

REPORT FORMAT: CL-1 | Version: 1.0_2018

FILE No.: VIS (2022-23)-PL289-219-418

Date: 02-09-2022

- **CERTIFICATE NAME:** Cost Vetting Certificate for proposed Industrial Building situated at part of Khasra No. 361/2,361/3, 396/1, Village Bhogpur, Pargana Jwalapur, District Haridwar, Uttarakhand.
- **PREPARED FOR:** State Bank of India, SME Branch, Ranipur, Haridwar
- **ASSET TYPE:** Proposed Industrial Building Structure
- **LOCATION OF THE BUILDING:** Proposed to be built at part of Khasra No. 361/2,361/3,396/1, Village Bhogpur, Pargana Jwalapur, District Haridwar, Uttarakhand.

TO WHOM IT MAY CONCERN

S. NO.	PARTICULARS	DESCRIPTION
1.	Date of Survey	Not Applicable
2.	Date of Certificate	02-09-2022
3.	Documents provided for perusal	a. Estimation Certificate from Registered Valuer.
4.	Location of the Building	Proposed to be built at part of Khasra No. 361/2,361/3,396/1, Village Bhogpur, Pargana Jwalapur, District Haridwar, Uttarakhand.
5.	Borrower	M/s. Polypals Global Private Limited
6.	Type of Asset	Industrial Building Structure
7.	Type of Assessment	Cost vetting
8.	Scope of Assessment	Cost Vetting of the building structure which is proposed to be built & whose details are provided to us by the client and relied upon in good faith.

REGISTERED OFFICE:

G-20, 3rd Floor, Preet Vihar,

Vikas Marg, Delhi-110092

Ph.: +91 9958632707

FILE No.: VIS(2022-23)-PL289-219-418

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

9.	Nature of Building	Industrial Building Structure																																															
10.	Year of Construction	Not Applicable.																																															
11.	Total Purchase Cost / Expenses Incurred / Claimed	Rs. 1,50,76,080/-																																															
12.	Total built Up Area of the property.	<table><tr><th>Sr. No.</th><th>Building Name</th><th>Floor</th><th>Height (feet)</th><th>Building Description</th><th>Area (sq.mtr.)</th><th>Area (sq.ft.)</th></tr><tr><td>1</td><td>Workshop</td><td>Ground</td><td>40</td><td>Tin Shed roofed</td><td>1872.15</td><td>20,152</td></tr><tr><td>2</td><td>Admin Block</td><td>Ground</td><td>9</td><td>RCC roofed</td><td>89.78</td><td>966</td></tr><tr><td>3</td><td>Guard Room & Toilet</td><td>Ground</td><td>9</td><td>RCC roofed</td><td>20.79</td><td>224</td></tr><tr><td>4</td><td>Admin Block</td><td>First</td><td>9</td><td>RCC roofed</td><td>89.78</td><td>966</td></tr><tr><td colspan="5">Total</td><td>2072.5</td><td>22,308</td></tr></table>						Sr. No.	Building Name	Floor	Height (feet)	Building Description	Area (sq.mtr.)	Area (sq.ft.)	1	Workshop	Ground	40	Tin Shed roofed	1872.15	20,152	2	Admin Block	Ground	9	RCC roofed	89.78	966	3	Guard Room & Toilet	Ground	9	RCC roofed	20.79	224	4	Admin Block	First	9	RCC roofed	89.78	966	Total					2072.5	22,308
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13.	Area Adopted	Area adopted on the basis of estimation certificate provided to us by the client.																																															
14.	Current Estimated Market Value	In our view which is based upon the information provided to us by the client, estimated cost of construction of Rs. 1,50,76,080/- seems to be fair and reasonable.																																															




REMARKS:

1. This certificate is for a proposed industrial building structure having area and details as mentioned above.
2. Height of the structure which is proposed to be built is considered as per the information provided to us by the client.

Disclaimer:

1. *This Certificate is to be referred only for the purpose of the Cost Vetting of the Building Structure which is proposed to be built 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 State Bank of India, SME Branch, Ranipur, Haridwar*

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



FOR INTERNAL USE

**TYPED BY: SE Gaurav Sharma
REVIEWED BY: RV. Er. Rajani Gupta**

ANNEXURE: I- COPY OF ESTIMATION CERTIFICATE

V. K. A S S O C I A T E S

F-7, ALANKAR PALACE SHOPPING COMPLEX, SHANKAR ASHIRAM, JWALAPUR, HARIDWAR
09412957454(M), EMAIL: vineyvidi2005@gmail.com

NO.

DATED 14.02.2022

NAME OF WORK - ESTIMATED COST FOR THE CONSTRUCTION OF
M/S POLYPALS GLOBAL Pvt.Ltd, At Khasra no.361/2,361/3,396/1 Village
Bhogpur, Pargana Jwalapur, Distt. Haridwar.

SL NOS.	PARTICULARS	QTY	UNIT	RATE	AMOUNT
A	Gr. FLOOR (1982.72 sq.m.)				
	Workshop Tin Shed(1872.15 SQ.M.)				
1	Excavation in foundation in ordinary soil including lift upto 1.5m filling, watering & ramming of excavated earth into the trenches and removal & disposal of surplus earth upto a distance of 30m from the foundation trenches.	345	Cu.m.	85	29325
2	Sand filling in plinth including necessary quantity of sand from a distance not exceeding 8Km. from the site of work and including watering, dressing etc.	1856	Cu.m.	125	232000
3	Cement concrete in foundation with 4 cm. Gauge ballast, fine local sand of 1.25 fineness modulus and cement in proportion of 10:5:1 including all material, labour, T&P etc.	38.54	Cu.m.	4209	162214.86
4	M-150 class brick work in cement sand mortar in foundation upto plinth using 1:6 proportion including all material, labour & T&P etc.	92.86	Cu.m.	3751	348317.86
5	D.P.C. 2 Cm. Thick with cement & coarse sand in 1:2 with and including water proofing materials including curbing and shuttering as necessary.	225	Sq.m.	67	15075
6	M-150 brick work in 1:6 cement sand in superstructure including necessary cutting & moulding of bricks as required and including shuttering T&P etc.	135.25	Cu.m.	5267	712361.75
7	12mm. Thick plaster with cement & fine sand of 1.25 fineness modulus in 1:6 proportion to the brick work including all material, labour & T&P etc.	2250	Sq.m.	160	360000
8	Cast cement concrete door sills using 1:2:4 proportion with cement & approved coarse sand & 2cm. Gauge ballast including all material, labour & T&P etc.	17.52	Cu.m.	5924	103788.48



22 Enamel painting on the doors, windows, wood work, grill work etc. over priming coat including material, labour T&P etc.	72.5	Sq.m.	82	5945
23 Sprit polishing on the doors, windows, wood work etc. including material, labour, T&P etc.	X	Sq.m.	X	X
24 Water proofing cement colours or snowcem 1 coat to the outer plastered surface including material, labour, T&P etc.	286	Sq.m.	80	22880
25 Fixing glazed tiles including material, labour, T&P etc.	0	Sq.m.	575	0
26 Fixing stone in kitchen & toilet including material, labour, T&P etc.	0	Sq.m.	450	0
			TOTAL	Rs. 7,814,126
27 Add for electrical installation and Sanitary fittings 18%				Rs. 1,406,543
			TOTAL	Rs. 9,220,668
28 Add 3% contingencies				Rs. 276,620
			TOTAL (A)	Rs. 9,497,288

ADM Block (89.78 sq.m.)

1 Excavation in foundation in ordinary soil including lift upto 1.5m filling, watering & ramming of excavated earth into the trenches and removal & disposal of surplus earth upto a distance of 30m from the foundation trenches.	78.65	Cu.m.	85	6685.25
2 Sand filling in plinth including necessary quantity of sand from a distance not exceeding 8Km. from the site of work and including watering, dressing etc.	175.5	Cu.m.	85	14917.5
3 Cement concrete in foundation with 4 cm. Gauge ballast, fine local sand of 1.25 fineness modulus and cement in proportion of 10:5:1 including all material, labour, T&P etc.	27.2	Cu.m.	4209	114484.8
4 M-150 class brick work in cement sand mortar in foundation upto plinth using 1:6 proportion including all material, labour & T&P etc.	55.85	Cu.m.	3751	209493.35
5 D.P.C. 2 Cm. Thick with cement & coarse sand in 1:2 with and including water proofing materials including curing and shuttering as necessary.	175.4	Sq.m.	67	11751.8
6 M-150 brick work in 1:6 cement sand in superstructure including necessary cutting & moulding of bricks as required and including shuttering T&P etc.	85.45	Cu.m.	5267	450065.15



material,labour,T&P etc.	X	Sq.m.		X
18 Same as in item no.17 above but for ventilators.	3.8	Sq.m.	2750	10450
19 M.S or Iron work such as grill gate, window grills including drilling holes, revetting/welding where necessary including hardware material,labour, and T&P etc.	8.85	Qtl	5200	46020
20 White washing three coats including material,labour T&P etc.		Sq.m.	X	X
21 3 Coat oil distemper over primming coat including material,labour, T&P etc.	675	Sq.m.	85	57375
22 Enamel painting on the doors, windows,wood work,grill work etc. over primming coat including material,labour T&P etc.	55.2	Sq.m.	82	4526.4
23 Sprit polishing on the doors, windows, wood work etc. including material, labour,T&P etc.	X	Sq.m.	X	X
24 Water proofing cement colours or snowcem 1 coat to the outer plastered surface including material, labour,T&P etc.	250	Sq.m.	80	20000
25 Fixing glazed tiles including material, labour,T&P etc.	22.65	Sq.m.	575	13023.75
26 Fixing stone in kitchen & toilet including material, labour,T&P etc.	20.25	Sq.m.	450	9112.5
			TOTAL	Rs. 1,563,553
				Rs. 281,440
27 Add for electrical installation and Sanitary fittings 18%			TOTAL	Rs. 1,844,992
				Rs. 55,350
28 Add 3%contingencies			TOTAL(B)	Rs. 1,900,342

Guard Room & Toilet(20.79 sq.m.)

1 Excavation in foundation in ordinary soil including lift upto 1.5m filling, watering & ramming of excavated earth into the trenches and removal & disposal of surplus earth upto a distance of 30m from the foundation trenches.	25.12	Cu.m.	85	2135.2
2 Sand filling in plinth including necessary quantity of sand from a distance not exceeding 8Km. from the site of work and including watering,dressing etc.	30.5	Cu.m.	85	2592.5
3 Cement concrete in foundation with 4 cm. Gauge ballast, fine local sand of 1.25 fineness modulus and cement in proportion of 10:5:1 including all material ,labour,T&P etc.	4.65	Cu.m.	4209	19571.85
4 M-150 class brick work in cement sand mortar in foundation upto plinth				



wood door/window shutters with same wood panel & beading including all hardware labour, material, T&P etc.				
17 Fixing of Deodar/Teak/Shisham wood door/window shutters 4 cm. Thick fully glazed including all hardware material, labour, T&P etc.	4.62	Sq.m.	2750	12705
18 Same as in item no. 17 above but for ventilators.	X	Sq.m.		X
19 M.S. or Iron work such as grill gate, window grills including drilling holes, rivetting/welding where necessary including hardware material, labour, and T&P etc.	3.05	Sq.m.	2750	8387.5
20 White washing three coats including material, labour T&P etc.	3.56	Q#	5200	18512
21 3 Coat oil distemper over primming coat including material, labour, T&P etc.		Sq.m.	X	X
22 Enamel painting on the doors, windows, wood work, grill work etc. over primming coat including material, labour T&P etc.	125	Sq.m.	85	10625
23 Sprit polishing on the doors, windows, wood work etc. including material, labour, T&P etc.	10.25	Sq.m.	82	840.5
24 Water proofing cement colours or snowcem 1 coat to the outer plastered surface including material, labour, T&P etc.	X	Sq.m.	X	X
25 Fixing glazed tiles including material, labour, T&P etc.	75	Sq.m.	80	6000
26 Fixing stone in kitchen & toilet including material, labour, T&P etc.	0	Sq.m.	575	0
	6.08	Sq.m.	450	2736
			TOTAL	Rs. 359,678
27 Add for electrical installation and Sanitary fittings 18%				Rs. 64,742
			TOTAL	Rs. 424,420
28 Add 3% contingencies				Rs. 12,733
			TOTAL(C)	Rs. 437,153
TOTAL COST OF Gr.FLOOR(A+B+C)				Rs. 11,834,783

B 1ST. FLOOR (89.78 sq.m.)
ADM Block(89.78 sq.m.)

1 M-150 brick work in 1:6 cement sand in superstructure including necessary cutting & moulding of bricks as required and including shuttering T&P etc.	68.52	Cu.m.	5267	360894.84
2 12mm. Thick plaster with cement & fine sand of 1:2.5 fineness modulus in 1:6 proportion to the brick work including all material, labour & T&P etc.	950	Sq.m.	160	152000
3 Cast cement concrete door sills using				



14 White washing three coats including material/labour T&P etc.		Sq.m.	X	X
15 3 Coat oil distemper over primming coat including material/labour, T&P etc.	850	Sq.m.	85	72250
16 Enamel painting on the doors, windows, wood work, grill work etc. over primming coat including material/labour T&P etc.	75.5	Sq.m.	82	6191
17 Sprit polishing on the doors, windows, wood work etc. including material, labour, T&P etc.	X	Sq.m.	X	X
18 Water proofing cement colours or snowcem 1 coat to the outer plastered surface including material, labour, T&P etc.	245	Sq.m.	80	19600
19 Fixing glazed tiles including material, labour, T&P etc.	15.4	Sq.m.	575	8855
20 Fixing stone in kitchen & toilet including material, labour, T&P etc.	38.4	Sq.m.	450	17280
			TOTAL	Rs. 1,144,723 Rs. 208,050
21 Add for electrical installation and Sanitary fittings 18%			TOTAL	Rs. 1,350,773 Rs. 40,523
22 Add 3% contingencies			TOTAL(E)	Rs. 1,391,297

TOTAL 1ST FLOOR COST (E) Rs. 1,391,297
TOTAL COST OF Gr.FLOOR & 1ST FLOOR Rs. 13,226,080

Extra Work Rs. 1,850,000
 1 External Developments, S.T.P., Rain Water Harvesting Etc.
TOTAL COST OF PROJECT Rs. 15,076,080

Rupees One Crore Fifty Lac Seventysix Thousand Eighty Only

For, V.K. Associates

Vinay Kumar
Dr VINAY KUMAR
 A.M.I.E.(Civil) P.V.P.G.D.D.C.(Structure)
 -dg Engineer R.S.D.A.
 K. K. ASSOCIATES, P-1 ALANKAR PALACE
 CHANDI ENCLAVE NEAR SHANKAR
 ANSOLI - HARIDWAR-249407

