

No.HUDCO/RON/NPA-Valuation/313/Vol-V/2024

08.08.2024

**Sub: Valuation of Mortgaged Properties of M/s Ascot Hotels & Resorts Ltd. situated at Sector- 62, Noida.**

Dear Sir,

HUDCO has financed the term loan of Rs. 62.3828 crores for construction of "Club-cum-Banquet" Project at Sector-62, Noida to M/s Ascot Hotels & Resorts Pvt. Ltd.

it is proposed to obtain valuation report of the said property (details at Annexure – I) from any of the empanelled valuers of HUDCO latest by 22.08.2024.

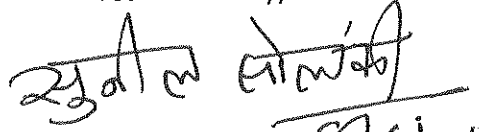
As an empanelled valuer of HUDCO, we request you to quote lump sum valuation fee (inclusive of GST and all other charges) payable for the valuation of the mortgaged property (as per brief requirement for valuation mentioned at Annexure-II) in a sealed envelope clearly marked - "**Quotation for Valuation - Ascot Hotels & Resorts Ltd.**" (copy of empanelment letter of HUDCO to be attached with the quotation). The valuation report of the property listed should clearly mention the Current Market Value, Circle Rate value and Distress Sale Value with clear justifications for the same.

The above quotation should be addressed to "The Executive Director, HUDCO Regional Office NCR, 5th Floor, Core 4A, India Habitat Centre, Lodhi Road, New Delhi 110 003" and should reach this office by 02.00 P.M. on 16.08.2024. The quotations will be opened on the same day at 3.00 P.M. It is again mentioned here that the report would be required to be submitted to this office latest by 22.08.2024.

We would appreciate your immediate response on the above.

Thanking you

Yours faithfully,

  
(SK Solanki) 08/8/24  
ED, NCR

**ANNEXURE-I**

|                  |  |
|------------------|--|
| Scheme Name      | Club-cum-Banquet - Savoy Club at Block B, Plot no. 29, Sector-62, Noida  |
| Agency Name      | M/s Ascot Hotels & Resorts Ltd.  |
| Property Details | Club-cum-Banquet - Savoy Club at Block B, Plot no. 29, Sector-62, Noida<br><br>Total Plot Area = 18600 sq. mt.<br>Area under Basement = 18882 sq. mt.<br>Area under Mezzanine = 1339 sq. mt.<br>Total Area under FAR = 13948 sq. mt.<br>Total Built-up Area (FAR+Non-FAR) = 34169 sq. mt.<br>No. of Floors = 2 Basements + Ground + Mezzanine + Service floor + 3 floors |

**ANNEXURE – II****Brief Requirement for Valuation**

|    |               |  |
|----|---------------|--|
| 1. | Purpose       | To make valuation of the Property unprejudiced and factual as per Annexure – I   |
| 2. | Scope         | a) To exhaustively explain the valuation basis applied and reasons for application of assumptions, if any. Avoid ambitious flimsy assumptions and limiting conditions.<br><br>b) To carry out realistic marketable value of the property as per HUDCO guidelines. Incorporate your findings, opinions and conclusions in a detailed report in the standard proforma alongwith Summary Sheet. |
| 3. | Valuation Fee | To be quoted lump sum (inclusive of GST and all other charges) for the property listed in Annexure-I.  |