

REPORT FORMAT: CL-1 | Version: 1.0_2018

Ref. No.: VIS(2021-22)PL-132-122-150

Date: 01/07/2021

- **CERTIFICATE NAME:** Vetting Certificate for construction of Hotel Property situated at Khata No. 303 & 013 (Fasli Year 1416-1421), Khasra No. 345 Gha Min (Old Khasra No. 367 Min), Mauza Kolhupani, Pargana Pachwadoon, Tehsil Vikas Nagar, District Dehradun, Uttarakhand
- **PREPARED FOR ORGANIZATION:** Punjab National Bank, MCC Branch, Dehradun
- **BORROWER'S NAME:** M/s. Epicure Hotels & Resorts Pvt. Ltd. (Through its owner Mr. Vidit Garg S/o Mr. K.B. Garg)
- **ASSET TYPE:** Hotel Property
- **CURRENT LOCATION OF THE PROPERTY:** Khata No. 303 & 013 (Fasli Year 1416-1421), Khasra No. 345 Gha Min (Old Khasra No. 367 Min), Mauza Kolhupani, Pargana Pachwadoon, Tehsil Vikas Nagar, District Dehradun, Uttarakhand

TO WHOM IT MAY CONCERN

S. NO.	PARTICULARS	DESCRIPTION
1.	Date of Survey	17-06-2021
2.	Date of Certificate	01-07-2021
3.	Documents provided for perusal	Approved Map & Sale Deeds
4.	Location of the Property	Khata No. 303 & 013 (Fasli Year 1416-1421), Khasra No. 345 Gha Min (Old Khasra No. 367 Min), Mauza Kolhupani, Pargana Pachwadoon, Tehsil Vikas Nagar, District Dehradun, Uttarakhand
5.	Borrower	M/s. Epicure Hotels & Resorts Pvt. Ltd. (Through its owner Mr. Vidit Garg S/o Mr. K.B. Garg)
6.	Type of Asset	Hotel Property

REGISTERED OFFICE:

G-20, 3rd Floor, Preet Vihar,

Vikas Marg, Delhi-110092

Ph.: +91 9958632707

FILE NO.: VIS(2021-22)PL-132-122-150



CORPORATE OFFICE:

D-39, 2nd floor, Sector 2, Noida-201301

Ph - +91-0120-4110117, 4324647, +91 - 9958632707

E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

7.	Type of Assessment	Building, Structure, Civil Work
8.	Scope of Assessment	Vetting of the price incurred in construction till date.
9.	Nature of Structure	Hotel Property
10.	Year of Construction	Super Structure is completed final finishing work is going on.
11.	Total Cost Incurred	NA
12.	Current Estimated Market Value	As per the analysis and prevailing cost in the market for this stage of construction, we are of the view that the rate incurred for construction till date be around Rs.2,500/- per sq. ft. according to which the total amount incurred in the construction till now would be around Rs.5,01,47,975/- for the construction of 1863.51 sq. mtr. (20059.19 sq. ft.) as per the approved map provided to us. The super structure is completed, flooring and other finishing work is completed, final finishing work is going on.
13.	Condition of the structure	Final finishing work is going on.

OBSERVATIONS:

1. We have been provided by the bank/borrower company the copy of the approved map and sale deeds.
2. The super structure is completed, flooring and other finishing work is completed, final finishing work is going on.
3. Other fitting and fixture work is going on.

As per our analysis and market research the total cost of construction incurred till date be around Rs.5,01,47,975/- which comes to be around Rs.2,500/- per sq. ft. which appears to be reasonable in our view.

*This certificate is issued at the request of **Punjab National Bank, MCC Branch, Dehradun.***



Disclaimer:

1. *This Certificate is to be referred only for the purpose of the vetting of cost of the construction as per the approved map provided to us by the bank/borrower company.*
2. *This certificate doesn't include Drawing, design, and sketch plan in the scope of work.*
3. *Ownership and other legal point of view in respect of the asset is not considered in this report.*
4. *This certificate is made at the request of the Bank.*

For R.K Associates Valuers & Techno

Engineering Consultants (P) Ltd.

(Project Team)

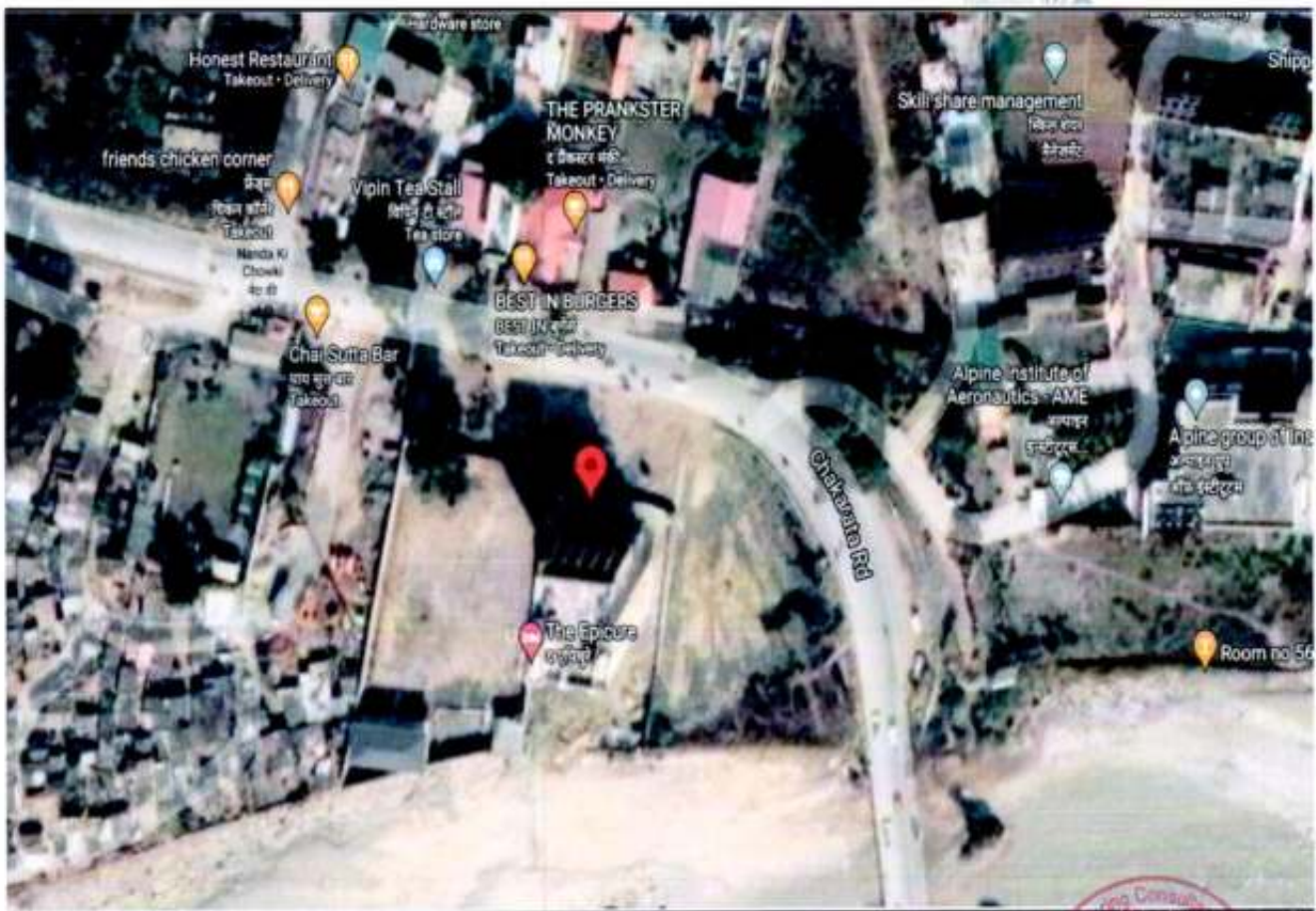
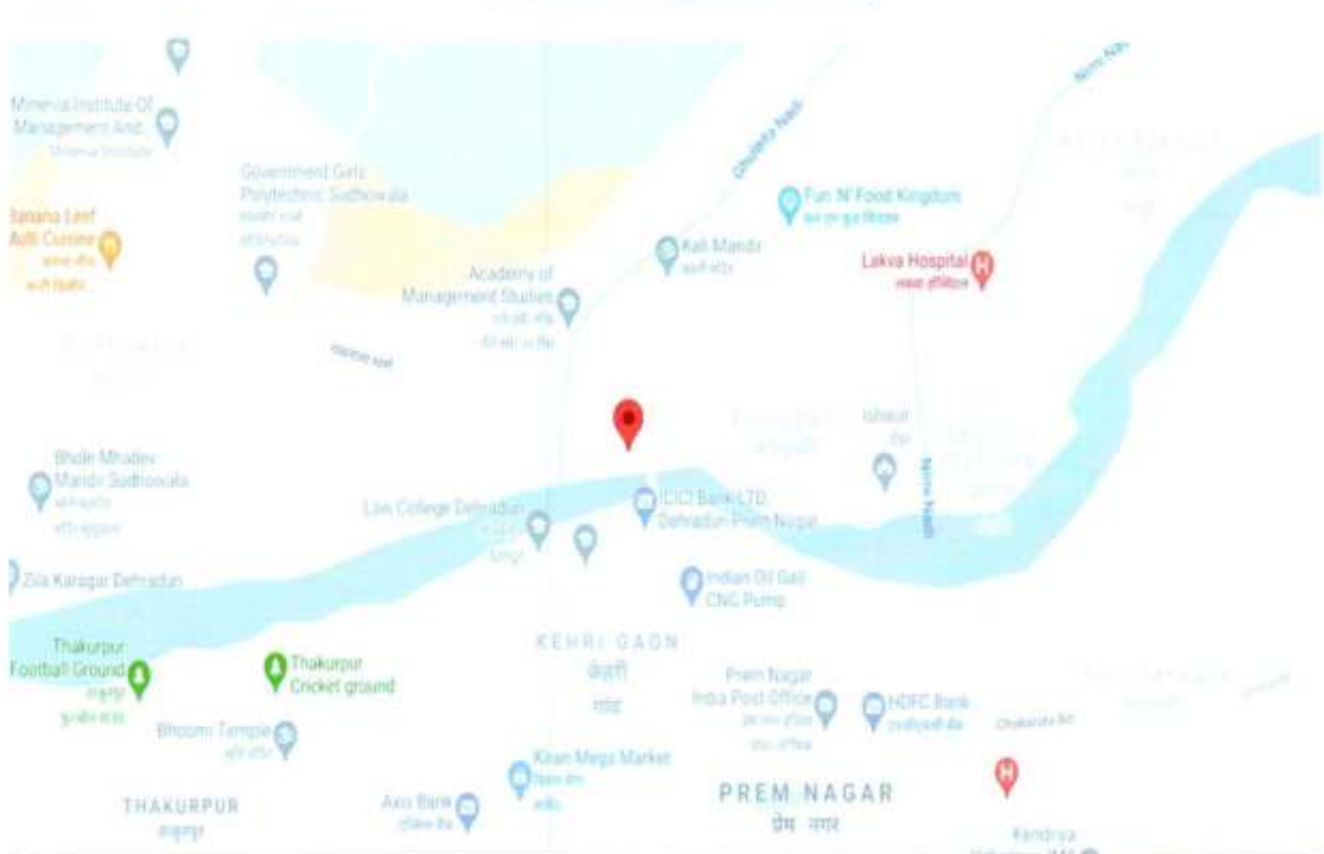


FOR INTERNAL USE

TYPED BY: PE Team

REVIEWED BY: HOD Engineering

GOOGLE LOCATION



PHOTOGRAPHS





