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Dated: 21st Dec 2023

QUANTITY VERIFICATION OF CIVIL WORK OF SPARK MINDA



SITUATED AT

NOIDA, UTTAR PRADESH

D7, D BLOCK, SECTOR 59, NOIDA,
UTTAR PRADESH-201301

- 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

REPORT PREPARED FOR

UNIT SSD NOIDA, BV-1, SPARK MINDA,
NOIDA, UTTAR PRADESH

- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

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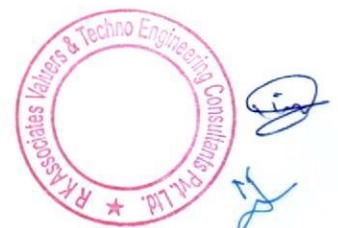
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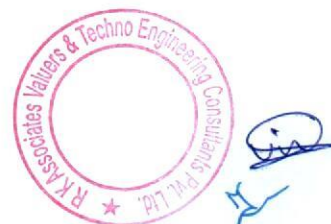
TABLE OF CONTENTS		
Sr. No.	DESCRIPTION	PAGE NO.
PART A	Report Summary	03
PART B	Introduction	04
	1. Project Name	04
	2. Project Brief Background	04
	3. Scope of the Report	04
	4. Purpose of the Report	04
	5. Methodology Adopted	04
PART C	Measurement/Calculation & Observation	05-11
PART D	Civil, Finishing & Other Ancillary Items Specifications	12
PART E	Disclaimer	13-14
PART F	Photographs	15-16



PART A

REPORT SUMMARY

1. **Project Name** Verification of the works as per Invoices provided by Spark Minda Corporation Noida as Owner's Engineer.
2. **Project Location** Noida, Uttar Pradesh-201301
3. **Name of the Client** SSD Noida, BV-1
Spark Minda Corporation, Noida
4. **Address and Phone Number** Spark Minda Corporation, D7, D Block, Sector 59, Noida, Uttar Pradesh-201301
5. **Prepared for Organization** Minda Corporation Ltd.
6. **Independent Engineer Company** M/S R.K Associates Valuers & Techno Engineering Consultants (P) Ltd.
7. **Date of Survey** 12th December 2023
8. **Date of Report** 21st December 2023
9. **Purpose of the Report** For company's internal assessment
10. **Scope of the Report** Preparing detailed report which includes Quantity verification of the work done, as per invoices provided.
11. **Documents produced for perusal** Invoices with BOQ attached
12. **Annexure with the Report** Invoices with BOQ attached



PART B

INTRODUCTION

1. **PROJECT NAME:** Quantity Verification of different civil, renovation and finishing works at Spark Minda Corporation, Noida.
2. **PROJECT BRIEF BACKGROUND:** This verification report is prepared for Spark Minda Corporation, Noida. Spark Minda (MINDA Group) has allotted different works during the time period from September 2022 to October 2023, for civil works, renovation, internal works, etc. For their internal audit and settling the vendors account, company has appointed R.K Associates as Independent Engineer for verifying its quantity and specifications as Owner's Engineer. The subject location where work verification has to be carried out is D7, D Block, Sector 59, Noida, Uttar Pradesh-201301.
3. **SCOPE OF THE REPORT:** Preparing report which includes quantity verification of different civil, renovation and finishing works at Spark Minda Corporation, Noida.
4. **PURPOSE OF THE REPORT:** To verify the quantity of work done in the subject location, according to the invoices provided to us for company's internal requirement.
5. **METHODOLOGY ADOPTED:**
 - Engineering Survey including works measurement as per Bills.
 - Consolidation of observation in report.



PART C

MEASUREMENT/ CALCULATION & OBSERVATION

S. No.	Particulars	Unit	Qty. In BOQ	Qty. As on Site	Diff if any	Diff in %	Remarks	Location
For Invoice No. LIA/UP/07 Dated: 08/06/2023 for Bill of amount Rs.2,87,686								
1	Ply Board at back (MDF) (51.3+7.8+15.9-2.985)	Sq. ft.	182.50	180.04	2.46	1%	Quantity found on site is in line with BOQ	Office
2	Sanmaica Board	Sq. ft.	70.74	56.48	14.26	20%	Significant difference found in site survey measurement.	Office
3	Sanmaica Board	Sq. ft.	259.00	271.83	12.83	5%	Minor difference found in site survey measurement.	Office
4	Pin Board	Sq. ft.	70.74	67.50	3.24	5%	Minor difference found in site survey measurement.	Office
5	White Board	Sq. ft.	70.74	56.48	14.26	20%	Significant difference found in site survey measurement.	Office
6	T.V Panelling (Front)	Sq. ft.	73.02	75.96	2.94	4%	Quantity found on site is in line with BOQ	Office
7	T.V Panelling (Back) (4+4+2.5+2.5)	Sq. ft.						Office
8	T.V Panelling (Patti) (4+4+2.5+2.5)+(4+4+6)	Sq. ft.						Office
Note: The assessment of Silicon application, Gypsum Dismantling, and Paint Repair work has been excluded from this report due to their current invisibility.								

S. No.	Particulars	Unit	Qty. In BOQ	Qty. As on Site	Diff if any	Diff in %	Remarks	Location
For Invoice No. LIA/UP/15 Dated: 05/10/2023 for Bill of amount Rs.3,49,986								
1	Supply and installation of puff panel	Sqm.	76.64	76.74	0.10	0.1%	<ul style="list-style-type: none"> Deduction of door has not been done in BOQ. Quantity found on site is in line with BOQ 	Store Shed
2	False Ceiling(Grid)	Sqm.	59	57.60	1.40	2%	Quantity found on site is in line with BOQ	Store Shed

WORK ASSESSMENT

SPARK MINDA SSD NOIDA

3	Door	Nos.	The particular item is awarded job wise to the contractor, hence quantity couldn't be verified. However the job is executed, i.e. door was installed.	Store Shed
4	5 mm clear glass	Nos.	The particular item is awarded job wise to the contractor, hence quantity couldn't be verified. However the job is executed.	Store Shed
5	Glass	Nos.	The particular item is awarded job wise to the contractor, hence quantity couldn't be verified. However the job is executed.	Store Shed

Note: Installation of door is provided on Job basis separately, but the measurement of the same has not been deducted from the PUFF panel quantity.

S. No.	Particulars	Unit	Qty. In BOQ	Qty. As on Site	Diff if any	Diff in %	Remarks	Location
For Invoice No. LIA/UP/05 Dated: 23/05/2023 for Bill of amount Rs.6,45,339								
1	Glass door with floor machine	No.	5	5	0	0%	Numbers counted and verified.	Office
2	Grid Ceiling	Sqm.	77.77	75.96	1.81	2%	Minor difference found in site survey measurement.	Office
3	Gypsum Ceiling	Sqm.	192.38	184.49	7.88	4%	Minor difference found in site survey measurement.	Office
4	Window glass	Sqm.	2.97	2.52	0.44	15%	Significant difference found in site survey measurement.	Office

Note: The assessment of aluminium window/partition dismantling, brickwork dismantling, New 9" Brick work, plaster, P.O.P on wall, R.C.C and such items in the bill has been excluded from this report due to their current invisibility.

S. No.	Particulars	Unit	Qty. In BOQ	Qty. As on Site	Diff if any	Diff in %	Remarks	Location
For Invoice No. LIA/UP/10 Dated: 15/09/2022 for Bill of amount Rs.16,31,196								
1	Re fixing of kerb stone	Rmt.	112.00	105.80	3.29	6%	Minor difference found in site survey measurement.	Setback Area(Road)
2	Dismantling of existing kerb stone	Rmt.	112.00	105.80	3.29	6%	Minor difference found in site survey measurement.	Setback Area(Road)
3	Painting of kerb stone	Sqm.	112.00	105.80	3.29	6%	Minor difference found in site survey measurement.	Setback Area(Road)
4	1:1.5:3 R.C.C Road	Cum	102.51	105.80	3.29	3%	Minor difference found in site survey measurement.	Setback Area(Road)
5	PCC	Cum	9.10	9.10	0	0%	No difference	Setback Area(Road)

WORK ASSESSMENT

SPARK MINDA SSD NOIDA

6	Providing and fixing of paver blocks	Sqm.	35	35	0	0%	No difference	Setback Area(Road)
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Note: The assessment of soil testing, excavation near corporate office, backfilling, P.C.C, reinforcements and such items in the bill has been excluded from this report due to their current invisibility.

S. No.	Particulars	Unit	Qty. In BOQ	Qty. As on Site	Diff if any	Diff in %	Remarks	Location
For Invoice No. LIA/UP/15 Dated: 25/10/2022 for Bill of amount Rs.70,80,000								
1	Dismantling of toilet		Cannot be ascertained due to its current invisibility.					
2	Excavation works	Cum.	182	164.83	17.17	9%	Only the length is measured on site, width and depth is as per BOQ, as the same were not visible, as of now.	Production House
3	PCC and RCC works	Cum.	Cannot be ascertained as width and depth is neither visible on site, nor mentioned on BOQ.					
4	Cement concrete flooring	Sq. ft.	449.77	419.79	29.98	7%	Minor difference found in site survey measurement.	Production House
5	Antiskid tiles	Sq. ft.	511.10	497.93	13.17	3%	Minor difference found in site survey measurement.	Production House
6	Wall tiles	Sq. ft.	841.86	828.73	13.13	2%	Minor difference found in site survey measurement.	Production House
S. No.	Particulars	Unit	Qty. In BOQ	Qty. As on Site	Diff if any	Diff in %	Remarks	Location
7	Water proofing	Sq. ft.	511.10	497.93	13.17	3%	Minor difference found in site survey measurement.	Production House
8	Brickworks and plastering works	Cu. ft.	2078.54	2054.23	24.31	1%	Minor difference found in site survey measurement.	Production House
9	Plaster	Sq. ft.	3023.7	3012.3	11.33	0%	No difference	Production House
10	Drainage and water pipe works		Cannot be ascertained due to their current invisibility.					
11	Primer	Sq. ft.	800	788	12	2%	Minor difference found in site survey measurement.	Production House
12	Putty works	Sq. ft.	800	788	12	2%	Minor difference found in site survey measurement.	Production House

WORK ASSESSMENT

SPARK MINDA SSD NOIDA

13	Gypsum ceiling	Sq. ft.	180	186.90	-6.9	-4%	Minor difference found in site survey measurement.	Production House
14	Grid ceiling	Sq. ft.	192	184.39	7.61	4%	Minor difference found in site survey measurement.	Production House
15	Water closets	Each	7	7	0	0%	No difference	Production House
16	Wash basins	Each	4	4	0	0%	No difference	Production House
17	Mirror for toilet	Sq. ft.	32	24	8	25%	Significant difference found in site survey measurement.	Production House
18	Faucets for wash basin	Each	7	7	0	0%	No difference	Production House
19	Water closet cubicles	Each	7	7	0	0%	No difference	Production House
20	Toilet flush door	Each	1	1	0	0%	No difference	Production House
21	Excavation works	Cannot be ascertained due to their current invisibility.						
22	Cement Concrete Flooring 40 mm Thick In 1:2:4	Cannot be ascertained due to their current invisibility.						
23	Supplying & laying of wall tiles of size 300 mm x 600 mm x 10 mm	Sq. ft.	633	624.52	8.48	1%	Minor difference found in site survey measurement.	Production House

S. No.	Particulars	Unit	Qty. In BOQ	Qty. As on Site	Diff if any	Diff in %	Remarks	Location
24	Providing and laying water-proofing	Sq. ft.	332.5	330.75	1.75	1%	Minor difference found in site survey measurement.	Production House
25	Providing And Fixing Armstrong Cello Open	Sq. ft.	204	207.44	-3.44	-2%	Minor difference found in site survey measurement.	Production House
26	Urinals	Each	6	6	0	0%	No difference	Production House
27	Water Closets With Water Jets	Each	6	6	0	0%	No difference	Production House
28	Wash Basins	Each	3	3	0	0%	No difference	Production House
29	Long body faucets	Each	14	14	0	0%	No difference	Production House
30	Mirror For Toilet	Sq. ft.	24	24	0	0%	No difference	Production House
31	Water Closet Cubicles	Each	6	6	0	0%	No difference	Production House

32	Toiler flush door	Each	1	1	0	0%	No difference	Production House
33	Plant head cabin table	Each	4	4	0	0%	No difference	Production House
34	Office Workstation Tables	Each	24	24	0	0%	No difference	Production House
35	Workstation movable drawer unit	Each	24	24	0	0%	No difference	Production House
36	Workstation table	Each	8	8	0	0%	No difference	Production House
37	Internal partition	Sqm.	8	8	0	0%	No difference	Production House
							12,108.41	
38	Providing and Fixing Armstrong Cello	Sq. ft.	6,587.25				Notably there's a vast difference between the measurements taken during site survey (as shown by the representative) and the quantity specified in the Bill of Quantities (BOQ). The difference can be seen because of absence of any sanctioned drawing for the repair work.	
39	PVC flooring Matte	Sq. ft.	6,133.20				Notably there's a vast difference between the measurements taken during site survey (as shown by the representative) and the quantity specified in the Bill of Quantities (BOQ). The difference can be seen because of absence of any sanctioned drawing for the repair work.	
40	Providing And Fixing Partition 50mm Thick	Sq. ft.	1,301.98	1228.66	73.32	6%	Minor difference found in site survey measurement.	Production House

S. No.	Particulars	Unit	Qty. In BOQ	Qty. As on Site	Diff if any	Diff in %	Remarks	Location
41	Sub grade to an average of 0.5 m depth	Cum	204	228.25	-24.25	-12%	Only the length is measured on site, width and depth is as per BOQ, as the same were not visible, as of now.	Production House
42	Construction of granular sub-base (GSB)	Cum	137.7	136.95	0.75	1%	Only the length is measured on site, width and depth is as per BOQ, as the same were not visible, as of now.	Production House
43	Laying 300 micron HDPE sheet	Sq. ft.	4,941.25	4,913.72	27.53	1%	Minor difference found in site survey measurement.	Production House
44	Providing and laying C.C of mix M-25	Cum	61.2	57.06	4.14	7%	Minor difference found in site survey measurement.	Production House
45	Reinforcement steel	Cannot be ascertained due to their current invisibility.						

46	Controlled Joints - 5mm X 40 mm	Rmt.	80	78	2	3%	Minor difference found in site survey measurement.	Production House
47	Construction Joints - 5mm X 20 mm	Rmt.	80	78	2	3%	Minor difference found in site survey measurement.	Production House
48	Trench excavation for the side drain	Cum	550	550	0	0%	No difference	Production House
50	PCC for drain	Cum	12.15	13	-0.85	-7%	Minor difference found in site survey measurement.	Production House
51	9"brick for drain	Cu. ft.	502.5	485.72	16.78	3%	Minor difference found in site survey measurement.	Production House
52	4" brick for drain	Sq. ft.	502.5	496.28	6.22	1%	Minor difference found in site survey measurement.	Production House
53	Plaster for drain	Sq. ft.	1624.7	1400	224.75	14%	Significant difference found in site survey measurement.	Production House
54	Drain cover	Could not be ascertained due to large number of drain covers.						
55	Kerb stone	Rmt.	65	65	0	0%	No difference	Production House

Note:

- Standard measuring instrument (Distometer & 5 mtr. measurement tape) is used during site measurement.
- For verification photos are taken which are attached with the report.
- 2-3% error of margin may be possible due to difference in measurement devices.
- Works in which items were not visible from outside such as soil testing, excavation near corporate office, backfilling, P.C.C, reinforcements are not assessed in this report.



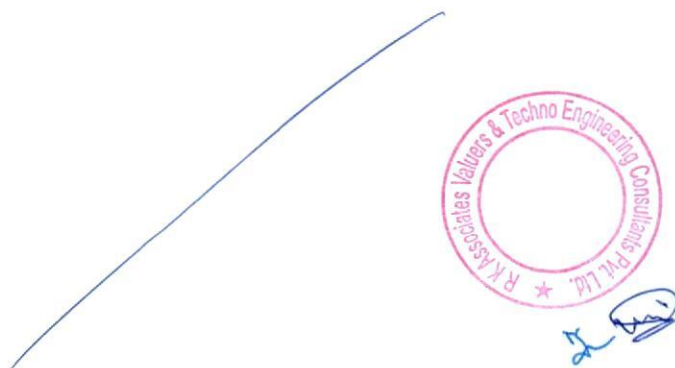
PART D CIVIL, FINISHING & OTHER ANCILLARY ITEMS SPECIFICATIONS

PARTICULAR	SPECIFICATIONS AS IN BOQ	SPECIFICATIONS FOUND ON SITE	INVOICE REFERENCE
Office			
MDF	12 mm thick	Found same as BOQ	Invoice No. LIA/UP/07
Wooden Panelling	Sanmica	Found same as BOQ	Invoice No. LIA/UP/07
Pin Board	Pin board, with cloths	Found same as BOQ	Invoice No. LIA/UP/07
Writing Glass	Writing glass with wood panelling	Found same as BOQ	Invoice No. LIA/UP/07
TV Panelling	Wooden Panelling	Found same as BOQ	Invoice No. LIA/UP/07
Production			
Puff Panel	50 mm puff panel	Found same as BOQ	Invoice No. LIA/UP/15
Door	Specification not mentioned in BOQ	Puff Panel door	Invoice No. LIA/UP/15
False Ceiling	Slot Ceiling	Found same as BOQ	Invoice No. LIA/UP/15
Clear Glass	5mm thick	Found same as BOQ	Invoice No. LIA/UP/15
External Development			
Kerb Stone	Specification not mentioned in BOQ	Kerb stone of 300 mm height.	Invoice No. LIA/UP/10
Internal Road	R.C.C Road	Found same as BOQ	Invoice No. LIA/UP/10
Working Hall			
False ceiling in washrooms	Specification not mentioned in BOQ	8 mm water proof false ceiling	Invoice No. LIA/UP/15
False ceiling in Main Hall	Armstrong Open Cell GI Lay-in ceiling with border panels. (600mm x 600mm x 15mm)	1. 12 mm false ceiling of unknown brand 2. Same as BOQ	Invoice No. LIA/UP/15
False ceiling in manufacturing room	Armstrong Open Cell GI Lay-in ceiling with border panels. (600mm x 600mm x 15mm)	12 mm false ceiling of unknown brand	Invoice No. LIA/UP/15
Gypsum Ceiling	Gypsum False Ceiling	Found same as BOQ	Invoice No. LIA/UP/15
Flushing Cistern and plumbing parts	Hindware	Hindware	Invoice No. LIA/UP/15
Tiles	Size- 600 x 600 mm	Found same as BOQ	Invoice No. LIA/UP/15
	Spec-Anti-Skid Vitrified Tiles	Found same as BOQ	Invoice No. LIA/UP/15
	Make-Kajaria/Orientbell	Cannot be verified after laying	Invoice No. LIA/UP/15

PART E

DISCLAIMER

1. No employee or member of R.K Associates has any direct/ indirect interest in the property.
2. This report is prepared based on the documents/ information provided to us by the client and we assume that all such information is true and correct. If at any time it is found that the customer has provide misrepresentation of facts then this report should be considered cancelled.
3. This report is a quantity and quality verification of the invoices provided by the client and not an audit report. All the information gathered is based on the facts seen on the site during survey, verbal discussion & documentary evidence provided by the client and is believed that information given by the client is true best of their knowledge.
4. Client should ONLY take this report as an advisory document from the Chartered Engineering firm.
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6. This Report is prepared by our competent technical team which includes Engineers and financial experts & analysts.
7. While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work in not investigative or forensic in nature. It is mere technical based on the site inspection came in front of us.
8. This is just an opinion report based on technical assessment. It doesn't contain any recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with any party.






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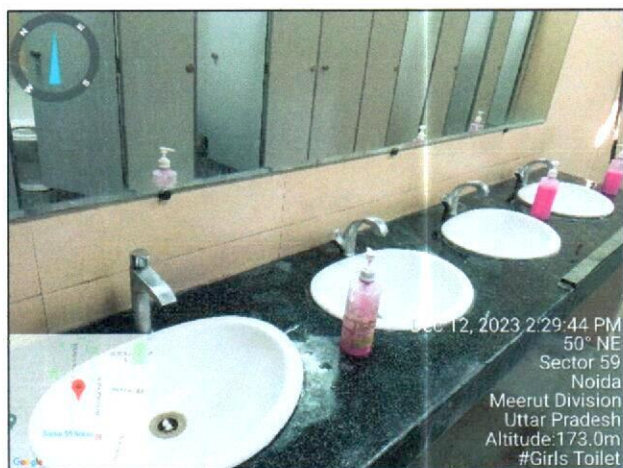
Valuation Terms of Services & Valuer's Important Remarks are available at www.rkassociates.org for reference.

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Vishal Singh, Ashil Baby	Vishal Singh	Sr. V. P Projects
		



PART F

PHOTOGRAPHS



WORK ASSESSMENT

SPARK MINDA SSD NOIDA

