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

# FILE No.: VIS(2021-22)-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 | 1. 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 | |
| 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.** |
| 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** **FOR INTERNAL USE Engineering Consultants (P) Ltd. *TYPED BY: SE Gaurav Sharma***  ***REVIEWED BY: RV. Er. Rajani Gupta***

# ANNEXURE: I- COPY OF APPROVED MAP

