

File No.: VIS(2021-22)-PL872-766-982

Dated: 28.01.2022

To,
Mr. Mahendra Singh Rana
(Manager)
State Bank of India,
Main Branch, Dehradun,
Uttarakhand

SUBJECT: Cost Vetting Hotel Property located at Khasra No.1281, Nagar Nigam Property No. 169 (Balupur Road 1), Mauza Garhi Road, Pargana Central Doon, Dehradun.

Dear Sir,

We have done the cost vetting of the BOQ (Bill of Quantity) of the hotel property M/s. Hotel Nivesh Pvt. Ltd. (Hotel Surbhi Palace), provided to us by the bank/ client.

The civil construction, electrification, lift, etc. estimated cost shown in the BOQ for the construction of the hotel head wise is shown below:

S. No.	Description	Cost as per BOQ
1	Civil work	₹ 37,550,448.00
2	Finishing works	₹ 61,538,486.00
3	Electric (Wirng & Earthing)	₹ 924,850.00
4	Electric (Distribution system)	₹ 527,000.00
5	HT Substation	₹ 300,000.00
6	HVAC	₹ 2,108,000.00
7	Plumbing & Sanitary	₹ 1,847,000.00
8	WTP	₹ 1,650,000.00
9	STP	₹ 130,000.00
10	Fire Fighting	₹ 108,900.00
11	Lift	₹ 1,100,000.00
	Total	₹ 107,784,684.00



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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

Cost analysis as per the cost provided to us is as follows.

S. No.	No. of Floors	Covered Area (in sq. ft.)	Total Estimated Value (INR)	Calculated Plinth Area Rates (INR)	Reasonable Rates (INR)	Reasonable Cost (INR)	Remarks
1	Ground Floor + 6 Floors	28809.41	₹ 107,784,684.00	₹ 3,741.30	₹ 3,700.00	₹ 106,594,826.33	The cost show in the BOQ provided to us by the bank/ client seems to be in line as per the standard rates and the rates prevailing in the market for the construction of such type of Hotel property.

1. No construction is done at the site yet.
2. We have done the cost vetting only on the basis of the plan layout, map and BOQ provided to us by the bank/ client.
3. We have done the cost vetting only for the Civil Work, Finishing Work, Electric (Wiring, Earthing & Distribution System, HT Substation), HVAC Ducting Paneling, Water Treatment Plant, Sewage Treatment Plant, Fire Fighting System Lift.
4. No cost vetting is done for the interior work and mechanical equipment shown in the BOQ provided to us.

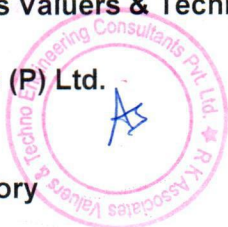
NOTE: All rates in accordance to CPWD DSOR/ PWD/ Market Rates.

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/ bank. 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, Main Branch, Dehradun, Uttarakhand.	
2.	Name & Address of Valuer company M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D-39, Sector-2, Noida, U.P.	Signature of the authorized person
3.	Enclosed Documents	1. Bill of Quantity (BOQ)
4.	Total Number of Pages in the Report with Enclosures	03
5.	Engineering Team worked on the report	SURVEYED BY: NA PREPARED BY: AE Manas 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.
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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.

