

File No.: VIS (2023-24) PL-213-184-259

Dated: 15.09.2023

# LENDER'S INDEPENDENT ENGINEER REPORT

(FOR QUARTER ENDING JUNE 2023)

OF

**M/S AKM HOTELS PVT. LTD.**

SITUATED AT  
VILLAGE SULTANPUR, TEHSIL MEHRAULI, MEHRAULI GURGAON  
ROAD (MG ROAD), NEW DELHI.

COMPANY/PROMOTER  
M/S AKM HOTELS PVT. LTD.

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors
- Chartered Engineers
- Industry/ Trade Dispute Resolution Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

REPORT PREPARED FOR  
**STATE BANK OF INDIA, SME BRANCH, SECTOR-24, FARIDABAD.**

*Important - In case of any query/ issue or escalation you may please contact Incident Manager at [le@rkassociates.org](mailto:le@rkassociates.org).*

*We will appreciate your feedback in order to improve our services.*

*Doers/Aspirants/Agencies please provide your feedback on the report within 15 days of its submission after which report will be considered to be correct.*

**CORPORATE OFFICE:**

D-39, 2nd floor, Sector 2, Noida-201301

Ph - +91-0120-4110117, 4324647, +91 - 9958632707

E-mail - [valuers@rkassociates.org](mailto:valuers@rkassociates.org) | Website: [www.rkassociates.org](http://www.rkassociates.org)

<b>TABLE OF CONTENTS</b>		
<b>SR. NO.</b>	<b>DESCRIPTION</b>	<b>PAGE NO.</b>
<b>PART A</b>	<b>Report Summary</b>	<b>03</b>
<b>PART B</b>	<b>Introduction</b>	<b>04</b>
	1. The Project	<b>04</b>
	2. About the Borrower	<b>04</b>
	3. Location of the Project	<b>06</b>
	4. Project Overview	<b>06</b>
	5. Scope of the Project During Project Duration	<b>07</b>
	6. Purpose of the Report	<b>07</b>
	7. Methodology Adopted	<b>07</b>
<b>PART C</b>	<b>Project Cost and Means of Finance</b>	<b>08</b>
	1. Cost of Project	<b>08</b>
	2. Current Status and Total Expenditure Incurred Till Date	<b>08</b>
	3. Sources of Finance & Utilization of Funds	<b>10</b>
<b>PART D</b>	<b>Plant Infrastructure Sections &amp; Facility Details with Actual Progress</b>	<b>11</b>
	Building and Structure Details	<b>11</b>
	Plant Machinery and Equipment	<b>14</b>
<b>PART E</b>	<b>Statutory &amp; Regulatory Approvals, Clearances &amp; NOC</b>	<b>22</b>
<b>PART F</b>	<b>Project Consultants, Contractors &amp; Suppliers</b>	<b>21</b>
<b>PART G</b>	<b>Disclaimer</b>	<b>23</b>




## **IMPORTANT NOTICE**

**COPYRIGHT FORMAT:** This report is prepared on the copyright format of R.K Associates, to serve our clients with the best available information and analysis to facilitate them to take rational business decisions. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the advisory/ reference purpose for the organization/s as mentioned on the cover page of this report. Distribution or use of this format by any organization or individual other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

This report is intended for the sole use of the intended recipient/s and contain material that is **STRICTLY CONFIDENTIAL AND PRIVATE**.

**DEFECT LIABILITY PERIOD:** - In case of any query/ issue or escalation you may please contact Incident Manager: [le@rkassociates.org](mailto:le@rkassociates.org). We try our level best to ensure correctness 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 such mistake or inaccuracy in any data point of the report please help us by bringing all such points into our notice immediately or within 15 days of the report delivery in writing, to rectify these timely failing after which R.K Associates won't be held responsible for any such inaccuracy in any manner. We would highly appreciate your feedback in order to improve our services.



**PART A**

**REPORT SUMMARY**

1. **Name of Project:** A four-star upscale luxury banquet cum hotel based on theme of "Banqueting Hotel" Project being setup by AKM Hotel Pvt. Ltd.
2. **Project Location:** Village Sultanpur, Tehsil Mehrauli, Mehrauli Gurgaon Road (MG Road), New Delhi
3. **Name of the Company Promoter:** M/s. AKM Hotels Pvt. Ltd.
4. **Prepared for Bank:** State Bank of India, SME Branch, Sector-24, Faridabad.
6. **LIE Consultant Firm:** M/s. R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd.
7. **Date of Survey:** 16<sup>th</sup> of August 2023
8. **Date of Report:** 28<sup>th</sup> of August 2023
9. **Purpose of the Report:** To provide fair detailed analysis report to the Bank based on the "in-scope points" mentioned below for facilitating them to take appropriate credit decision on the Project.
10. **Scope of the work provided by the Lender:**
  - a. Project physical status review
  - b. Estimated cost of expenditure incurred
11. **Documents perused for Proposal:**
  - a. Copy of CA Certificate
  - b. Copy of invoices of major items
  - c. Copy of Approved Building plans
  - d. Copies of various NOCs & Approvals
  - e. Copy of TEV report
  - f. Vendor list.
  - g. Quotation or Purchase Order for machines to be installed.
  - h. Other approvals.
12. **Annexure with the report:**
  1. TEV report
  2. Photographs
  3. Other annexures (e.g., CA Certificate, Invoices, and Sanctioned plan)





**PART B**

**INTRODUCTION**

**1. THE PROJECT:** A four-star upscale luxury banquet cum hotel based on theme of "Banqueting Hotel" Project being setup by AKM Hotel Pvt. Ltd. (*hereinafter AKMHPL*) at Village Sultanpur, Tehsil Mehrauli, Mehrauli Gurgaon Road (MG Road), New Delhi

**2. PROJECT EXECUTIVE SUMMARY:**

**AKMHPL** is setting up a four-star upscale luxury banquet cum hotel based on theme of "Banqueting Hotel" at a plot on the main Mehrauli Gurgaon Road (MG Road), New Delhi.

The project has high end banqueting facilities duly supported by hotel and health club/ Spa/ Saloon activities. This is a 101 key room (94 standard rooms and 7 suite rooms) hotel with 4 star standards equipped with modern amenities and latest facilities offered with highest class standards as mentioned in the TEV report. Sanctioned layout plan dated 15/10/2018 is approved for total 13,459 sq.mtr FAR and 30,507 total built-up area as per the layout plan provided to us.

The project has already received all the necessary approvals from the competent authority i.e., from Municipal Corporation of Delhi (MCD) and environmental clearance for establishment of four-star hotel.

The project land admeasuring 2.90 acres (11,719.90 sq. m.) as per approved map is owned by the promoter Mr. Ashwani Kumar Mehra. AKMHPL has taken the land and bare shell building on long term lease from Mr Ashwin Mehra on revenue share with minimum lease rent of @ INR 25 Lakhs per month after one year of hotel operations with an escalation clause of 5% every 3 years post start of payment, as per the TEV report to develop the 4 star hotel as per required and approved specifications and will invest in finishing, plant and equipment, utilities, electrical, furnishings, interiors, cutlery, etc. and all the facilities required to operate the banquet and hotel facility.

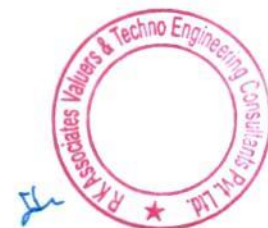
The project has 101 rooms (94 standard rooms and 7 suite rooms) for lodging, 5 Banquet Halls, health club, Saloon, etc. with complete furnishing of best possible luxurious and star category standards.

Further AKMHPL has approached State Bank of India for funding of finishing, plant and equipment, utilities, electrical, furnishings, interiors, cutlery, etc. of the hotel other than structure works and accordingly SBI has sanctioned the loan for it. By way of engaging LI, Bank wants to know the current physical status of the Project and Estimated cost of expenditure incurred till date.

Total proposed Project cost as estimated in TEV report is Rs.86 crores distributed in different items such as Interior Fit-outs and Furnishing, Equipment's, Plant & Machinery and other soft cost.

As per present status, super structure of the building is already completed and within the scope of this report finishing is under progress at various stages. In Plant & Machinery DG set, STP, VRF is installed on the site and other Plant & Machinery and equipment is yet to arrive on the site such as BOH (Back of house or kitchen equipment), etc. Detailed item wise Project status is described in the later section of the report.

As per TEV Report, the proposed date of commercial operations was on July 2024, for project completion, obtaining of completion certificate, permanent connection for water and power, and all other statutory approvals for commencement of operations. As per our observation of the Subject Project during the visit in the August Month, the Project progress seems to be satisfactory, as the work was in progress. Although there is a delay in the interior and furnishing works, due to the Covid and some pollution related issues. As per current status it appears that it may cross this deadline.

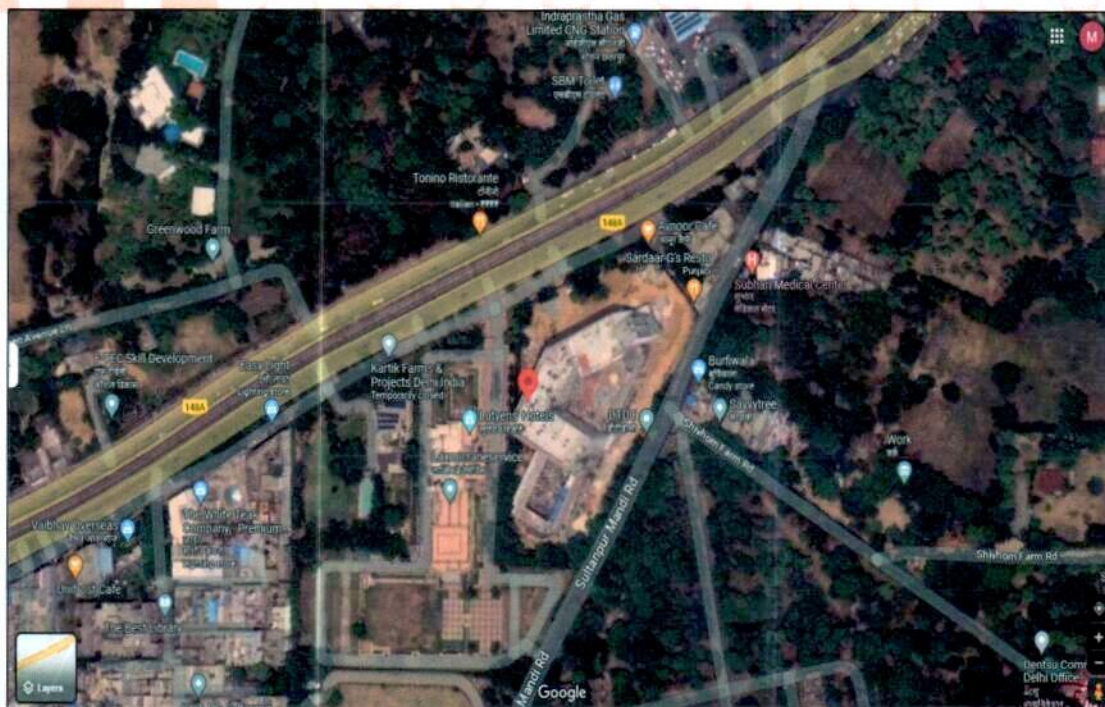




### 3. PROJECT LOCATION:

Details about Location of Unit is as below:

Particulars	Description
<b>Postal Address</b>	
Village Sultanpur Tehsil Mehrauli, MG Road, New Delhi.	
<b>Location</b>	
The nearest airport from the site is IGI Airport, Delhi located at the distance of approx. 11.2 km. The Project site is also well connected through road network and abutting Mehrauli Gurugram Road. Chhatarpur metro station is the nearest metro station at a distance of approx. 500 m from the project.	
<b>Google Coordinates</b>	
Latitude	28°31'12"N
Longitude	77°10'20"E
<b>Connectivity Systems</b>	
Road	Abutting Mehrauli-Gurugram Road
Metro	The nearest metro station from the site is Chhatarpur metro station, and is at a distance of approx. 500 meter.
Air	The nearest airport from the site is IGI Airport, Delhi, and is at the distance of approx. 11 km.



**Figure: Location of Manufacturing Unit**

**4. SCOPE OF WORK DURING PROJECT DURATION:**

- a. Periodic Project physical status review
- b. Estimated cost of expenditure incurred

**5. PURPOSE OF THE REPORT:** To provide fair detailed analysis report to the Bank based on the "in-scope points" mentioned above for facilitating them to take appropriate credit decision on the Project.

**6. METHODOLOGY ADOPTED:**

- a. Study of Project Planning documents/ reports to know about the Project.
- b. Additional information, data, documents collection from the borrower.
- c. Site Inspection.
- d. Review and analysis of the documents and information obtained from the borrower and corroborating it with the site inspection status.
- e. Information compilation, analysis and reporting.



rk ASSOCIATES

rk



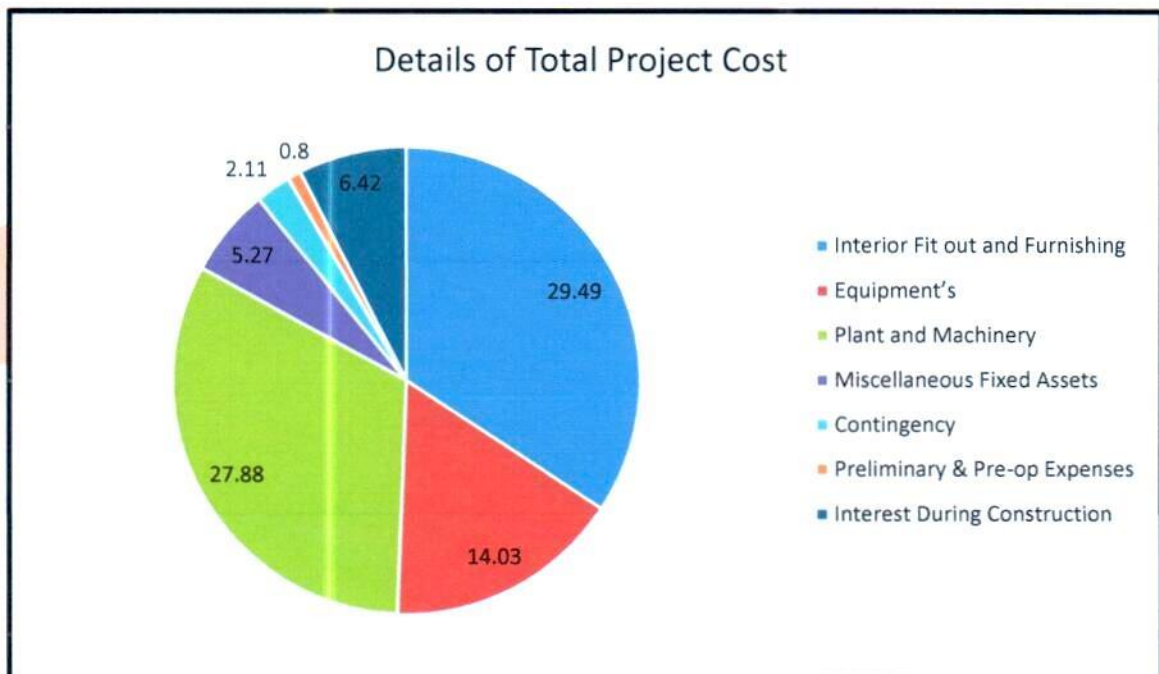


**PART E**

**PROJECT COST | EXPENDITURE & MEANS OF FINANCE**

1. **TOTAL PROJECT COST:** As per TEV Report prepared by D&B total estimated Project Cost is amounting to Rs.86 Cr. The further bifurcation of the total project amount is shown below:

Particulars	In Rs. (In Cr.)
Interior Fit out and Furnishing	29.49
Equipment's	14.03
Plant and Machinery	27.88
Miscellaneous Fixed Assets	5.27
Contingency	2.11
Preliminary & Pre-op Expenses	0.80
Interest During Construction	6.42
<b>Total</b>	<b>86.00</b>



**Note:**

- The above estimation of cost is as per the details provided to us by the Client/Bank and also the TEV report prepared by Dun & Bradstreet.

2. **CURRENT STATUS & TOTAL EXPENDITURE INCURRED TILL DATE:** Details of the expenditure incurred till date cannot be verified, as we have not been provided the updated CA Certificate. Therefore the expenditure incurred till date is verified/mentioned as per the Tax Invoice and R.A bill provided to us.

Details of the same is shown in the table below:

PARTICULARS	TOTAL ESTIMATED COST (In Rs. In Cr.)	EXPENDITURE SHOWN BY COMPANY (In Rs. In Cr.)	AMOUNT OF WORK DONE ON SITE	ADVANCES PAID	AMOUNT INCURRED TILL DATE (In Rs. In Cr.) (As per Invoices and R.A bills provided)	REMARKS
Interior Fit out and Furnishing	29.49	Can't Comment as Updated CA Certificate has not been provided.	~19.17	Details not available	5.02	1. Amount of work done is estimated from the percentage of work completed on site calculating from the total contract value. 2. Amount incurred till date is taken from the Invoices provided to us. 3. Further detailed Status is shown in Part-C of the report.
Equipment's	14.03	Can't Comment as Updated CA Certificate has not been provided.	0.0	Details not available	0.84	1. Amount of work done is estimated from the percentage of work completed on site calculating from the total contract value. 2. Amount incurred till date is taken from the Invoices provided to us. 3. Further detailed Status is shown in Part-C of the report.
Plant and Machinery	27.88	Can't Comment as Updated CA Certificate has not been provided.	~18.12	Details not available	4.92	1. Amount of work done is estimated from the percentage of work completed on site calculating from the total contract value. 2. Amount incurred till date is taken from the Invoices provided to us. 3. Further detailed Status is shown in Part-C of the report.
Miscellaneous Fixed Assets	5.27	Can't Comment as Updated CA Certificate has not been provided.	~3.69	Details not available	---	1. Amount of work done is estimated from the percentage of work completed on site calculating from the total contract value. 2. No invoice/RA Bill has been provided to us against this particular item. 3. Further detailed Status is shown in Part-C of the report.
<b>Total</b>	<b>76.67</b>		<b>~40.98</b>		<b>10.78</b>	

Note:

1. As updated CA certificate is not provided to us, thus we can't ascertain the expenditure made till date.

*(Signature)*





2. As per the CA certificate dated 20/10/2022, the total expenditure made till that date was  
Rs. 23,53,84,595/-

### 3. SOURCES OF FINANCE & UTILIZATION OF FUNDS:

The Project cost mentioned above has been planned to be covered from following resources:

(Amount in Rs. And In Crore)

PARTICULARS	
Promoter's Contribution (Equity)	7.00
Unsecured Loan (Quasi Equity)	29.00
Term Loan (Debt)	50.00
<b>TOTAL</b>	<b>86.00</b>

Source: As per technical vetting report by Dun & Bradstreet, dated 17<sup>th</sup> August 2022.



REINFORCING YOUR BUSINESS®  
ASSOCIATES

**PART C**

**PROJECT INFRASTRUCTURE & FACILITY DETAILS WITH  
ACTUAL PROGRESS**

**1. INTERIOR FIT OUT AND FURNISHING:**

As per the TEV report the interior fit out and furnishing cost of the Project has been estimated at INR 29.49 Crore (Including Taxes). Breakup details of the same have been presented in the tabular and chart form:

Sl. No.	Category	Scope of Work	Name of Vendor	Amount As per TEV (Exclusive GST)	Total Award Value (exclusive of GST)	Reference	Percentage of Work Completed	Remarks on work completed	Remarks As per Invoices/ R.A Bills received.
1	Bath wares and Sanitary Fixtures	To Provide Complete Bath fittings, Faucets, WC, Bath wares and Sanitary Wares	Bath Affair, Trendz	67,30,142	67,30,142	Purchase Order	50%	The internal piping, diverter and etc. is installed, but the Faucets, WC and other amenities are not yet installed	No RA Bill or Invoice received.
2	Hotel Room & Corridor Finishing & Furnishing	Interior Works in Rooms and Corridors Area of Hotel - 25 Rooms (Per Room Costing 675000 X 25 = 16875000) (4th Floor)	SA Associates & Contractors Pvt. Ltd.	1,68,75,000	16875000	Agreement	70-80%	The initial finishing work such as POP, false ceiling, base of wooden flooring etc. is completed. Installation of beds, and other furniture's is due.	RA Of 1,24,70,750/- is provided, for 4th floor which is ~74% of contract amount.
		Interior Works in Rooms and Corridors Area of Hotel - 25 Rooms (Per Room Costing 675000 X 25 = 16875000) (5th Floor)	SA Associates & Contractors Pvt. Ltd.	1,68,75,000	Contract agreement not received	Contract agreement not received			RA of 1,18,83,907/- is provided, for 5th floor which is ~70% of contract amount from SA Associates & Contractors Pvt. Ltd., therefore it is presumed that the 5th floor work is also awarded to them. However we have not received copy of agreement for the



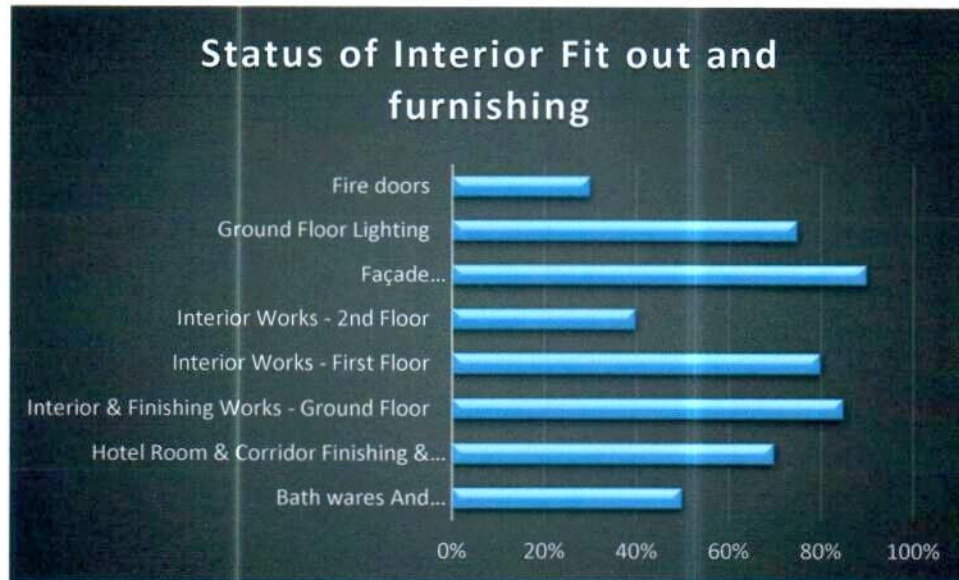
		Interior Works in Rooms and Corridors Area of Hotel - 25 Rooms (Per Room Costing 675000 X 25 = 16875000) (6th Floor)	To Be Awarded	1,68,75,000	To Be Awarded	To Be Awarded	Interior and furnishing work not started yet.	To Be Awarded	To Be Awarded
		Interior Works in Rooms and Corridors Area of Hotel - 19 Rooms (Per Room Costing 675000 X 19 = 16875000) (3rd Floor)	To Be Awarded	1,28,25,000	To Be Awarded	To Be Awarded	Interior and furnishing work not started yet.	To Be Awarded	To Be Awarded
		Suite 7 Nos. Total (1350000 X 7 = 9450000)	To Be Awarded	94,50,000	To Be Awarded	To Be Awarded	Interior and furnishing work not started yet.	To Be Awarded	To Be Awarded
3	Interior & Finishing Works - Ground Floor	Flooring & Cladding Work, Ceiling, Paneling, Metal Door, Furniture & Storage, Paints and MS Work for Lobby, Banquet & Pre function and Washroom Work	SA Associates & Contractors Pvt. Ltd.	3,14,99,955	3,14,99,955	Agreement	85-90%	The major of the finishing works are completed. The installation of the chandelier and other electrical fittings were in progress during site survey visit.	RA Bills of 2,58,63,901/- is provided, for ground floor which is ~80% of contract amount.
4	Interior Works - First Floor	Complete Interior and Furnishing and Flooring, Wall Cladding of First Floor,	Checkmate	6,22,82,489	62282489	Quotation	80-85%	Finishing work such as Punning/putty work and cladding on Lift fascia was in progress, while site survey visit.	No RA Bill or Invoice received



**LIE REPORT**  
**M/S. AKM HOTELS PVT. LTD.**

		Toilets and Dining Area							
5	Interior Works - 2nd Floor	Complete Interior and Furnishing and Flooring, Wall Cladding of 2nd Floor- Both Banquet Hall, Pre-Function Area, Deck Area and Washrooms	Checkmate	4,18,07,331	Copy of Work Order not received	NA	40-50%	Finishing completed till brickwork status.	No RA Bill or Invoice received
6	Façade Lighting	Supply & fixing	Light Craft	75,53,400	7553400	Quotation	90%	Visually looks to be completed and finished	No RA Bill or Invoice received
7	Ground Floor Lighting	Supply & fixing	Light Craft	72,46,369	7246369	Quotation	75-85%	The installation of the chandelier and other electrical fittings were in progress while site survey visit.	No RA Bill or Invoice received
8	First Floor Lighting	Supply & fixing	-----	64,20,390	-----	-----	70-80%	Few false ceiling lights were installed and further work was in progress while site survey visit.	No RA Bill or Invoice received
9	2nd Floor lighting	Supply & fixing		61,59,414			30-40%	Only Internal conduit work has been completed.	No RA Bill or Invoice received
10	Fire doors	Supply & Fixing of Fire Doors	JBSS Engineers Pvt Ltd.	52,00,000	5200000	Quotation	30-40%	Few fire doors were installed, and few were found idle on site.	No RA Bill or Invoice received
11	Pumps (Willo)	Supply, installation & commissioning	Universal Tech Trade Pvt Ltd	32,75,114	3275114	Quotation	No information available		No RA Bill or Invoice received
Total				251,074,604	140,662,469				RS. 5,02,18,558/-





## 2. EQUIPMENT'S:

The Company has made a provision of INR 14.03 Crore (Including Taxes) towards equipment for kitchen, laundry, minibars & tea coffee machines, health club & SPA, and business centre. Out of which amount of INR 10.40 Crore is provided for kitchen & BOH equipment, as per the TEV report.

However as per site survey observation it was found that no equipment's have been received on site.

Sl. No.	Category	Scope Of Work	Name Of Vendor	Amount As per TEV (Exclusive of GST)	Total Order Value (exclusive of GST)	Reference	Percentage of Work Completed	Remarks on work completed	Remarks As per Invoices/ R.A Bills received.
1	BOH Equipment	Back of House Equipment – Supply & Installation	A.M.I. Food Service Equipment Solutions Pvt. Ltd.	8,81,45,630	88145630	Quotation	Cannot Comment	Not arrived on site yet	1. Invoice Of 29,50,000/- is provided for kitchen equipment's, but mentioned in name of International Equipment Co. instead of A.M.I. Food Service Equipment Solutions Pvt. Ltd. 2. Invoice Of 55,04,178/- is

**LIE REPORT**  
**M/S. AKM HOTELS PVT. LTD.**

									provided for kitchen equipment's, but mentioned in name of Unikue Kitchen and Hospitality Services Pvt. Ltd. instead of A.M.I. Food Service Equipment Solutions Pvt. Ltd.
2	Laundry Equipment	Supply, installation & Commissioning of Laundry equipment	No details available	35,00,000	No details available	No details available	Cannot Comment	Not arrived on site yet	To Be Awarded
3	Mini Bars / Tea- Coffee Machine	Supply, installation & Commissioning of Mini Bars/Tea-Coffee Machine	No details available		No details available	No details available	Cannot Comment	Not arrived on site yet	To Be Awarded
4	Health Club	Supply, installation & Commissioning of Health Club	No details available	47,66,950	No details available	No details available	Cannot Comment	Not arrived on site yet	To Be Awarded
5	SPA Equipment	Supply, installation & Commissioning of SPA Equipment	No details available	75,00,000	No details available	No details available	Cannot Comment	Not arrived on site yet	To Be Awarded
6	Business Centre/Conf. Equipment	Supply, installation & Commissioning of Business Centre/Conference Equipment	No details available	1,50,00,000	No details available	No details available	Cannot Comment	Not arrived on site yet	To Be Awarded
Total				11,89,12,580	8,81,45,630				83,54,178/-



### 3. PLANT & MACHINERY:

The proposed value of the Plant and Machinery as per the TEV report is 27.88 Crore (inclusive taxes). The costs also account for the high Air conditioning and lighting loads for the banquets, as well as the associated increase in the electrical and fire fighting equipment.

As per site survey, it was found that most of the plant/machines like Generator, CCTV system, AC, VRF system, Heat Pump, STP, Lifts, Plumbing System, Electrical system and Fire Fighting is installed at the site.

The detailed status of the plant and machinery is shown in tabular and chart form:

Sl. No.	Category	Scope Of Work	Name Of Vendor	Amount As per TEV Report (Exclusive of GST)	Total Order Value (exclusive of GST)	Reference	Percentage of Work Completed	Remarks on work completed	Remarks As per Invoices/ R.A Bills received.
1	Security System	CCTV System, ACs & Boom Barrier System & all ELV	Phoenix Equipment India Pvt. Ltd.	2,50,09,600	24,556,761	Quotation	0%	No cameras installed yet at Project premises	No Bill raised yet
2	HVAC VRF (High Side)	Supplying of VRF System Of 1000 Tons (Including Supply of VRF Outdoor Units, Indoor Units, Remote Controllers, Y-Joints & Central Controller) For The Entire Project Work	GD Enterprises	3,55,00,000	3,55,00,000	Agreement	85-90%	Installed, but was not functional at time of site survey	Tax Invoice of Rs.3,03,10,815 is provided to us, against total order value of Rs. 3,55,00,000 which is ~85% of the total order value.
3	HVAC VRF (Low Side)	Design, Installation, Testing & Commissioning Of VRF System. Supply, Installation Work for Copper Piping, Insulation, Ducting, Drain Piping Work, Control Wiring Connection Between Indoor and Outdoor. Contracts	Phoenix Equipment's India Pvt. Ltd.	2,40,00,000	24,000,000	Agreement	85-90%	Installed, but was not functional at time of site survey	No Invoice received

**LIE REPORT**  
**M/S. AKM HOTELS PVT. LTD.**

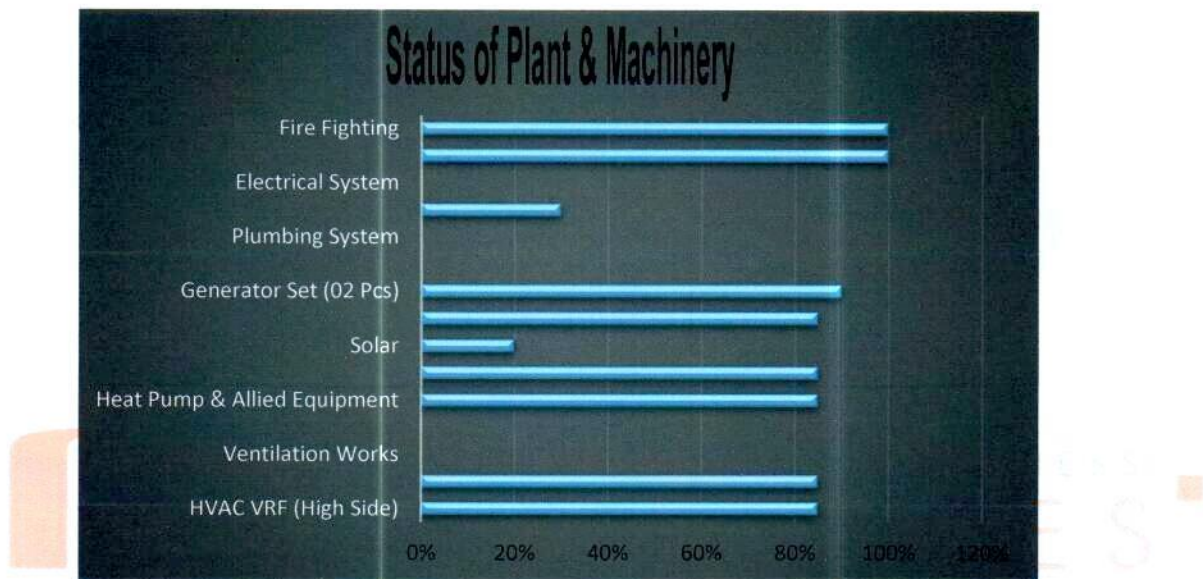
		includes AHU & TFA							
4	Ventilation Works	Basement Ventilation Works	Imperial Systems India	75,81,000	7,581,000	Agreement	No information available	No information could be gathered in visual observation during site survey.	No Invoice received
5	Pressurization Works	Pressurization Works on Floor	Imperial Systems India	52,54,000	5,254,000	Agreement	No information available	No information could be gathered in visual observation during site survey.	No Invoice received
6	Heat Pump & Allied Equipment	Supply Testing and Commissioning of Hot Water / Steam Equipment and Piping Heat Pumps	Explore Watek Systems Pvt. Ltd.	40,00,000	3,000,000	Agreement	85-90%	Installed, but was not functional at time of site survey	No Invoice received
7	STP	Supply, Installation, Testing & Commissioning of Sewage Treatment Plant	Explore Watek Systems Pvt. Ltd.	32,50,000	2,500,000	Agreement	85-90%	Installed, but was not functional at time of site survey	No Invoice received
8	Solar	To Supply, Install, Test & Commission 125 KWp Grid Synchronized Solar PV Based Power System	Explore Watek Systems Pvt. Ltd.	81,20,000	8,120,000	Quotation	20-25%	The frame of solar grid is installed. The installation of solar panel and further works is pending	No Invoice received
9	Lifts	Supply Installation, Testing & Commissioning Of 9 No. Of Elevators	Schindler India Pvt. Ltd.	1,55,50,000	15,550,000	Agreement	85-90%	Installed, but was not functional at time of site survey	No Invoice received
10	Generator Set (02 Pcs)	Supply, Testing and Commissioning Of Two No. 1250 KVA Silent Dg Set Comprising Of Engine Model Kta50-G Coupled To 415v 1250 KVA Alternator Both Mounted On Common Base Frame With Other Entire Accessories I.E Fuel Tank, Batteries With Lead Etc.	Sudhir Power Limited	1,52,00,000	15,200,000	Purchase Order	90%	Installed, but was not operating at time of site survey	No Invoice received



**LIE REPORT**  
**M/S. AKM HOTELS PVT. LTD.**

11	Stack For Fume Pipe 30 Mtr	Supply, Fabrication & Installation of Dg Set Stack Of 30 Mtr Height	Unipower Projects	34,23,680	3,423,680	Quotations	No information available	No information	No Invoice received
12	Plumbing System	Supply Installation, Testing & Commissioning of Electrical Panel, Swimming Pool, Water Treatment Plants & Miscellaneous Items, Internal Pumps, Equipment &	OMT Plumbing	1,34,12,055	Order not placed yet	Order not placed yet	0%	Work not started yet	No Invoice received
14	Plumbing System	Supply Installation, Testing & Commissioning of Pumps, Equipment & Electrical Panel, Swimming Pool, Water Treatment Plants & Miscellaneous Items, Internal Drainage, External Drainage, Internal Water Supply, External Water Supply, Sanitary Fixtures, Fittings and Accessories	Hydro Chem Engineers & Consultant	1,79,99,902	16,900,000	Agreement	30-35%	Internal piping work is done	No Invoice received
15	Electrical System	Lt Cables & Cable Trays, Earthing System, Lighting		5,16,20,700	No information available	No information available		Tender paper of 6.60 Cr. is provided to us, however it can't be verified as.....	Invoice of 1,89,01,602/- Is provided to us, against the following item, in the name of Rama Trading Company, which is ~37% of the total order value.
16		LT Panels	Conquernt Control System Pvt. Ltd.	84,00,000	84,00,000	Agreement	100%	In running condition	Invoice of 1,72,50,973 is provided to us, which is ~205% of the total order value. It is noticed that the invoices provided to us, is greater than the agreement

									made with Conquerent Control System Pvt. Ltd.
17	Fire Fighting	Installation, Testing & Commissioning of Fire Fighting System Complete in All respects	Fire Remedies	1,35,00,000	1,30,00,000	Letter of award	100%	Testing Done	No Invoice received
Total				23,83,20,937	182,985,441.00				Rs. 6,64,63,390/-



#### 4. Miscellaneous Fixed Assets:

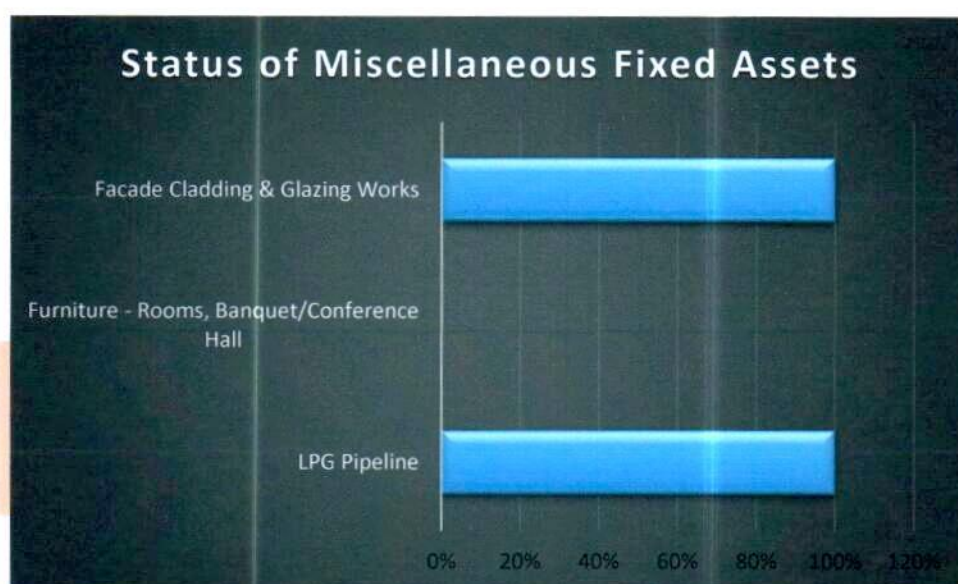
As the proposed cost for the Miscellaneous Fixed cost is Rs.5.27 crores (inclusive taxes) as mentioned in the TEV report, we found that Major work included in it has been done like External cladding, frames, glazing for doors, window and partitions.

Further status of the Miscellaneous Fixed Assets is shown in tabular and chart form:

Sl. No.	Category	Scope Of Work	Name Of Vendor	Amount As per TEV Report (INR)	Total Order Value (exclusive of GST)	Reference	Percentage of Work Completed	Remarks on work completed	Remarks As per Invoices/ R.A Bills received.
1	LPG Pipeline	Laying, Installation & Commissioning of LPG system	Rawat Brother Engineers	17,01,613	1701613	Quotation	100%	Major things are internal so couldn't be visually seen	No Invoice received



								during site survey	
2	Furniture - Rooms, Banquet / Conference Hall	Supply & Installation	No information available	NA	NA	NA	No work started yet	Not arrived on site yet	No Invoice received
3	Facade Cladding & Glazing Works	Supply and fixing of external cladding including frames etc. Supply and fixing of glazing for doors, windows & partitions	Devik Alu Glazing	4,29,59,718	42959718	Agreement	100%	Visually looks to be completed and finished	No Invoice received
<b>Total</b>				<b>4,46,61,331</b>	<b>44661331</b>				



**Notes:**

1. Few works such as plumbing piping, electrical wiring, gas pipeline etc. are considered to be done, as these services found to be functional. However it can't be physically verified because they are internal services.

*[Signature]*

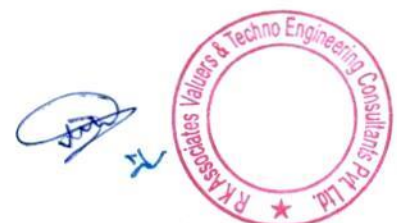
*[Circular Stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]*

**PART D PROJECT CONSULTANTS, CONTRACTORS & SUPPLIERS**

According to the TEV report provided, the company has appointed the following consultants & contractors for the project.

As the machines or parts of plant to be established, has not arrived on site. Thus relying on the purchase orders provided, the suppliers for Plant, machines and equipment's are:

- Bath Affair, Trendz
- SA Associates & Contractors Pvt. Ltd.
- Checkmate
- Light Craft
- JBSS
- Engineers Pvt Ltd.
- Universal Tech Trade Pvt Ltd.
- A.M.I. Food Service Equipment Solutions Pvt. Ltd.
- Phoenix Equipment India Pvt. Ltd.
- GD Enterprises
- Imperial Systems India
- Explore Watek Systems Pvt.
- Schindlier India Pvt. Ltd.
- Sudhir Power Limited
- Unipower Projects
- OMT Plumbing
- Hydro Chem Engineers & Consultant
- Conquerent Control System Pvt. Ltd."
- Fire Remedies
- Rawat Brother Engineers"
- Devik Alu Glazing





**PART F**

**STATUTORY & REGULATORY APPROVALS, CLEARANCES & NOC**

Sr. No.	NAME OF LICENSE/ REGISTRATION	PURPOSE	DATE OF ISSUE	Current Status
	ISSUING AUTHORITY		LICENCE NO.	
1.	Sanctioned Plan	Approval of building plans	15/10/2018	Approval for the Building Plan is obtained by the Company from the competent Authority.
	SMDC		SMDC	
2.	Electricity Bill	Electricity Bill	Bill of Sept-2022	---
	BSES Rajdhani Power Limited		Bill No. 100037908026	
3.	Grant Of Sanction	South Delhi Municipal Corporation	15/10/2018	NOC is obtained by the Company from the competent Authority.
	For Development		File No. 10053614	
4.	Copy Of TIR	Title Investigation Report	27/05/2022	Provided
	Advocate Naveen Tripathi		Ref- 2022/510/SME	

**Observations & Comments:**

Major approvals as informed by the client is mentioned above. Fire NOC has not been provided to us.

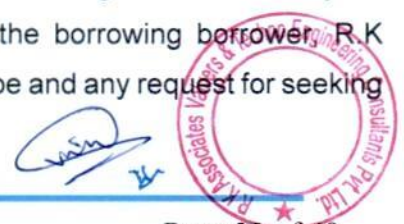




PART I

DISCLAIMER

1. No employee or member of R.K Associates has any direct/ indirect interest in the Project.
2. This report is prepared based on the copies of the documents/ information which the Bank/ Borrower has provided to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. The client/owner and its management/representatives warranted to us that the information they supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct in all respect. I/We shall not be liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or wilful default on part of the owner, borrower, its directors, employee, representative or agents. Verification or cross checking of the documents provided to us from the originals or from any Govt. departments/ Record of Registrar has not been done at our end since this is beyond the scope of our work. If at any time in future, it is found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report shall automatically become null & void.
3. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents, etc. have not been done at our end and same has to be taken care by legal expert/ Advocate. It is assumed that the concerned Lender/ Financial Institution has satisfied them with the authenticity of the documents, information given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for this report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4. This report is a general analysis of the project based on the scope mentioned in the report. This is not an Audit report, Design document, DPR or Techno feasibility study. All the information gathered is based on the facts seen on the site during survey for the quarter ending June 2023, verbal discussion & documentary evidence provided by the client and is believed that information given by the borrower is true best of their knowledge.
5. All observations mentioned in the report is only based on the visual observation and the documents/ data/ information provided by the client. No mechanical/ technical tests, measurements or any design review have been performed or carried out from our side during Project assessment.
6. Bank/FII should ONLY take this report as an Advisory document from the Financial/ Chartered Engineering firm and its specifically advised to the creditor to cross verify the original documents for the facts mentioned in the report which can be availed from the borrowing borrower directly.
7. In case of any default in loans or the credit facility extended to the borrowing borrower, R.K Associates shall not be held responsible for whatsoever reason may be and any request for seeking





any explanation from the employee/s of R.K Associates will not be entertained at any instance or situation.

8. The documents, information, data provided to us during the course of this assessment by the client is reviewed only up to the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work.
9. This report only contains general assessment & opinion as per the scope of work evaluated as per the information given in the copy of documents, information, data provided to us and/ and confirmed by the owner/ owner representative to us at site which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.
10. We have relied on data from third party, external sources & information available on public domain also to conclude this report. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data has been correctly extracted from those sources and /or reproduced in its proper form and context, however still we can't vouch its authenticity, correctness or accuracy.
11. This Report is prepared by our competent technical team which includes Engineers and financial experts & analysts.
12. This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Financial Institution which is using this report for taking financial decision on the project that they should consider all the different associated relevant & related factors also before taking any business decision based on the content of this report.
13. All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
14. Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
15. Defect Liability Period is **15 DAYS**. We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion.





mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes, incorrect data/ figures/ statement will be entertained within the defect liability period. Any new changes for any additional information in already approved report will be regarded as additional work for which additional fees may be charged. No request for any illegitimate change in regard to any facts & figures will be entertained.

16. R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at [valuers@rkassociates.org](mailto:valuers@rkassociates.org) in writing within 15 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Financial Feasibility Study Services will be entertained due to possible change in situation and condition of the subject Project.
17. Our Data retention policy is of **ONE YEAR**. After this period, we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
18. This Lender's Independent Engineer report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) Information/ Data/ Inputs given to us by the client and (3) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or at least within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
19. R.K Associates never releases any report doing alterations or modifications from pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.





SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Sachin Pandey	Vishal Singh	Sr. VP Projects
		

For

R.K. Associates Valuers and Techno Engineering Consultants Pvt. Ltd

Place: Noida

Date: 15<sup>th</sup> September 2023

**DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at [valuers@rkassociates.org](mailto: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](mailto:valuers@rkassociates.org) within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates Valuers Techno Engineering Consultants (P) Ltd. 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.

**COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates Valuers Techno Engineering Consultants (P) Ltd. to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulter

## ENCLOSURE 1: IMPORTANT DOCUMENTS EXHIBIT

### DOCUMENT-1: CA CERTIFICATE DATED 20/10/2022

#### ***K.S.OBEROI & CO.***

Chartered Accountants ( Firm Registration No. 07298N)  
13, HANUMAN ROAD, CONNAUGHT PLACE  
NEW DELHI-110 001  
PH: 011-43015404

#### **CERTIFICATE**

We have verified the books of account produced before us by M/s AKM Hotels Private Limited and certify the details of expenses incurred towards the hotel project by the company till 17th October, 2022, as per details hereunder :

PARTICULARS	AMOUNT (INR)	
AIR CONDITIONER MACHINE	8161204	
CURTAIN WALL GLAZING	26708011	
LIFT SCHINDLER	5380779	
FURNITURE & FIXTURE	33077959	65166749
<b><u>ELECTRICAL &amp; EQUIPMENTS</u></b>		
ELECTRICAL CONTROL PANEL	5005974	
ELECTRICAL SERVICES WORK	4800000	
FIRE FIGHTING	988000	
FIRE RELATED DOOR & GLASS	677467	
LIGHT EQUIPMENT	143610	
MONKEY LIFT	76700	
POLLUTION MEASURE MACHINE	40000	
STP WORK ( SEWAGE TREATMENT PLANT	2950000	
WLO PUMP	3275114	
ELECTRICAL ITEM	18371925	36328789
<b><u>ROOM /BANQUET INTERIOR EXPENSES</u></b>		
GLASS	1732433	
HARDWARE & SANITARY ITEM	2569046	
HILTI ITEMS	1696981	
LUXURY /TILES	5901145	
BADARPUR & BRICKS	13609974	
RMC	14094072	
CEMENT	5242726	
CIVIL WORK	11349074	
CONDUIT PIPE	585280	
CRADLE RENTAL	80400	
DECK SHEET	704571	
FLOORING ITEM	30612	





**LIE REPORT**  
**M/S. AKM HOTELS PVT. LTD.**

FLY ASH BLOCKS (5%)	249375	
FLY ASH BLOCKS (JOINT MORTAR )18 %	26994	
GI SHEET	1958891	
GI SHEET	344648	
IMPORTED SAWN TIMBER	81788	
KOTA STONE PURCHASE	268945	
LABOUR SUPPLY SERVICE	3171589	
PURCHASE COIL SHEET	25777	
PURCHASE ERW IRON PIPES	36241	
PURCHASE MS FLAT	223858	
PUTTY NA	85000	
STEEL M.S TMT BAR	7461138	
M.S PIPE	2098797	
MS PLATE	92748	
PLUMBING,SANITRY & FIXTURE	1928204	
MARBLE SLABS	17638853	
PLUMBING WORK	5302645	
TILE FIXING	5198841	
WATER PROOFING CHEMICALS	119652	103910297
<b>Advance for Capital Assets</b>		15841556
<b><u>PRE-OPERATIVE EXPENSES</u></b>		
PROFESSIONAL CONSULTANCY CHARGES	4757297	
SALARY	1247340	
HIRE CHARGES	1785103	
DESIGN / CONSULTANCY FOR STP PLANT WORK	217942	
Indirect Expenses	6129521	14137203
<b>Total</b>		<b>235384595</b>

The certificate is issued on the basis of un-audited books produced before us.

**For K.S Oberoi & Co.**  
Chartered Accountants




**K S Oberoi**  
Proprietor  
M No 085893  
20th October, 2022



**DOCUMENT- 2: COPY OF TIR**

NAVNEET TRIPATHI  
ADVOCATE

EMAIL ADDRESS: navneettripathi502@gmail.com

TITLE INVESTIGATION REPORT

Ref: 2022/510/SME

Dtg: 27.05.2022

To: M/S. AKM HOTELS PVT. LTD.

Attn: Bank of India

S.M.E. Jangpura and B. Hazari

No. 24 Hazari

**BORROWERS:-**  
M/S AKM HOTELS PVT. LTD.  
(SH. ASHWANI KUMAR MEHRA)

Property:  
1/7th undivided share of land measuring 13 Bighas and 18 Biswas, bearing  
Khasra Nos. 218/3/3 (1-13), 218/3/2 (0-6), 219/1 (4-2), 219/2 (2-8), 220 min. (3-  
17), 222/2 (1-0), 223/1 (0-12), situated in Village Sultanpur, Tehsil Mehrauli, New  
Delhi.

NAVNEET TRIPATHI  
ADVOCATE

NAVNEET TRIPATHI  
ADVOCATE

OFFICE AT- 444, JANGPURA, NEW DELHI  
CHAMBER AT- 343, TIS HAZARI COURT, DELHI


Page 1

Scanned with CamScanner





**DOCUMENT-3: ELECTRICITY BILL**



**BSES**

**BSES Rajdhani Power Limited**  
Vaccine • Mask • Wash • Hands • Social Distancing • Victory over Covid

**EBILL Customer**

**Bill of Supply for Electricity**

Name: **MR. ANAND KUMAR MEENA**  
Billing Address: **S/O ANAND KUMAR MEENA, NO. 21A/3, 1st Flr, 21A/3/2 (D-4), 21B/1 (4-2), 21B/2 (MIDC) TO: TANKER NEW DELHI 110030**  
Mobile / Tel No: **8130507051**  
Email ID: **accounting@bharatbillpay.com**  
District / Division: **SSM**  
Working Sequence: **MPV010007A1HY**  
Bill Month: **MAY-22**  
Bill Date: **26-05-2022**

**Sanctioned Load**: 33.00 (kVA)  
**Contract Demand**:  
**M D I**:  
**Power Factor**: 37.58 (kW)  
**Pole No**:  
**Meter Reading Status**: SKTPG08351  
**Cycle No**:  
**Tariff Category**: Non Domestic (LT, STEAM)

**CA No**: 350784794  
**Enrolment Date**: 06-04-2017  
**Meter Type**: SPSC  
**Supply Type**: LT  
**Bill No**: 10003708026  
**Bill Basis**: Provisional  
**O.D. No**: R/22/10313292583  
**CCTV Tagged**: No  
**Street Light Tagged**: No  
**Wi-Fi Tagged**: No

**Due Date (देय तिथि): 10-09-2022**

**Customer Care Centre No. (ग्राहक सेवा केंद्र का नंबर): 19123 (24x7 Toll Free)**

Meter No. (मीटर नं.)	Unit (यूनिट)	Billed Consumption (Current) (प्रीवियस मीटर रीडिंग की तुलना में)	Billed Consumption (Previous) (प्रीवियस मीटर रीडिंग की तुलना में)	Multiplication Factor (गुणक)	Current Consumption (प्रीवियस मीटर रीडिंग की तुलना में)
47004111	kWh		14-06-2022	276347.00	
47004111	kW		14-06-2022		
47004111	kVAh		14-06-2022	294739.00	
47004111	kVA		14-06-2022		

**Billing Details (बिल का विवरण)**  
Current Period Charges (वर्तमान अवधि का शुल्क) (1-07-2022 to 30-06-2022)

Fixed Charges (स्थिर शुल्क)	Consumption Measured During (वर्तमान अवधि में मापा गया उपभोग)	Energy Units Consumed / Billed (उपभोग / बिल में शामिल)	Subsidy Energy Charge (सब्सिडी ऊर्जा शुल्क)	Subsidy Energy Charge (सब्सिडी ऊर्जा शुल्क)	Time of Day (TOD) Charge (दिन के समय का शुल्क)	Surcharge (सुपरचार्ज)	Electricity Tax (विद्युत कर)	Total Amount (कुल राशि)
5732.28	15245.00	15245.00	15245.00	20.00	34553.81	14.75.16	108.34.58	71.31.08

**Past Dues / Refunds / Subsidy (पिछले काल / वापसी / सब्सिडी)**

Refund Unit (वापसी यूनिट)	Refund Amount (वापसी राशि)	Amount (राशि)	Period to which it relates (इस अवधि से संबंधित)	Late Payment Surcharge (LPSC) (विलंब भुगतान पर जुर्माना)	Other Charges (अन्य शुल्क)	Total Charges Payable (कुल देय शुल्क)	Net Amount Payable (कुल देय राशि)
0						251332.10	251332.10

**Bill Amount Payable (बिल देय राशि)**  
**₹ 251330.00**  
**Due Date of Payment (भुगतान देय तिथि): 10-09-2022**

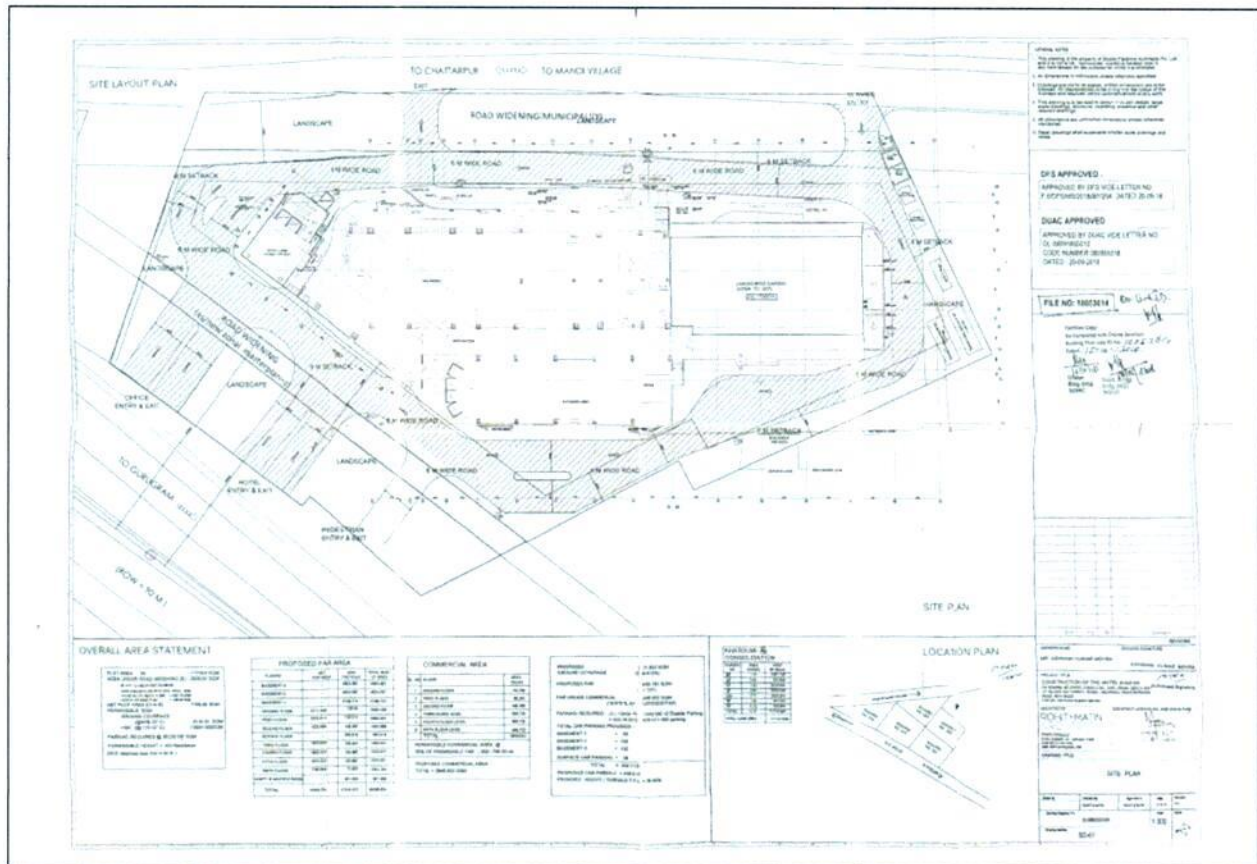
**IMPORTANT MESSAGE (महत्वपूर्ण सूचना)**  
Power Purchase Adjustment Charge (PPAC) (₹ 0.89) has been levied on energy & fixed charges. CCTV Bill amount includes Energy, PPAC, PTC and Electricity Tax on Energy & fixed charges. In case any variation in SLD charges noted, consumer may visit division office for immediate correction. Payment Surcharge @ 2.00% has been levied on check this amount and report any discrepancy by submitting documentary proof in our regard available with you, at the customer care centre of respective division office. Any late payment of electricity bill is a violation of the provisions of the Electricity Act, 2003. Charges for reconnection - Single phase

**BSES** Powered by **BHARAT BILLPAY** **BSES Rajdhani Power Limited**

Payment slip  
Make your digital payment to GRPL CA No. 350784794



**DOCUMENT 4: COPY OF SANCTIONED PLAN**



**OVERALL AREA STATEMENT**

**PLOT AREA (A) : 11719.9 SQM**  
**AREA UNDER ROAD WIDENING (B) : 3929.04 SQM**  
 $B = X + Y + Z (1923.2 + 1507.75 + 498.09)$   
 $X = (97.9 + 84.2) / 2 \times (20.75 + 21.5) / 2 = 1923.2 \text{ SQM}$   
 $Y = (125.76 + 137.19) / 2 \times 11.468 = 1507.75 \text{ SQM}$   
 $Z = (97.9 + 101.336) / 2 \times 5M = 498.09 \text{ SQM}$   
**NET PLOT AREA (C=A-B) : 7790.86 SQM**  
**PERMISSIBLE SQM GROUND COVERAGE (@40% OF C) : 3116.34 SQM**  
**FAR (@ 175 OF C) : 13634.005 SQM**  
**PARKING REQUIRED @ 3ECS/100 SQM**  
**PERMISSIBLE HEIGHT = NO Restriction (NOC obtained from AAI = 54 M)**





**DOCUMENT 5: PURCHASE ORDERS OF MACHINERIES OR EQUIPMENTS.**

**M/S JBBS Engineers Pvt.Ltd.**

AKM HOTELS PRIVATE LIMITED	
Date: _____ Page: 1 of 1	
To: M/S JBBS Engineers Pvt.Ltd., Plot No-18, Gali No-8, Shri Shyam, Chowk, Kadipur Industrial Area, Gurgaon Haryana-122002	
<b><u>LETTER OF AWARD</u></b>	
SUB:- Work order for HMP5, Un Insulated and Insulated fire Door for M/s AKM Hotels Pvt. Ltd at Khasra No. 218/3/2, 218/3/3 MG Road New-Delhi-110074	
Dear Sir,	
We are pleased to issue this letter of award for supply and installation of insulated fire Door for M/s AKM Hotels Pvt. Ltd at Khasra No. 218/3/2, 218/3/3 MG Road New-Delhi-110074 as per attached BOQ, specifications & drawings. The work shall be executed strictly as per the attached BOQ, specifications & drawings duly approved/provided by Architects/Interiors.	
<b><u>1. SCOPE OF WORK:</u></b>	
The fire Door & other miscellaneous work at above mentioned site shall be carried out at M/s AKM Hotels Pvt. Ltd. No. 218/3/2, 218/3/3 MG Road New-Delhi-110074 as per attached BOQ, specifications & drawings duly approved/provided by Architects/Interiors. However M/s AKM Hotels Pvt. Ltd. may add or delete any extra work in the scope of M/S JBBS Engineers Pvt.Ltd. on mutually agreed rate terms & conditions at his sole discretion. The cost of any miscellaneous material or additional requirement for labour & finishing of the area as mentioned above if required for work shall be deemed included in this letter of award.	
<b><u>2. VALUE OF WORK ORDER:</u></b>	
This is the Item Rate Contract, only actual measurement as per drawings & verification of work done on site by technical team of M/s AKM Hotels Pvt. Ltd. shall be considered. However the present value of this Letter of Award is Rs. <b>51,00,000.00</b> (Rupees Fifty One Lakhs Only) for the work as per attached BOQ, and the amount is exclusive of GST & freight. AKM Hotels Pvt. Ltd. has the right to add or delete any item as per site requirement.	



**M/S SUDHIR POWER LTD.**

**AKM HOTELS PRIVATE LIMITED**

To:  
Sudhir Power Ltd,  
PPIP - Karthi G, Bari  
Brahmana, Janmu-  
181133, J&K (India)

Date: 01<sup>st</sup> December, 2021

Kind Attn.: Mr. Manish Nanda (GM Marketing)

Sub: Purchase Order for the Supply of Two Number of 1250 KVA Silent DG Set Comprising of Engine Model KTA50-G coupled to 415v 1250 kva Stamford make alternator both mounted on common base frame with other entire accessories i.e. fuel tank, batteries with leads etc. for M/s AKM Hotels Pvt Ltd., for the Hotel Project at Khastri N. 218/3/2, 218/3/3 MG Road, New Delhi-110074.

Dear Sir

This has reference to the above-cited work, further, as per the discussion/ negotiation held with Mr. Manish Nanda (GM Marketing), we are pleased to issue the supply order as per the following details, terms & conditions:

Job Address: Khastri N 218/3/2, 218/3/3 MG Road, New Delhi-110074

Client Address: AKM Hotel Pvt. Ltd., Khastri N 218/3/2, 218/3/3 MG Road, New Delhi-110074

Owner's Scope of Work:

1. Civil foundation (Digs given to AKM Hotels)

Schedule for supply of units:

Supply to be completed within the time frame as mutually agreed after the site is ready for execution.

Supply order value:

Value for supply of Two Number of 1250 KVA Silent DG (INR 1,52,00,000/-) (One Crore Fifty Two Lacks Only) Above prices Excluded of GST on date & rates are valid upto 31.03.2022, GST Invoices shall be provided.

In case of any revision / changes in Govt Taxes & duties then same shall be applicable as an extra at the time of billing.

Also included the transport charges up to the site & unloading the DG in position as per the site in scope of AKM Hotels Pvt Ltd.

The price shall be firm till completion of the work as per quantity required for completing the work.

Commercial Terms and Conditions

- Payment terms for supply of Two Number of 1250 KVA Silent DG
  - Advance-Rs 5,00,000/- (INR Five Lacks Only) by cheque No. 000632, ICICI, BAK, SOUTH EXTENSION PART-2, NEW DELHI-110074
  - Balance against delivery of material at site Hotel as per site requirement or as per mutual understanding.
- 5% corporate guarantee has to be submitted by you vide undated cheque in favour of M/s AKM Hotels Pvt. Ltd. and shall be release after satisfactory completion of the work.

Warranty: -24 months of date of Commissioning





**UNIVERSAL TECH TRADE PVT LTD.**

**AKM HOTELS PRIVATE LIMITED**

To,

Date: 26/03/2022

**M/S UNIVERSAL TECH TRADE PVT. LTD.**  
**487/48, 1st Floor, Shri Ram Tower**  
**Peeragarhi, New Delhi-110087**

Subj: Supply of Wilo Make Pump Sets for AKM Hotels Pvt. Ltd at Khasra No. 218/3/2, 218/3/3, MG Road, New-Delhi-110074.

Dear Sir,

We are pleased to place you the order for supply of the Wilo make pump sets @ 32,75,114/- at AKM Hotels Pvt. Ltd at Khasra No. 218/3/2, 218/3/3, MG Road, New-Delhi-110074 as per attached BOQ and following terms & conditions:

1. GST : As applicable
2. GST No. : 07AAECA9353P1Z3
3. Billing Address : AKM Hotel Pvt. Ltd.,  
Khasra No. 218/3/2, 218/3/3 MG Road,  
New Delhi-110074
4. Delivery Address : Khasra No. 218/3/2, 218/3/3 MG Road,  
New Delhi-110074
5. Payment : 50% advance, 50% against delivery of the material.
6. Delivery : Within 4 weeks
7. Contact Person : Mr. Ashwani Kumar Mehra (98100 46535)
8. Test Certificate : Shall be required along with the material.

UNIVERSAL TECH TRADE PVT. LTD. C							
8	84137010	Drainage Sump Pump Model: CIFAC80/CI-H-151 (3Kw/3Ph IE3) (MOC: CI Casing/CI Impeller/SS Shaft with 40 MM Solid) with Electrical Control Panel for 2 Nos Pump (1W+1S) & Float Switch.	WILO	Set	4	1,16,213	464852
9	84137010	(Hot Water Re. Circulation Pump) Vertical Multistage Pump Model: Helix First V 1603-5/2.2Kw/3Ph IE3 (MOC: SS304 Shaft/SS304 Impeller/SS304 Casing) Capacity: 266 LPM @25 M Head	WILO	Nos	6	51,986	311916
10	84137010	(Hot Water Return Pump) Vertical Multistage Pump Model: Helix First V 1603-5/2.2Kw/3Ph IE3 (MOC: SS304 Shaft/SS304 Impeller/SS304 Casing) Capacity: 200LPM @35M Head	WILO	Nos	4	65,392	261568
						<b>TOTAL</b>	<b>3275114</b>
						<b>GST @ 12% on Pump &amp; 18% on Panel</b>	<b>EXTRA</b>
						<b>FREIGHT</b>	<b>EXTRA</b>
						<b>GRAND TOTAL</b>	<b>3275114</b>
Rs. Thirty Two Lac Seventy Five Thousands One Hundred Fourteen Only							

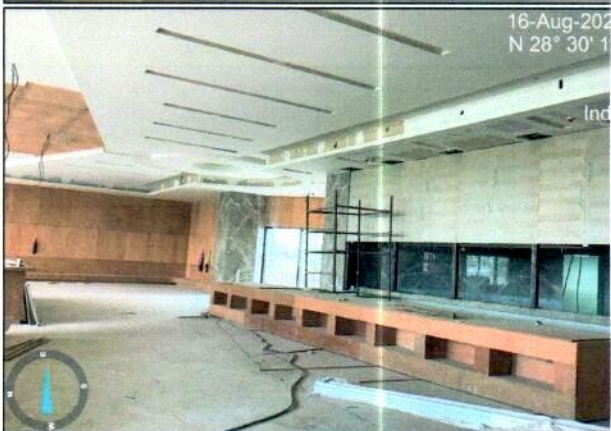
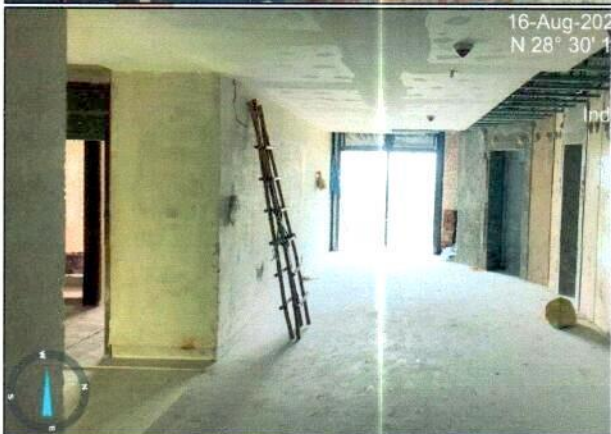




**ENCLOSURE-2: - SITE PHOTOGRAPHS**







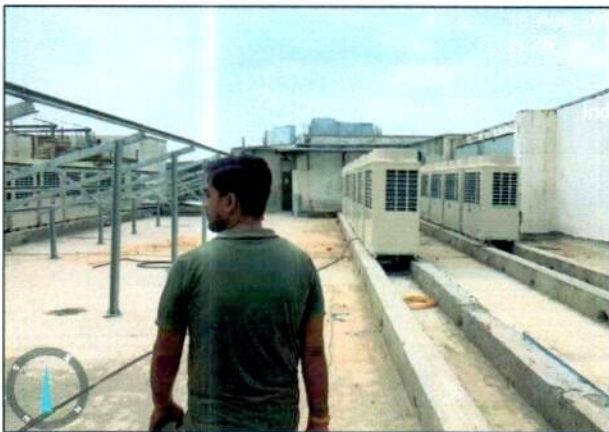
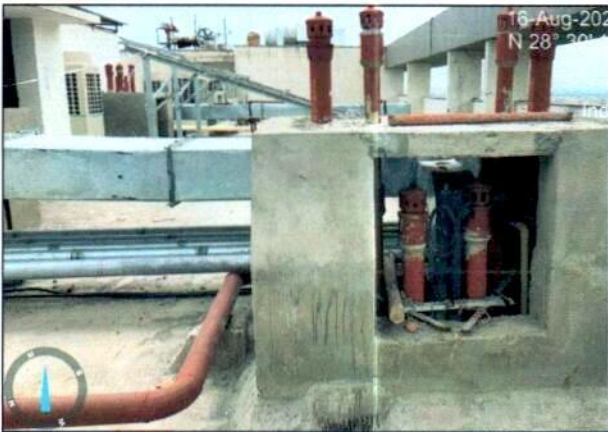
  






*[Handwritten signature]*  
*[Handwritten initials]*  
 P.K. Associates Valuers & Techno Engineers Pvt. Ltd.





*Signature*  
*Initials*  
R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.



