

File No.: VIS(2022-23)-PL666-557-931

Dated: 22.02.2022

To,
Chief Manager
Punjab National Bank
Preet Vihar Branch,
New Delhi,

SUB: Cost Estimate for the proposed Renovation works at Flat No. 802, Eighth Floor, Bhagirathi Apartments, sector 62, NOIDA, District Gautam Budh Nagar (U.P).

Dear Sir,

Cost Estimate for the proposed Renovation works at Flat No. 802, Eighth Floor, Bhagirathi Apartments, sector 62, NOIDA, District Gautam Budh Nagar (U.P), is as per the table below. The flat in favor of Mr. Jitendra Kumar Jha and Mrs. Prbha Jha.

Our view is in line with the prevailing market rates of the items as per the material specifications and type & quality of work. Quantities taken are on approximate basis and as per the Floor Plan provided to us.

S.no	Item	Full Description of work	Rate in INR	Quantiy in sq.ft	Amount in INR
1	Modular Kitchen	It includes quartz counter top ,pre made cabinet parts, upper or wall module cabinets, chimney, SS sink and miscellaneous.	-	Lumpsum	250,000
2	Floor and Tile Work	Removing of old tile and fixing to new one.	150	700	105,000
3	wall Putty	Scrapping of old paint on the wall and two coats of wall putty.	25	3000	75,000
4	Wall Paint	Two coats of primer over putty, one or two coat of primer and two coats of oil bound rolyal paint	30	3000	90,000
5	Painting of door shutters	Removing of old paint by chemical and scraping and two of enamel paint.	210	18	3,780
6	Fall Ceiling in Living and Dinning room	Fall Ceiling with putty finish and concealed led light fittings	125	250	31,250

REGISTERED OFFICE:

G-20, 3rd Floor, Preet Vihar,
Vikas Marg, Delhi-110092
Ph.: +91 9958632707

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CORPORATE OFFICE:

D-39, 2nd floor, Sector 2, Noida-201301
Ph - +91-0120-4110117, 4324647, +91 - 9958632707
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7	Glass Work	Fixing of Glass with Power coated aluminum channel, sliding doors .	475	90	42,750
8	Bath room and Toilet renovations	Removing of old tile and plaster, two coats of water proofing on floor and wall upto 4 feet, fixing of new non skit tiles, fixing of new taps ,wash basin, WC, and other sanitary fittings	-	Lumpsum	240,000
9	Electric Work	Changing of old fitting with new modular fittings and changing of Old wire with new copper wire and MCCBs.	-	Lumpsum	125,000
10	Civil Work	Repairing of old plaster and damage plaster, re-fixing of loose door frame,	-	Lumpsum	50,000
Total					1,012,780

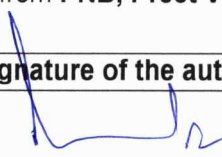
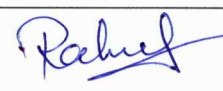
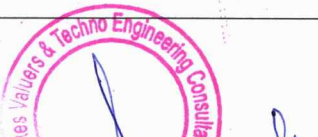
NOTE:

We have not considered any repair and renovation of external fascia.

Disclaimer: Cost Estimate 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.

Authorized Signatory

1.	DECLARATION	
	i. This cost estimate 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 PNB, Preet Vihar Branch, New Dehi.	
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. Floor Plan.
4.	Total Number of Pages in the Report with Enclosures	04
5.	Engineering Team worked on the report	SURVEYED BY: NA PREPARED BY: Er. Rahul Gupta  REVIEWED BY: Mr. Anil Kumar 

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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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.

**ENCLOSURE
FLOOR PLAN.**

