

File No.: VIS (2022-23)-PL173-133-250

Dated: 07/07/2022

To,
Ms. Anjali Negi
(Assistant Manager)
Punjab National Bank,
MCC Branch, Dehradun,
Uttarakhand.

SUB: Cost vetting of an estimate provided to us for the proposed construction of commercial building of Mrs. Geetika Bisht W/o Mr. Naveen Bisht at New Municipal No. 161/121, Rajeev Gandhi Marg, District Dehradun, Uttarakhand.

Dear Sir,

Cost vetting of the estimate provided to us for the proposed construction of commercial building of Mrs. Geetika Bisht W/o Mr. Naveen Bisht at New Municipal No. 161/121, Rajeev Gandhi Marg, District Dehradun, Uttarakhand.

Our view is in line with the CPWD latest DSOR/ local PWD and prevailing market rates of the items as per the material specifications and type & quality of construction mentioned in the estimate. Covered area measurements are considered as per the provided Map.




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REGISTERED OFFICE:

G-20, 3rd Floor, Preet Vihar,
Vikas Marg, Delhi-110092
Ph.: +91 9958632707

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

S.NO.	FLOOR	COVERED AREA	TOTAL ESTIMATED VALUE (As per Architect Estimation Certificate)	CALCULATED RATE AS PER ESTIMATE (As per Architect Estimation Certificate)	REMARKS	REASONABLE COST (As per RKA)
1.	S+4	2,043.53 sq. mtr. /21,997 sq. ft.	Rs.3,18,28,069	Rs.1,447/- per sq. ft.	Proposed estimated cost for the civil construction appears to be Reasonable.	Rs. 3,07,95,180/- (Rs.1,400/- per sq. ft.)

S.NO.	STAGE	PROPORTION %	Cost
1.	Load bearing/ RCC Framed structure - RCC/ Plain concrete work in Superstructure, Pillar, Beam, Column & Brick work	30%	Rs. 92,38,554/-
2.	RB/ RCC slab work	20%	Rs. 61,59,036/-
3.	Flooring	8%	Rs. 24,63,614/-
4.	Plastering & painting	12%	Rs. 36,95,422/-
5.	Doors, Windows & wood work	13%	Rs. 40,03,373/-
6.	Water supply, sanitary fittings Electric & others	17%	Rs. 52,35,181/-
7.	ALL FLOOR COST	100%	Rs. 3,07,95,180/-
8.	Total		Rs. 3,07,95,180/-

NOTE: Cost vetting is done on the basis of the cost estimate and approved map provided to us by the bank.

Disclaimer: Estimate Vetting can vary from the final actual construction cost as the actual construction cost comes as per final plans and prevailing market rates for the material & labour at that point of time.




For R.K Associates Valuers & Techno

Engg. Consultants (P) Ltd.



Authorized Signatory

PS: This is a Onetime verification of the cost of the enclosed construction Estimate. For any further scrutiny of the same case, separate fees will be charged.

1. DECLARATION					
i. This cost vetting is done based on the documents/ details/ information provided by the customer. ii. The undersigned does not have any direct/indirect interest in the above property. iii. The information furnished herein is true and correct to the best of our knowledge. iv. We have submitted this certificate directly to the Bank. v. This estimate is carried out by our Engineering team on the request from Punjab National Bank, MCC Branch, Dehradun					
2.	<table border="1"> <thead> <tr> <th>Name & Address of Valuer company</th> <th>Signature of the authorized person</th> </tr> </thead> <tbody> <tr> <td>M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D-39, Sector-2, Noida, U.P.</td> <td>  </td> </tr> </tbody> </table>	Name & Address of Valuer company	Signature of the authorized person	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D-39, Sector-2, Noida, U.P.	
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M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D-39, Sector-2, Noida, U.P.					
3.	Enclosed Documents				
4.	Total Number of Pages in the Report with Enclosures				
5.	Engineering Team worked on the report				
1. Detailed Estimate					
03					
SURVEYED BY: NA					
PREPARED BY: SE Gaurav Sharma					
REVIEWED BY: RV. ER. Rajani Gupta					

R.K ASSOCIATES IMPORTANT NOTES:

- DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We ensure 100% accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.
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IF REPORT IS USED FOR BANK/ FIs

NOTE: As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.

At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.