

R.S. YADAV & ASSOCIATES

Regd. Structural Engineers, Architects
& Govt. Approved Valuers for Income Tax,
Wealth Tax, Bank, Loan Etc.

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Associates:- **S.C. GUPTA**

Govt. Regd., Approved Valuer
CAT-I/678/193. 2017-18

SANTOSH YADAV

Diploma in Civil Engineering

Office : Chamber No. 61, Typist Block, Civil Side, Tis Hazari Court, Delhi - 110054

Dated: 21.11.2022

ESTIMATE FOR THE PROPOSED CONSTRUCTION OF SHOPS ON PLOT No.58, SECTOR-53, URBAN ESTATE, GURGAON-II, HARYANA.

OWNER : M/S DIXITAL TECHNOLOGIES INDIA PVT. LTD.

Dir. Sh. Akshay Kumar.

1615, Outrem Lines, GTB Nagar, Delhi-110009.

Area of Plot: 121.00 Sq. Mtrs.

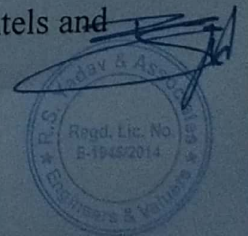
Covered Area as per sanctioned plan :

Basement.	=	108.90 Sq. Mtrs.
Ground Floor	=	108.90 Sq. Mtrs.
First Floor.	=	108.90 Sq. Mtrs.
Second Floor.	=	<u>108.90 Sq. Mtrs.</u>
TOTAL :	=	435.60 Sq. Mtrs. or 4688.80 Sq. Ft.

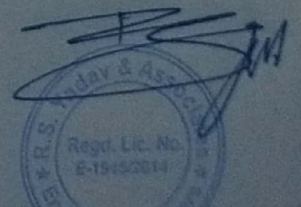
The proposed cost of construction of building as per sanctioned plan at the aforesaid plot is assessed as per plinth area market rates prevailing during November, 2022.

The specification of materials to be used for the proposed construction from floor level to roof including Marble Flooring with Iron Rolling Shutter and Aluminium framed doors/windows fitted with glass panepanes.

1. 1st class Brick work in super-structure will be laid with bricks of 75 designation in cement concrete mortar 1:6 (fine sand).
2. RCC lintels and beams etc. will be laid in 1:2:4 (1 cement : 2 Coarse Sand : 4 stone grit 20 mm size) including plastering the exposed surface with proper centering and shuttering and re-inforcement to be used for lintels and beams.



3. Roof for the suspended floor, landing of stairs, will be laid in 1 : 2 : 4 (1 cement : 2 Coarse sand : 4 stone grit 20 mm size) including plastering the exposed surface. Proper centering and shuttering and reinforcement will be provided at 6 Lbs per Cft.
4. Roofing will be laid on RCC lintel over Pillars and beams finished with false ceiling.
5. 6mm thick cement plastering will be done to ceiling of rooms in the ratio of 1:2 (1 cement : 2 fine sand).
6. Bitumen painting of penetration 80/100 will be done on roof level for preventing from leakage at 17 Lbs. per 10 Sq.mtr. area as per CPWD Specifications.
7. (a) Providing gola 75 x 75 mm will be provided on roof for disposal of rain water.
- (b) Making Khurras 45 x 45 Cm will be provided on roof for disposal of rain water;
- © 10 Cm G.I. Pipes will be provided along the wall face for disposal of rain water.
8. 10 cm thick average mud phuska will be provided/laid of damped brick earth mixed with Bhusa, mild plaster and Gobri leaping will also be laid over it. The roof will be covered with flat brick tiles, 1st class quality cement grouted etc. in cement mortar 1:3 cement : 3 fine sand.
9. Marble Flooring will be laid over 6" thick Jamna Sand and 4" thick cement concrete 1:5:10 (1 cement : 5 fine sand : 10 brick aggregate 40 mm size).



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10. Cement plaster skirting will be provided in rooms and 3' high dado will be provided in kitchen and toilets and bathrooms.
11. Staircase & Lift will also be provided for access to Stilt Parking up to terrace.

Keeping in view of the above, as well as below mentioned specifications adhered during the course of construction as well as to be adhered to during the course of finishing of building, the estimated cost of construction is being assessed on the basis of prevailing plinth area rates as on November, 2022 as under :

COST OF PROPOSED CONSTRUCTION :

Area :

Proposed covered area of Basement.	=	108.90 Sq. Mtrs.
Proposed covered area of Ground Floor	=	108.90 Sq. Mtrs.
Proposed covered area of First Floor.	=	108.90 Sq. Mtrs.
Proposed covered area of Second Floor.	=	<u>108.90 Sq. Mtrs.</u>
TOTAL :	=	435.60 Sq. Mtrs.

or 4688.80 Sq. Ft.

Rs.93,77,200.00

@ Rs.2000/-per Sq. Ft.

Add: Cost of installation of lift including
Machine room etc.

Rs. 4,00,000.00

Rs. 97,77,200.00

Total :

