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CAPITAL EXPENDITURE VERIFICATION REPORT OF



The Lalita Grand
Mathura

SITUATED AT

258/H, DAMODARPURA, AURANGABAD, MATHURA, UTTAR PRADESH-281006

PROMOTER

M/S. L.B. HOTELS AND RESORTS LLP

REPORT PREPARED FOR

UTTAR PRADESH TOURISM

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors
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INDEPENDENT ENGINEERING REPORT

HOTEL THE LALITA GRAND, MATHURA

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PART A**REPORT SUMMARY**

1. **Name of the Project** : Hotel-The Lalita Grand
2. **Project Location** : 258/1, Damodarpura, Aurangabad, Mathura, Uttar Pradesh-281006
3. **Name of the Promoter** : M/s L.B. Hotels and Resorts LLP
4. **Prepared for Organization** : Uttar Pradesh Tourism
5. **Chartered Engineer Firm** : M/s. R. K. Associates Valuers & Techno Engineering Consultants (P) Ltd.
6. **Date of Survey** : 21st November 2022
7. **Date of Report** : 01st December 2022
8. **Report Type** : Capital Expenditure Report
9. **Purpose of the Report** : To verify and examine capital expenditure status of the Project in regard to the special facilities & incentives given to Hotel projects as per Uttar Pradesh Tourism Policy-2018.
10. **Scope of the Report** : To verify and examine capital expenditure status of the Project.
11. **Documents produced for Perusal** :
 - a) Detailed Project Report
 - b) Break-up of the cost heads
 - c) Copy of Invoices of Items
 - d) Copy of CA Certificate
 - e) Copies of various NOCs & Approvals
 - f) Information received on e-mail
12. **Annexure with the Report** :
 - a) Photographs



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PART B

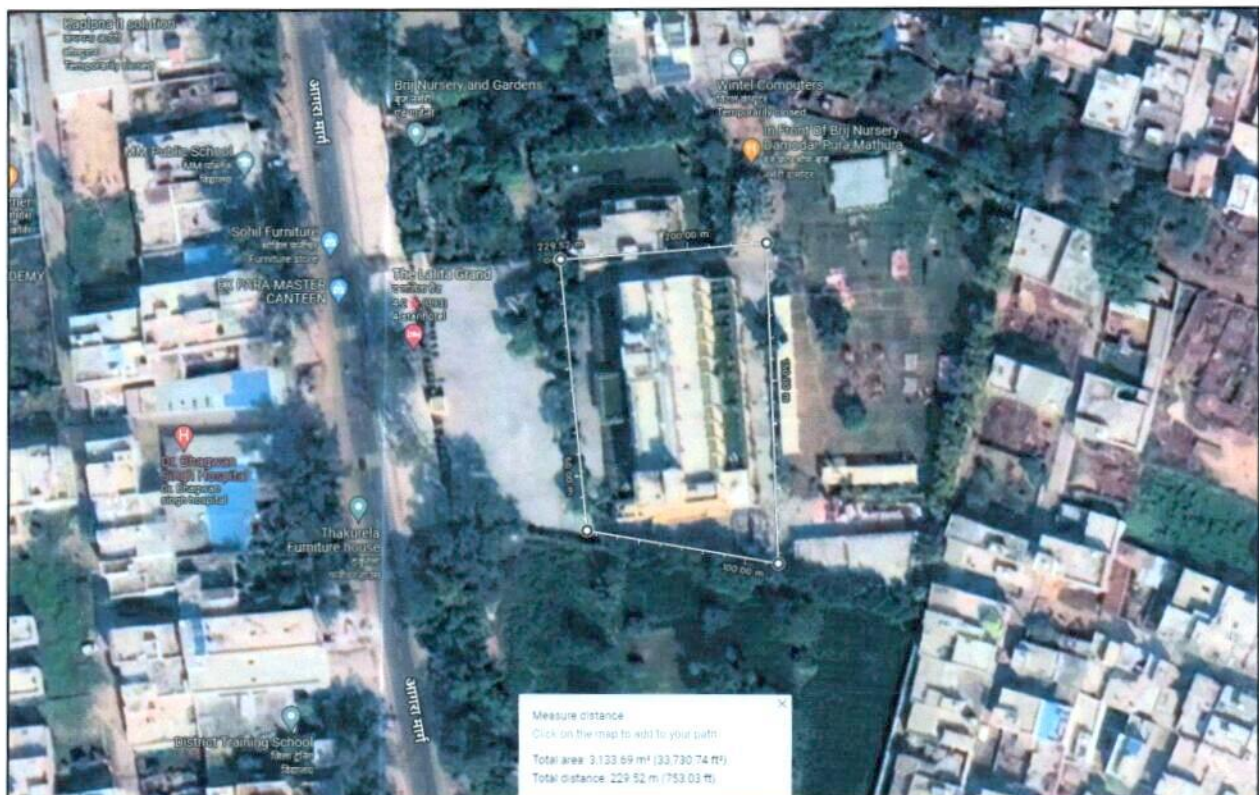
INTRODUCTION

1. **NAME OF THE PROJECT:** Hotel The Lalita Grand situated at 258/1, Damodarpura, Aurangabad, Mathura, Uttar Pradesh-281006 developed by M/s L.B. Hotels and Resorts LLP.



2. PROJECT OVERVIEW: This is a 4 star rated hotel which is established by M/s L.B. Hotels and Resorts LLP located in District Mathura, Uttar Pradesh near Brij Nursery. As per the Registration Certificate No. 09AAGFL9878B1ZV, the subject company got incorporated on 23rd August 2017 having its registered office at the aforesaid address only.

As per the ownership documents and site layout plan, initially the company owned total land parcel of area measuring 4,405 sq. mtr. Out of which land area admeasuring 277.64 sq. mtr. and 1,025.84 sq. mtr. had been omitted for road widening and area under future development. Therefore, the net plot area under the subject hotel remains 3,101.52 sq. mtr. which is found to be in line with the measurements done through satellite measurement tools. The same has been attached below:



As per the copy of site plan, the subject hotel comprises a Basement + Mezzanine + Ground + 2 storey RCC framed structure with RCC slab roofing with a total built-area of 5,324.04 sq. mtr or 57,308 sq. ft. The construction of the hotel began in July 2017 and achieved COD on 18th November 2021.

To promote Tourism & Hospitality Industry in the state, UP State Government has offered capital subsidy and financial assistance as per Uttar Pradesh Tourism Policy-2018 on the capital investment on hotels, resorts, heritage hotels, motels, theme parks, etc. in the state. As the subject project has been successfully completed and is commercially operational since

18th November 2021, therefore, the subject promoter has applied for the subsidy under Uttar Pradesh Tourism Policy-2018.

For the purpose of verifying capital investment done by the M/s L.B. Hotels and Resorts LLP in the construction of the subject hotel, Department of Tourism, UP Government has appointed us as a consultant to provide an opinion on the capital investment incurred by the promoter under the eligible heads.

As per the 'Operational Guidelines for Implementation of Uttar Pradesh Tourism Policy 2018', below listed are the eligible and ineligible capital investments in the tourism units:

a. Eligible Capital Investments

The eligible capital investment shall be expenditure incurred on the following:

- i. Permanent structure for the project under the ownership and for use of the tourism unit, erected on land owned by the tourism unit and which is essential for its commercial operation;
- ii. Boundary wall;
- iii. Internal roads, drainage, entrance gate/s;
- iv. Swimming pool/s;
- v. Store/s;
- vi. Kitchen/s;
- vii. Water supply system (pipeline, tanks, pump house, water treatment plant etc.);
- viii. Boiler room and chimney;
- ix. Sewerage treatment plant and waste management system;
- x. Centralized air conditioning;
- xi. Power sub-station, transformer, electric line, electric pole;
- xii. D.G Power back up for self-use;
- xiii. Telecommunication tower (self-established for own use);
- xiv. Hot & cold-water supply system, gas / steam supply line;
- xv. Establishment of sound, light, public address, internet system and network of fixed nature;



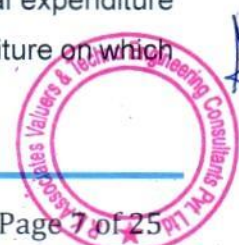
- xvi. Installation of fire detection and fire-fighting system;
- xvii. Installation of non-shift able plant & machinery for the infrastructure such as kitchen, laundry, health club, spa, convention hall, exhibition hall, etc.;
- xviii. Establishment of stationery swing sets, climbing walls, amusement/ playing structure, permanent tents, etc. in play areas and parks;
- xix. Other fixed structures, plant & machinery that are essential for commercial operation of the unit;
- xx. Fees paid for obtaining technical know-how;
- xxi. Installation charges of machinery / equipment / services;
- xxii. Approach road, expenditure incurred for power supply including construction of sub-station, pipeline laid, water supply, water tank, pipeline for discharge of waste water & sewerage (on land where ownership is with the hotel);
- xxiii. Fixed residential tents for tourists, meant for use round the year and not for temporary use like mela, events or seasonal camps, etc.;
- xxiv. Solar / Bio energy system;
- xxv. Rain water harvesting system.

b. Ineligible Capital Investments

The following expenditures with respect to the unit shall not be eligible for incentives:

- i. Working Capital;
- ii. Pre-operative expenses and preliminary expenses;
- iii. Second-hand plant machinery purchased or shifted from within or outside country;
- iv. Interest capitalized;
- v. Vehicles, furniture and fixtures, cutlery, crockery and utensils
- vi. Consumable stores; inventories for maintenance or repairs;
- vii. Investment on land required for setting up the unit, inclusive of the cost of the land;
- viii. Any construction which is in the nature of real estate transactions, e.g., shops, flats, offices, etc. meant for sale/lease/rent.

As per the copy of application form for 'Capital Investment Subsidy to Eligible Tourism Units' (Form 10.1), the promoter had informed to the Govt. of U.P that the total capital expenditure in the project is Rs.7,44,68,896.48/-. Out of the same, the eligible capital expenditure on which



the subsidy is to be claimed is Rs.6,65,64,409.87/- as per the CA certificate dated 23rd June 2022; UDIN: 22091480ALNUME2371. The same has been tabulated below:

S. No.	Heads of Capital Expenditure	Amount (in Rs.)
1.1	Permanent structure for the project under the ownership and for use of the tourism unit, erected on land owned by the tourism unit and which is essential for its commercial operation	3,10,98,894
1.2	Boundary wall/s	22,14,500
1.3	Internal roads, drainage & entrance gate/s	12,74,800
1.4	Swimming pool/s	-
1.5	Store/s	-
1.6	Kitchen/s	11,24,000
1.7	Water supply system (pipeline, tanks, pump house, water treatment plant, etc.)	41,28,009
1.8	Boiler room and chimney	-
1.9	Sewerage treatment plant and waste management system	2,95,885
1.10	Centralized air conditioning system	74,55,098
1.11	Power supply system including sub-station, transformer, distribution system and electrification	65,10,027
1.12	D.G. power backup (for self-use)	9,57,627
1.13	Telecommunication tower (self-established for own use)	-
1.14	Hot & cold water supply system, gas/steam supply line Establishment of sound, light, public address, internet	42,373
1.15	Establishment of sound, light, public address, internet system and network of fixed nature	13,52,017
1.16	Installation of fire detection and fire-fighting system	21,72,538
1.17	Installation of non-shiftable plant & machinery for the infrastructure such as kitchen, laundry, health club, spa, convention hall, exhibition hall, etc.	17,19,331
1.18	Establishment of stationary swing sets, climbing walls, amusement / playing structure, permanent tents, etc. in play areas and parks	-
1.19	Other fixed structures and plant & machinery that are essential for the commercial operation of the tourism unit	51,93,712
1.2	Fees paid for obtaining technical know-how	4,50,000
1.21	Installation charges of machinery/equipment/services	-
1.22	Approach road, expenditure incurred for power supply including construction of sub-station, pipeline laid, water supply, water tank, pipeline for discharge of waste water & sewerage (On land where ownership is with the tourism unit)	-
1.23	Fixed residential tents for tourists, meant for use round the year and not for temporary use like mela, events or seasonal camps, etc.	-
1.24	Solar/Bio energy system	-
1.25	Rain water harvesting system	5,75,600
Total		6,65,64,410

3. **PROJECT LOCATION:** The subject hotel is addressed as The Lalita Grand, 258/1, Damodarpura, Aurangabad, Mathura, Uttar Pradesh-281006. It is well connected by rail, road and airport. The nearest airport from the site is Agra Airport located at the distance of 50 Km.

It is also well connected via Agra Road which further connects the property to NH-19 at a distance of approx. 2.5 Km. Mathura Junction is the nearest railway station which is around 6 km from the subject hotel.

4. **SCOPE OF THE REPORT:** To verify and examine the capital expenditure of the eligible investment of the project in regard to avail subsidy & incentives given to Hotel Projects development under Uttar Pradesh Tourism Policy-2018.

All the assessment carried out for the Project is done based on the documents provided to us and its correlation by the Engineering team through site inspection, various other discussions with the Project proponents and its resources and Industry standards and benchmark cost and thus forming an opinion out of it.

5. **PURPOSE OF THE REPORT:** To provide opinion on the Capital Expenditure incurred by the promoter in the development of the Hotel to help Directorate of Tourism, Government of Uttar Pradesh to take informed business decision on the project in relation to avail subsidy and incentives.

6. **SURVEY DETAILS:** This Hotel has been surveyed by our engineers Mr. Adil Afaque and Mr. Abhishek Sharma on September 21st November 2022. Site inspection was done in the presence of the following people:

S. No.	Name	Designation
1	Mr. Ajay Gupta	Managing Director
2	Mr. Teekendra Sisodia	General Manager
3	Mr. Vijay Shanker Dubey	A.D.M., Mathura

All the details pertaining to physical setup and progress of the hotel have been cross checked as per the documents provided to us.

- a) During the site visit we have found that the structure of the hotel has been completely built and the commercial operation date has been achieved on 18th November 2021.
- b) All the required machinery & assets mentioned in the list (group wise) provided to us by the client were present at the site and seems to be in good condition.
- c) As per our visual observations, the main structure of the hotel was found to be built as per the copy of approved map provided to us. As per the copy of approved plan, the hotel was



proposed to have a total of 28 rooms, however, the promoters have built the partition walls in the rooms and converted them into 49 rooms.

- d) Completion certificate of the hotel issued by the competent authority was received as on date 30th September 2022.
- e) Photographs of various sections of the hotel along with machinery have been taken to give a clear visual representation of the hotel establishment. At the time of site survey we have found the hotel and restaurant is in operation.
- f) Some of the photographs has been annexed with the report.

7. METHADODOLOGY ADOPTED:

- a) Study of the report shared with the Detailed Project Report to know the Project proposed plan & estimates.
- b) Correlation of the capital expenditure of different section with Civil, P&M based industry benchmark with the provided copy of bills & invoices.
- c) Site visit by our engineers Mr. Adil Afaque and Mr. Abhishek Sharma to assess the project execution status on the ground as actual at the site.
- d) Discussions with the Owner's representative on the site.
- e) Correlation of the provided information with the Industry standards, CPWD SOR, etc.
- f) Other information obtained regarding the project from the sources in the public domain.



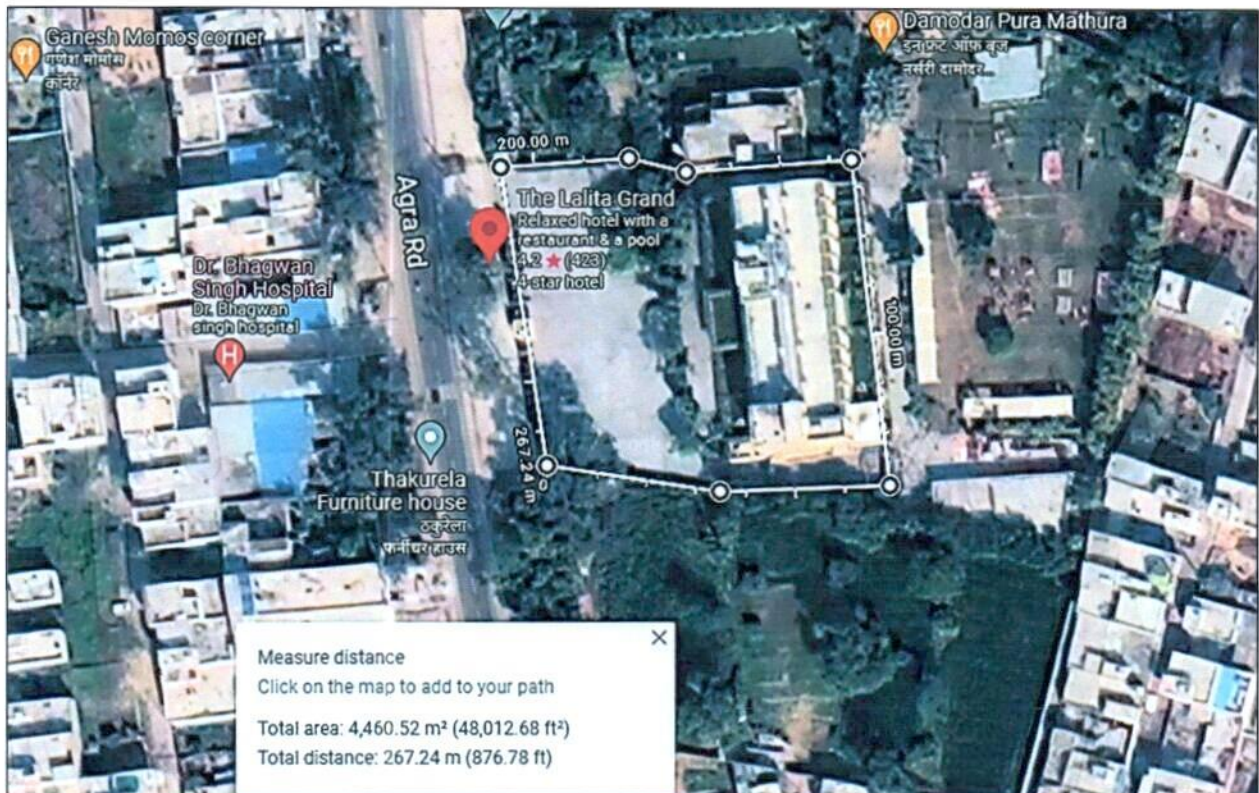
PART C**PROJECT INFRASTRUCTURE SECTIONS & FACILITY DETAILS**

1. **BUILDING & STRUCTURAL DETAILS:** This Hotel project is a Basement + Ground + 2 floor RCC roofed structure with total built up area of of 5,324.04 sq. mtr as per approved Map. The construction of the hotel began in July 2017 and achieved Commercial Operations on 18th November 2021. M/s. L.B. Hotels and Resorts LLP has shown to have incurred Rs.3.11 Cr. in Building & Civil works of the Hotel.

As per the copy of site plan, it was proposed to have 4 rooms on the Ground Floor and 12 rooms each on the 1st and 2nd floor each, totaling to 28 rooms. However, as per the observations made during the site visit, the hotel comprises a total of 49 rooms i.e. 7 rooms on the ground floor, 19 rooms on the 1st floor and 23 rooms on the 2nd floor. Details of the same has been tabulated below:

Floor	Guest Rooms		Occupancy
	Proposed	Actual	
Basement	-	-	Banquet, Kitty Hall, Storage, Services, and Staff Receiving Area
Mezzanine	-	-	Office, Staff Cafeteria, Toilet, Server Room and Rest Room
Ground Floor	4	7	Guest Rooms, Restaurant, Kitchen, Entrance Lobby, Sitting Lounge, Toilets, Luggage Room
1 st Floor	12	19	Guest Rooms, House Keeping Rooms and Service Room
2 nd Floor	12	23	Guest Rooms, House Keeping Rooms and Service Room
Total	28	49	





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M/s. Shri Balaji Hospitality has engaged Local masons and laborers for the building and Civil works. The hotel construction is done by workers on daily wages which are monitored by the promoters.

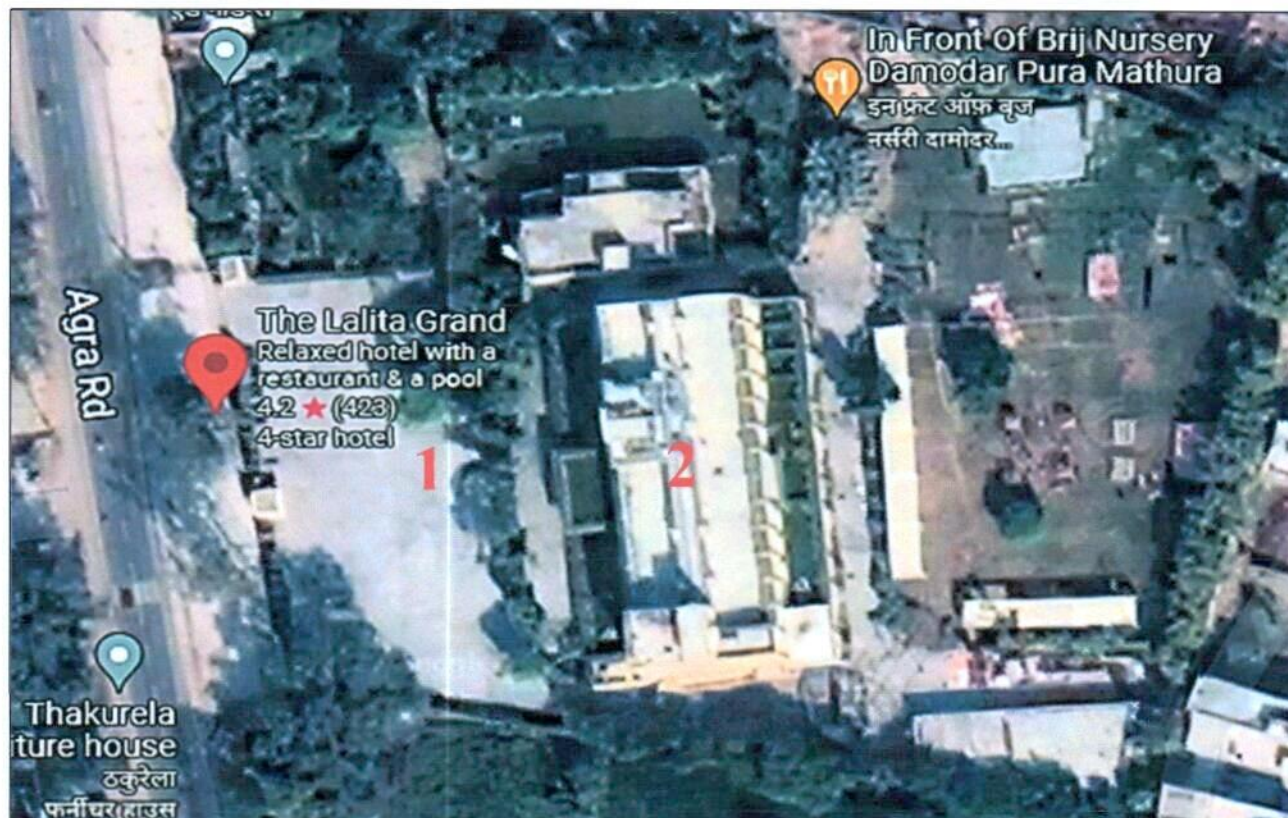


Table: 5

BUILDING DETAILS			
1.	Future Planning area and Road Widening Area	2.	Main Hotel Building

2. PLANT & EQUIPMENT DETAILS: In machinery section promoter has shown various equipment's which have been installed that are needed for day to day smooth operations of the hotel. Details of major heads with their cost is shown in the table below. Breakup of expenses under each head is annexed in the later section of the report. Cost has been taken based on the item wise breakup and their bills/ invoices provided by the promoter and found installed on the site.



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Table: 6

S. No.	Heads of Capital Expenditure	Amount (in Rs.)
1.7	Water supply system (pipeline, tanks, pump house, water treatment plant, etc.)	₹ 41,28,009.25
1.9	Sewerage treatment plant and waste management system	₹ 2,95,885.00
1.10	Centralized air conditioning system	₹ 74,55,097.77
1.11	Power supply system including sub-station, transformer, distribution system and electrification	₹ 65,10,026.58
1.12	D.G. power backup (for self-use)	₹ 9,57,627.00
1.14	Hot and Cold water Supply System	₹ 42,373.00
1.15	Establishment of sound, light, public address, internet system and network of fixed nature	₹ 13,52,016.58
1.16	Installation of fire detection and fire-fighting system	₹ 21,72,538.00
1.17	Installation of non-shiftable plant & machinery for the infrastructure such as kitchen, laundry, health club, spa, convention hall, exhibition hall, etc.	₹ 17,19,330.81
1.19	Other fixed structures and plant & machinery that are essential for the commercial operation of the tourism unit	₹ 51,93,711.60
Total		₹ 2,98,26,615.59



PART D

PROJECT CAPITAL EXPENDITURE EVALUATION

Table: 7

(All Figures in Lakhs)

S. No.	PARTICULARS	TOTAL INCURRED AMOUNT (As per CA certificate)	TOTAL INCURRED AMOUNT (As Approved by IE)
1.	Permanent structure for the project under the ownership and for use of the tourism unit, erected on land owned by the tourism unit and which is essential for its commercial operation. (1.1)	310.99	310.99
CURRENT STATUS OF WORK AND REMARKS:			
<ul style="list-style-type: none"> The Promoter has shown Rs.310.99 Lakhs for the complete construction of the civil structure except Kitchen portion as per format of UP Tourism for applying subsidy. Total built-up area of the hotel is 5,324.04 sq. mtr. including the area of Kitchen. We have also considered the water supply system and power supply system in this head for the plinth area rate calculation which translates to Rs.8,050/- per sq. mtr. or Rs.748/- per sq. ft. So, the total construction cost considered is Rs.4,28,60,930/-. This is a star rated facility not less than 4 star, built-up on RCC structure, modern design & architecture using good quality material and specifications such as Italian/ granite tiles/ marble in common areas inside the hotel Based on the benchmarking cost as per construction industry standards and CPWD norms, the similar type of construction of same type of quality of construction having similar built-up area cost around Rs.2,000 to Rs.2,400 per sq. ft. As per UPPWD SOR 2020 Plinth area rate for non-residential is Rs.21,650 per sq. mtr. or Rs.2,011 per sq. ft. Based on the above analysis the incurred cost appears to be way less than the benchmark norms. As discussed with the owner for the same, it is informed that the construction of the Hotel has started back in the 2017 and the basic frame structure of the building was completed by 2018 the rate of the raw material back then was low as compared to 2020 for which UPPWD rates are known. Further, the material was directly sourced from the factory which conceded them additional discount. As per IE review it is found that the cost incurred in the Buildings & Civil works is in the market range. Hence, cost of Rs.310.99 Lakhs in this head is assumed to be fair and reasonable. Cost for the power system, Kitchen and the water system are approved in their respective heads. 			



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S. No.	PARTICULARS	TOTAL INCURRED AMOUNT (As per CA certificate)	TOTAL INCURRED AMOUNT (As Approved by IE)
	<ul style="list-style-type: none"> However, Bills/ Invoices were not available, nor checked for the same due to engagement of local contractors/ laborers. Our vetting is done based on the Industry benchmark cost for the construction as found on site and the same is assumed to be fair and reasonable. 		
2.	Boundary wall/s (1.2) CURRENT STATUS OF WORK AND REMARKS: <ul style="list-style-type: none"> Total length of the boundary wall is ~263.21 ru. mtr. having 10 ft. / 3.048 mtr. height. The incurred cost comes out to be Rs.8,411.53/- per ru. mtr. which is within the market rate range for such kind of construction. Hence the cost of Rs.22.14 Lakhs is assumed to be fair and reasonable. Bills/ Invoices were not available, nor checked for the same due to engagement of local contractors/ laborers. Our vetting is done based on the Industry benchmark cost for the construction as found on site. 	22.15	22.15
3.	Internal Road, Drainage, Entrance gate (1.3) CURRENT STATUS OF WORK AND REMARKS: <ul style="list-style-type: none"> As per general industry trend, an amount of Rs.450-500/- per sq. mtr. is utilized in the external development. However, as per the assessment of the subject property, external development has been done @ ~Rs.290 per sq. mtr. which is well within the range as mentioned above. Bills/ Invoices were not available, for the civil works due to engagement of local contractors/ laborers. Our vetting is done based on the Industry benchmark cost for the construction. So, based on the above analysis, the cost incurred of Rs.12.75 Lakhs is assumed to be fair and reasonable. 	12.75	12.75
4.	Kitchen/s (1.6) CURRENT STATUS OF WORK AND REMARKS: <ul style="list-style-type: none"> The assessment for the cost incurred under this head has already been done in point-1 (1.1). Therefore, the cost of Rs.11.24 Lakhs is well within the range and appears to be fair and reasonable. 	11.24	11.24
5.	Water supply system (pipeline, tanks, pump house, water treatment plant, etc.) (1.7) CURRENT STATUS OF WORK AND REMARKS: <ul style="list-style-type: none"> The assessment for the cost incurred under this head has already been done in point-1 (1.1). Therefore, the cost of Rs.41.28 Lakhs is well within the range and appears to be fair and reasonable. 	41.28	41.28



S. No.	PARTICULARS	TOTAL INCURRED AMOUNT (As per CA certificate)	TOTAL INCURRED AMOUNT (As Approved by IE)										
6.	Sewerage treatment plant and waste management system (1.9)	2.96	2.96										
CURRENT STATUS OF WORK AND REMARKS:													
<ul style="list-style-type: none">As per the discussion with the company, the invoices of Rs.70,000/- have been mistakenly incorporated in this head. The detailed breakup of is attached below: - <table><tr><td>IRRIGATION WORK</td><td>84,887</td></tr><tr><td>LED SIGNAGE</td><td>50,000</td></tr><tr><td>POS SWIPE MACHINE</td><td>20,000</td></tr><tr><td>MANHOLE COVER</td><td>1,40,998</td></tr><tr><td>TOTAL</td><td>2,95,885</td></tr></table>The invoices of LED signage should belong to point 11(1.15) and the POS Swipe Machine should belong to point 14 (1.19).Based upon invoices/bills and abovementioned facts, an amount of Rs.2.96 Lakhs under this head is assumed to be fair and reasonable.				IRRIGATION WORK	84,887	LED SIGNAGE	50,000	POS SWIPE MACHINE	20,000	MANHOLE COVER	1,40,998	TOTAL	2,95,885
IRRIGATION WORK	84,887												
LED SIGNAGE	50,000												
POS SWIPE MACHINE	20,000												
MANHOLE COVER	1,40,998												
TOTAL	2,95,885												
7.	Centralized air conditioning system (1.10)	74.55	74.55										
CURRENT STATUS OF WORK AND REMARKS:													
<ul style="list-style-type: none">Based upon the invoices/bills shared with us, it is found that the cost incurred in the installation of centralized air conditioning system is well within the market range. Hence, the amount of Rs.74.55 Lakhs is assumed to be fair and reasonable.													
8.	Power supply system including sub-station, transformer, distribution system and electrification (1.11)	65.10	65.10										
CURRENT STATUS OF WORK AND REMARKS:													
<ul style="list-style-type: none">The assessment for this head is already depicted in the point-1 (1.1). Hence, an amount of Rs.65.1 Lakhs is assumed to be fair and reasonable.													
9.	D.G. power backup (for self-use). (1.12)	9.58	9.58										
CURRENT STATUS OF WORK AND REMARKS:													
<ul style="list-style-type: none">Based upon the invoices/bills shared with us, it is found that the cost incurred in the installation of DG set is well within the market range. Hence, the amount of Rs.9.58 Lakhs is assumed to be fair and reasonable.													
10.	Hot and Cold water Supply System (1.14)	0.42	0.42										
CURRENT STATUS OF WORK AND REMARKS:													
<ul style="list-style-type: none">Based upon the invoices/bills shared with us, it is found that the cost incurred under this head is well within the market range. Hence, the amount of Rs.0.42 Lakhs is assumed to be fair and reasonable.													
11.	Establishment of sound, light, public address, internet system and network of fixed nature (1.15)	13.52	13.52										

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S. No.	PARTICULARS	TOTAL INCURRED AMOUNT (As per CA certificate)	TOTAL INCURRED AMOUNT (As Approved by IE)
	CURRENT STATUS OF WORK AND REMARKS: <ul style="list-style-type: none">Based upon the invoices/bills shared with us, it is found that the cost incurred under this head is well within the market range. Hence, the amount of Rs.13.52 Lakhs is assumed to be fair and reasonable.		
12.	Installation of fire detection and fire-fighting system. (1.16)	21.73	21.73
	CURRENT STATUS OF WORK AND REMARKS: <ul style="list-style-type: none">As per UPPWD, plinth area rates defined are @ 640 per sq. mtr. for the firefighting system which turns out to be Rs.34,07,385/- for the subject project and considering the fact that the fire provision are meant only for the usable space out of the total built-up area, the amount specified in the CA certificate seems fair and reasonable.As per the copy of invoices/bills provided, it is found that cost incurred in this head is well within the market range. Hence, the amount of Rs.21.73 Lakhs is assumed to be fair and reasonable.		
13.	Installation of non-shiftable plant & machinery for the infrastructure such as kitchen, laundry, health club, spa, convention hall, exhibition hall, etc. (1.17)	17.19	17.19
	CURRENT STATUS OF WORK AND REMARKS: <ul style="list-style-type: none">Based upon the invoices/bills shared with us, it is found that the cost incurred under this head is well within the market range. Hence, the amount of Rs.17.19 Lakhs is assumed to be fair and reasonable.		
14.	Other fixed structures and plant & machinery that are essential for the commercial operation of the tourism unit. (1.19)	51.94	51.94
	CURRENT STATUS OF WORK AND REMARKS: <ul style="list-style-type: none">Based upon the invoices/bills shared with us, it is found that the cost incurred under this head is well within the market range. Hence, the amount of Rs.51.94 Lakhs is assumed to be fair and reasonable.		
15.	Fees paid for obtaining technical know-how (1.20)	4.50	4.50
	CURRENT STATUS OF WORK AND REMARKS: <ul style="list-style-type: none">Based upon the invoices/bills shared with us, it is found that the cost incurred under this head is well within the market range. Hence, the amount of Rs.4.50 Lakhs is assumed to be fair and reasonable.		



16.	Rain water harvesting system. (1.25)	5.76	5.76
CURRENT STATUS OF WORK AND REMARKS: <ul style="list-style-type: none"> No invoices/bills provided by the Promoters for this head. However, as per information shared by the client, the Capacity of RWH tank is 10,000 litres and the allocated amount also includes the pipes and other accessory required for the setup of the System. No Bills and invoices are provided for Pipes and other supporting accessories for rain water harvesting. As per market research we found that the total cost incurred in rain water harvesting Tank with the filtration equipment is in the range of Rs.1,50,000/- to Rs.2,00,000/- since it doesn't include the pipes and other ancillary items an amount of Rs.5.76 Lakhs is assumed to be fair and reasonable. 			
Total		665.64	665.64
CURRENT STATUS OF WORK AND REMARKS: <ul style="list-style-type: none"> All the expenditure shown above is cross checked with the work done on site and from the respective Invoices / Bills / PO / ledger statements. Industry benchmark & standards are applied for the verification of Civil works cost as no Bills/ Invoices have been provided for the same due to involvement of petty contractors. In case of Plant & Machinery, no specific benchmark cost standard is available. Therefore, the cost verification is conducted as per the individual invoices, bills for the particular items. We have cross-checked the copy of bills/ invoices provided to us under different heads to match the amount provided in the CA certificate. 			

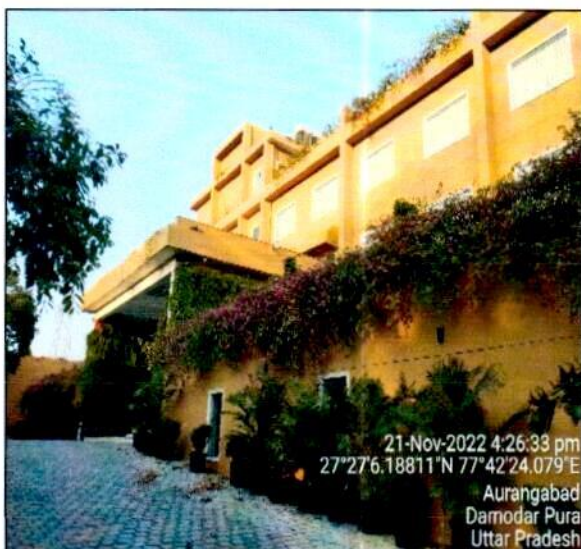
Note: -

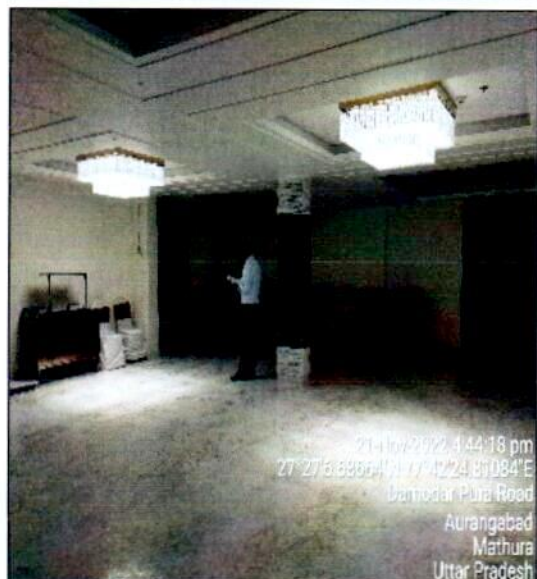
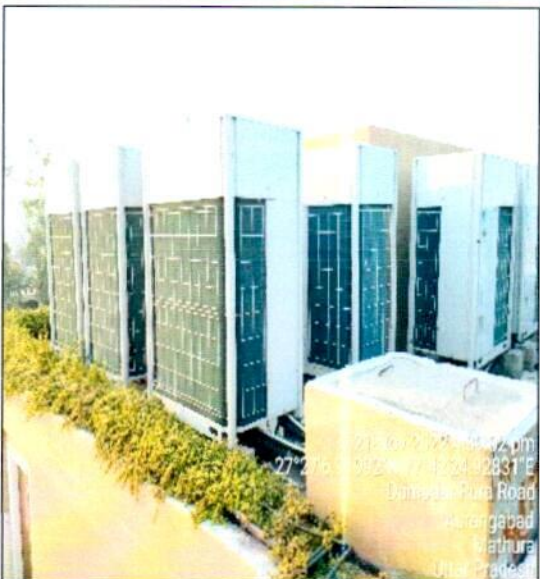
- There is No expenditure shown in below mentioned eligible head/s, hence not shown in the above table of Expenditure: -
 - 1.4 Swimming Pool/s
 - 1.5 Store/s
 - 1.8 Boiler Room and Chimney
 - 1.13 Telecommunication tower (Self-established for own use)
 - 1.18 Establishment of stationary swing sets, climbing walls, amusement / playing structure, permanent tents, etc. in play areas and parks
 - 1.21 Installation charges of machinery/equipment/services
 - 1.22 Approach road, expenditure incurred for power supply including construction of sub-station, pipeline laid, water supply, water tank, pipeline for discharge of waste water & sewerage (On land where ownership is with the tourism unit)
 - 1.23 Fixed residential tents for tourists, meant for use round the year and not for temporary use like mela, events or seasonal camps, etc.
 - 1.24 Solar/Bio energy system



PART E

PHOTOGRAPHS





PART F**DISCLAIMER**

1. No employee or member of R.K Associates has any direct/ indirect interest in the Project.
2. This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us has not been done at our end from the originals. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report shall automatically become null & void.
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4. All observations mentioned in the report is only based on the visual observation and the documents/ data/ information provided by the client. No mechanical/ technical tests, measurements or any design review have been performed or carried out from our side during Project assessment.
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7. This Report is prepared by our competent technical team which includes Engineers and financial experts & analysts.
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INDEPENDENT ENGINEERING REPORT

HOTEL THE LALITA GRAND, MATHURA

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Place : New Delhi

Date : 17.01.2023

Note : This report contains 25 pages

FOR INTERNAL USE

SURVEYED BY: SE Adil Afaq and

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For R.K Associates Valuers & Techno
Engineering Consultants Pvt. Ltd.

Project Engineering Team

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