

File No.: VIS(2021-22)-PL774-672-862

Dated: 31.01.2022

To,
Ms. Monika Negi
(Asst. General Manager)
State Bank Of India,
RACPC Branch, Sector 44,
Noida

Sub: Verification of Estimate of Building Structure Mr. Varun Goel, Mr. Kamal Goel, Mr. Vijay Goel, Mrs. Shruti Goel & Mrs. Swati Goel at Plot No. 6/1-B, Block No.6, Northern City Extension Scheme No-II (Known as Roop Nagar), Delhi

Dear Ma'am,

An estimate of construction of Residential House of Mr. Varun Goel, Mr. Kamal Goel, & Mr. Vijay Goel, Mrs. Shruti Goel & Mrs. Swati Goel at Plot No.6/1-B, Block No.6, Northern City Extension Scheme No-II (Known as Roop Nagar), Delhi is prepared by 'A.K Gupta & Associates, has been submitted to us for vetting the cost proposed in it.

Please find below the verification of this cost estimate. 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 estimates.

During Our site survey, we observed that Plot No. 6/1 is merged with other plots. The permissible FAR for residential plots having area 250-750 sq. mtr. is 2.25. which comes to be approx. 714.84 sq. mtr. As per the estimate the proposed covered area is 873.24 sq. mtr. excluding basement and stilt area.



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REGISTERED OFFICE:

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

CORPORATE OFFICE:

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

SL. NO.	FLOOR	COVERED AREA	TOTAL ESTIMATED VALUE	CALCULATED PLINTH AREA RATES	REMARKS	REASONABLE COST
1.	B+S+4	1291.28 sq. mtr. (13899.20 sq. ft.)	Rs.1,62,08,780/- + Rs.13,00,000/- (Lift)	Rs.1,166/- per sq. ft.	Proposed estimated cost appears to be reasonable	Rs.1,66,79,040/- (Rs.1,200/- per sq. ft.) + Rs.13,00,000/- (Lift)

S.NO.	STAGE	PROPORTION %	Cost
1.	Load bearing/ RCC Framed structure - RCC/ Plain concrete work in Superstructure, Pillar, Beam, Column & Brick work	30%	Rs.48,62,634/-
2.	RB/ RCC slab work	20%	Rs.32,41,756/-
3.	Flooring	8%	Rs.12,96,702/-
4.	Plastering & painting	12%	Rs.19,45,054/-
5.	Doors, Windows & wood work	13%	Rs.21,07,141
6.	Water supply, sanitary fittings, Electrification & others	17%	Rs.27,55,493/-
7.	ALL FLOOR COST	100%	Rs.1,62,08,780/-

NOTE: All rates in accordance to CPWD DSOR/ PWD/ Market Rates.

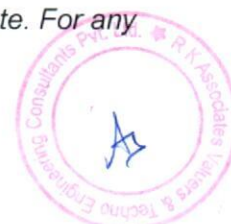
Disclaimer: Estimate Vetting can vary from the final actual construction cost as the actual construction cost comes as per final plans and prevailing market rates for the material & labour at that point of time.

For R.K Associates Valuers & Techno

Engg. Consultants (P) Ltd.

Authorised 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 estimate 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 State Bank of India, RACPC Branch, Sector 44, Noida.	
2.	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.	
3.	Enclosed Documents	1. Detailed Estimate
4.	Total Number of Pages in the Report with Enclosures	03
5.	Engineering Team worked on the report	SURVEYED BY: NA PREPARED BY: AE Ritesh Singh REVIEWED BY: HOD Valuations

R.K ASSOCIATES IMPORTANT NOTES:

1. **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.
2. **COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

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.

