

REPORT FORMAT: CL-1 | Version: 1.0_2018

FILE No.: VIS(2022-23)-PL231-182-334

Date: 02/08/2022

- **CERTIFICATE NAME:** Structure verification certificate for commercial building located at Kh.No.-92/1, Situated at Mauza-Bagral Gaon, Pargana-Pachwadoon, District- Dehradun
- **PREPARED FOR:** PNB, MCC Branch, Dehradun
- **ASSET TYPE:** Commercial Building Structure
- **LOCATION OF THE BUILDING:** Kh.No.-92/1, Situated at Mauza-Bagral Gaon, Pargana-Pachwadoon, District- Dehradun.

TO WHOM IT MAY CONCERN

S. NO.	PARTICULARS	DESCRIPTION
1.	Date of Survey	21-07-2022
2.	Date of Certificate	02-08-2022
3.	Documents provided for perusal	a. Approved Map. b. Sanction Letter.
4.	Location of the Building	Kh.No.-92/1, Situated at Mauza-Bagral Gaon, Pargana-Pachwadoon, District- Dehradun.
5.	Borrower	Ok Entertainment & Hospitality Pvt. Ltd. (as per the documents)
6.	Type of Asset	Commercial Building Structure
7.	Type of Assessment	Structure Verification Certificate
8.	Scope of Assessment	Structure Verification Certificate of the building structure as on whereas basis.
9.	Nature of Building	Commercial Building
10.	Year of Construction	Currently finishing work ongoing at site
11.	Total Purchase Cost / Expenses Incurred	No information available.



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, 432647161 - 9958632707

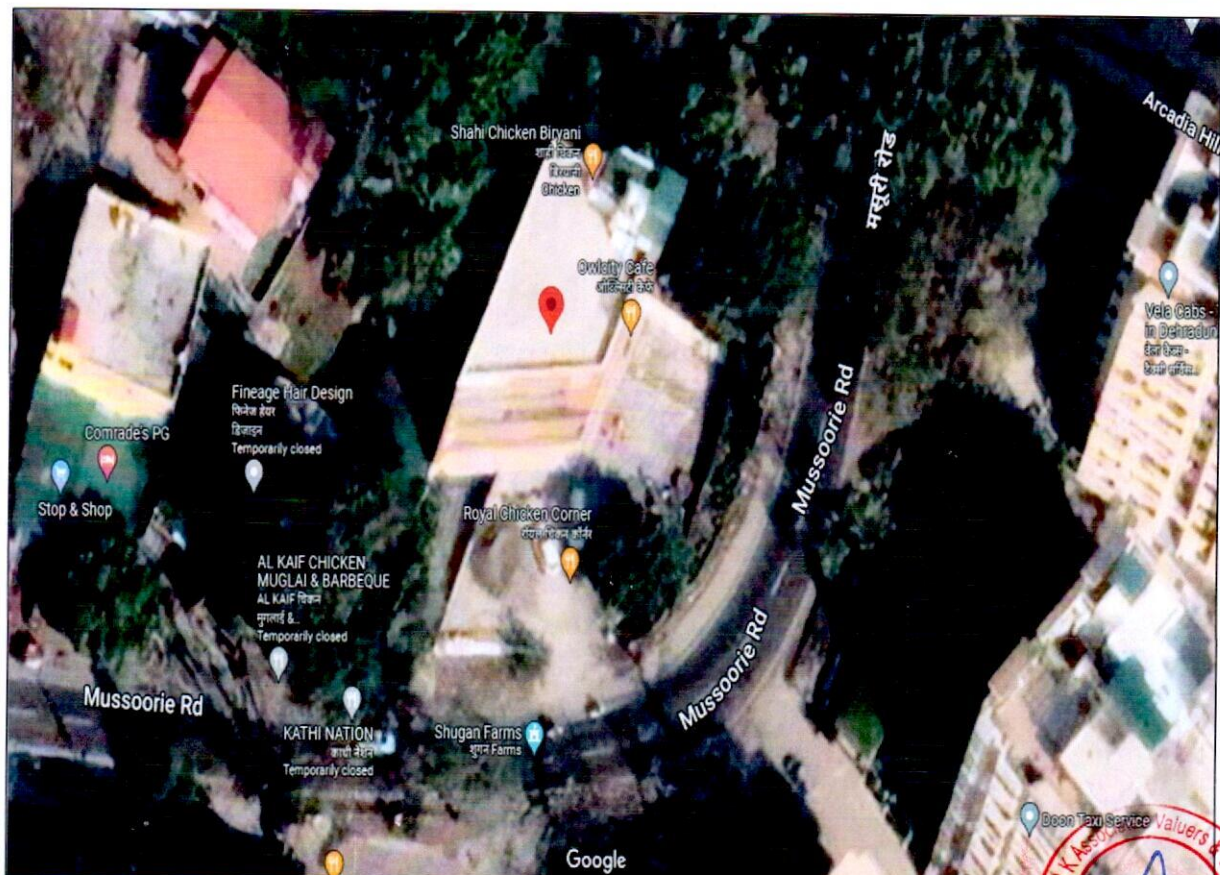
E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

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

12.	Total built Up Area of the property.	<div>As per Approved Map.<table><thead><tr><th colspan="4">As Per Map</th></tr><tr><th>Sr. No.</th><th>Floor</th><th>Area (sq.mtr.)</th><th>Area (sq.ft.)</th></tr></thead><tbody><tr><td>1</td><td>Upper Ground</td><td>152.78</td><td>1644.509</td></tr><tr><td>2</td><td>First Floor</td><td>152.78</td><td>1644.509</td></tr><tr><td>3</td><td>Second Floor</td><td>152.78</td><td>1644.509</td></tr><tr><td>4</td><td>Third Floor</td><td>152.78</td><td>1644.509</td></tr><tr><td>5</td><td>Lower Stilt Parking</td><td>159.71</td><td>1719.102</td></tr><tr><td colspan="2">Total</td><td>770.83</td><td>8297.137</td></tr></tbody></table></div> <div>As per Site Survey.<table><thead><tr><th colspan="4">As Per Site Survey</th></tr><tr><th>Sr. No.</th><th>Floor</th><th>Area (sq.mtr.)</th><th>Area (sq.ft.)</th></tr></thead><tbody><tr><td>1</td><td>Upper Ground</td><td>149.87</td><td>1613.186</td></tr><tr><td>2</td><td>First Floor</td><td>149.87</td><td>1613.186</td></tr><tr><td>3</td><td>Second Floor</td><td>149.87</td><td>1613.186</td></tr><tr><td>4</td><td>Third Floor</td><td>152.78</td><td>1644.509</td></tr><tr><td>5</td><td>Lower Stilt Parking</td><td>159.71</td><td>1719.102</td></tr><tr><td colspan="2">Total</td><td>762.1</td><td>8203.168</td></tr></tbody></table></div>	As Per Map				Sr. No.	Floor	Area (sq.mtr.)	Area (sq.ft.)	1	Upper Ground	152.78	1644.509	2	First Floor	152.78	1644.509	3	Second Floor	152.78	1644.509	4	Third Floor	152.78	1644.509	5	Lower Stilt Parking	159.71	1719.102	Total		770.83	8297.137	As Per Site Survey				Sr. No.	Floor	Area (sq.mtr.)	Area (sq.ft.)	1	Upper Ground	149.87	1613.186	2	First Floor	149.87	1613.186	3	Second Floor	149.87	1613.186	4	Third Floor	152.78	1644.509	5	Lower Stilt Parking	159.71	1719.102	Total		762.1	8203.168
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13.	Area Details	Total Plot Area- 630 sq.mtr. Area Under Road Widening- 169.53 sq.mtr. Net Plot Area- 460.47 sq.mtr. Total Covered Area- 611.12 sq.mtr. Lower Stilt Parking- 159.71 sq.mtr. (All the above data taken from the approved plan provided to us)																																																																
14.	Coordinates	30°24'10.3"N 78°04'50.2"E																																																																
15.	Observations	As per our observation during the time of our site visit, we have found that area mentioned in the approved map is similar with the area constructed on site at present. During the time of survey, we have cross verified each and all details and measurements with the approved documents that was provided to us. We have cross checked all the floors and took sample measurements of the same. Each and all floors are built as per the approved plan. FAR of the same have also been checked and the said building is constructed maintaining the FAR of the region. 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 ongoing. The subject property is a S+G+3 building and is made for commercial purpose. During our site visit it is found that the elevation of the property is same with that of the approved plan. Currently finishing work is ongoing at the subject property. The subject property is located amidst good residential and commercial area and is adjoint with Mussoorie Road which is ~30ft. in width and it has a normal frontage. All major amenities are available within close vicinity of the subject property.																																																																

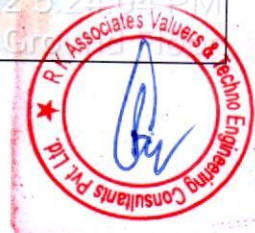


MAP:



PHOTOGRAPHS:









Disclaimer:

1. *This Certificate is to be referred only for the purpose of the Structure Verification of the Building 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. Abhik Sengupta (Phn.No.-9971166144) (PNB, MCC branch, Dehradun)*
5. *Site inspection was done on 21/7/2022 by Er. Deepak Joshi in presence of Mr. Chiranjiv Anand (Phn.No.-852754466)*

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

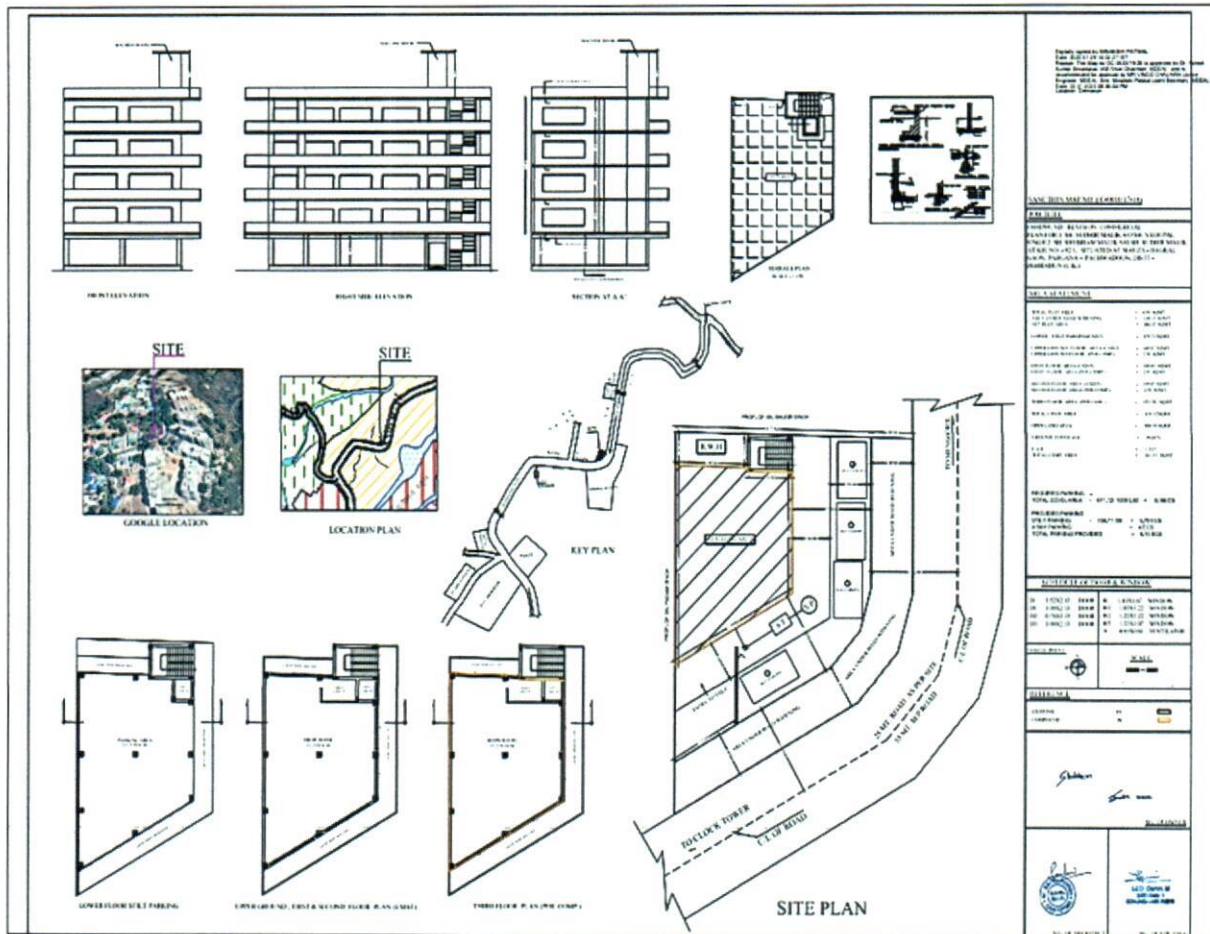
FOR INTERNAL USE

TYPED BY: Engr. Arup Banerjee

REVIEWED BY: RV. Er. Rajani Gupta



ANNEXURE: I- COPY OF APPROVED MAP



ANNEXURE: II- COPY OF LEASE AGREEMENT

पट्टा विलेख (Lease Deed)

यह पट्टा विलेख आज दिनांक 31.05.2022 को स्थान देहरादून में (1) श्री सुधीर मलिक (PAN-AGYPN6836C) पुत्र श्री वीर पाल सिंह एवं (2) श्री शुभम मलिक (Aadhar-5599 4882 8963) पुत्र श्री सुधीर मलिक निवासी गण 107, इजिनियर्स एन्क्लेव, फेज-1, जी०एम०एस० रोड, देहरादून, उत्तराखण्ड

पट्टादातागण / प्रथमपक्ष
ने

मैसर्स ओ०के० इन्टरटेन्मेन्ट एण्ड हास्पिटैलिटी प्रा०लि० (PAN - AADCO6423F) (कम्पनी एक्ट के अन्तर्गत पंजीकृत कम्पनी) जिसका कार्यालय प्लॉट संख्या-बी-2-902, नवां तल, पैसेफिक गोल्फ एस्टेट, देहरादून द्वारा अधिकृत प्रतिनिधि श्री धिरंजीव आनन्द पुत्र श्री आर०के० आनन्द निवासी 5/6, द्वितीयतल, इन्दिरा विकास कालोनी, दिल्ली-110009 (PAN-AOGPA5182H)

पट्टाग्रहिता / किरायेदार

के पक्ष में अंकित, हस्ताक्षरित व निष्पादित किया।

किराये की समयावधि	:	9 वर्ष
9 वर्ष का कुल किराया	:	4,77,12,684 / - रुपये
01 वर्ष का औसत किराया	:	53,01410 / - रुपये प्रतिवर्ष
04 वर्ष का कुल किराया	:	2,12,05,640 / - रुपये
कुल स्टाम्प शुल्क 2 प्रतिशत की दर से देय	:	4,24,200 / - रुपये

ई-स्टाम्प प्रमाण पत्र सं० : IN-UK

कुल पृष्ठों की संख्या : 08

विवरण लेख पत्र में दिया गया है।

