

REPORT FORMAT: CL-1 | Version: 1.0_2018

FILE No :VIS (2023-24)-PL206-178-254

Date :28/07/2023

- **CERTIFICATE NAME:** Project/Civil work vetting certificate.
- **PREPARED FOR ORGANIZATION:** SBI SME Ranipur, Haridwar.
- **BORROWER COMPANY'S NAME:** M/s. Jynaty Electric Pvt. Ltd.
- **ASSET TYPE:** Project Civil work required for foundation of Moulding machines upto 200 MT and other additional Civil Building work.
- **CURRENT LOCATION OF THE CIVIL WORK:** M/s Jynaty Electric Pvt. Ltd., Plot No. 6&7, Sector-3A, Integrated Industrial Estate, Haridwar, Uttarakhand

S. NO.	PARTICULARS	DESCRIPTION								
1.	Date of Work Order	Via mail dated 20-07-2023								
2.	Documents provided for perusal	Quotations from the market for the civil work required for foundation of Moulding machines upto 200 MT and other additional Civil Building work from M/s Tanuj Tomer and Construction, dated-23.06.2023.								
3.	Project Location	M/s Jynaty Electric Pvt.Ltd., Plot No.6&7, Sector-3A, Integrated Industrial Estate, Haridwar, Uttarakhand								
4.	Borrowing Company	M/s.Jynaty Electric Pvt. Ltd.								
5.	Type of Asset	Project Civil work required for foundation of Moulding machines upto 200 MT and other additional Civil Building work.								
6.	Type of Assessment	Project/Civil work vetting certificate								
7.	Scope of Assessment	<div>o Civil work Cost Vetting of the following items attached below.</div> <table><tr><th>S. No.</th><th>Cost Component</th><th>Original Project Cost</th><th>Revised Project Cost</th></tr><tr><td>1.</td><td>Technical Civil Work</td><td>Rs.1,33,34,537/-</td><td>Rs.1,23,24,459/-</td></tr></table>	S. No.	Cost Component	Original Project Cost	Revised Project Cost	1.	Technical Civil Work	Rs.1,33,34,537/-	Rs.1,23,24,459/-
S. No.	Cost Component	Original Project Cost	Revised Project Cost							
1.	Technical Civil Work	Rs.1,33,34,537/-	Rs.1,23,24,459/-							
8.	Nature of Plant	Plastic 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

FILE NO.: VIS (2023-24)-PL206-178-254

1 of 12

9.	Total Project Cost	Original /Previous: Rs.1,33,34,537/- (Including GST) Revised: Rs.1,23,24,459/- (Including 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.	12

VALUATION ENGINEER	L1/ L2 REVIEWER
Anirban Roy	Abhinav Chaturvedi
	 

PART A

PROJECT COST VETTING

EXECUTIVE SUMMARY: M/s Jynaty Electric Private Limited is setting up a Plastic manufacturing unit at Plot No.6&7, Sector-3A, Integrated Industrial Estate, Haridwar, Uttarakhand. In this respect, they required financial assistance for renovation of civil structures and also for construction of new civil structure required for foundation of moulding machine and other additional civil work. In respect to financial assistance of this Project, M/s Jynaty Electric Private Limited has approached SBI, SME Ranipur, Haridwar. As per SBI, SME Ranipur the original project cost of the project as shown by the company is Rs.1,33,34,537/- (Including GST).

S. No.	Description	Original Amount as per company (excluding GST)	Amount as per RKA(including GST)
1	Demolishing RCC Work	₹ 2,94,500	₹ 4,53,856
2	Demolishing CC Work	₹ 1,72,800	₹ 1,33,877
3	Demolishing Brick Work	₹ 97,900	₹ 93,415
4	Cutting Reinforcement	₹ 1,450	₹ 4,736
5	Earth work in Excavation	₹ 2,850	₹ 3,082
6	Cartage of material building rubbish	₹ 31,200	₹ 37,523
7	Brick Work in super structure	₹ 2,88,000	₹ 3,97,841
8	PCC (1:4:8)	₹ 4,95,000	₹ 6,95,866
9	RMC M-25 up to plinth level	₹ 7,44,000	₹ 9,59,676
10	RCC work in beams, suspended floors, roofs	₹ 9,00,000	₹ 12,86,316
11	62 mm thick cement concrete flooring with concrete hardener	₹ 7,12,500	₹ 6,41,925
12	Centering & Shuttering-Foundations	₹ 6,880	₹ 6,621
13	Centering & Shuttering-Suspended floors	₹ 59,500	₹ 65,157
14	Reinforcement	₹ 8,55,000	₹ 8,06,850
15	Polioshed Kota Stone	₹ 2,16,000	₹ 3,74,676
16	Floor Tile	₹ 1,41,300	₹ 1,68,408
17	12 mm thick plaster	₹ 79,500	₹ 74,730
18	Exterior Paint	₹ 5,13,000	₹ 4,75,523
19	Oil bound distemper	₹ 5,76,000	₹ 5,85,180
20	Scrapping0	₹ 1,15,200	₹ 58,860
21	Powder coated aluminium	₹ 8,10,000	₹ 8,39,340
22	Glazing-5mm	₹ 57,200	₹ 86,158
23	Pre laminated particle board	₹ 1,42,500	₹ 1,83,369
24	Dismantling steel work	₹ 18,425	₹ 15,578
25	Steel structure work	₹ 1,80,000	₹ 1,40,760
26	Sheet Dismantle	₹ 1,10,000	₹ 1,49,600
27	Galvanized iron profile sheeting	₹ 6,30,000	₹ 12,33,396
28	Steel structure work-Painting	₹ 19,800	₹ 21,689
29	False ceiling with 15 mm thick tegular edged light	₹ 9,42,500	₹ 11,55,375
30	Indian Type WC-580 mm	₹ 18,200	₹ 40,469

(Signature)

(Circular Stamp: R.K. Associates Pvt. Ltd., Valuation Center of Excellence, Research Centre)

S. No.	Description	Original Amount as per company (excluding GST)	Amount as per RKA(including GST)
31	Pedestal type European WC	₹ 49,000	₹ 48,589
32	Range of three urinal basins with 10 ltr. White PVC automatic flushing cistern	₹ 28,000	₹ 37,093
33	White vitreous China wash basin size 630x450mm	₹ 5,600	₹ 7,655
34	G.I. Pipe 15mm	₹ 12,150	₹ 13,687
35	G.I. Pipe 20mm	₹ 8,750	₹ 9,334
36	15 MM ptmt Bibcock	₹ 1,500	₹ 1,433
37	Epoxy flooring	₹ 19,64,250	₹ 10,16,820
Total amount from DSR		₹ 1,13,00,455	₹ 1,23,24,459
GST Extra @ 18%		₹ 20,34,082	-
Total amount		₹ 1,33,34,537	₹ 1,23,24,459

As per the BOQ shared by the client, the estimated construction cost for the said civil work is Rs.1,33,34,537/-. However, as per analysis and market research the construction cost of the said civil work should be Rs.1,23,24,459/-. Thus we can say that the BOQ shared by the client is in line with the market trends and is fair & reasonable.

REVALIDATION OF THE PROJECT COST: Since as per the summary of the original and revised cost involved in civil work, the cost has been decreased:

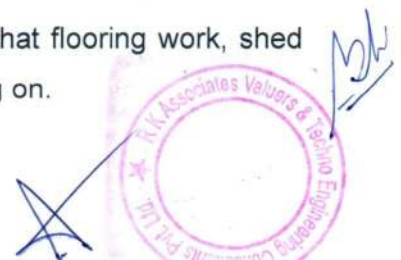
S. No.	Cost Component	Original Civil Cost	Revised Civil Cost
1.	Technical Civil Work	Rs.1,33,34,537/-	Rs.1,23,24,459/-

Therefore in this certificate we have revalidated the cost involved in civil work as per the scope of the work mentioned in the provided quotation/BOQ.

TECHNICAL CIVIL WORK (BUILDING & CIVIL WORKS): The revised cost involved in the demolishing and renovation of the existing structures, construction of new structures, and other civil work has been calculated from the Delhi Schedule of rates, 2021.

We have also gone through the architect's plan/Site layout plan and has found that the construction/demolishing/renovation of the said civil work could be possible on the project site.

During site visit our surveyor, Mr. Deepak Joshi has observed that flooring work, shed renovation work, wall putty work and demolishing work was going on.



As per Table A attached below we have checked and verified the BOQ shared by the client and it seems to be reasonable as per market trends.

SL.NO.	PARTICULARS/ DESCRIPTION	DSR 2021 ITEM NO.	UNIT	QUANTITY	RATE	ORIGINAL AMOUNT	DSR 2021 REFERENCE NO.	APPROVED RATE INCLUDING TAXES	APPROVED AMOUNT
1	Demolishing RCC Work	15.3	cum	155	₹ 1,900	₹ 2,94,500	15.3	₹ 2,928	₹ 4,53,856
2	Demolishing CC Work	15.2.2	cum	108	₹ 1,600	₹ 1,72,800	15.2.2	₹ 1,240	₹ 1,33,877
3	Demolishing Brick Work	15.7.4	cum	55	₹ 1,780	₹ 97,900	15.7.4	₹ 1,698	₹ 93,415
4	Cutting Reinforcement	15.5	sq.m	5	₹ 290	₹ 1,450	15.5	₹ 947	₹ 4,736
5	Earth work in Excavation	2.6.1	cum	15	₹ 190	₹ 2,850	2.6.1	₹ 205	₹ 3,082
6	Cartage of material building rubbish	1.1.1	cum	260	₹ 120	₹ 31,200	1.1.1	₹ 144	₹ 37,523
7	Brick Work in super structure	6.4.2	cum	48	₹ 6,000	₹ 2,88,000	6.4.2	₹ 8,288	₹ 3,97,841
8	PCC (1:4:8)	4.1.8	cum	110	₹ 4,500	₹ 4,95,000	4.1.8	₹ 6,326	₹ 6,95,866
9	RMC M-25 up to plinth level	5.33.1.1	cum	120	₹ 6,200	₹ 7,44,000	5.33.1.1	₹ 7,997	₹ 9,59,676
10	RCC work in beams, suspended floors, roofs	5.3	cum	120	₹ 7,500	₹ 9,00,000	5.3	₹ 10,719	₹ 12,86,316
11	62 mm thick cement concrete flooring with concrete hardener	11.5	sq.m	750	₹ 950	₹ 7,12,500	11.5	₹ 856	₹ 6,41,925
12	Centering & Shuttering-Foundations	5.9.1	sq.m	21.5	₹ 320	₹ 6,880	5.9.1	₹ 308	₹ 6,621
13	Centering & Shuttering-Suspended floors	5.9.3	sq.m	85	₹ 700	₹ 59,500	5.9.3	₹ 767	₹ 65,157
14	Reinforcement	5.22.6	Kg	9000	₹ 95	₹ 8,55,000	5.22.6	₹ 90	₹ 8,06,850
15	Polished Kota Stone	8.18.1.1	sq.m	120	₹ 1,800	₹ 2,16,000	8.18.1.1	₹ 3,122	₹ 3,74,676
16	Floor Tile	11.37	sq.m	180	₹ 785	₹ 1,41,300	11.37	₹ 936	₹ 1,68,408
17	12 mm thick plaster	13.1.2	sq.m	265	₹ 300	₹ 79,500	13.1.2	₹ 282	₹ 74,730
18	Exterior Paint	13.46.1	sq.m	2850	₹ 180	₹ 5,13,000	13.46.1	₹ 167	₹ 4,75,523
19	Oil bound distemper	13.41.1	sq.m	3600	₹ 160	₹ 5,76,000	13.41.1	₹ 163	₹ 5,85,180
20	Scrapping	13.88	sq.m	3600	₹ 32	₹ 1,15,200	13.88	₹ 16	₹ 58,860
21	Powder coated aluminium	21.1.1.2	Kg	1800	₹ 450	₹ 8,10,000	21.1.1.2	₹ 466	₹ 8,39,340
22	Glazing-5mm	21.3.2	sq.m	65	₹ 880	₹ 57,200	21.3.2	₹ 1,326	₹ 86,158
23	Pre laminated particle board	21.2.1	sq.m	190	₹ 750	₹ 1,42,500	21.2.1	₹ 965	₹ 1,83,369
24	Dismantling steel work	15.18	Kg	3350	₹ 6	₹ 18,425	15.18	₹ 5	₹ 15,578
25	Steel structure work	10.2	Kg	1800	₹ 100	₹ 1,80,000	10.2	₹ 78	₹ 1,40,760
26	Sheet Dismantle	15.28.1	sq.m	1100	₹ 100	₹ 1,10,000	15.28.1	₹ 136	₹ 1,49,600
27	Galvanized iron profile sheeting	12.5	sq.m	900	₹ 700	₹ 6,30,000	12.5	₹ 1,370	₹ 12,33,396
28	Steel structure work-Painting	13.61.1	sq.m	165	₹ 120	₹ 19,800	13.61.1	₹ 131	₹ 21,689
29	False ceiling with 15 mm thick tegular edged light	26.22.1	sq.m	650	₹ 1,450	₹ 9,42,500	26.22.1	₹ 1,778	₹ 11,55,375
30	Indian Type WC-580 mm	17.1.1	no	7	₹ 2,600	₹ 18,200	17.1.1	₹ 5,781	₹ 40,469
31	Pedestal type European WC	17.3.1	no	7	₹ 7,000	₹ 49,000	17.3.1	₹ 6,941	₹ 48,589
32	Range of three urinal basins with 10 ltr. White PVC automatic flushing cistern	17.5.3	no	2	₹ 14,000	₹ 28,000	17.5.3	₹ 18,546	₹ 37,093
33	White vitreous China wash basin size 630x450mm	17.7.2	no	4	₹ 1,400	₹ 5,600	17.7.2	₹ 1,914	₹ 7,655
34	G.I. Pipe 15mm	18.10.1	m	45	₹ 270	₹ 12,150	18.10.1	₹ 304	₹ 13,687
35	G.I. Pipe 20mm	18.10.2	m	25	₹ 350	₹ 8,750	18.10.2	₹ 373	₹ 9,334
36	15 MM ptmt Bibcock	18.54.2	no	10	₹ 150	₹ 1,500	18.54.2	₹ 143	₹ 1,433
37	Epoxy flooring		sq.m	1350	₹ 1,455	₹ 19,64,250	Taken from market reference	₹ 753	₹ 10,16,820
Total amount from DSR						₹ 1,13,00,455			₹ 1,23,24,459
GST Extrs @ 18%						₹ 20,34,082			Included against each items separately
Total amount						₹ 1,33,34,537			₹ 1,23,24,459

Observations Civil Works:

1. The estimate of construction, Demolition, Renovation 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 works, we have requested for the Building Map, Estimate, BOQ. Except BOQ we have received Building Map, estimate. Specific item quantities as shown in the table 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 plan, section drawing, cost estimate etc. The built-up area has been considered as per the sanctioned plan provided to us only.

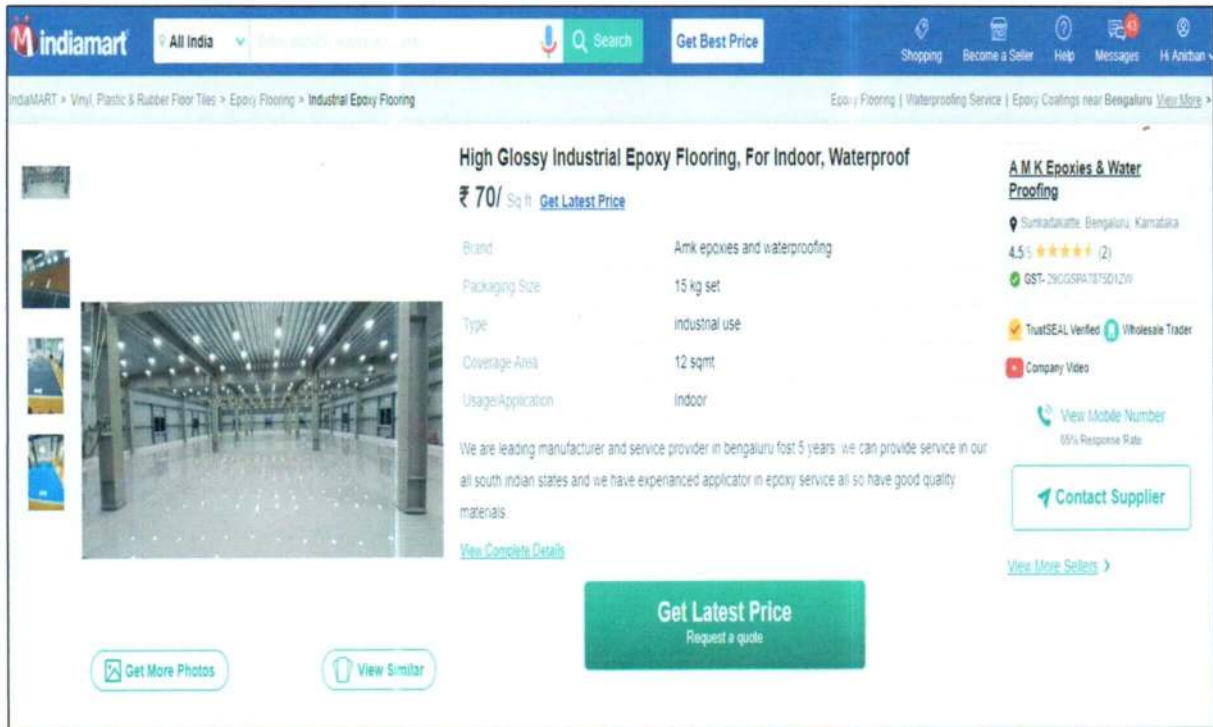


DISCLAIMERS

1. We have received BOQ/Quotation for renovation and new construction of 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 eg. 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 upto 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.



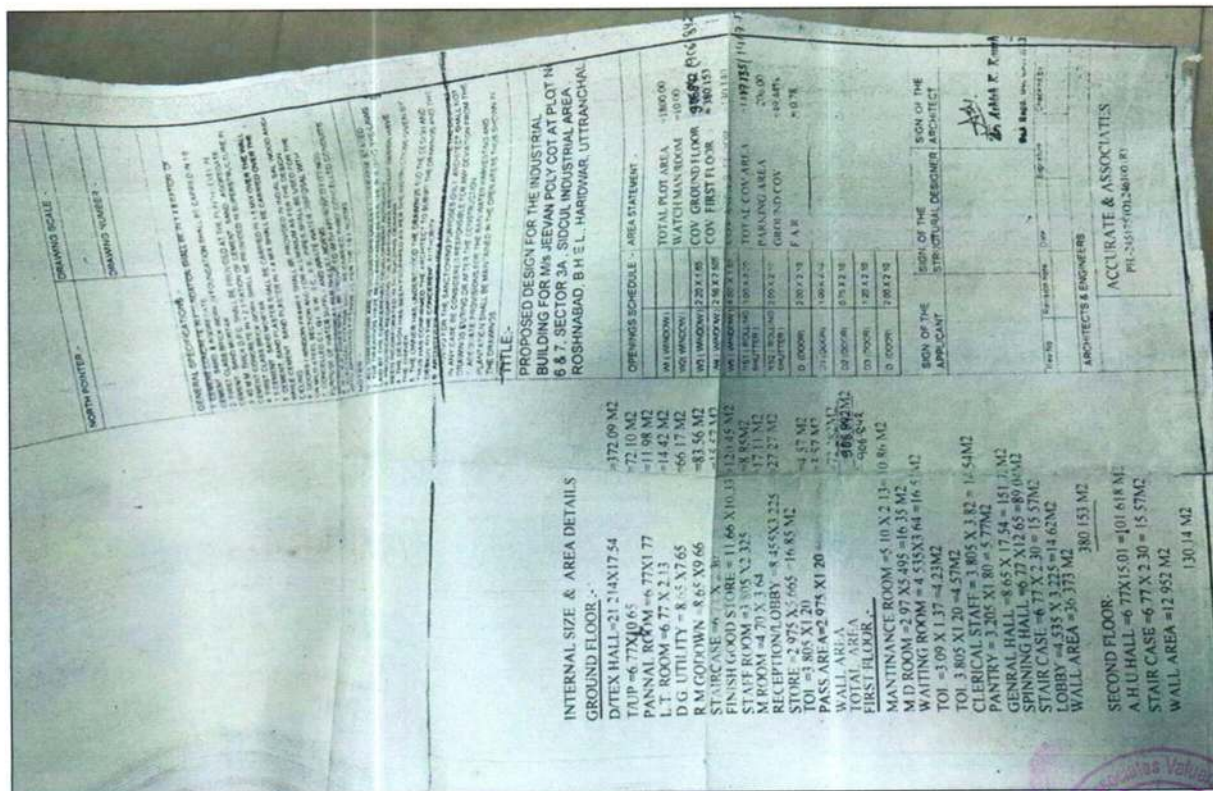
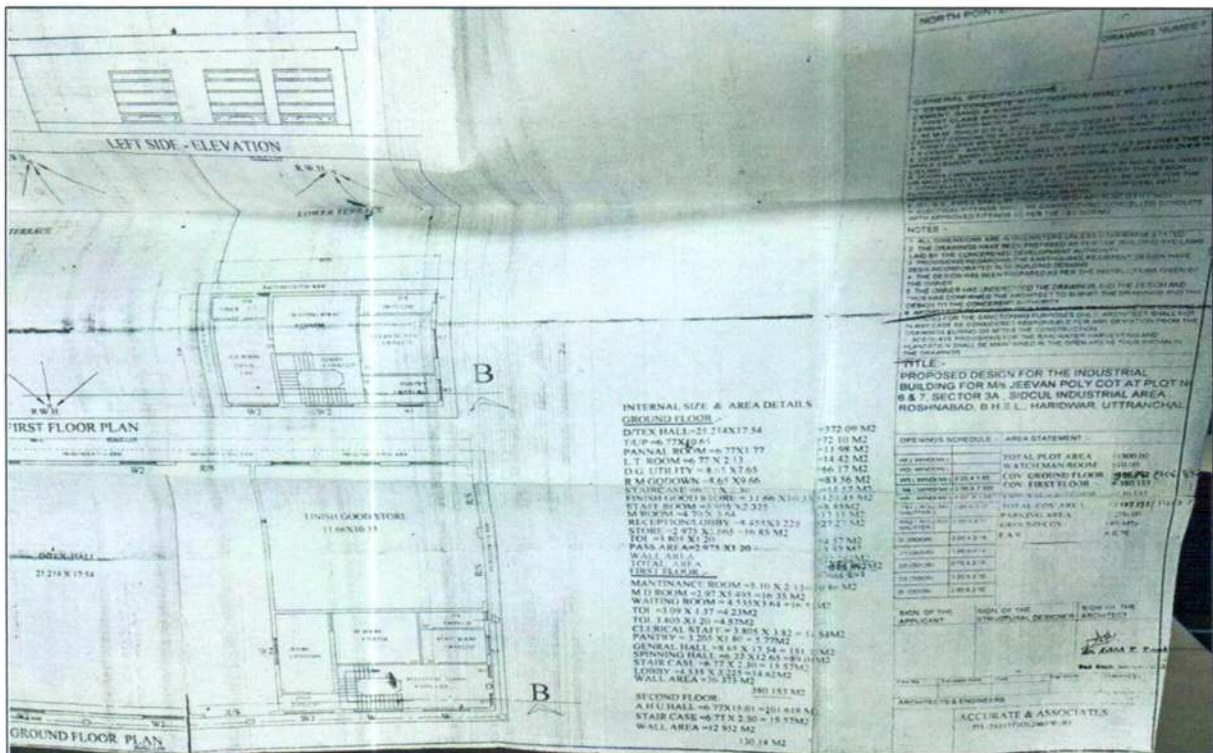
ANNEXURES (A)



The screenshot shows a product listing on the Indiamart website. The product is 'High Glossy Industrial Epoxy Flooring, For Indoor, Waterproof' by 'Amk epoxies and waterproofing'. The price is listed as ₹ 70/ Sq ft. The listing includes a large image of a finished epoxy floor in a warehouse, several smaller thumbnail images, and a detailed description. The description states that the company is a leading manufacturer and service provider in Bengaluru for over 5 years, offering services across South India. The listing also features a 'Get Latest Price' button, a 'View Complete Details' link, and a 'Contact Supplier' button. On the right side, there is a section for 'AMK Epoxies & Water Proofing' with a 4.5-star rating and a 'View Mobile Number' link.



Layout Plan



Cost Estimate Previous/Quotation

Mob: 9410395237

PF NO.: UA-33979
 ESIC NO.: 61-1419-101
 GST NO.: 05AAEFT8141M1ZL
 E-mail: rktomarr@gmail.com

M/s TANUJ TOMER AND CONSTRUCTION

L-95, SHIVLOK COLONY, PHASE-I, BHEL, SEC-2, HARDWAR-249403

Date: 23.06.2023

BUDGETARY QUOTATION

To,
 Jynaty Electric Pvt. Ltd.
 Sidcul, Ranipur, Haridwar.

Subject: Construction of foundation for moulding machines up to 200MT and additional civil building work, aluminum work, Steel fabrication work etc. at Jynaty Electric Pvt. Ltd.

Dear Sir,

We are submitting our rates for the above as per detail given below:

Sl. No.	Description	Amount (Rs.)
1	Construction of foundation for moulding machines up to 200MT and additional civil building work, aluminum work, Steel fabrication work etc. at Jynaty Electric Pvt. Ltd.	11300455.00
	Amount	1,13,00,455.00
	GST @ 18%	20,34,081.00
	Total work Cost	1,33,34,536.90

The total cost for the above-mentioned work is **Rs. 1,33,34,536.90** (One Crore Thirty-Three Lakhs Thirty-Four Thousand Five Hundred Thirty-Six rupees and Ninety paise only)

Note:

1. The estimate for the above work is as per attached Bill of Quantity and the work will be executed as per BOQ, any extra work will be charged as per actual.
2. Power supply & store shall be arranged by you free of cost.
3. All consumable items like welding rod, gas grinding etc. will be arranged by us.

Thanking you,

Tanuj Tomer And Construction
 L-95, Shivlok Colony, Phase-I, BHEL,
 Sec.-1, Haridwar (U.K.)-249403



Construction of foundation for moulding machines up to 200 MT and additional Building civil,aluminium,Steel fabrication and other works at Jynaty Electric (P) Ltd.						
S.no.	Particulars/Description	DSR 2021 Item No	Unit	Qty	Rate	Amount
1	Demolishing RCC Work	15.3	cum	155	1900	294500
2	Demolishing CC Work	15.2.2	cum	108	1600	172800
3	Demolishing Brick Work	15.7.4	cum	55	1780	97900
4	Cutting Reinforcement	15.5	Sqm	5	290	1450
5	Earth Work in Excavation	2.6.1	cum	15	190	2850
6	Cartage of material Building Rubish	1.1.1	cum	260	120	31200
7	Brick Work in super structure	6.4.2	cum	48	6000	288000
8	PCC (1:4:8)	4.1.8	cum	110	4500	495000
9	RMC M-25 up to plinth level	5.33.1.1	cum	120	6200	744000
10	RCC work in beams, suspended floors, roofs	5.3	cum	120	7500	900000
11	62 mm thick cement concrete flooring with concrete hardener	11.5	Sqm	750	950	712500
12	Centering & Shuttering- Foundations	5.9.1	sqm	21.5	320	6880
13	Centering & Shuttering-Suspended floors, roofs,	5.9.3	Sqm	85	700	59500
14	Reinforcement	5.22.6	Kg	9000	95	855000
15	Polished Kota stone	8.18.1.1	Sqm	120	1800	216000
16	Floor Tile	11.37	Sqm	180	785	141300
17	12 mm thk Plaster	13.1.2	sqm	265	300	79500
18	Exterior Paint	13.46.1	sqm	2850	180	513000
19	Oil bound distemper	13.41.1	Sqm	3600	160	576000
	Scrapping0	13.88	Sqm	3600	32	115200
20	Powder coated aluminium	21.1.1.2	Kg	1800	450	810000
21	Glazing-5.00 mm	21.3.2	Sqm	65	880	57200
22	Pre-laminated particle board	21.2.1	Sqm	190	750	142500

Signature
Tanuj Torner And Construction
 L-05, Shivali Colony, Phase-1, BHTEL,
 Sec.-1, Haridwar (U.K.)-249403

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23	Dismantling Steel work	15.18	Kg	3350	5.5	18425
24	Steel structure work	10.2	Kg	1800	100	180000
25	Sheet Dismantle	15.28.1	Sqm	1100	100	110000
26	Galvanised iron profile Sheeting	12.5	sqm	900	700	630000
27	Steel structure work-Painting	13.61.1	Sqm	165	120	19800
28	False Ceilling With 15 mm thick Tegular edged light	26.22.1	Sqm	650	1450	942500
29	Indian type WC - 580 mm	17.1.1.	no	7	2600	18200
30	Pedestal type European WC	17.3.1	no	7	7000	49000
31	Range of three urinal basins with 10litre white P.V.C. automatic flushing cistern	17.5.3	no	2	14000	28000
32	White Vitreous China Wash basin size 630x450 mm	17.7.2	no	4	1400	5600
33	GI pipe 15 mm	18.10.1	m	45	270	12150
34	GI pipe 20 mm	18.10.2	m	25	350	8750
35	15 mm PTMT Bib cock	18.54.2	no	10	150	1500
36	Epoxy flooring 5 mm thk		Sqm	1350	1455	1964250
Total Amount of DSR Items						₹ 1,13,00,455.00
GST Extra @ 18%						₹ 20,34,081.90
Total Amount						₹ 1,33,34,536.90


Tanuj Torner And Construction
 L-65, Shivalik Colony, Phase-1, BHEL,
 Sec.-1, Haridwar (U.K.)-249403

