**REPORT FORMAT:** CL-1 | Version: 1.0\_2018

**Ref. No.: VIS(2021-22)PL-309-277-345 Date: 11.08.2021**

* ***CERTIFICATE NAME:*** *Vetting Certificate of Estimate*
* ***WEALTH TAX REGISTRATION NO.:*** *2303/1988*
* ***PREPARED FOR ORGANIZATION:*** *Punjab National Bank, MCC Branch, Dehradun*
* ***BORROWER'S NAME:*** *Mrs. Sarla Sharma W/o Mr. Khushi Ram Sharma*
* ***PROJECT TYPE****: Resort Property*
* ***ASSET LOCATION****: Khasra No. 1554 & 1555, Mauza Thana, Pargana Jaunsar Bawar, Tehsil Chakrata, Dehradun*

**TO WHOM IT MAY CONCERN**

|  |  |  |
| --- | --- | --- |
| **S. NO.** | **PARTICULARS** | **DESCRIPTION** |
|  | Date of Survey | No survey done |
|  | Date of Certificate | 11-08-2021 |
|  | Documents provided for perusal | Cost Estimate |
|  | Location Address | Khasra No. 1554 & 1555, Mauza Thana, Pargana Jaunsar Bawar, Tehsil Chakrata, Dehradun |
|  | Borrower | Mrs. Sarla Sharma W/o Mr. Khushi Ram Sharma |
|  | Type of Asset | Building of Hotel & Resort |
|  | Type of Assessment | Vetting of the cost of Building Construction only |
|  | Scope of Assessment | Vetting of the cost of Estimate provided to us at which borrower intends to construct a structure |
|  | Nature of Asset | RCC beam, column & brick wall structure as per estimate |
|  | Type of commissioning | No information available |
|  | Total Estimated/ Proposed Cost | Total estimated cost for the construction of the property is Rs.4,01,61,265/- as per the estimate provided to us by the bank, which comes to be around Rs.2,797/- per sq. ft. |
|  | Total Covered Area | 1333.85 sq. mtr. |
|  | Work Status | No information available |
|  | Total Estimated reasonable cost | We are in the view that the proposed rate to be incurred as per the estimate for construction of hotel property including Earth Work, Excavation, Concrete Work, Retaining Wall, Roofing and Water Proofing Work, Floor Finishing with Granite, Stone Flooring, Doors & Windows, Grills, etc. provided to us seems to be little on higher side when compared to the rates of similar type of construction prevailing in the market.  As per the analysis and prevailing cost in the market, cost of construction for this type of property including the work mentioned above would be approx. **Rs.2,500/- per sq. ft.** which is reasonable as per industry standard. **Total reasonable estimated cost would be around Rs.3,98,54,550/-** we have not considered any cost of interior or any other item since no specification was provided to us. We have done the cost vetting for the RCC structure only. |

**BRIEF DESCRIPTION OF CERTIFICATE:**

This Certificate is made for Punjab National Bank, MCC Branch, Dehradun for vetting the cost of estimate provided to us.

As per the information provided to us this structure is being constructed for the purpose of Hotel & Resorts.

The vetting is done only for the proposed cost shown in the estimate provided to us by the bank and no site survey has been done for this exercise. Hence, we cannot comment on the current status of the construction.

*This certificate is issued in favor 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 construction as per the estimate provided to us by the bank/borrower company.*
2. *This certificate doesn’t include the verification or study of Building Bye-laws and it is assumed that the concerned Architect has made the Plan based on the prescribed building bye-laws of the municipal or development or urban authority of the concerned region.*
3. *Ownership and other legal point of view in respect of the Property are not considered in this report.*
4. *This certificate is made in favour of Punjab National Bank, MCC Branch, Dehradun.*

**For R.K Associates Valuers** **& Techno** **FOR INTERNAL USE**

**Engineering Consultants (P) Ltd. *TYPED BY: PE Team***

***REVIEWED BY: HOD Engineering***

**(Project Team)**