

File No.: VIS(2022-23)-PL661-550-922

Dated: 17.02.2022

To,
Mr. Ankita Goel
(IE Partapur)
The SBI, IE Pratapur
Branch, Meerut,
Uttar Pradesh.

SUB: Cost vetting of an estimate provided to us for the proposed construction of Mahelka motors/Iconic KIA showroom at Plot No. 3,4,5 Preeti Vihar Industrial Area, Muzaffarnagar.

Dear Sir,

Cost vetting of the estimate provided to us for the proposed construction of Mahelka motors/Iconic KIA showroom, at Plot No.3,4,5 Preeti Vihar Industrial Area, Muzaffarnagar.

Our view is in line with the CPWD latest DSOR/ local PWD and prevailing market rates of the items as per the material specifications and type & quality of construction mentioned in the estimate. Covered area measurements are considered as per the provided unsanctioned map.

S. NO.	PARTICULARS	COVERED AREA IN SQ.MTR	COVERED AREA IN SQ.FT	RATE	AMOUNT IN LAKHS	REMARKS
1	Ground Floor Show Room covered area 19 Ft. Height	404.57	4,354.75	Rs.18,000/- per sq.mtr	72.82	Proposed estimated cost for the civil construction appears to be Reasonable.
2	RCC Framed & Roof including mezzanine floor (Back Office Area)	259	2,787.85	Rs.25,000/- per sq.mtr	64.75	Proposed estimated cost for the civil construction appears to be Reasonable.
3	Ground Floor workshop area of height 19 . (Shed area)	1269.3	13,662.62	Rs.15,000/- per sq.mtr	190.48	Proposed estimated cost for the civil construction appears to be Reasonable.
4	Mezzanine Floor Workshop area	239.15	2,574.19	Rs.12,000/- per sq.mtr	28.69	Proposed estimated cost for the civil construction appears to be Reasonable.
5	Plot Boundary wall area including R.C.C Column and tie beam including plastering both side 283.94m X 5m	1419.71	15,281.62	Rs.3,500/- per sq.mtr	49.68	Proposed estimated cost for the civil construction appears to be Reasonable.
6	Site Development in open area including Rain water harvesting pit washing bay water treatment plant etc.	1987.5	21,393.25	Rs.2,500/- per sq.mtr	49.68	Proposed estimated cost for the civil construction appears to be Reasonable.
7	Front facade glow sign board and Furniture and pylone.	--	--	--	--	Not considered, because it doesn't come under construction process and moreover Invoices are not available to us.
	Total				456.10	

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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

NOTE:

1. We have not considered the "Front Facia Glow Sign Board and Furniture and pylone in this cost vetting certificate. Since these items are not come under construction process and moreover invoices of such item is not available to us.
2. Cost vetting is done on the basis of the cost estimate and unsanctioned architect map provided to us by the bank only.

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

A handwritten signature in blue ink, appearing to be "Rahul", written next to the stamp.

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 cost vetting is done based on the documents/ details/ information provided by the customer. 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 SBI, IE Pratapur Branch, Meerut.	
2.	Name & Address of Valuer company	Signature of the authorized person
	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D-39, Sector-2, Noida, U.P.	
3.	Enclosed Documents	1. Unsanctioned Architect's map. 2. Detailed Estimate.
4.	Total Number of Pages in the Report with Enclosures	05
5.	Engineering Team worked on the report	SURVEYED BY: NA PREPARED BY: Er. Rahul Gupta  REVIEWED BY: Er. Rajani Gupta 

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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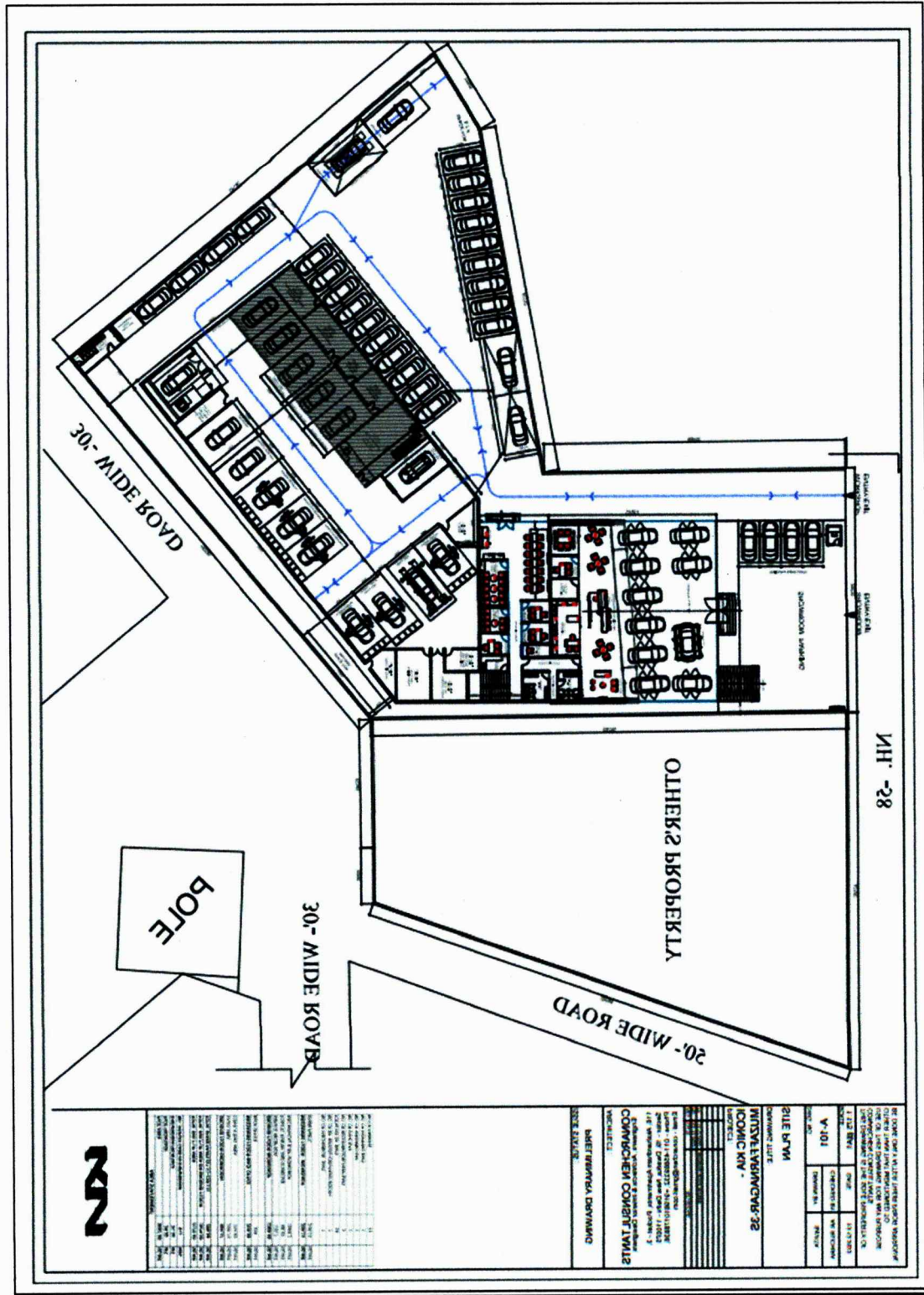
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IF REPORT IS USED FOR BANK/ FIs

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.

ENCLOSURES
ARCHITECT MAP.



ENCLOSURE - II
PROVIDED ESTIMATE

U.S.D.P.
ARCHITECTS

JAGESH KUMAR
Architect
B.Sc., B.Arch. (Hons), Gold Medalist I.I.T. Roorkee
M.Arch., URBAN DESIGN S.P.A., New Delhi
M.C.A.No. 8710994

Date -15.02.23

TO WHOM SO EVER IT MAY CONCERN

In the matter of proposed project title **ICONIC KIA** at Muzzafer Nagar -35 abstract of cost of expenditure on covered area on the basis, as per current market rate of material and labour, is in consideration.

PLOT AREA = 3667.00 Sq. Mt

TOTAL BUILT UP AREA = 2172.62 Sq. Mt.

The details of the project on covered area rate basis is proposed as under

S.N.	ITEM	AREA	RATE	AMOUNT IN LAKH
1.	Ground Floor Show room covered area 19 Ft. Height Shed area	404.57 m2	18000/m2	72.82
2.	R.C.C framed & Roof including mezzanine Floor Back office area	259 m2	25000/m2	64.75
3.	Ground Floor Workshop area of height 19 ft. Shed area	1269.93 m2	15000/m2	190.48
4.	Mezzanine Floor workshop area	239.15 m2	12000/m2	28.69
5.	Plot Boundary wall area including R.C.C. Column and tie beam including plastering both side 283.94mX5m	1419.71 m2	3500/-m2	49.68
6.	Site development in open area including Rain water harvesting pit washing bay water treatment plant etc.	1987.5 m2	2500/-m2	49.68
7.	Front Facia glow sign Board and Furniture and pylone		Lum Sum	45.00
			TOTAL	501.10

This is to certify the total abstract cost of expenditure on the proposed project "ICONIC KIA" at Muzzafer Nagar shall be Rs 5.011 Cr. (i.e. Five Crore Eleven Lakh Thousand approx .

JAGESH KUMAR
B.Sc., B.Arch. (Hons) Gold Medalist Roorkee
P.G. Dip. Arch. Urban Design S.P.A.
C.A. -8710994
U.S.D.P. ARCHITECTS

URBAN SPACE DESIGNER PLANNER ARCHITECTS
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