

REPORT FORMAT: CL-1 | Version: 1.0_2018

FILE No.: VIS(2022-23)-PL574-468-797

Date: 19-01-2023

- **CERTIFICATE NAME:** Cost Vetting Certificate for Machinery & Equipment to be installed in two projects, sites of which are located across India.
- **PREPARED FOR ORGANIZATION:** State Bank of India, Commercial Branch, Gurugram
- **BORROWER COMPANY'S NAME:** M/s. Pratap Technocrats Pvt. Ltd.
- **ASSET TYPE:** Machinery & Equipment of Telecom industry.
- **CURRENT LOCATION OF THE MACHINES:** **Project 1:** 2,343 sites across India.
Project 2: 2,075 sites across India.

TO WHOMSOEVER IT MAY CONCERN

S. NO.	PARTICULARS	DESCRIPTION
1.	Date of Survey	Not Applicable
2.	Date of Certificate	19-01-2023
3.	Documents provided for perusal	a. List of machinery & equipments b. Purchase Orders
7.	Type of Assessment	Cost vetting
8.	Scope of Assessment	Cost Vetting of the machines and other related equipments of Telecom industry which are proposed to be installed at the above-mentioned sites.
9.	Nature of Machinery	Machinery & Equipment of Telecom industry such as Ground Based Tower, Solar Panels, Battery, SMPS, CCTV Camera, etc.
10.	Year of Manufacturing	Not applicable as the machinery are yet to be installed.
11.	Total Purchase Cost	Project 1: Rs. 709.88 Cr. (excluding GST) Project 2: Rs. 1,602.03 Cr. (excluding GST) Total: Rs. 2,311.91 Cr. (excluding GST)

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

Other Offices at: • Mumbai • Kolkata • Bengaluru • Lucknow • Meerut • Agra • Dehradun • Ahmedabad • Shahjahanpur

		(Total estimated project cost as per the List of machinery/ purchase orders provided to us)
12.	Current Estimated Market Value	<p>The range of current market rates of such type of machinery & equipments is verified from various suppliers and also from the public domain for new machinery and equipment.</p> <p>Based on the information received from market survey, we are of the view that rate range for supply of machinery and equipments of similar kind should be in the range of:</p> <p>Project 1: Rs.30.00 Lakhs to Rs.35.00 Lakhs per site which translates to Rs.702.90 Cr. to Rs.820.05 Cr. for all 2,343 sites.</p> <p>Project 2: Rs.70.00 Lakhs to Rs.80.00 Lakhs per site which translates to Rs.1,452.50 Cr. to Rs.1,660.00 Cr. for all 2,075 sites.</p> <p>According to our observation, the rate as per the list of machinery and their total purchase price provided to us by the company/ bank are quite reasonable when compared to the rates of similar machines currently prevailing in the market.</p>
13.	Condition of Machines	Yet to be installed.

Cost of Project-1

Sub Head	Items	Buy Rate (in Rs. lakhs)	Total Sites	Total Cost (in Rs. Cr.)		
				As per Company	As estimated by RKA	
Supply						
Lithium ion Battery	Supply of Lithium ion Battery- 2 x 600Ah along with BMS	11.40	2,182	248.73	250.93	
SMPS Power plant	Supply of SMPS P/P 50(4+1)A - Indoor	1.07	195	2.08	1.95	
Charging Control Unit (CCU)	Supply of CCU	0.28	1,987	5.46	5.52	
Solar Panel	Upgradation of Solar Panel with minimum 10 KW capacity along with fixtures/stands	2.35	1,987	46.69	49.68	
Engine Alternator	Supply of E/A – 15 KVA along with proper mounting stands	3.25	195	6.34	5.46	
CCTV Camera	Supply of 2 CCTV Camera along with fixtures	0.05	2,343	1.17	1.17	
	Total Cost of Supply			310.48	314.71	
I&C						

Sub Head	Items	Buy Rate (in Rs. lakhs)	Total Sites	Total Cost (in Rs. Cr.)	
				As per Company	As estimated by RKA
Lithium ion Battery	I&C of Lithium ion Battery- 600Ah along with proper mounting stands	0.10	2,182	2.18	2.18
SMPS Power plant	Installation & Commissioning of SMPS P/P 50(4+1)A – Indoor	0.04	195	0.08	0.08
Charging Control Unit (CCU)	Installation & Commissioning of CCU	0.03	1,987	0.50	0.50
Solar Panel	Installation & Commissioning of Solar Panel	0.55	1,987	10.93	10.93
Engine Alternator	Installation & Commissioning of E/A	0.15	195	0.29	0.29
CCTV Camera	Installation & Commissioning of CCTV Camera	0.03	2,343	0.70	0.70
	Total Cost of Commissioning			14.68	14.68
O&M Cost					
O&M of the site	Operation & Maintenance of the 4G sites	3.24	2,182	70.70	70.70
	Operation & Maintenance of the 4G sites at IP Locations	3.00	161	4.83	4.83
	Operation & Maintenance of cable per km for 5 years	1.23	4,686	57.40	57.40
	Total O&M Cost			132.93	132.93
Supply					
After 4 years (replacement)	Supply of Lithium ion Battery- 2 x 600Ah along with BMS	11.40	2,182	248.73	250.93
I&C					
	I&C of Lithium ion Battery- 600Ah along with proper mounting stands	0.14	2,182	3.05	3.05
	Total Cost of Supply (after 4 Years)			251.79	253.98
	Total cost (capex + O&M)			709.88	716.31

Cost of Project-2

S. No.	Type	Item	Qty.	Nett Rate (in Rs.)	Other costs* (in Rs.)	Total (in Rs.)	Avg. Price as per RKA (in Rs.)
1	GBT	Supply and Commissioning Cost					
1.1	Supply-GBT	Supply and Erection of 40 Meter GBT	1	9,99,900	6,14,996	16,14,896	20,73,796
		Site development and Fencing	1	1,55,000	2,12,200	3,67,200	
		Earthing	1	40,000	46,600	86,600	
		Total		11,94,900		20,68,696	20,73,796
1.2	Supply-GBT	Supply and Erection of 20 Meter GBT	1	4,95,000	3,72,800	8,67,800	14,31,600
		Site development and Fencing	1	1,55,000	2,12,200	3,67,200	
		Earthing	1	40,000	46,600	86,600	
		Total		6,90,000		13,21,600	14,31,600
2	Infra-Part A	Supply and Commissioning Cost					
2.1	Supply	Civil work for making plinth for installation of BBU, Batteries and CCU/Power plants	1	40,000	1,600	41,600	40,000

COST VETTING CERTIFICATE

M/S. PRATAP TECHNOCRATS PVT. LTD.

S. No.	Type	Item	Qty.	Nett Rate (in Rs.)	Other costs* (in Rs.)	Total (in Rs.)	Avg. Price as per RKA (in Rs.)
2.2	I&C	Lithium Ion Batteries 800 AH (Including replacement of the batteries after 4 years)	1	7,68,000	40,720	8,17,470	7,50,000
2.3		Supply and installation of 10Kwp Solar Power Panels	1	4,16,408	48,656	4,73,064	4,50,000
2.4		Supply and installation of Hybrid Charging Control Unit	1	2,28,205	12,128	2,40,333	2,36,000
2.5		2 CCTV Cameras at each site with License	2	32,400	3,796	36,196	30,000
2.5		Supply of Power Plant (SMPS)	30%	16,320	653	16,973	16,500
2.6		SMPS - Rectifier	1.5	15,750	630	16,380	16,800
2.7		Supply of Engine Alternator (12.5 KVA or 10 KW)	30%	84,600	3,384	87,984	73,800
2.8		ACDB (AMF)	30%	13,500	540	14,040	14,040
2.9		LT Panel (at electric site)	1	15,000	600	15,600	15,600
2.10		Alarm Panel	1	10,000	400	10,400	10,400
2.11		Fire extinguisher	1	4,500	180	4,680	4,680
2.12		Surge Arrestors	1	4,500	180	4,680	4,680
2.13		Energy meter	1	5,000	200	5,200	5,200
2.14		Cost of Electric Connection (CAPEX)	70%	2,80,000	11,200	2,91,200	2,91,200
Total Cost Infra Supply and Commissioning Cost						20,75,800	19,58,900
3	Infra- Part B	Supply and Commissioning Cost (After 4 Years)					
3.1	Supply	Lithium Ion Batteries 800 AH (Including replacement of the batteries after 4 years)	1	7,68,000	40,720	8,17,470	7,50,000
Total Cost Supply after 4 years						8,17,470	7,50,000
4	O&M	O&M of Site and OFC					
4.1	O&M	Cost of O&M/Security/CT	1	4,500	180	4,680	4,680
4.2	O&M	Cost of Energy - EB Bill	1	4,96,800	19,872	5,16,672	5,16,672
4.3	O&M	Cost of Diesel - For DG Sites	30%	6,48,000	25,920	6,73,920	6,73,920
4.4	O&M	Repairing of Rectifier	1	2,052	82	2,134	2,134
4.5	O&M	Replacement of Rectifier	1	15,120	605	15,725	15,725
4.6	O&M	SMPS/CCU /Power plant repairing	1	14,400	576	14,976	14,976
4.7	O&M	DG repairing/Servicing	30%	17,280	691	17,971	17,971
4.8	O&M	Earthing/Repairing	1	7,200	288	7,488	7,488
4.9	O&M	El Misc. Cost	1	14,400	576	14,976	14,976
4.10	O&M	Diesel Filling Charges	30%	17,820	713	18,533	18,533
4.11	O&M	Operation & Maintenance of cable	1	1,50,000	-	1,50,000	1,50,000
Total Cost O&M						14,37,075	14,37,075
Grand Total Infra Cost						77,20,641	76,51,371

*Transportation, Insurance, Civil Work, Cables, I&C and others.



OBSERVATIONS & REMARKS:

1. We have been provided with the copy of purchase orders with cost of machinery & equipment.
2. As per the information provided by the company officials, these machinery and equipments are for 2 no. of projects located across various locations across India.
3. We have contacted several suppliers and done the market research for similar items available on public domain. Accordingly, we have retrieved the quotation from the suppliers of machinery & equipment and found that the summary of machinery & equipment provided to us is well within the price range of similar items available in the market.
4. In absence of sufficient data from the company regarding the civil works, and other charges which includes but not limited to installation and commissioning charges, operation and maintenance charges as it varies from vendor to vendor and location to location, therefore, we have considered the same amount as provided to us to be fair and reasonable for the purpose of this cost vetting exercise.
5. Based on the information provided to us by the bank, enquiries made in the open market and references found in the public domain for similar machinery & equipment, it is certified that total market cost for supply of machinery and equipment of similar kind should be in the range of:

Project 1: Rs.30.00 Lakhs to Rs.35.00 Lakhs per site which translates to Rs.702.90 Cr. to Rs.820.05 Cr. for all 2,343 sites.

Project 2: Rs.30.00 Lakhs to Rs.35.00 Lakhs per site which translates to Rs.1,452.50 Cr. to Rs.1,660.00 Cr. for all 2,075 sites.

6. Therefore, the total purchase price of; **Project 1- Rs.709.88 Cr. (excluding GST)** and **Project 2- Rs.1,587.66 Cr. (excluding GST)** (as per the quotations, purchase orders provided to us by the company) appears to be reasonable.



Disclaimer:

1. We can't comment about the current status of machines whether these are purchased, installed or in transit. This cost vetting is done only on the basis of Quotations, Bills and Purchase Orders provided to us by the company and we don't recommend any sort of recommendation in our Certificate.
2. The estimated cost verification of item to item can't exactly match as per our vetting due to several market consideration. In some of the items it is lower while in some of the items price comes to be higher but on an average the price as per list provided to us falls in the range as confirmed by us.
3. There can be variation in the estimated price if the specification & make of any items procured is different from the list provided to us during assessment.
4. The estimated cost verification is made based on the third-party information which has been replied upon in good faith.
5. The estimated price may vary at the time of actual procurement because of change in prices in the market for such kind of machinery/items for which we will not have any control. The cost vetting is only limited to the date of Certificate issued. We do not assume any responsibility in change of prices of the said machinery/items after this date.
6. This certificate doesn't include any work related to drawing, design, sketch plan, procurement of the machines.
7. 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.
8. This certificate is made at the request of the Bank.

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



FOR INTERNAL USE

**TYPED BY: MANAS UPMANYU
REVIEWED BY: ADIL AFAQUE**

ANNEXURE: - SOME OF THE QUOTATIONS FROM THE MARKET

10 kW solar panel:


solarexpertsindia.com/systems/10kw-solar-panel-inverter-battery-plant-price/

VIS | Dashboard | YouTube | Maps | Gmail | Right of Way (RO) | Percentage Differen... | Ent | Office of Economic...

10kw solar system price in india with subsidy

Particulars	Description
Solar Power Plant	10 KWp
Solar Panel in Watt	335 kWp
Solar Panel Qty	30 nos.
Solar Structure	10 KW
On Grid Solar Inverter	10 KW
MC4 Connector	6 Pair
DC Junction Box	1 Nos
AC Junction Box	1 Nos
DC Cable	90 Mtr
AC Cable	40 Mtr
Space required	1000 sq feet
Solar Accessories	Fasteners, Cable Tie, Crimping Tool, Earthing Kit, Lighting Arrestor
Price	Rs. 450,000* including Installation

10 KW On-Grid/Grid Tie Solar Power Plant



Average Generation * 40 Units Per Day.

Warranty 5 years for Complete System, 25 years for Solar Panels.

Delivery and Installation Delivery within 7 days from date of order/Sanction. Installation within 7 days from the date of delivery.


Solar Net-Metering Yes, Solar Net-Metering is applicable on this system.

Govt. Subsidy Yes, 20% Govt. Subsidy on benchmark cost.

Vikram Solar
Luminous Solar
Patanjali Solar
Microtek Solar
Su-Kam Solar
Havells Solar
Waaree Solar
Lubi Solar

Rs. 50 Lakh

99 acres



Open

Solar Inverters
Delta Solar Inverter

About 10kW Solar System

This powerful system is the best selling system in urban areas, where customer's average daily consumption is more than 40 units per day and monthly electricity bill is around Rs. 10,000. UTL 10kW Solar System required around 50 square meter shadow free area to install 30 panels of 335 watt each. There are three category of solar system that is given below:

1. On-grid Solar System
2. Off-grid Solar System
3. Hybrid Solar System

If you are facing electricity power cut problem then you should go for 10kW Off-Grid System. If you have proper government electricity, go for 10kW On-Grid Solar System. And if you want to enjoy the both facilities go for 10kW hybrid solar system.

Price of 10kW Solar System

Price list of 2022. UTL 10kw solar power system - On grid, Off grid and hybrid solar system.

Types	MRP (Inclusive of all Taxes)	Discounted Price (Inclusive of all Taxes)
On-grid Solar	Rs. 6,66,692.00	Rs. 4,20,860.00
Off-grid Solar	Rs. 8,36,197.00	Rs. 6,28,052.00
Hybrid Solar	Rs. 7,64,475.00	Rs. 6,45,121.00

10kW On Grid Solar System

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Solar Panel
40 Watt Solar Panel
60 Watt Solar Panel
100 Watt Solar Panel
160 Watt Solar Panel
265 Watt Solar Panel
330 Watt Solar Panel
Inverter Battery
Solar Battery
40AH Solar Battery
150AH Solar Battery
165AH Solar Battery
170 AH Solar Battery
200AH Solar Battery
Solar Inverter



GBT 20 mtr.:

COST VETTING CERTIFICATE

M/S. PRATAP TECHNOCRATS PVT. LTD.

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IndiaMART > Antennas, Wires & Communication Tower > Communication Towers > Self Supporting Tower

Galvanized Iron SELF SUPPORTED WIRELESS TOWER 20 Mtr., For Telecom

₹ 8 Lakh/ Piece [Get Latest Price](#)

Usage/Application	Telecom
Material	Galvanized Iron
Tower Type	Self-Supporting Tower
Country of Origin	Made in India

SELF SUPPORTED WIRELESS TOWER 20 Mtr - Fabrication, Supply Foundation and Erection.

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Galaxy 6G EU 12kw Three Phase Dual Mppt Hybrid Inverter

₹236,606.25 Exl GST

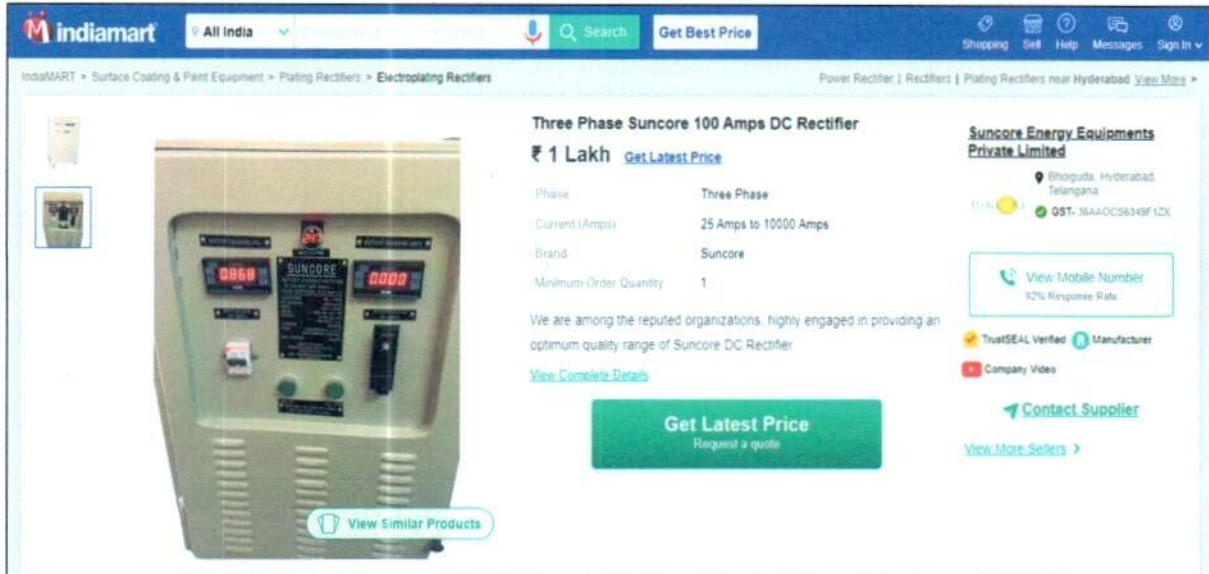
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Galaxy 6G is a 6th generation inverter technology. It comes with loaded accessories like Battery wire, ACDC box, CT sensor, Battery temperature sensor.



SMPS:



Three Phase Suncore 100 Amps DC Rectifier
₹ 1 Lakh [Get Latest Price](#)

Phase	Three Phase
Current (Amps)	25 Amps to 10000 Amps
Brand	Suncore
Minimum Order Quantity	1

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CCTV Camera:



Multiple CCTV Camera System
₹ 5,000 [Get Latest Price](#)

Usage/Application	Outdoor
Camera Technology	both
Brand	multiple
Color	any
Model	as per requirement
Country of Origin	Made in India
Minimum Order Quantity	50

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SMPS - Rectifier:



The screenshot shows the Indiamart product page for a J556T Server Power Supply. The product is listed for ₹ 16,500. It is a Switch Mode Power Supply (SMPS) with specifications: Input Voltage 220 V, Output Voltage 5 V, 12 V, 15 V, 24 V, 48 V, and Output Frequency 50/60 Hz. The brand is HP/IBM/DELL/EMC/SUN. The page includes a 'Get Latest Price' button and a 'View Similar Products' link. The seller is Manidhari World, located in Grant Road East, Mumbai, Maharashtra. The seller has a 4.2/5 star rating and 41 reviews. The page also features a 'View Mobile Number' button and a 'Contact Supplier' link.

Battery Bank 48 V 1200 Ah:

 M/s. PRATAP TECHNOCRATS PRIVATE LIMITED Address:- 10TH FLOOR, 1008, Tower-A1 SPAZE I-Tech Park, SECTOR 49, GURGAON, Gurgaon, Haryana-122018 GSTIN/UIN: 06AAICP3621R1ZZ						
PURCHASE ORDER						
Invoice To PRATAP TECHNOCRATS PRIVATE LIMITED 10TH FLOOR, 1008, Tower-A1 SPAZE I-Tech Park, SECTOR 49, GURGAON, Gurgaon, Haryana-122018 GSTIN/UIN: 06AAICP3621R1ZZ State Name: Haryana, Code: 06 nitish.gupta@pratap.co.in		Voucher No. PO#PTPL/22-23/003		Dated 29-Dec-22		
Dispatch To PRATAP TECHNOCRATS PRIVATE LIMITED 10TH FLOOR, 1008, Tower-A1 SPAZE I-Tech Park, SECTOR 49, GURGAON, Gurgaon, Haryana-122018 GSTIN/UIN: 06AAICP3621R1ZZ State Name: Haryana, Code: 06 nitish.gupta@pratap.co.in		Supplier's Ref./Order No. PO#PTPL/22-23/003		Mode/Terms of Payment		
Supplier PRATAP DIGITAL COMMUNICATIONS PVT. LTD. 40, Smart Industrial Park, MPIDC, Near NATRAX Sector-3, Pithampur, Dist. Dhar (M.P.)-454774, GSTIN/UIN: 23AAICP1451H1ZK State Name: Haryana, Code: 23 jitendra.arora@consis.in		Dispatch through: Road		Destination: As per Site List/WH List (To be Shared)		
		Terms of Delivery: As per attached Annexure				
Sl No	Description of Goods	HSN	Quantity	UoM	Rate/Unit	Amount
1	Battery Bank 48V1200Ah	85076000	2182	Nos.	11,54,484	2,51,90,84,088
GST@18%						45,34,35,136
TCS@0.1%						29,72,519
Total						2,97,54,91,743
Value in words:- Rupees Two Hundred & Ninety Seven Crore Fifty Four Lac Ninety One Thousand Seven Hundred Forty Three Only						
Other Commercial Terms:- 1. Annexure-A Attached						
Company's PAN AADCL5567D						
for PRATAP TECHNOCRATS PRIVATE LIMITED Authorized Signatory						
This is computer generated document therefore not require signature						