

# Valuation Report

IMMOVABLE PROPERTY

(Commercial Hotel)

Property of (Owner)

M/s. Unison Hotels Pvt. Ltd.

AT

Plot No. 2, "HOTEL- THE GRAND" Nelson Mandela Road, Vasant Kunj, Phase-II  
(West of JNU), New Delhi-110070.

AS INSTRUCTED BY  
CENTRAL BANK OF INDIA -  
BRANCH- KAROL BAGH NEW DELHI



**Panel Valuer:- Er. Birendra Prasad Singh.**

(Govt. Approved Valuer, Chartered Engineer, Structural Designer & Surveyor Approved Valuer From Income Tax).

**Registered Office:-**

Office No. 147, First Floor, Ansal Chamber -II, 6, Bhikaji Cama Place, New Delhi -110066.

Phone No. 011-26162524/9811010414. Email:- [valuer.bpsingh@gmail.com](mailto:valuer.bpsingh@gmail.com)



**B.E.(CIVIL) D.C.E. (DU), FIV, FIE,****Govt. Approved Valuer, Chartered Engineer, Structural Designer & Surveyor, Approved Valuer From Govt. of India( Income Tax-Central Board of Direct Tax of wealth Tax Act 1957) CAT-1-288/1995) M.C.D. Registration No.- E-1138****Office :****147- ANSAL CHAMBER-II 6, BHIKHA JI CAMA PLACE NEW DELHI- 110066  
Mail-valuer.bpsingh@gmail.com  
Ph:26162524, M. 9811010414****IN THE PANEL OF :****THE INDIAN OIL CORPORATION LTD. NHPC, J.P. ASSOCIATE, P.W.D., (D.D.A), (M.C.D) DELHI METRO-RAILWAY, DENA BANK, BANK OF INDIA, STATE BANK OF INDIA, P.N.B ,BOB, UCO BANK, AXIS BANK, IFCL, HUDCO, JAIN CO-OPERATIVE BANK LTD. JAMIA BANK, CANARA BANK PUNJAB & SIND BANK, BANK OF MAHARASHTRA, SIDBI BANK, VIJAYA BANK, CENTRAL BANK OF INIDA, UNION BANK OF INDIA etc.****Branch Office:****K-36F, SAKET, NEW DELHI,  
8826209459  
Ph.- 41765812****Consulting Engineers, Valuation for wealth Tax, Income Tax, House Tax, L.I.C. Gift Tax, Bank Loan, Claims, Formation of Tender& Contract Document for Civil works, Land Surveyors etc.****REF- BPS/VAL/CBI/ KAROL BAGH /ND/DPS/2023****Dated-27-10-2023****To  
The Branch Manager  
Central Bank of India  
Branch- Karol Bagh New Delhi****Valuation Report****SUB:-**

<b>Valuation Report Of Immovable Property / Land Bearing No.</b>	<b>:-</b>	<b>Plot No. 2, "HOTEL- THE GRAND" Nelson Mandela Road, Vasant Kunj, Phase-II (West of JNU), New Delhi- 110070.</b>
<b>Property of (Owner)</b>	<b>:-</b>	<b>M/s. Unison Hotels Pvt. Ltd.</b>
<b>Fair Market Value</b>	<b>:-</b>	<b>Rs.2131,00,00,000/-</b>
<b>Realizable Value</b>	<b>:-</b>	<b>Rs.1917,90,00,000/-</b>
<b>Distress / Forced Sale Value</b>	<b>:-</b>	<b>Rs.1704,80,00,000/-</b>

**Dear Sir, The valuation report of above property which was inspected and prepared as per instructed by you, is sent herewith for your records.****Thanking you****Fr. R. P. Singh  
Govt. Approved Valuer**



Amended Format - K

(Name &amp; Address of the Valuer)

Regd. Office:- 147 Ansal Chamber-II, 6, Bhikaji Cama Place New Delhi-110066.

To  
The Branch Manager  
Central Bank of India

Branch- Karol Bagh New Delhi

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

(To be filled in by the Approved Valuer)

I.	GENERAL	Observations Of The Valuer
1.	Purpose for which the valuation is made	To ascertain the Fair Market Value as on date
2.	a) Date of inspection	: 27-10-2023
	b) Date on which the valuation is made	: 27-10-2023
	c) Person/s accompany/ available at the site at the time of visit/ inspection/ valuation.	Present at Site Company Staff
3.	List of documents produced for perusal	
	1	: Photocopy of Leave & License Agreement made at Delhi as on dated-21-02-2019
		: Photocopy of Leave & License Agreement made at Delhi as on dated-12-11-2021
		: Photocopy of License Agreement made at Delhi as on dated-28-06-2023
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	
	<p>The Property Under Valuation is a 2 Level basement + 6<sup>th</sup> Storied 5- Star Hotel Building It is a Free-hold &amp; Corner Plot Measuring = 40000 Sq.mtr. = 47840 Sq.yds.</p> <p>It Has Coverage Area <b>Lower Basement Floor</b> = 115255 Sq.ft. + <b>Upper Basement Floor</b> = 163090 Sq.ft. + <b>Ground Floor (Lower &amp; Upper Lobby Level)</b> = 89841 Sq.ft. + <b>Service Floor</b> = 23086 Sq.ft. + <b>First Floor</b> = 32256 Sq.ft. + <b>Second Floor</b> = 44778 Sq.ft. + <b>Third Floor</b> = 44778 Sq.ft. + <b>Fourth Floor</b> = 44778 Sq.ft. + <b>Fifth Floor</b> = 41290 Sq.ft. + <b>Porch</b> = 7200 Sq.ft. + <b>Pergola</b> = 5196 Sq.ft. Total Covered Area All Floors = 611548 Sq.ft. = 56835 Sq.mtr.</p> <p><b>It Has Accommodation on</b>  <b>Six Storey Hotel Building with 2 Basement Floor</b>  <b>Lower Basement Floor</b> - Machine Room, Engineering Section, Offices, Hall, Car Parking &amp; Other Areas, Lifts, Passage Etc.  <b>Upper Basement Floor</b>- Restaurants, Hall, Staff Cafeteria, Kitchen, Bakery, Laundry, Changing Rooms, Toilets, Offices, Car Parking&amp; Lifts, Stairs.  <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.  <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.  <b>Service Floor</b> - Varying ceiling heights, Offices, Stores, Passages, Lift for services.  <b>First Floor</b>-2.L-33 Rooms each with Toilets/ Baths, Corridors, Service Room, Stairs &amp; Lifts  <b>Second Floor</b>-3.L-88 Rooms each with Toilets/ Baths, Corridors, Service Room, Stairs &amp; Lifts  <b>Third Floor</b>-4.L-84 Rooms each with Toilets/ Baths, Corridors, Service Room, Stairs &amp; Lifts  <b>Fourth Floor</b>-5.L-85 Rooms each with Toilets/ Baths, Corridors, Service Room, Stairs &amp; Lifts  <b>Fifth Floor</b>-6.L-55 Club Rooms each having Toilets/Bath &amp; Lounge, Passage Corridors, Service Room, Stairs &amp; Lifts plus 11 Rooms/ Suites  <b>Terrace</b>-Lift Room, Mumty &amp; Ducts etc  It Was Built in the Year = 2000 Complete &amp; It is in Excellent Condition. Property Nearby- Ambience Mall, Vasant Kunj, 2, Nelson Mandela Marg, Ambience Island, Vasant Kunj New Delhi, 110070 Approx. 600 Mtr.</p>	





6.	If the property is under joint ownership/co-ownership, share of each such owner/ or the share undivided.	:	Company- Ownership		
7.	Location of property				
	a)	Plot No. / Survey No.	:	Plot No. 2, "HOTEL- THE GRAND" nelson Mandela Road, Vasant Kunj, Phase-II (West of JNU), New Delhi-110070.	
	b)	Door No.	:		
	c)	T.S. No. / Village	:		
	d)	Ward / Taluka	:		
	e)	Mandal / District	:		
	f)	Date of issue and validity of layout of approved map / plan	:	Sanctioned Plan issued vide file no. F-13 (111)	
	g)	Approved map / plan issuing authority	:	94/BLDG/ dated-07-07-2000	
	h)	Whether genuineness or authenticity of Approved map / plan is verified.	:	(Earlier date-22-02-1996) issued By Delhi	
i)	Any other comments by our empanelled valuers on authentic of approved plan.	:	Development Authority		
8	Postal address of the property		:	As Above Point No. 7	
9	City / Town		:	City	
	Residential Area		:	No	
	Commercial Area		:	Yes	
	Industrial Area		:	No	
10	Classification of the area		:		
	i)	High / Middle / Poor	:	High Class	
	ii)	Urban / Semi Urban / Rural	:	Urban	
11	Coming under Corporation limit / Village Panchayat / Municipality		:	Under Municipal Limits	
12	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.		:	Not Available	
13	In case it is an agricultural land, any conversion to house site plots is contemplated		:	Not Available	
14	Boundaries of the property		:	a	b
			:	As per the Deed	Actuals
	North-East		:	N.A	Road
	North-West		:	---	School of Planning & Architect / Service Road
	South-East		:	---	Commercial Plot & vacant Plot
	South-West		:	---	Vacant Land
15.1	Dimensions of the site		:	a	b
			:	As per the Deed	Actuals
	North-East		:	Land Measuring = 40000 Sq.mtr. = 47840 Sq.yds.	
	North-West		:		
	South-East		:		
	South-West		:		
15.2	Latitude, Longitude and Coordinates of the site.		:	28°32'21.3"N 77°09'08.9"E	
16	Extent of the site		:	Land Measuring = 40000 Sq.mtr. = 47840 Sq.yds.	
17	Extent of the site considered for valuation (least of 14a & 14b)		:	Land Measuring = 40000 Sq.mtr. = 47840 Sq.yds,	





18	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 1) Hero Moto Corp. Ltd. 2) Secret Hospitality Pvt. Ltd. 3) Night Beat Hospitality Pvt. Ltd. 4) Legacy Hospitality Pvt. Ltd.
19	What is The Floor Space Index Permissible And Percentage Actually Utilized?	:	As Per Bye- Laws
<b>II. CHARACTERISTICS OF THE SITE</b>			
1	Classification of locality	:	Commercial Locality, High Class
2	Development of surrounding areas	:	Developed Area
3	Possibility of frequent flooding/ submerging	:	N.A.
4	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	Civic amenities are available nearby
5	Level of land with topographical conditions	:	Plain Land
6	Shape of land	:	Rectangular Shape Plot
7	Type of use to which it can be put	:	Commercial Area
8	Any usage restriction	:	As Above
9	Is plot in town planning approved layout?	:	Yes
10	Corner plot or intermittent plot?	:	Intermittent Plot
11	Road facilities	:	Metaled Road All Facilities Available
12	Type of road available at present	:	Bituminous Road
13	Width of road - is it below 20 ft. or more than 20 ft.	:	Road More Than 20 ft.
14	Is it a Land - Locked land?	:	Not Locked Land (North-East North-West -Facing Road /Entry)
15	Water potentiality	:	Municipal Supply Available
16	Underground sewerage system	:	Connected to Public Sewer
17	Power supply is available in the site	:	Available
18	Advantages of the site	:	
	1.	:	Property Nearby- Ambience Mall, Vasant Kunj, 2, Nelson Mandela Marg, Ambience Island, Vasant Kunj New Delhi, 110070 Approx. 600 Mtr.
	2.	:	--
19	<i>Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from Sea-coast / Tidal level must be incorporated.)</i>	:	N.A
	1.	:	--
	2.	:	--
<b>Part - A (Valuation of land)</b>			
1	Size of plot	:	Land Measuring = 40000 Sq.mtr. = 47840 Sq.yds.
	North-East- North-West	:	--
	South-East- South-West	:	--
2	Total extent of the plot	:	Land Measuring = 40000 Sq.mtr. = 47840 Sq.yds.





3	Prevailing market rate (Along with details / reference of atleast two latest deals/ transactions with respect to adjacent properties in the areas)	:	Rs.4,75,000/- To Rs.10,00,000/- Per Sq.mtr. Basis of Local property dealers and other relevant sources etc
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed) Category in C" Govt. Land Rate @ R.1,59,840/- Sq.mtr. x 3 For Commercial = Rs.4,79,520/- Sq.mtr. Cost of Construction - @ Rs.15,960/- Sq.mtr. Land Measuring = 40000 Sq.mtr. Value of Land = @ Rs.4,79,520/- Sq.mtr. x 40000 Sq.mtr. = Rs.1918,08,00,000/- ---A" <u>Construction Cost</u> It Has Coverage Area 2 Level basement + 6 <sup>th</sup> Storied = 611548 Sq.ft. = 56835 Sq.mtr. x @ Rs.15,960/- Sq.mtr. = Rs.90,70,86,600/- ---B" Total Govt. Value (A+B) = Rs.2008,78,86,600/-		
5	Assessed / adopted rate of valuation	:	Considering the Size, Shape Utility, Frontage Location of the Plot & As Per Enquiries Made From Local Market Sources, We Have Adopted guidelines Rate Adopted @ Rs.4,80,000/- Sq.mtr. (For a Big Size of Plot)
6	Estimated value of land	:	@ Rs.4,80,000/- Sq.mtr. x 40000 Sq.mtr. = Rs.1920,00,00,000/-
<b>Part - B (Valuation of Building)</b>			
1	Technical details of the building		
a)	Type of Building (Residential / Commercial / Industrial)	:	Commercial Area
b)	Type of construction (Load bearing / RCC / Steel Framed)	:	RCC Load Bearing Structure with Framed Structure
c)	Year of Construction	:	In 2000 Year
d)	Age of the Building	:	23 Year
e)	Life of the Building Estimated	:	47 Year
f)	Total Life of Building	:	70 Year
g)	Number of floors and height of each floor including basement, if any	:	2 Level basement + 6th Storied 5- Star Hotel Building (Ht. 10' to 11' ft. Approx. Each Floor)
h)	Plinth area floor-wise	:	It Has Coverage Area Lower Basement Floor = 115255 Sq.ft. Upper Basement Floor = 163090 Sq.ft. Ground Floor (Lower & Upper Lobby Level) = 89841 Sq.ft. Service Floor = 23086 Sq.ft. First Floor = 32256 Sq.ft. Second Floor = 44778 Sq.ft. Third Floor = 44778 Sq.ft. Fourth Floor = 44778 Sq.ft. Fifth Floor = 41290 Sq.ft. Porch = 7200 Sq.ft. Pergola = 5196 Sq.ft. Total Covered Area All Floors = 611548 Sq.ft. = 56835 Sq.mtr.
i)	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	R.C.C load bearing wall With Framed Structure
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	Hard Wooden MS Door & Windows iron / Aluminum
5	RCC Works	RCC
6	Plastering	yes
7	Flooring, Skirting, dadoing	Tiles Flooring
8	Special finish as marble, granite, wooden panelling, grills etc.	Marble Flooring
9	Roofing including weather proof course	RCC
10	Drainage	Available

2	Compound Wall	:	Yes as Per Site
	Height	:	--
	Length	:	--
	Type of construction	:	--
3	Electrical installation		
	Type of wiring	:	Conduit Fitting
	Class of fittings (superior / ordinary / poor)	:	Normal
	Number of light points	:	Sufficient
	Fan points	:	Sufficient
	Spare plug points	:	Sufficient
	Any other item	:	None
4	Plumbing installation		
	a) No. of water closets and their type	:	As per site
	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	:	-do-





<b>INSURANCE VALUE:-</b>	<b>Rs.211,11,88,310.3/-</b>
<b>Deduct:- @10% towards the cost of foundation &amp; Plinth</b>	<b>Rs. 21,11,18,831.03/-</b>
<b>Net Value</b>	<b>Rs. 190,00,69,479.27</b>
<b>SAY</b>	<b>Rs. 190,00,00,000/-</b>

(Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also such aspects as i) Saleability ii) Likely rental values in future and iii) Any likely income it may generate may be discussed).

<i>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</i>	<b>Rs.2131,00,00,000/-</b>
<i>The Realizable Value Of The Property Is Estimated As 10% Less Than The Present Market Value.</i>	<b>Rs.1917,90,00,000/-</b>
<i>the distress / forced Sale value of the property is estimated as 20% less than the present market value.</i>	<b>Rs.1704,80,00,000/-</b>
<i>The Book value of the above property as of ----- is</i>	<b>As Per Deed</b>

Place: N. Delhi  
Date: 27-10-2023

Signature  
Name of the Approved Valuer)



Date:

Encl:

1. Declaration from the valuer in Format - Annexure -I

Acknowledged &  
(BRANCH MANAGER)



I hereby declare that-

**ANNEXURE-I****Format - E**  
**DECLARATION FROM VALUERS**

- a. The information furnished in my valuation report dated 27-10-2023 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. I have personally inspected the property on 27-10-2023. 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 F- 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 / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information

No.	Particulars	Valuer comment
1	Background information of the asset being valued;	YES
2	Purpose of valuation and appointing authority	For Bank Purpose Appointing authority Central Bank of India Branch- Karol Bagh New Delhi
3	identity of the valuer and any other experts involved in the valuation;	Empanelled Valuer With Bank
4	disclosure of valuer interest or conflict, if any;	No
5	date of appointment, valuation	27-10-2023
6	date and date of report;	27-10-2023
7	inspections and/or investigations undertaken;	Yes
8	nature and sources of the information used or relied upon;	Market Survey
9	procedures adopted in carrying out the valuation and valuation standards followed;	Land & Building Rate Method
10	restrictions on use of the report, if any;	Only For Bank of Central Bank of India Branch- Karol Bagh New Delhi
11	major factors that were taken into account during the valuation;	As per valuation report
12	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.	The value of the property may increase or decrease depending on the Present / future market, condition, scenarios, change of circumstances Govt. Policies and market trend can affect the market value of property and does not bind us with the sale/realizable of the assets appraised. Ownership to be got verified by the bank. Legal Aspects not considered in this report.

Date:- 27-10-2023

Place:- New Delhi

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





**Er. B.P.SINGH**

B.E.(CIVIL) DCE (DU)  
Engineer ,Structural Designers, Surveyor  
& Govt. Approved Valuer- CAT-1-288/1995  
M.C.D. Regd. No.- E-1138

Office:- 147,Ansai Chamber-II  
6,Bhikha Ji Cama Place, New Delhi  
(M) 9811010414

**DECLARATION :-**

I hereby declare that:

- A. The information furnished in my valuation report dated **27-10-2023** 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. Inspected By Company Representative As on Date **27-10-2023**.
- D. I have not been convicted of any offence and sentenced to a term of imprisonment.
- E. Er. B. P. Singh, by reason of this report, is not required to give testimony or attendance in court or to any government agency with reference to the subject property unless arrangements have been previously made.
- F. We have not been found guilty of misconduct in our professional capacity.

Date:- 27-10-2023  
Place:- New Delhi

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





Plot No. 2, "HOTEL- THE GRAND" Nelson Mandela Road, Vasant Kunj, Phase-II (West of JNU), New Delhi-110070. Property Nearby- Ambience Mall, Vasant Kunj, 2, Nelson Mandela Marg, Ambience Island, Vasant Kunj New Delhi, 110070 Approx. 600 Mtr.





**Annexure-A****DETAILS OF RENT RECEIVABLE BY M/S UNISON HOTELS PVT. LTD. FOR VARIOUS COMPANIES**

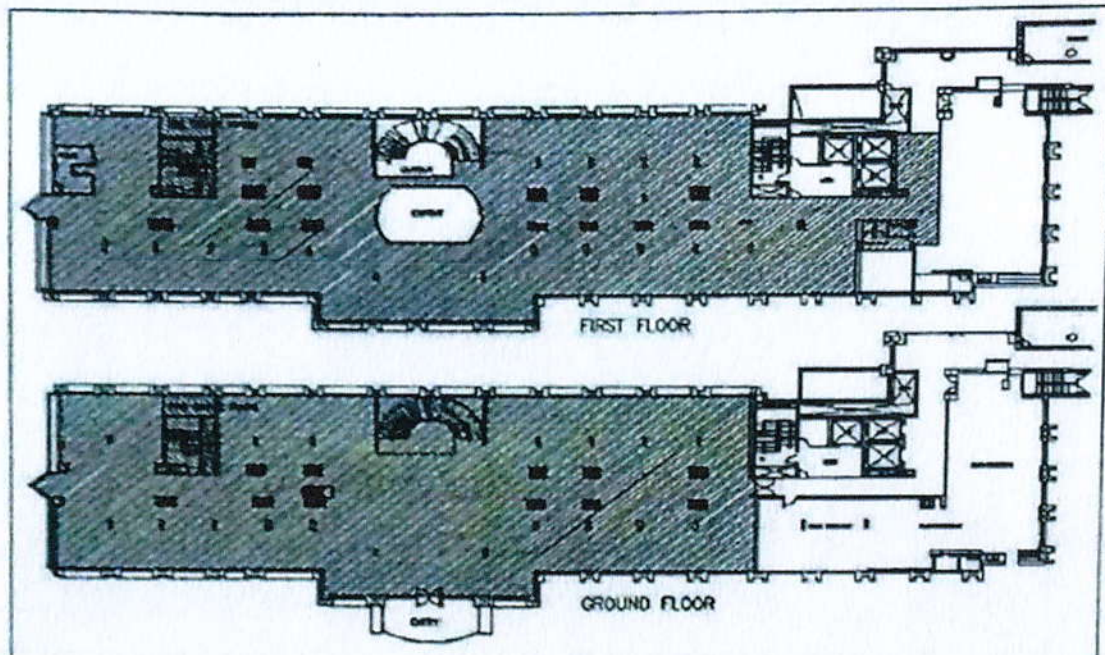
S. No.	Company	Area (Sft)	Agreement Dated	Rent (Rs.)	Security Deposit (Rs.)
1	Hero Motocorp Limited	22516	21-02-2019	89,63,100	4,67,64,000
2	Secret Hospitality Pvt. Ltd.	5204.53	12-09-2021	28,75,000	2,25,00,000
3	Night Beat Hospitality Pvt. Ltd.	7205	12-09-2022	28,25,000	1,69,50,000
4	Legacy Hospitality Pvt. Ltd.	10201.59	28-04-2023	38,25,000	2,29,50,000





ANNEXURE I

Total Usable Area: 22,516 sq. ft. (including circulation Area) as marked in drawing below.



*Sanjay Kumar*  
Licensor



*Sanjay Kumar*  
Licensee



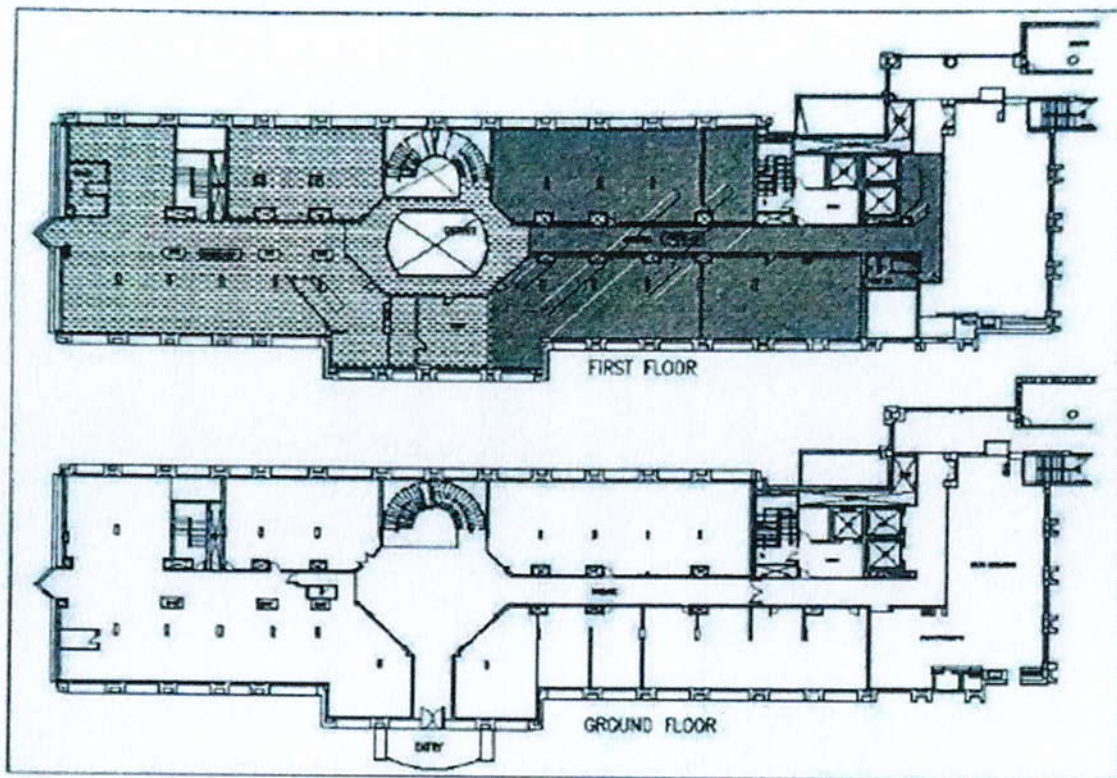


## PHASE I

Usable Area: 16,930 sq. ft. (including circulation Area).

## PHASE II

Usable Area: 5,586 sq. ft. (including circulation Area).



*A. S. Jaiswal*  
Licensor



*Santosh Kumar*  
Licensee

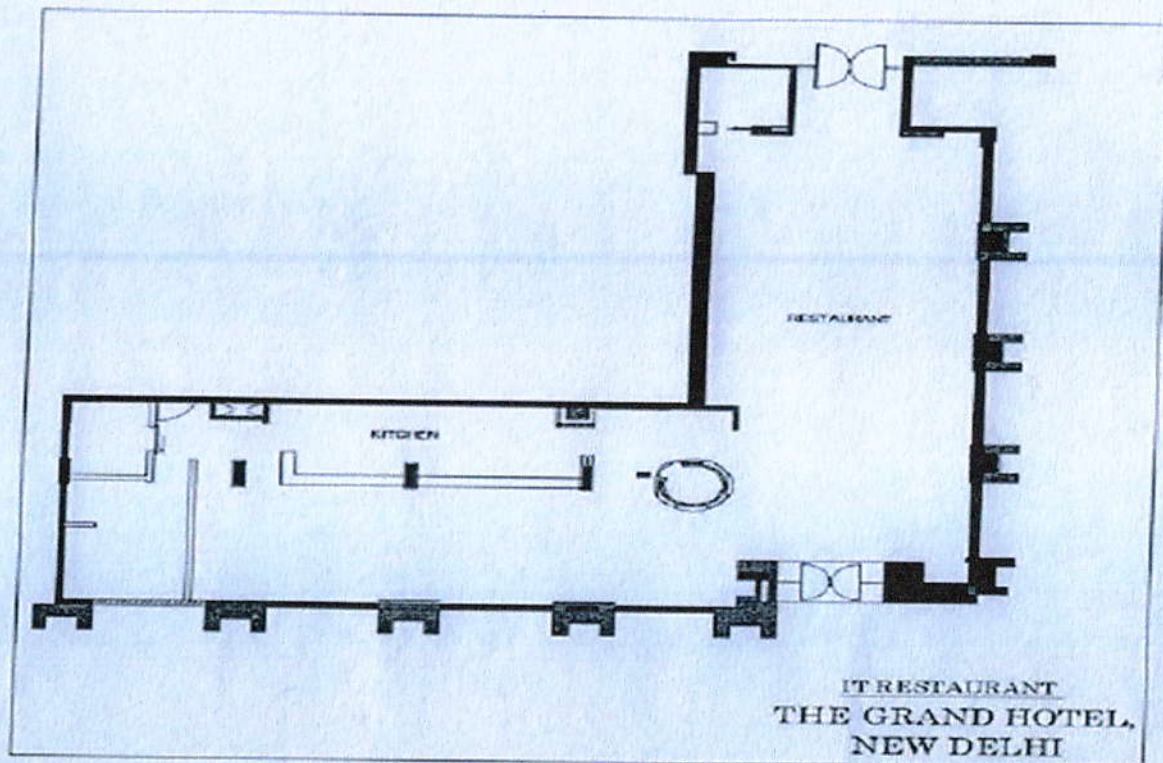


License Agreement  
Between UHPL & SEHPL

E-Stamp Certificate No.:IN-DL82145316045069U

Super Area 5204.53 sq.ft.

ANNEXURE I



Privileged and Confidential Document

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INITIALS OF PARTIES

For ~~Union Hotels PVT. LTD.~~

S.K. Sharma

Authorised Signatory

For ~~SECRET HOSPITALITY PVT. LTD.~~

Authorised Signatory



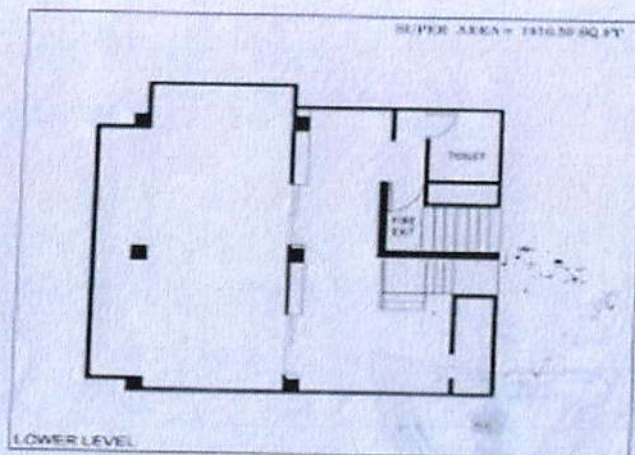
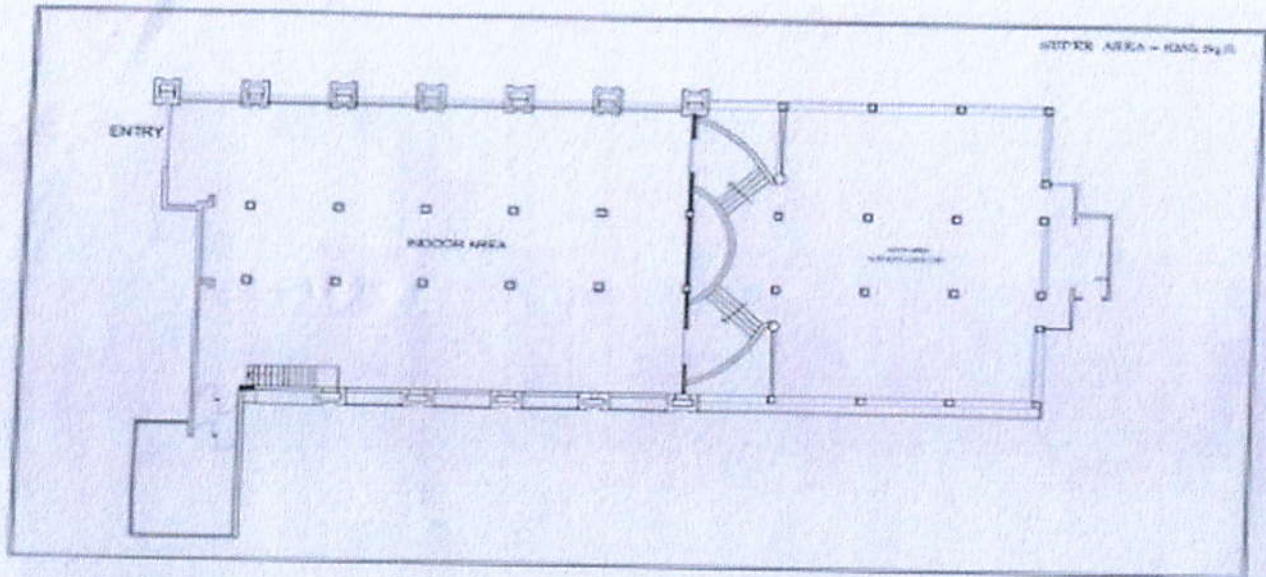


License Agreement  
Between UHPL & LHPL

E-Stamp Certificate No.: IN-DL24135264045104V

Total Super Area:- 10201.59 Sq.ft

## ANNEXURE I



Privileged and Confidential Document

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INITIALS OF PARTIES

Unison Hotels Pvt. Ltd

For UNISON HOTELS PVT. LTD.

*SK Sharma*

Authorised Signatory

Legacy Hospitality Private Limited

For Legacy Hospitality Pvt. Ltd.

*[Signature]*

Authorised Signatory

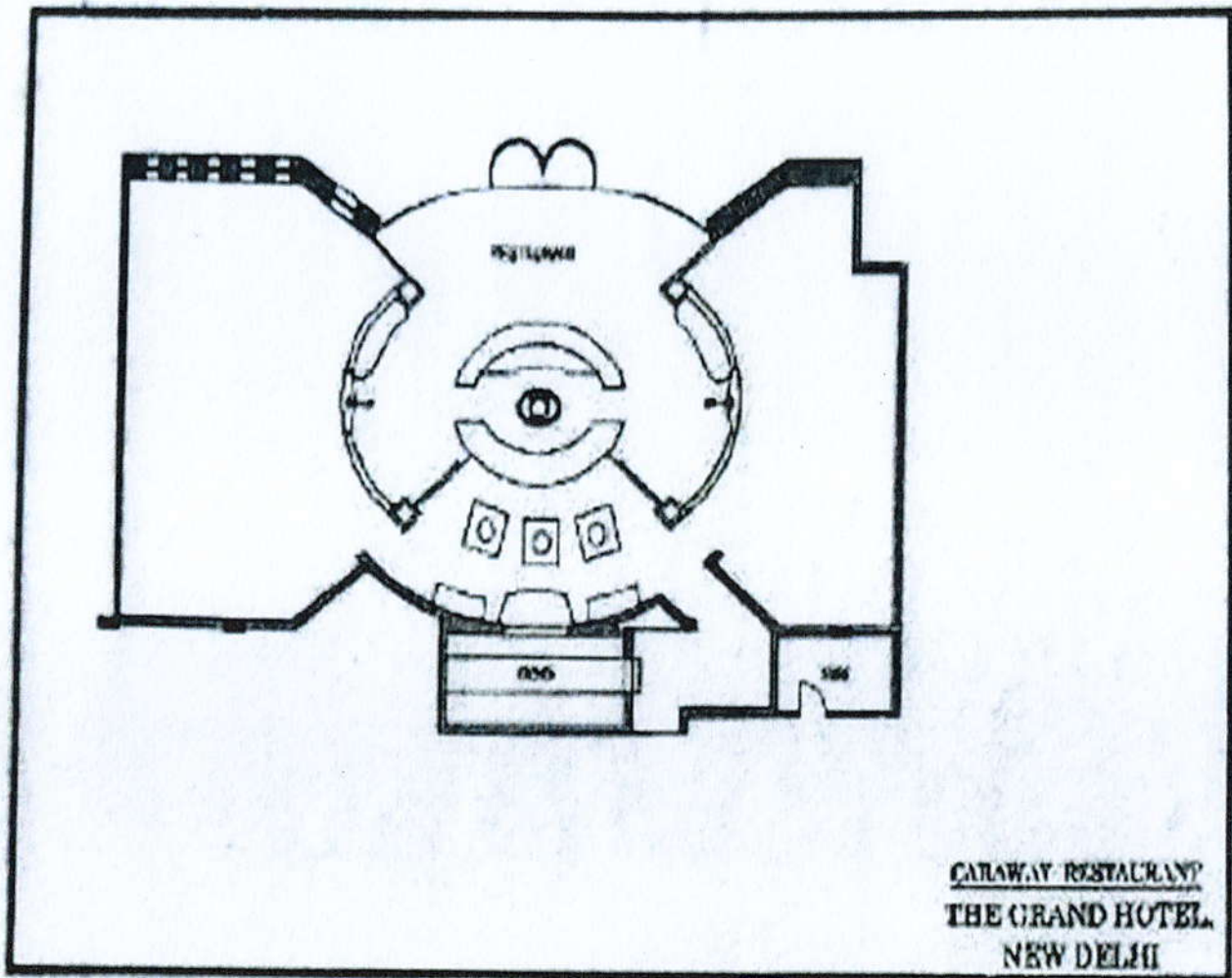




**License Agreement  
Between UHPL & NBHPL**

**ANNEXURE I**

**Super Area:- 7205 Sq.ft**





(1)	(2)	(3)	(4)	(5)
2466	Uday Vihar	G	Nangloi	Narela Zone
2467	Udyog Nagar	G	Peera Garhi	Rohini Zone
2468	Udyog Nagar Indl Area	G	Peera Garhi	Rohini Zone
2469	Uggar Sain Park	G	Kanjhawala	Narela Zone
2470	Ujala Colony, Qutab Garh Village	G	Bawana	Narela Zone
2471	Ujjawal	G	Hastal	West Zone
2472	Ujwa	H	Isapur	Najafgarh Zone
2473	Uldanpur	F	West Gorakh Park	Sh. North Zone
2474	University Area (North Campus)	C	Timarpur	Civil Lines Zone
2475	Upadhyay Block	F	Shakarpur	Sh. South Zone
2476	Usha Enclave, Societies	D	Mayur Vihar	Sh. South Zone
2477	Usha Park	F	Pratap Nagar	West Zone
2478	Usmanpur Village	G	Usmanpur	Sh. North Zone
2479	Utsav Vihar Karala	G	Kanjhawala	Narela Zone
2480	Uttam Nagar (17)	F	Janakpuri	West Zone
2481	Uttam Vihar	G	Milap Nagar	Najafgarh Zone
2482	Uttam Nagar Arya Samaj Road	G	Milap Nagar	Najafgarh Zone
2483	Uttaranchal Colony	F	Gokalpur	Sh. North Zone
2484	Uttaranchal Enclave (Kamal Pur)	G	Burari	Civil Lines Zone
2485	Vaishali Colony, Dabri	G	Dabri	Najafgarh Zone
2486	Vaishali	D	Pitampura	Rohini Zone
2487	Vakil Pura	E	Chandni Chowk	City Zone
2488	Valmiki Colony	G	Raghubarpura	Sh. South Zone
2489	Valmiki Mandir Marg Harijan Basti (Narela)	G	Narela	Narela Zone
2490	Vandana Vihar (Nangloi)	G	Nangloi	Narela Zone
2491	Vani Vihar	G	Uttam Nagar	West Zone
2492	Vardhman Nagar	E	Onastri Nagar	Civil Lines Zone
2493	Vardhwan Vihar, Najafgarh	G	Isapur	Najafgarh Zone
2494	Vardman Enclave, Karala	G	Kanjhawala	Narela Zone
2495	Varun Enclave	F	Dallupra	Sh. South Zone
2496	Varun Kunj	G	Rohini	Rohini Zone
2497	Varun Niketan	D	Rohini	Rohini Zone
2498	Vasant Enclave	B	Vasant Vihar	South Zone
2499	Vasant Kunj	C	Mahipalpur	Najafgarh Zone
2500	Vasant Vihar	A	Vasant Vihar	South Zone
2501	Vashisht Park	G	Dabri	Najafgarh Zone
2502	Vashist colony, Pankha Road	G	Dabri	Najafgarh Zone
2503	Vasudha Enclave	D	Shakarpur	Civil Lines Zone
2504	Vasundhara Enclave	D	Dallupra	Sh. South Zone

The Delhi Stamp (Prevention of Under-valuation of Instruments) Rules, 2007 11

## Annexure-I MINIMUM RATES (CIRCLE RATES) FOR VALUATION OF LAND AND PROPERTIES FOR PURPOSE OF PAYMENT OF STAMP DUTY UNDER INDIAN STAMP ACT, AS APPLICABLE TO DELHI AND REGISTRATION FEES UNDER THE REGISTRATION ACT, 1908 IN DELHI

### 1. Minimum Land Rates for Residential Use:

Table 1

Category of the locality	Minimum rate for valuation of land for residential use (in Rs. per sq. mtr.)
A	7,74,000
B	2,45,520
C	1,59,840
D	1,27,680
E	70,080
F	56,640
G	46,200
H	23,280

### 2. Minimum Land Rates for Commercial, Industrial & Other Uses:

The following multiplying factors shall be employed to the above minimum land rates for residential use, to arrive at the cost of land under other following uses:

Table 1.1

Use <sup>1</sup>	Public Utility e.g. private school, colleges, hospitals	Industrial	Commercial
Factor	2	2	3

<sup>1</sup>Definition are as per Unit Area Property Tax System.





