

REPORT FORMAT: CL-1 | Version: 1.0_2018

FILE No.: VIS(2022-23)-PL162-125-240

Date: 04/07/2022

- **CERTIFICATE NAME:** Cost Vetting Certificate for Commercial cum Guest House Building situated at part of Khasra No. 132 KA Min (Old Khasra No. 115 Min) & Khasra No. 123 (Old No. 115) Mauza Niranjanpur, Pargana Parwadoon, Tehsil Sadar, District Dehradun, Uttarakhand.
- **PREPARED FOR:** Mr. Yudhister Kumar Munjal S/O Late Mr. Chaman Lal
- **ASSET TYPE:** Commercial Building Structure
- **LOCATION OF THE BUILDING:** Part of Khasra No. 132 KA Min (Old Khasra No. 115 Min) & Khasra No. 123 (Old No. 115) Mauza Niranjanpur, Pargana Parwadoon, Tehsil Sadar, District Dehradun, Uttarakhand.

TO WHOM IT MAY CONCERN

S. NO.	PARTICULARS	DESCRIPTION
1.	Date of Survey	22-06-2022
2.	Date of Certificate	04-07-2022
3.	Documents provided for perusal	a. Approved Map.
4.	Location of the Building	Part of Khasra No. 132 KA Min (Old Khasra No. 115 Min) & Khasra No. 123 (Old No. 115) Mauza Niranjanpur, Pargana Parwadoon, Tehsil Sadar, District Dehradun, Uttarakhand.
5.	Borrower	Mr. Yudhister Kumar Munjal
6.	Type of Asset	Commercial Building Structure
7.	Type of Assessment	Cost vetting
8.	Scope of Assessment	Cost Vetting of the building structure on as on whereas basis.
9.	Nature of Building	Commercial Cum Guest House Structure
10.	Year of Construction	Under Construction Property

REGISTERED OFFICE:

G-20, 3rd Floor, Preet Vihar,

Vikas Marg, Delhi-110009

Ph.: +91 9958632707

FILE No.: VIS(2022-23)PL-162-125-240

CORPORATE OFFICE:

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

Ph - +91-0120-41117, 4324647, +91 - 9958632707

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

Other Offices at: ■ Mumbai ■ Kolkata ■ Bengaluru ■ Lucknow ■ Meerut ■ Agra ■ Dehradun ■ Ahmedabad ■ Shahjahanpur

11.	Total Purchase Cost / Expenses Incurred	No information available.																																																							
12.	Total built Up Area of the property.	As per Approved Map.				As per Site Survey.																																																			
		<table><tr><th>Sr. No.</th><th>Floor</th><th>Area (sq.mtr.)</th><th>Area (sq.ft.)</th></tr><tr><td>1</td><td>Ground</td><td>184.53</td><td>1986</td></tr><tr><td>2</td><td>First</td><td>157.65</td><td>1697</td></tr><tr><td>3</td><td>Second</td><td>221</td><td>2379</td></tr><tr><td>4</td><td>Third</td><td>221</td><td>2379</td></tr><tr><td>5</td><td>Fourth</td><td>221</td><td>2379</td></tr><tr><td colspan="2">Total</td><td>1005.18</td><td>10820</td></tr></table>	Sr. No.	Floor	Area (sq.mtr.)	Area (sq.ft.)	1	Ground	184.53	1986	2	First	157.65	1697	3	Second	221	2379	4	Third	221	2379	5	Fourth	221	2379	Total		1005.18	10820	<table><tr><th>Sr. No.</th><th>Floor</th><th>Area (sq.mtr.)</th><th>Area (sq.ft.)</th></tr><tr><td>1</td><td>Ground</td><td>250.84</td><td>2700</td></tr><tr><td>2</td><td>First</td><td>250.84</td><td>2700</td></tr><tr><td>3</td><td>Second</td><td>250.84</td><td>2700</td></tr><tr><td>4</td><td>Third</td><td>250.84</td><td>2700</td></tr><tr><td>5</td><td>Fourth</td><td>250.84</td><td>2700</td></tr><tr><td colspan="2">Total</td><td>1254.18</td><td>13500</td></tr></table>	Sr. No.	Floor	Area (sq.mtr.)	Area (sq.ft.)	1	Ground	250.84	2700	2	First	250.84	2700	3	Second	250.84	2700	4	Third	250.84	2700	5	Fourth	250.84	2700	Total	
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13.	Area Adopted	As per our observation during the time of our site visit, we have found that area mentioned in the approved map is lesser than the area constructed on site at present. In such a scenario we have consider the lessor area i.e. area mentioned in the approved map (1005.18 sq.mtr. / 10,820 sq.ft.) for the purpose of this cost vetting certificate.																																																							
14.	Current Estimated Market Value	During the time of our site visit we have found that the construction of the building is under progress. Super structure of the same is completed and finishing work is yet to be completed. Based on our observation we are of the view to adopt a rate of Rs.1,000/- per sq.ft. which seems to be reasonable in our view.																																																							

OBSERVATIONS:

1. We have been provided with the copy of Approved Map through which we have considered the total built up area of the property.
2. During the time of our site visit we have found that Super Structure of the building has been completed and finishing work of the same is yet to be done.
3. Based on our observation during the time our site visit we are of the view to adopt a rate of Rs. 1,000/- per sq.ft. on the area mentioned in the approved map i.e. **(1005.18 sq.mtr. / 10,820 sq.ft.)** through which the total value of the structure comes out to be 1,08,20,000.00(In Word : Rupees One Crore Eight Lakhs Twenty Thousand Only) which seems to be reasonable in our view.



Disclaimer:

1. *This Certificate is to be referred only for the purpose of the Cost Vetting of the Building Structure situated at the aforesaid address.*
2. *This certificate doesn't include any work related to drawing, design, sketch plan, procurement of the building structure.*
3. *Ownership and other legal point of view in respect of the asset is not considered in this report as same is out of scope of this certificate.*
4. *This certificate is made at the request of Mr. Yudhister Kumar Munjal*



**For R.K Associates Valuers & Techno
Engineering Consultants (P) Ltd.**

FOR INTERNAL USE

**TYPED BY: SE Gaurav Sharma
REVIEWED BY: RV. Er. Rajani Gupta**

MASTER PLAN

KEY PLAN

SECTION A-A

STAIR DETAIL

AREA STATEMENT

1. TOTAL PLOT AREA	= 747.72 Sq. mt.
2. ROAD WIDENING AREA	= 100.36 Sq. mt.
3. NET PLOT AREA	= 547.81 Sq. mt.
4. 1ST & 2ND FLOOR AREA	= 28.88 Sq. mt.
5. 3RD FLOOR AREA	= 138.00 Sq. mt.
6. 4TH & 5TH FLOOR AREA	= 378.94 Sq. mt.
7. 6TH & 7TH FLOOR AREA	= 174.86 Sq. mt.
8. TOTAL AREA	= 547.81 Sq. mt.
9. 1ST FLOOR AREA	= 138.00 Sq. mt.
10. 2ND FLOOR AREA	= 138.00 Sq. mt.
11. 3RD FLOOR AREA	= 138.00 Sq. mt.
12. 4TH FLOOR AREA	= 138.00 Sq. mt.
13. 5TH FLOOR AREA	= 138.00 Sq. mt.
14. TOTAL AREA	= 547.81 Sq. mt.
15. 1ST FLOOR AREA	= 138.00 Sq. mt.
16. 2ND FLOOR AREA	= 138.00 Sq. mt.
17. 3RD FLOOR AREA	= 138.00 Sq. mt.
18. 4TH FLOOR AREA	= 138.00 Sq. mt.
19. 5TH FLOOR AREA	= 138.00 Sq. mt.
20. TOTAL AREA	= 547.81 Sq. mt.
21. 1ST FLOOR AREA	= 138.00 Sq. mt.
22. 2ND FLOOR AREA	= 138.00 Sq. mt.
23. 3RD FLOOR AREA	= 138.00 Sq. mt.
24. 4TH FLOOR AREA	= 138.00 Sq. mt.
25. 5TH FLOOR AREA	= 138.00 Sq. mt.
26. TOTAL AREA	= 547.81 Sq. mt.
27. 1ST FLOOR AREA	= 138.00 Sq. mt.
28. 2ND FLOOR AREA	= 138.00 Sq. mt.
29. 3RD FLOOR AREA	= 138.00 Sq. mt.
30. 4TH FLOOR AREA	= 138.00 Sq. mt.
31. 5TH FLOOR AREA	= 138.00 Sq. mt.
32. TOTAL AREA	= 547.81 Sq. mt.
33. 1ST FLOOR AREA	= 138.00 Sq. mt.
34. 2ND FLOOR AREA	= 138.00 Sq. mt.
35. 3RD FLOOR AREA	= 138.00 Sq. mt.
36. 4TH FLOOR AREA	= 138.00 Sq. mt.
37. 5TH FLOOR AREA	= 138.00 Sq. mt.
38. TOTAL AREA	= 547.81 Sq. mt.
39. 1ST FLOOR AREA	= 138.00 Sq. mt.
40. 2ND FLOOR AREA	= 138.00 Sq. mt.
41. 3RD FLOOR AREA	= 138.00 Sq. mt.
42. 4TH FLOOR AREA	= 138.00 Sq. mt.
43. 5TH FLOOR AREA	= 138.00 Sq. mt.
44. TOTAL AREA	= 547.81 Sq. mt.
45. 1ST FLOOR AREA	= 138.00 Sq. mt.
46. 2ND FLOOR AREA	= 138.00 Sq. mt.
47. 3RD FLOOR AREA	= 138.00 Sq. mt.
48. 4TH FLOOR AREA	= 138.00 Sq. mt.
49. 5TH FLOOR AREA	= 138.00 Sq. mt.
50. TOTAL AREA	= 547.81 Sq. mt.
51. 1ST FLOOR AREA	= 138.00 Sq. mt.
52. 2ND FLOOR AREA	= 138.00 Sq. mt.
53. 3RD FLOOR AREA	= 138.00 Sq. mt.
54. 4TH FLOOR AREA	= 138.00 Sq. mt.
55. 5TH FLOOR AREA	= 138.00 Sq. mt.
56. TOTAL AREA	= 547.81 Sq. mt.
57. 1ST FLOOR AREA	= 138.00 Sq. mt.
58. 2ND FLOOR AREA	= 138.00 Sq. mt.
59. 3RD FLOOR AREA	= 138.00 Sq. mt.
60. 4TH FLOOR AREA	= 138.00 Sq. mt.
61. 5TH FLOOR AREA	= 138.00 Sq. mt.
62. TOTAL AREA	= 547.81 Sq. mt.
63. 1ST FLOOR AREA	= 138.00 Sq. mt.
64. 2ND FLOOR AREA	= 138.00 Sq. mt.
65. 3RD FLOOR AREA	= 138.00 Sq. mt.
66. 4TH FLOOR AREA	= 138.00 Sq. mt.
67. 5TH FLOOR AREA	= 138.00 Sq. mt.
68. TOTAL AREA	= 547.81 Sq. mt.
69. 1ST FLOOR AREA	= 138.00 Sq. mt.
70. 2ND FLOOR AREA	= 138.00 Sq. mt.
71. 3RD FLOOR AREA	= 138.00 Sq. mt.
72. 4TH FLOOR AREA	= 138.00 Sq. mt.
73. 5TH FLOOR AREA	= 138.00 Sq. mt.
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75. 1ST FLOOR AREA	= 138.00 Sq. mt.
76. 2ND FLOOR AREA	= 138.00 Sq. mt.
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78. 4TH FLOOR AREA	= 138.00 Sq. mt.
79. 5TH FLOOR AREA	= 138.00 Sq. mt.
80. TOTAL AREA	= 547.81 Sq. mt.
81. 1ST FLOOR AREA	= 138.00 Sq. mt.
82. 2ND FLOOR AREA	= 138.00 Sq. mt.
83. 3RD FLOOR AREA	= 138.00 Sq. mt.
84. 4TH FLOOR AREA	= 138.00 Sq. mt.
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87. 1ST FLOOR AREA	= 138.00 Sq. mt.
88. 2ND FLOOR AREA	= 138.00 Sq. mt.
89. 3RD FLOOR AREA	= 138.00 Sq. mt.
90. 4TH FLOOR AREA	= 138.00 Sq. mt.
91. 5TH FLOOR AREA	= 138.00 Sq. mt.
92. TOTAL AREA	= 547.81 Sq. mt.
93. 1ST FLOOR AREA	= 138.00 Sq. mt.
94. 2ND FLOOR AREA	= 138.00 Sq. mt.
95. 3RD FLOOR AREA	= 138.00 Sq. mt.
96. 4TH FLOOR AREA	= 138.00 Sq. mt.
97. 5TH FLOOR AREA	= 138.00 Sq. mt.
98. TOTAL AREA	= 547.81 Sq. mt.
99. 1ST FLOOR AREA	= 138.00 Sq. mt.
100. 2ND FLOOR AREA	= 138.00 Sq. mt.
101. 3RD FLOOR AREA	= 138.00 Sq. mt.
102. 4TH FLOOR AREA	= 138.00 Sq. mt.
103. 5TH FLOOR AREA	= 138.00 Sq. mt.
104. TOTAL AREA	= 547.81 Sq. mt.
105.	

