



# B CHANDRA & ASSOCIATES

VALUERS & ENGINEERS

1C/4, New Rohtak Road, New Delhi-110005

M.: 9013228800, 9716002233

9013225500, 8130123124

E-mail: bcvaluers@gmail.com

GSTIN : 07 AARPS6198L 1ZK

THE CHIEF MANAGER  
CENTRAL BANK OF INDIA  
KAROL BAGH BRANCH  
NEW DELHI

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

| I. GENERAL |  |   |
|------------|--|---|
| 1.         | Purpose for which the valuation is made  | FAIR MARKET VALUE   |
| 2.         | a) Date of inspection  | 17-10-2023  |
|            | b) Date on which the valuation is made   | 17-10-2023  |
| 3.         | List of documents produced for perusal   | 1) Copy of Perpetual Lease Deed<br>2) Copy of Sanctioned Plan issued vide file No. -F13 (111) 94/Bldg/Photocopy file, dated-07-07-2000 (earlier date 22-02-1996) issued by Delhi Development Authority. |
| 4.         | Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) | M/s Unison Hotels Pvt. Ltd.   |
| 5.         | Brief description of the property  | Six Storey 5- Star Hotel Building with 2 Basement Floors located at Nelson Mandela Road, Vasank Kunj, in name and style " Hotel The Grand" is being run by M/s Unison Hotels Pvt. Ltd.                  |
| 6.         | Location of property   |   |
|            | a) Plot No. / Survey No.   | Plot No. -2, " Hotel The Grand" Nelson Mandela Road, Vasank Kunj, Phase- II (West of JNU), New Delhi - 110070   |
|            | b) Door No.  |   |
|            | c) T.S. No. / Village  |   |
|            | d) Ward / Taluka   |   |
|            | e) Mandal / District   | New Delhi   |
| 7.         | Postal address of the property   | Plot No. -2, " Hotel The Grand" Nelson Mandela Road, Vasank Kunj, Phase- II (West of JNU), New Delhi - 110070   |
| 8.         | City / Town  |   |
|            | Residential Area   |   |
|            | Commercial Area  | Commercial Plot   |
|            | Industrial Area  |   |
|            | Classification of the area   |   |
|            | i) High / Middle / Poor  | Upper Middle Class  |
|            | ii) Urban / Semi Urban / Rural   | Urban   |
| 10         | Coming under Corporation limit / Village Panchayat / Municipality  | MCD   |





|                                       |   |  |
|---------------------------------------|---|--|
| 11                                    | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area. | No   |
| 12                                    | In case it is an agricultural land, any conversion to house site plots is contemplated  | NA   |
| 13                                    | Boundaries of the property  |  |
|                                       | North – West  | School of Planning & Architect / Service Road  |
|                                       | South- East   | Commercial Plot & Vacant Plot  |
|                                       | North -East   | Road   |
|                                       | South -West   | Vacant Land  |
|                                       | latitude  | 28.539304  |
|                                       | longitude   | 77.152302  |
| 14                                    | Dimensions of the site  | A b  |
|                                       |   | As per the Deed Actual   |
|                                       | North   | 40,000sqm. 40,000 sqm.   |
|                                       | South   |  |
|                                       | East  |  |
|                                       | West  |  |
| 15                                    | Extent of the site  | 40,000 sqm.  |
| 16                                    | Extent of the site considered for valuation (least of 14a & 14b)  | 40,000 sqm.  |
| 17                                    | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.  | Some portion of hotel is given on Lease/Tenanted<br>1. Hero Moto Corp. Ltd.<br>2. Secret Hospitality Pvt. Ltd.<br>3. Night Beat Hospitality Pvt. Ltd.<br>4. Legacy Hospitality Pvt. Ltd.<br>Details as per Annexure-A. |
| <b>II. CHARACTERSTICS OF THE SITE</b> |   |  |
| 1                                     | Classification of locality  | Upper Middle Class   |
| 2                                     | Development of surrounding areas  | Good   |
| 3                                     | Possibility of frequent flooding/ submerging  | No   |
| 4                                     | Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.   | All available at reasonable distance   |
| 5                                     | Level of land with topographical conditions   | Leveled  |
| 6                                     | Shape of land   | Regular  |
| 7                                     | Type of use to which it can be put  | Hotel  |
| 8                                     | Any usage restriction   | Hotel  |
| 9                                     | Is plot in town planning approved layout?   | Yes  |
| 10                                    | Corner plot or intermittent plot?   | Corner plot.   |
| 11                                    | Road facilities   | Available  |
| 12                                    | Type of road available at present   | Road   |



|   |  |   |
|---|--|---|
| 13                                      | Width of road – is it below 20 ft. or more than 20 ft.   | more than 20 ft.  |
| 14                                      | Is it a Land – Locked land?  | No  |
| 15                                      | Water potentiality   | Yes   |
| 16                                      | Underground sewerage system  | Yes   |
| 17                                      | Power supply is available in the site  | Yes   |
| 18                                      | Advantages of the site   |   |
|   | 1.   | Located in Prime area of Vasant Kunj / Vasant Vihar.  |
| 19                                      | General remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc | No  |
|   | 1.   |   |
| <b>Part – A (Valuation of land)</b>     |  |   |
| 1                                       | Size of plot   | 40,000 sqm.   |
|   | North & South  |   |
|   | East & West  |   |
| 2                                       | Total extent of the plot   |   |
| 3                                       | Prevailing market rate   | Rs. 7,00,000 to Rs. 10,00,000 / sqm   |
| 4                                       | Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)   | Category –C - Rs. 1,59,840/ sqm X 3 (for Commercial use ) = Rs. 4,79,520/ sqm.              |
| 5                                       | Assessed / adopted rate of valuation   | We have adopted Guidelines Rates for valuation to be on conservative side Rs.4,79,520 / sqm |
| 6                                       | Estimated value of land (40,000 sqm. X 4,79,520/ sqm.)   | Rs. 1918,08,00,000  |
| <b>Part – B (Valuation of Building)</b> |  |   |
| 1                                       | Technical details of the building  |   |
|   | a) Type of Building (Residential / Commercial / Industrial)  | Hotel Building  |
|   | b) Type of construction (Load bearing / RCC / Steel Framed)  | RCC Framed Structured Building  |
|   | c) Year of construction  | 2000 (23 years)   |





|     |  |   |
|-----|--|---|
| d)  | Number of floors and height of each floor including basement, if any | <p>Six Storey Hotel Building with 2 Basement Floor</p> <p><b>Lower Basement Floor</b> – Machine Room, Engineering Section, Offices, Hall, Car Parking &amp; Other Areas, Lifts, Passage etc.</p> <p><b>Upper Basement Floor</b>- Restaurants, Hall, Staff Cafeteria, Kitchen, Bakery, Laundry, Changing Rooms, Toilets, Offices, Car Parking&amp; Lifts, Stairs.</p> <p><b>Ground Floor Lower Level</b> (Partly double height ceiling areas) G.L. – Coffee Shop, Restaurants Bar, Banquet Hall, Ball Room, 4 Toilets &amp; Passages, Swimming Pool, Spa.</p> <p><b>Ground Floor/Upper Lobby Level</b> (Partly double height ceiling areas) L.L. – Reception Area, Entrance Lobby for setting, Restaurants, Offices/Rooms, Passages, Shopping Arcade, Stairs, Lifts, Visiting Rooms, &amp; 34 Rooms each with Toilets/Bath.</p> <p><b>Service Floor</b> – Varying ceiling heights, Offices, Stores, Passages, Lift for services.</p> <p><b>First Floor-2.L</b> – 33 Rooms each with Toilets/ Baths, Corridors, Service Room, Stairs &amp; Lifts</p> <p><b>Second Floor-3.L</b> – 88 Rooms each with Toilets/ Baths, Corridors, Service Room, Stairs &amp; Lifts</p> <p><b>Third Floor-4.L</b> – 84 Rooms each with Toilets/ Baths, Corridors, Service Room, Stairs &amp; Lifts</p> <p><b>Fourth Floor-5.L</b> – 85 Rooms each with Toilets/ Baths, Corridors, Service Room, Stairs &amp; Lifts</p> <p><b>Fifth Floor-6.L</b> – 55 Club Rooms each having Toilets/ Bath &amp; Lounge, Passage Corridors, Service Room, Stairs &amp; Lifts plus 11 Rooms/ Suites</p> <p><b>Terrace</b> – Lift Room, Mumty &amp; Ducts etc.</p> |
| e)  | Plinth area floor-wise   | 611548 sft ( 56835 sqm.)  |
| f)  | Condition of the building  |   |
| i)  | Exterior – Excellent, Good, Normal, Poor                             | Excellent   |
| ii) | Interior – Excellent, Good, Normal, Poor                             | Excellent   |

**SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF :-**

| S.No | Description   | All floors                      |
|------|---|---------------------------------|
| 1    | Foundation  | Raft Foundation                 |
| 2    | Basement  | Yes                             |
| 3    | Superstructure  | RCC Framed Structured Building  |
| 4    | Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber) | Wooden./Glass/ Al.              |
| 5    | RCC Works   | Yes                             |
| 6    | Plastering  | Yes                             |
| 7    | Flooring, Skirting, dadoing   | Italian Marble/ Vitrified Tiles |
| 8    | Special finish as marble, granite, wooden paneling, grills etc.   | Yes                             |
| 9    | Roofing including weather proof course  | Yes                             |



|    |  |                  |
|----|--|------------------|
| 10 | Drainage                                       | Yes              |
| 2  | Compound Wall                                  | Yes, As per site |
|    | Height   | Do               |
|    | Length   | Do               |
|    | Type of construction                           |                  |
| 3  | Electrical installation                        |                  |
|    | Type of wiring                                 | Conduit          |
|    | Class of fittings (superior / ordinary / poor) | Superior         |
|    | Number of light points                         | As per site      |
|    | Fan points                                     | --do--           |
|    | Spare plug points                              | --do--           |
|    | Any other item                                 |                  |
| 4  | Plumbing installation                          | As per site      |
|    | a) No. of water closets and their type         | --do--           |
|    | b) No. of wash basins                          | --do--           |
|    | c) No. of urinals                              | --do--           |
|    | d) No. of bath tubs                            | --do--           |
|    | e) Water meters, taps etc.                     | --do--           |
|    | f) Any other fixtures                          |                  |

#### DETAILS OF VALUATION

| S#              | Particulars of items | Plinth Area (sft.) | Roof height (Ft.) | Age of building | Estimated replacement rate of construction Rs. / sft. | Replacement cost Rs. | Depreciation Rs. | Net Value after depreciation Rs. |
|-----------------|----------------------|--------------------|-------------------|-----------------|---|----------------------|------------------|----------------------------------|
| As per Annexure |                      |                    |                   |                 |   |                      |                  |                                  |

Part – C (Extra Items)

(Amount in Rs.)

|   |                                      |                 |
|---|--------------------------------------|-----------------|
| 1 | Portico                              |                 |
| 2 | Ornamental front door                |                 |
| 3 | Sit out / Verandah with steel grills |                 |
| 4 | Overhead water tank                  |                 |
| 5 | Extra steel / collapsible gates      |                 |
|   | Total                                | As per Annexure |





## Part – D (Amenities)

(Amount in Rs.)

|    |                                 |                 |
|----|---------------------------------|-----------------|
| 1  | Wardrobes                       |                 |
| 2  | Glazed tiles                    |                 |
| 3  | Extra sinks and bath tub        |                 |
| 4  | Marble / ceramic tiles flooring |                 |
| 5  | Interior decorations            |                 |
| 6  | Architectural elevation works   |                 |
| 7  | Paneling works                  |                 |
| 8  | Aluminum works                  |                 |
| 9  | Aluminum hand rails             |                 |
| 10 | False ceiling                   |                 |
|    | Total                           | As per Annexure |

## Part – E (Miscellaneous)

(Amount in Rs.)

|   |                            |                 |
|---|----------------------------|-----------------|
| 1 | Separate toilet room       |                 |
| 2 | Separate lumber room       |                 |
| 3 | Separate water tank / sump |                 |
| 4 | Trees, gardening           |                 |
|   | Total                      | As per Annexure |

## Part – F (Services)

(Amount in Rs.)

|   |                              |                 |
|---|------------------------------|-----------------|
| 1 | Water supply arrangements    |                 |
| 2 | Drainage arrangements        |                 |
| 3 | Compound wall                |                 |
| 4 | C.B. deposits, fittings etc. |                 |
| 5 | Pavement                     |                 |
|   | Total                        | As per Annexure |

**TOTAL ABSTRACT OF THE ENTIRE PROPERTY**

|          |               |                    |
|----------|---------------|--------------------|
| Part – A | Land          | Rs. 1918,08,00,000 |
| Part – B | Building      | Rs. 208,81,55,884  |
| Part – C | Extra items   |                    |
| Part – D | Amenities     |                    |
| Part – E | Miscellaneous |                    |
| Part – F | Services      |                    |
|          | Total         | Rs. 2126,89,55,884 |
|          | Say           | Rs. 2126 Crore     |







**DECLARATION FROM VALUERS:**

I hereby declare that:

- a) The information furnished is my valuation dated 18-10-2023 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) We have personally inspected the property on 17-10-2023. The work is not sub-contracted to any other valuer. The Legal aspects were not considered in this valuation report.
- d) I have not been convicted of any offence and sentenced to a term of imprisonment: Both legal description and dimension are taken from sources thought to be authoritative.
- e) I have not been found guilty of misconduct in my professional capacity. Any discrepancy in this report if noticed shall be brought to our knowledge, prior to acceptance of this report.
- f) I have read the Handbook on Policy, Standards and Procedure for Real Estate Valuation, 2011 of the by 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 for the international valuation standards (IVS) and the report submitted to the Bank for the respective assets class is in conformity to the "standards" as enshrined for valuation is 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.
- i) I am registered under Section 34AB of the Wealth Tax Act, 1957.
- j) I am the Proprietor/Partner/authorized official of the firm/company, who is competent to sign this valuation report.
- k) Further, I hereby provide the following information.

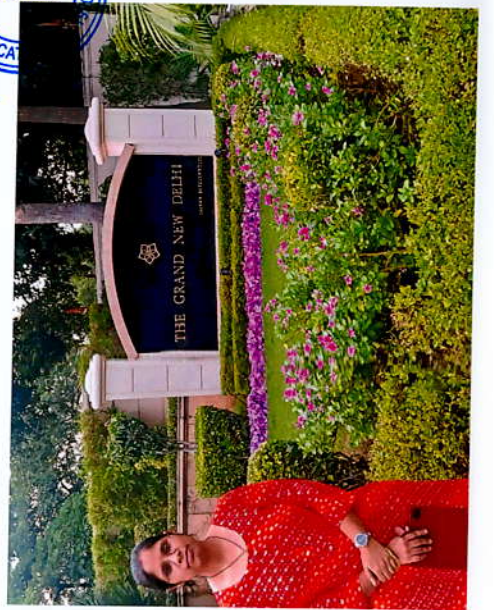
| S.NO | ENCLOSURES   |  |
|------|--|--|
| 1    | background information of the assets being valued  | 1) Copy of Perpetual Lease Deed 2) Copy of Sanctioned Plan issued vide file No. -F13 (111) 94/Bldg/Photocopy file, dated-07-07-2000 (earlier date 22-02-1996) issued by Delhi Development Authority. |
| 2    | Purpose of valuation and appointing authority  | For Bank purpose. Central Bank of India, Karol Bagh Branch, New Delhi  |
| 3    | Identity of the valuer and any other experts involved in the valuation;  | Bhupesh Chandra  |
| 4    | disclosure of valuer interest or conflict, if any;   | Nil  |
| 5    | date of appointment valuation date and date of report;   | 15-10-2023, 17-10-2023 and 18-10-2023  |
| 6    | inspections and/or investigations undertaken;  | Yes  |
| 7    | nature and sources of the information used or relied upon;   | Market Enquiries /Real Estate Agents   |
| 8    | Procedures adopted in carrying out the valuation and valuation standards followed;   | Land & Building Method   |
| 9    | restrictions on use of the report, if any;   | Only for Central Bank of India, Karol Bagh Branch, New Delhi   |
| 10   | major factors that were taken into accounts during the valuation;  | Location, Size, Shape, Orientation, Demand and Supply and Economic Factor  |
| 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 | Opinion without the presence of any bias, conflict of interest, coercion or undue influence of any party.  |

Place: New Delhi

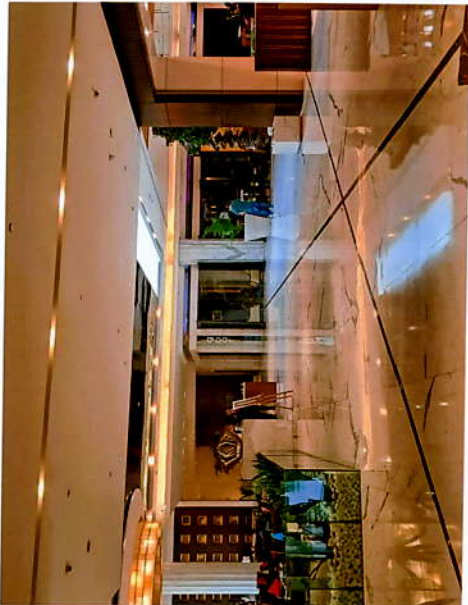
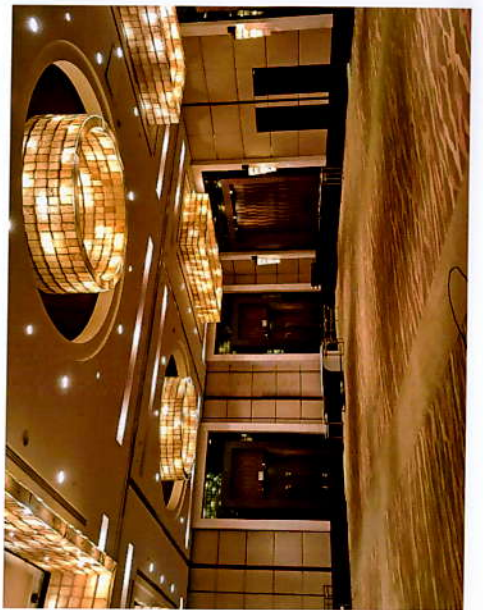
Date: 18-10-2023



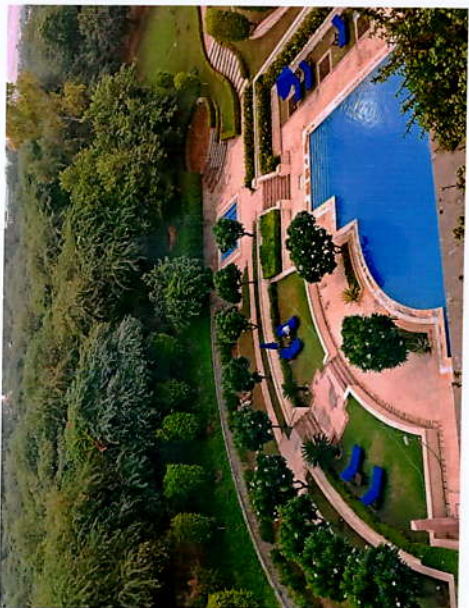
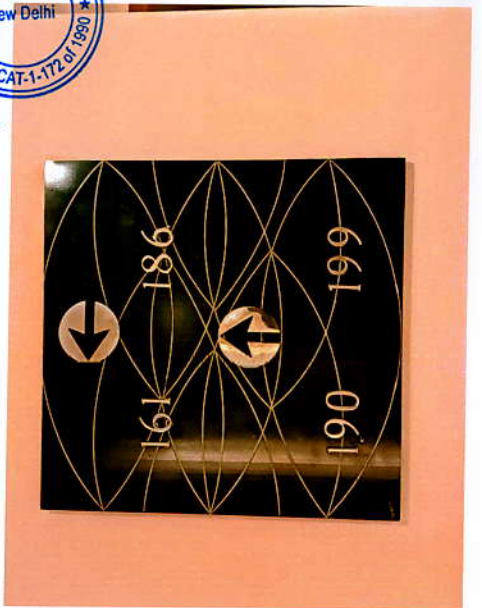
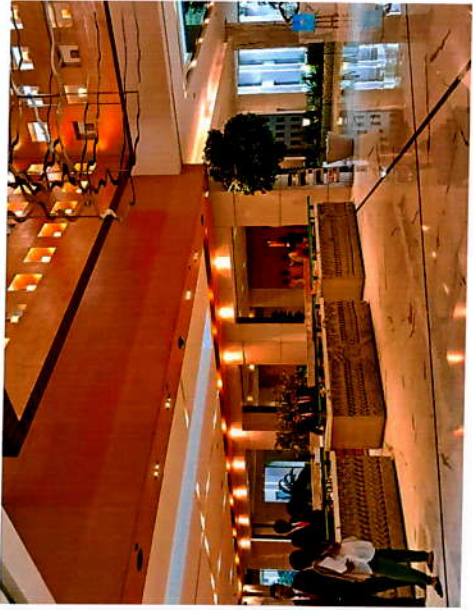












BHUPESH CHANDRA  
New Delhi  
No. CAT-1-T72 of 1991