

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
1.	Date of Survey	No survey done
2.	Date of Certificate	11-08-2021
3.	Documents provided for perusal	Cost Estimate
4.	Location Address	Khasra No. 1554 & 1555, Mauza Thana, Pargana Jaunsar Bawar, Tehsil Chakrata, Dehradun
5.	Borrower	Mrs. Sarla Sharma W/o Mr. Khushi Ram Sharma
6.	Type of Asset	Building of Hotel & Resort
7.	Type of Assessment	Vetting of the cost of Building Construction only
8.	Scope of Assessment	Vetting of the cost of Estimate provided to us at which borrower intends to construct a structure
9.	Nature of Asset	RCC beam, column & brick wall structure as per estimate
10.	Type of commissioning	No information available

REGISTERED OFFICE:

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Ph.: +91 9958632707

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CORPORATE OFFICE:

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11.	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.
12.	Total Covered Area	1333.85 sq. mtr.
13.	Work Status	No information available
14.	Total Estimated reasonable cost	<p>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.</p> <p>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.</p>

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

Engineering Consultants (P) Ltd.



FOR INTERNAL USE

TYPED BY: PE Team

REVIEWED BY: HOD Engineering