**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.

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| --- | --- | --- | --- | --- | --- |
| **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 pain.  | 210 | 18 |  3,780  |
| 6 | Fall Ceiling in Living and Dinning room |  Fall Ceiling with putty finish and concealled led light fittings. | 125 | 250 |  31,250  |
| 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** |
|  | 1. This cost estimate is done based on the documents/ details/ information provided by the customer.
2. The undersigned does not have any direct/indirect interest in the above property.
3. The information furnished herein is true and correct to the best of our knowledge.
4. We have submitted this certificate directly to the Bank.
5. This estimate is carried out by our Engineering team on the request from **PNB, Preet Vihar Branch, New Dehi.**
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| **2.** | **Name & Address of Valuer company** | **Signature of the authorized person** |
| M/s R.K. Associates Valuers & Techno EngineeringConsultants Pvt. Ltd. D-39, Sector-2, Noida, U.P. |  |
| **3.** | **Enclosed Documents** | 1. Floor Plan.
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| **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.orgwithin 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.***

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