

REPORT FORMAT: CL-1 | Version: 1.0_2018

FILE No: VIS (2023-24) - PL222-190-265

Date: 02/08/2023

- CERTIFICATE NAME:** Project/Civil work vetting certificate.
- PREPARED FOR ORGANIZATION:** SBI SME Ranipur, Haridwar.
- BORROWER COMPANY'S NAME:** M/s. Omega Printo Pack Private Ltd.
- ASSET TYPE:** Project Civil work required for M/s. Omega Printo Pack Private Ltd.
- CURRENT LOCATION OF THE CIVIL WORK:** M/s. Omega Printo Pack Private Ltd., Plot No.134 & 135, Sector-6A, Integrated Industrial Estate, Haridwar, Uttarakhand

S. NO.	PARTICULARS	DESCRIPTION															
1.	Date of Work Order	Via mail dated 27-07-2023															
2.	Documents provided for perusal	1. Site Plan (Dated- 24/06/2023) 2. Bill of quantity (BOQ) (Provided by the bank/client)															
3.	Project Location	M/s. Omega Printo Pack Private Ltd., Plot No.134 & 135, Sector-6A, Integrated Industrial Estate, Haridwar, Uttarakhand															
4.	Borrowing Company	M/s. Omega Printo Pack Private Ltd.															
5.	Type of Asset	Building work															
6.	Type of Assessment	Project Civil work required for M/s. Omega Printo Pack Private Ltd.															
7.	Scope of Assessment	Civil work Cost Vetting of the following items attached below. <table><tr><th>Sr. No.</th><th>Description of Work</th><th>Amount (Exclusive GST) in Rs.</th></tr><tr><td>1</td><td>EARTH WORK</td><td>30,98,500</td></tr><tr><td>2</td><td>CONCRETE WORK- PLAIN & REINFORCEMENT</td><td>4,82,32,500</td></tr><tr><td>3</td><td>MASONARY WORK</td><td>24,50,000</td></tr><tr><td>4</td><td>FINISHING WORK</td><td>16,50,000</td></tr></table>	Sr. No.	Description of Work	Amount (Exclusive GST) in Rs.	1	EARTH WORK	30,98,500	2	CONCRETE WORK- PLAIN & REINFORCEMENT	4,82,32,500	3	MASONARY WORK	24,50,000	4	FINISHING WORK	16,50,000
Sr. No.	Description of Work	Amount (Exclusive GST) in Rs.															
1	EARTH WORK	30,98,500															
2	CONCRETE WORK- PLAIN & REINFORCEMENT	4,82,32,500															
3	MASONARY WORK	24,50,000															
4	FINISHING WORK	16,50,000															
8.	Nature of Plant	Packing Material Manufacturing Industry															

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

9.	Total Project/Civil Construction Cost	Rs.6,54,08,580/- (Including 18% GST), Rs. 5,54,31,000/- (Excluding GST) <i>(including supply and installation as per the List/ quotations / invoices / Cost Estimate provided by the company of civil works</i>
10.	Comment on Project Cost by consultant	As per our analysis, the revised cost for Civil works found to be in line to Market trend. Please refer to PART A for detailed analysis.
11.	Total number of pages with Annexure.	14

VALUATION ENGINEER	L1/ L2 REVIEWER
Vishal Singh	Rajani Gupta
	

PART A

PROJECT COST VETTING

EXECUTIVE SUMMARY: M/s. Omega Printo Pack Private Ltd. is setting up a packing material manufacturing unit at Plot No.134 & 135, Sector-6A, Integrated Industrial Estate, Haridwar, Uttarakhand. In this respect, they require financial assistance for construction of civil structures and other additional civil work. In respect to financial assistance of this Project, M/s. Omega Printo Pack Private Ltd has approached SBI, SME Ranipur, Haridwar Branch. As per SBI, SME Ranipur the original project cost of the project as shown by the company is Rs. 6,54,08,580 /- (Including 18% GST).

TABLE-A

SL.NO.	PARTICULARS/ DESCRIPTION	UNIT	QTY	RATE(Rs.)	ORIGINAL AMOUNT(Rs.)	APPROVE D RATE(Rs.)	APPROVED AMOUNT (Rs.)	REMARKS
1	Boring	RMT	1630	450.00	733,500.00	450.00	733,500.00	Seems to be reasonable
2	Back Filling	CUM	1200	600.00	720,000.00	500.00	600,000.00	Seems to be on higher side
3	Anti-Termite	SQMT	1250	100.00	125,000.00	100.00	125,000.00	Seems to be reasonable
4	Water Proofing	SQMT	1900	800.00	1,520,000.00	800.00	1,520,000.00	Seems to be reasonable
5	Concrete(1:4:8)	CUM	175	5,500.00	962,500.00	5,500.00	962,500.00	Seems to be reasonable
6	Concrete M-25	CUM	1250	7,000.00	8,750,000.00	7,000.00	8,750,000.00	Seems to be reasonable
7	Shuttering	SQMT	12000	450.00	5,400,000.00	450.00	5,400,000.00	Seems to be reasonable
8	Steel	KG	480000	69.00	33,120,000.00	69.00	33,120,000.00	Seems to be reasonable
9	Brick Work	CUM	350	7,000.00	2,450,000.00	7,000.00	2,450,000.00	Seems to be reasonable
10	Plaster	SQMT	5500	300.00	1,650,000.00	300.00	1,650,000.00	Seems to be reasonable
					55,431,000		55,311,000	
				GST (18%)	9,977,580	GST (18%)	9,955,980	
				TOTAL	₹ 65,408,580	TOTAL	₹ 65,266,980	

***Note: Cost vetting is done on the basis of BOQ and site plan provided to us by bank/client only.**

(Signature)



As per the BOQ shared by the client, the estimated construction cost for the said civil work is Rs. 6,54,08,580 /-. However, as per analysis and market research the construction cost of the said civil work comes to be Rs. 6,52,66,980 /-. Thus we can say that the BOQ shared by the client is in line with the market trends and is fair & reasonable.

TECHNICAL CIVIL WORK (BUILDING & CIVIL WORKS): The revised cost involved in the construction of civil structures and other additional civil work has been calculated from various approaches such as the Delhi Schedule of rates (2021), public domain, and market research. For Reference kindly refer to ANNEXURES (A)

We have also gone through the architect's plan/Site layout plan provided to us, details of which is shown below:

AREA STATEMENT	
TOTAL PLOT AREA	= 2000.00 SQ M.
1:-EX.COVD. AREA AT BASEMENT	= 548.15 SQ M.
2:-PRO.COVD. AREA AT BASEMENT	= 548.15 SQ M.
3:-PRO.COVD. AREA AT GROUND FLOOR	= 1096.39 SQ M.
4:-PRO.COVD. AREA AT GROUND SERVICE FLOOR {(less stair case 21.45+lift 6.00) (1096.39-54.90 = 1041.49 sq.m.)}	=1041.49 SQ M.
5:-PRO. COVD. AREA AT FIRST FLOOR {(less stair case 21.45+lift 6.00) (1096.39-54.90 = 1041.49 sq.m.)}	= 1041.49 SQ M.
6:-PRO. COVD. AREA AT SECOND FLOOR {(less stair case 21.45+lift 6.00) (1096.39-54.90 = 1041.49 sq.m.)}	=1041.49 SQ M.
7:-PRO. COVD. AREA AT SECOND SERVICE FLOOR {(less stair case 21.45+lift 6.00) (1096.39-54.90 = 1041.49 sq.m.)}	=1041.49 SQ M.
8:-PRO. COVD. AREA AT GUARD ROOM + METER ROOM (guard room 4.50 + meter room 9 = 13.50 sq.m.)	=13.50 SQ M.
TOTAL EXISTING AREA	= 548.15 SQ M.
TOTAL PROPOSED AREA	= 6043.69 SQ M.
TOTAL AREA FOR DEVELOPMENT CHARGES (including stair case and lift area)	= 6591.84 SQ.M.
OPEN AREA AT GROUND(2) 2000 - 1096.39	= 903.61 SQ M.
GROUND COVERAGE (3) = 1096.39 SQ M.	
$\frac{1096.39 \times 100}{2000}$	= 54.81 %
FAR (2+4+5) = 3179.37 SQ M.	
FAR = $\frac{3179.37}{2000.00}$	= 1.58

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Observations (Civil Works):

1. The estimate of construction of civil structures and other additional civil work is calculated as per Table A. The calculated cost appears to be within range as shown by the company.
2. For ascertaining the estimated cost of civil structures and other additional civil work, we have requested for the Building Map/Site Plan and BOQ. Specific item quantities as shown in the Annexure (A) below is considered from these provided documents.
3. Rates considered in the cost estimate is found within the market range as per our scrutiny.
4. We have vetted the civil works as per the available documents such as Building Map/Site Plan and BOQ.
5. The quantity has been considered as per the BOQ provided to us bank/client.
6. Some of the rates adopted by the client for the civil work seem to be on higher side, and vice versa. However the overall civil work cost seems to be reasonable.



DISCLAIMERS

1. We have received BOQ/Quotation for construction of civil structures and other additional civil work.
2. The client/ owner and its management/ representatives warranted to us that the information they have supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us either verbally, in writing or through documents has been relied upon in good faith and we have assumed that it is true & correct without any fabrication or misrepresentation. I/We shall not be held liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or willful default on part of the owner, company, its directors, employee, representative or agents.
3. Legal aspects for e.g. Investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, and verification of documents provided to us such as title documents, Map, etc. from any concerned Govt. office etc. have to be taken care by legal expert/ Advocate and same is not done at our end. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4. Wherever any details are mentioned in the report in relation to any legal aspect of the property such as name of the owner, leases, etc. is only for illustration purpose and should not be construed as a professional opinion. Legal aspects are out of scope of this report. Details mentioned related to legal aspect are only based on the copy of the documents provided to us and whatever we can interpret as a non-legally trained person. This should be cross validated with a legal expert. We do not vouch any responsibility regarding the same.
5. We have relied on the data from third party, external sources & information available on public domain to conclude the valuation. 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 the data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data is extracted from authentic sources, however we still can't vouch its authenticity, correctness, or accuracy.
6. Documents, information, data including 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. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.



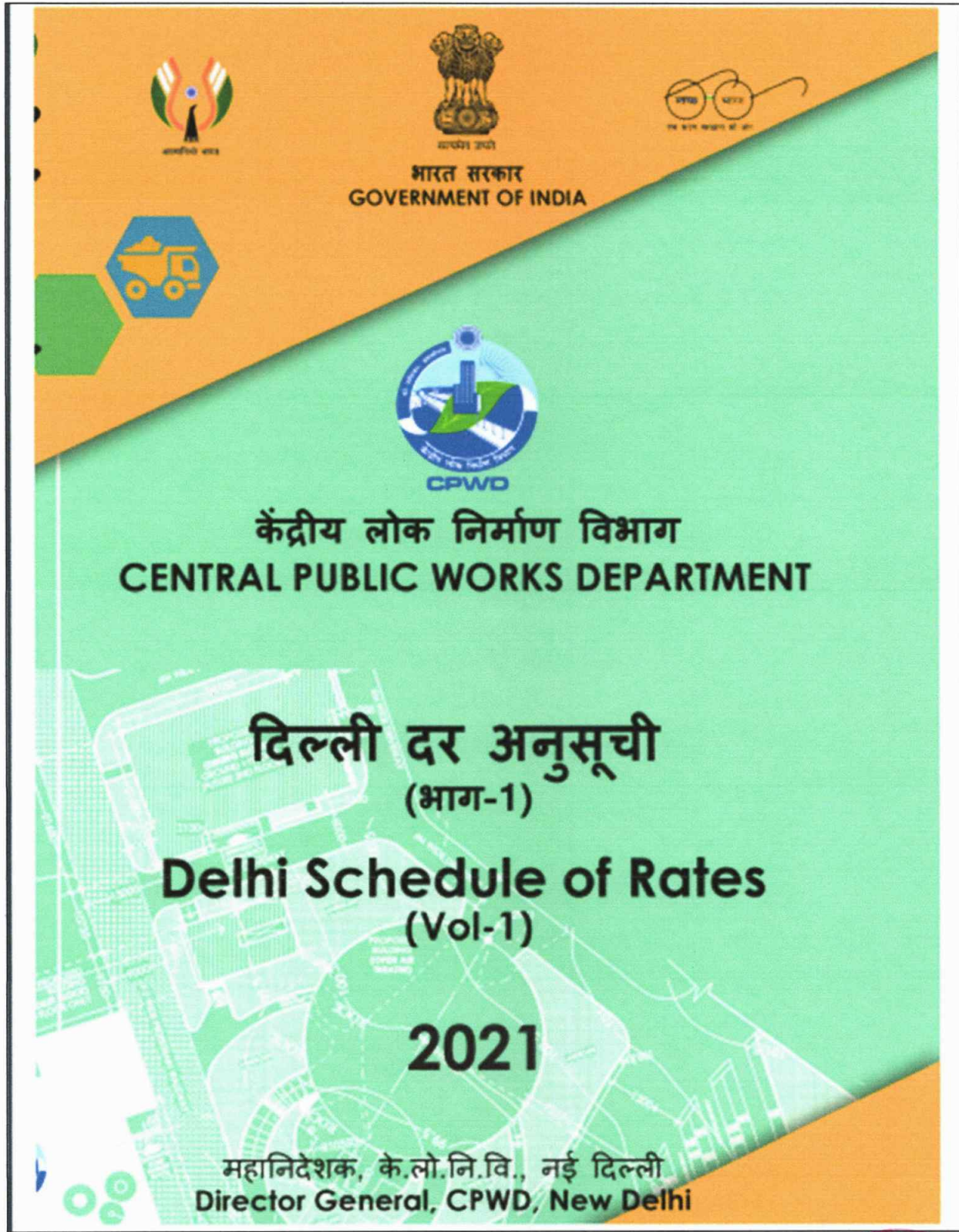
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References from DSR-2021



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Dharmesh Chandra Goel
Addl. Director General (Tech)



भारत सरकार
Government of India

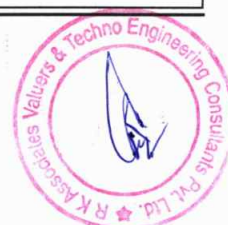


केंद्रीय लोक निर्माण विभाग
निर्माण भवन, नई दिल्ली 110011
Central Public Works Department
Nirman Bhawan, New Delhi- 110011
Tel : 23063389, Fax : 23061833
E-Mail : adgt@nic.in

PREFACE

1. Delhi Schedule of Rates popularly called as DSR is updated as 2021 edition and includes existing items of DSR 2019 with (a) deletion of few items which are not in use now, (b) merger of similar items, and (c) addition of new items in line with emerging trends in construction Industry.
2. DSR 2021 is based on the prevailing market rates of materials in Delhi as on or just before 01.04.2021. The labour rates adopted are as per minimum wages applicable with effect from 01.04.2021 issued by Govt. of Delhi/ Govt. of India, whichever is higher.
3. The cost index for DSR 2021 is 105 with reference to CPWD Delhi Plinth Area Rates 2020, having base 100 as on 01.04.2020 and cost index as on 01.04.2020 is 101 over CPWD Delhi Plinth Area Rates 2019 having base 100.
4. **The technical sanctioning authority may decide rates of non-schedule items judiciously based on market rates without adding cost index.**
5. This DSR 2021 shall be read along with CPWD specifications 2019 Vol.-I & II with up-to-date correction slips.
6. The salient Features of DSR 2021 are as follows:
 - 6.1 DSR 2021 is bilingual and in two volumes each, however, in case of any discrepancy between English and Hindi versions, the English version shall prevail.
 - 6.1.1 The rates of basic materials incorporated in this DSR 2021 are considered for the materials available in the market conforming to BIS Standards/ CPWD Specifications.
 - 6.1.2 **The effect of GST on works contract has been incorporated in all the items.**
 - 6.2 Salient Modifications and Changes in Sub Heads:
 - 6.2.1 **Concrete Work:** Many new items are included and amendments in existing items have been made with reference to IS 386:2016 based on Recycled Concrete Aggregate (RCA) & Recycled Aggregate (RA). Some of the items with excess/ less cement than specified in the items without limit are deleted and modified items with excess cement upto 10% of the minimum specified cement content in design mix are incorporated.

V



4.1.4	1:2:4 (1 Cement : 2 coarse sand (zone-III) derived from natural sources : 4 graded stone aggregate 40 mm nominal size derived from natural sources)	cum	7226.95
4.1.5	1:3:6 (1 Cement : 3 coarse sand (zone-III) derived from natural sources : 6 graded stone aggregate 20 mm nominal size derived from natural sources)	cum	6833.40
4.1.5A	1:3:6 (1 Cement : 3 manufactured sand derived from Recycled Concrete Aggregate (RCA) : 6 graded stone aggregate 20 mm nominal size Recycled Concrete Aggregate (RCA))	cum	5815.05
4.1.5B	1:3:6 (1 cement : 3 manufactured sand derived from Recycled concrete Aggregate (RCA) : 6 graded stone aggregate 20 mm nominal size Recycled Aggregate (RA))	cum	5122.25
4.1.6	1:3:6 (1 Cement : 3 coarse sand (zone-III) derived from natural sources : 6 graded stone aggregate 40 mm nominal size derived from natural sources)	cum	6670.25
4.1.6A	1:3:6 (1 Cement : 3 manufactured sand derived from Recycled Concrete Aggregate (RCA) : 6 graded stone aggregate 40 mm nominal size Recycled Aggregate (RA))	cum	5059.85
4.1.8	1:4:8 (1 Cement : 4 coarse sand (zone-III) derived from natural sources : 8 graded stone aggregate 40 mm nominal size derived from natural sources)	cum	6326.05
4.1.8A	1:4:8 (1 cement : 4 manufactured sand derived from Recycled Concrete Aggregate (RCA) : 8 graded stone aggregate 40 mm nominal size Recycled Aggregate (RA)	cum	4715.60

	for placing reinforcement or centering & shuttering under sub - soil water conditions.		
5.32	Extra for laying reinforced cement concrete in or under foul positions.	cum	385.25
	DESIGN MIX CONCRETE		
5.33	Providing and laying in position ready mixed or site batched design mix cement concrete for reinforced cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana / Ordinary Portland /Portland Slag cement, admixtures in recommended proportions as per IS: 9103 to accelerate / retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering, finishing and reinforcement as per direction of the engineer-in-charge; for the following grades of concrete. Note: Extra cement up to 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the specified minimum cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement.		
5.33.1	All works upto plinth level		
5.33.1.1	Concrete of M25 grade with minimum cement content of 330 kg /cum	cum	7997.30
5.33.1.2	Concrete of M30 grade with minimum cement content of 350 kg /cum	cum	8599.35



FORM WORK

5.9	Centering and shuttering including strutting, propping etc. and removal of form for		
5.9.1	Foundations, footings, bases of columns, etc. for mass concrete	sqm	307.95
5.9.2	Walls (any thickness) including attached pilasters, buttresses, plinth and string courses etc.	sqm	669.55
5.9.3	Suspended floors, roofs, landings, balconies and access platform	sqm	766.55
5.9.4	Shelves (Cast in situ)	sqm	766.55
5.9.5	Lintels, beams, plinth beams, girders, bressumers and cantilevers	sqm	608.35

STEEL REINFORCEMENT

5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level.		
5.22.1	Mild steel and Medium Tensile steel bars	kg	88.95
5.22.2	Hard drawn steel wire	kg	87.50
5.22.3	Cold twisted bars	kg	89.65
5.22.4	Hot rolled deformed bars	kg	89.65
5.22.5	Hard drawn steel wire fabric	kg	94.10
5.22.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.	kg	89.65

6.4	Brick work with common burnt clay F.P.S. (non modular) bricks of class designation 7.5 in superstructure above plinth level up to floor V level in all shapes and sizes in :		
6.4.1	Cement mortar 1:4 (1 cement : 4 coarse sand)	cum	8512.10
6.4.2	Cement mortar 1:6 (1 cement : 6 coarse sand)	cum	8288.35
6.5	Extra for brick work / AAC block masonry / Tile brick masonry in superstructure above floor V level, for each four floors or part thereof by mechanical means.	cum	142.00

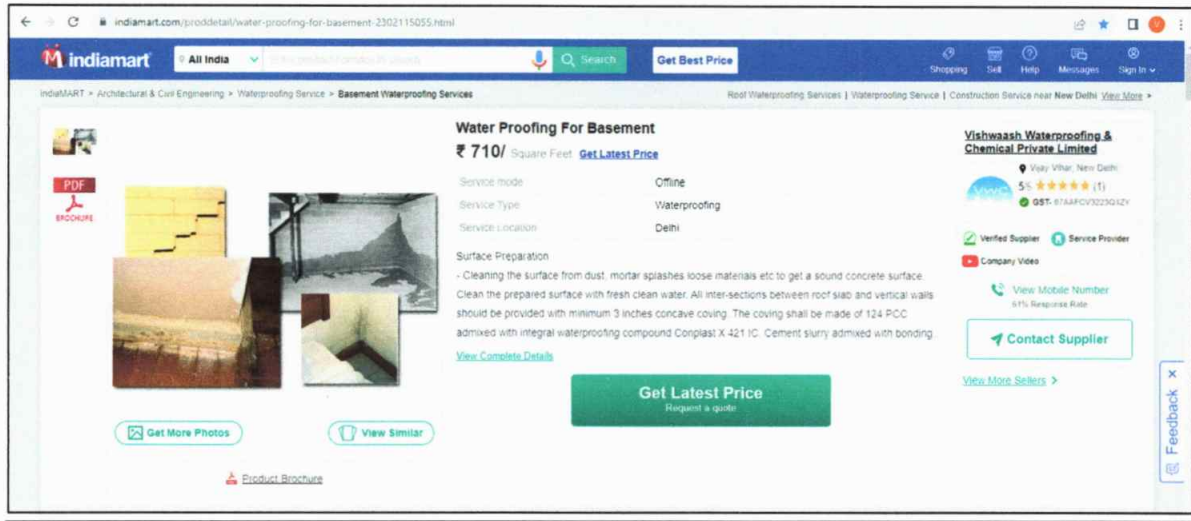
13.0 FINISHING

Code No.	Description	Unit	Rate ₹
Note :- Rates for external plastic are for height upto 10m from ground level in less otherwise stated.			
CEMENT PLASTER (IN FINE SAND)			
13.1	12 mm cement plaster of mix :		
13.1.1	1:4 (1 cement: 4 fine sand)	sqm	294.85
13.1.2	1:6 (1 cement: 6 fine sand)	sqm	282.00
13.2	15 mm cement plaster on the rough side of single or half brick wall of mix :		

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References from Public Domains



Water Proofing For Basement
₹ 710/ Square Feet [Get Latest Price](#)

Service mode: Offline
Service Type: Waterproofing
Service Location: Delhi

Surface Preparation
- Cleaning the surface from dust, mortar splashes loose materials etc to get a sound concrete surface.
Clean the prepared surface with fresh clean water. All inter-sections between roof slab and vertical walls should be provided with minimum 3 inches concave coving. The coving shall be made of 124 PCC admixed with integral waterproofing compound Complast X-421 IC. Cement slurry admixed with bonding.

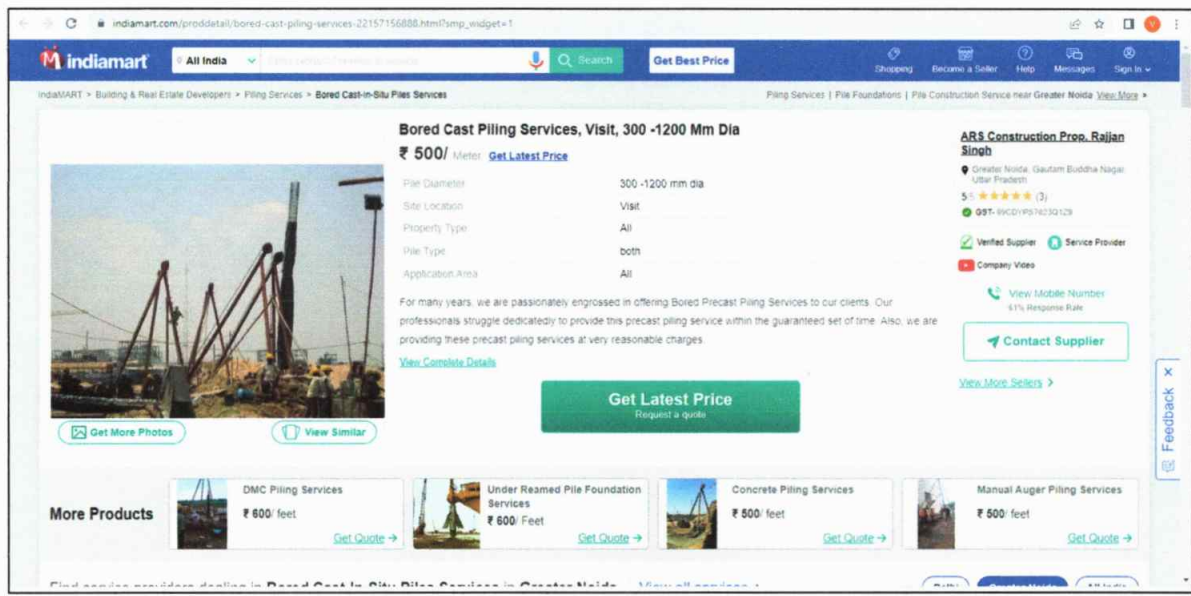
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Pile Type: both
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