
3.	Extra sinks and bath tub					N/A		N/A
4.	Marble/ ceramic tiles flooring					N/A		N/A
5.	Interior decorations					N/A		N/A
6.	Architectural elevation works					N/A		N/A
7.	Paneling work					N/A		N/A
8.	Aluminum works					N/A		N/A
9.	Steel Railing					N/A		N/A
10.	False ceiling					N/A		N/A
	<b>Total</b>					N/A		N/A
<b>PART-E (Miscellaneous)</b>								
1.	Separate Toilet Room					N/A		N/A
2.	Separate Lumber Room					N/A		N/A
3.	Separate water tank/Sump					N/A		N/A
4.	Trees, gardening					N/A		N/A
	<b>Total</b>					N/A		N/A
<b>PART-F (Services)</b>								
1.	Water supply arrangements					N/A		N/A
2.	Drainage arrangements					N/A		N/A
3.	Compound Wall					N/A		N/A
4.	C.P. fittings, Sanitary ware etc.					N/A		N/A
5.	Pavement					N/A		N/A





<b>Total</b>		N/A	N/A
<b>Total Abstract of the entire property</b>			
Part-A	Land	:	Rs. 3,05,72,415/-
Part-B	Building	:	N/A
Part-C	Extra Items	:	N/A
Part-D	Amenities	:	N/A
Part-E	Miscellaneous	:	N/A
Part-F	Services	:	N/A
	Total	:	Rs. 3,05,72,415/-
	Say	:	Rs. 3.05 Crore

#### SUMMARY

VALUE OF THE ASSET	VALUE (IN LACS)
1. Fair Market Value	3.05 Crore
2. Realizable Value	2.59 Crore
3. Distress Value	2.29 Crore
4. Circle Value	2.68 Crore



## ANNEXURE-II

### PHOTOGRAPH OF THE PROPERTY





# ANNEXURE-III

## CIRCLE RATE

1

निबंधन उप जिला देहरादून  
प्रमुख मार्ग

क्रमांक	प्रमुख मार्ग/मोहल्लो/राजस्व ग्रामों की श्रेणी			प्रमुख मार्ग/मोहल्लो/राजस्व ग्रामों का नाम	वार्ड संख्या/नाम	अक्षय भूमि/सम्पत्ति की सामान्य दर रुपये प्रति वर्गमीटर		बहुमंजरीय आवासीय मकान में स्थित आवासीय	वाणिज्यिक मकान की दर (सुपर एरिया दर रु० प्रति वर्गमीटर)		नगर वाणिज्यिक निर्माण की दर (रु० प्रति वर्गमीटर)	
	0 से 50 मीटर तक	50 मीटर से अधिक व 350 मीटर तक	फ्लैट (सुपर एरिया दर रु० प्रति वर्ग मीटर)			दुकान/रेस्टोरेंट/कार्यालय	अन्य वाणिज्यिक प्रतिष्ठान	लिटल पोश	टीनपोश			
1	2	3	4	5	6	7	8	9	10	11	12	
1	A	1	राजपुर रोड पर घण्टाघर से आरटीओ कार्यालय तक	17/19-दुम्कुवाला/घण्टाघर-कालिका मंदिर	62000	50000	76000	165000	148000	12000	10000	
2	B	1	राजपुर रोड पर आरटीओ कार्यालय से नतूरी बईबास तक	7-छाछन	55000	42000	69000	145000	132000	12000	10000	
3	C	1	छकवाला रोड पर घण्टाघर से बिद्याल पुत-किशननगर चौक होते हुए कल्लुरा चौक तक	12-किशन नगर चौक	50000	40000	64000	132000	121000	12000	10000	
		2	घण्टाघर पर गौरी रोड से दाहिने ताल चौक-प्रिन्स चौक-तेलवे स्टेशन-तल्लोबा चौकी-छाछन बाजार होते हुए सलानपुर चौक तक	69/70-नौला लल्ली/तल्लोबा बाग	50000	40000	64000	132000	121000	12000	10000	
		3	घण्टाघर से तल्लोबा चौकी तक के मध्य स्थित फटन बाजार/घण्टाघर/पौनत नगड़ी/रहीनी गेट	19-घण्टाघर/कालिका मंदिर	50000	40000	64000	132000	121000	12000	10000	
		4	हस्तिार रोड पर प्रिन्स चौक से रिलिंग पुत तक	15/20-नेसकोरी/कल्लुरा	50000	40000	64000	132000	121000	12000	10000	
		5	इस्ट कैमल रोड	15/16/21-कल्लुरा/बकलतवाला/एनएचएच	50000	40000	64000	132000	121000	12000	10000	
		6	मुनाय रोड	15/21-एनएचएच/कल्लुरा	50000	40000	64000	132000	121000	12000	10000	
		7	सु कैमल रोड (कैमल रोड तक)		50000	40000	64000	132000	121000	12000	10000	
		8	राजपुर रोड पर नतूरी बईबास से राजपुर तक (सब मंदिर होते हुए)	4-राजपुर रोड	50000	40000	64000	132000	121000	12000	10000	
		9	छाछन रोड पर नतूरी बईबास से नतूरी चौक तक	4-राजपुर रोड	50000	40000	64000	132000	121000	12000	10000	
		10	हावबर्न रोड पर नतूरी बईबास चौक से कल्लुरा गेट तक	1/4-नतूरी/राजपुर रोड	50000	40000	64000	132000	121000	12000	10000	
4	D	1	वीरभद्रपुर रोड बल्लोवाला चौक से सैलावाला - ट्रीनगेट नगर होते हुए मोहबंवाला सहानपुर तक तथा सलाना	88-सैलावाला	45000	38000	59000	119000	110000	12000	10000	

(कृष्ण कुमार मिश्रा)  
अपर जिलाधिकारी (वित्त एवं राजस्व)  
देहरादून



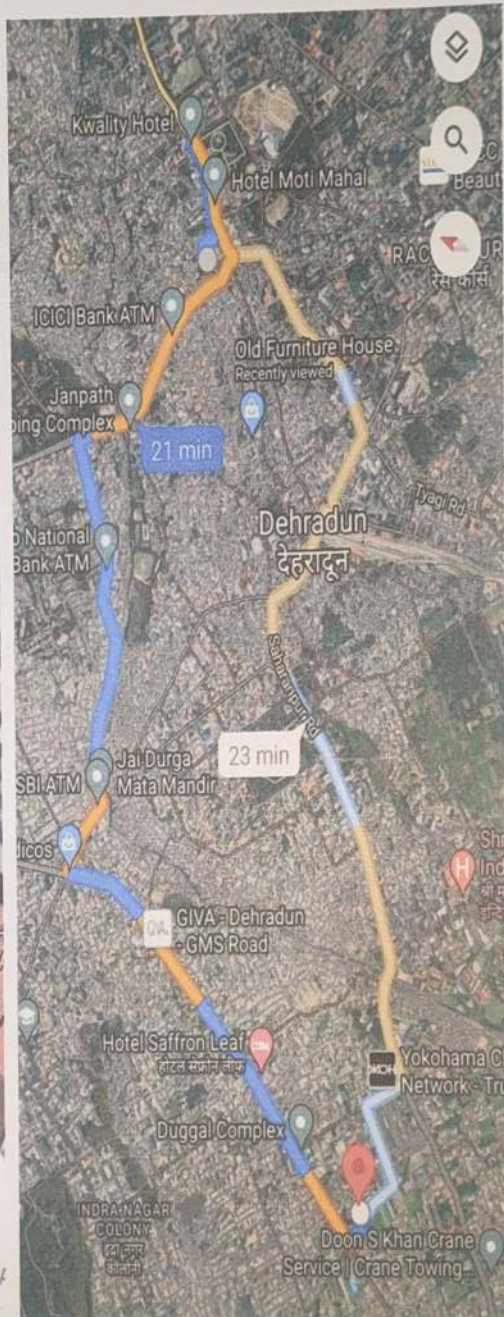
## ANNEXURE-IV

### GOOGLE EARTH LOCATION & KEY ROUTE MAP OF THE PROPERTY



30°18'17.7"N 78°00'22.0"E

Directions Save Share





## ANNEXURE-V

### Sale Instances from Atleast two Major Property Portals

www.99acres.com

www.Magicbricks.com

99acres



Compare



Get Instant Alerts for Properties similar to this

★★★★★ 10M Downloads

Get App

Filters

Sort

Owner

N

Know GMS Road with

Locality Insights >

11 results | Plots for Sale in GMS Road Dehradun



★ 2 people already contacted this week

ENGINEERS ENCLAVE

Resale

Residential land / Plot in GMS Road, Dehradun

₹6.1 Cr | ₹7,790 /sqft

7,830 sqft (727 sqm)

Ready To Move

Plot Area

Planning to purchase a plot in dehradun? This plot in ...

2mo ago  
Owner

View Number



Request Photos

₹1.84 Cr ₹7,208/sqft

View on Map

Plot For Sale in

General Mahadev Singh Road, Dehradun

EMI - ₹ 83k | Can I afford it?

+91-78XXXXXXX

Get Phone No.

Contact Agent



285 sqrd Area



MDDA approved



South-West Facing



4 Floors allowed



Resale

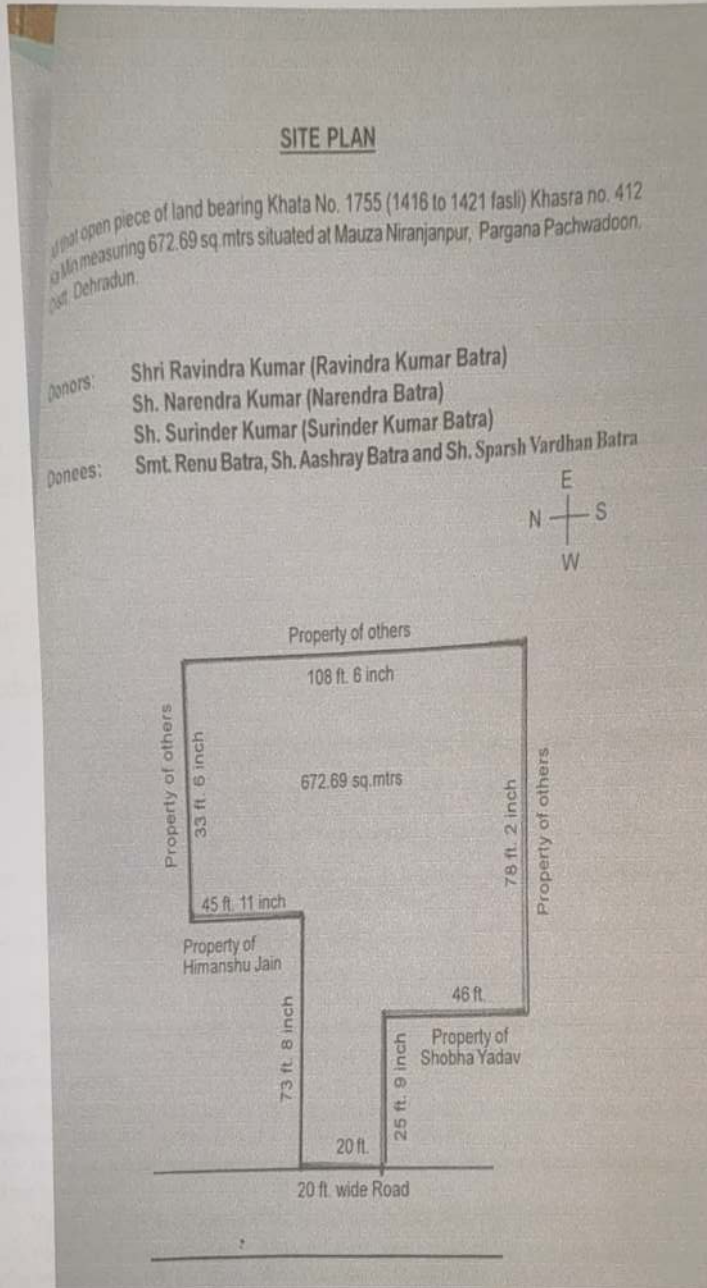


Freehold



## ANNEXURE-VI

### SCREENSHOT OF SITE PLAN





As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is Rs. 3.05 Crore (Rupees Three crore Five Lacs only). **The Realizable value of Rs. 2.59 Crore** (Rupees Two crore Fifty Nine Lacs only) and the distress value Rs. 2.29 Crore (Rupees Two crore Twenty Nine Lacs only.)



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

The undersigned has inspected the property detailed in the Valuation Report dated 31.05.2024 on 31.05.2024. We are satisfied that the fair and reasonable market value of the property is **Rs. 3,05,72,415/-**

Date: 31.05.2024

Place: Dehradun

Signature

(Name of the Branch Manager with Official seal)

#### ANNEXURE-VI

#### Format of undertaking to be submitted by Individuals/ proprietor/ partners/ directors DECLARATION- CUM- UNDERTAKING

I, SUDHIR KAPOOR Son of Shri S.P. Kapoor do hereby solemnly affirm and state that:

a. I am a citizen of India

b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me

c. The information furnished in my valuation report dated 31.05.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

d. I have personally inspected the property on 31.05.2024. The work is not subcontracted to any other valuer and carried out by myself.

e. Valuation report is submitted in the format as prescribed by the Bank.

f. I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.

g. I have not been removed/dismissed from service/employment earlier

h. I have not been convicted of any offence and sentenced to a term of imprisonment

i. I have not been found guilty of misconduct in professional capacity

j. I have not been declared to be unsound mind

k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;

