

Er. Guru Prasad Mathur

B. E. (Civil), FIV – 14334,
(Retired Executive Engineer, Government of Rajasthan)
Registered, Approved and Panel Valuer for
Income tax Deptt and Banks & Chartered Engineer
Registration No. CCIT/ UDR/ ITO/ (Tech.)/ Valuer/ CAT – II/ 2006 – 07/ 11/07

401, Shubh Ashiyana, B-Block, 5th Floor
Ayad Shobhagpura 100 ft. Road, Nr. Tea Junction,
Udaipur- 313001 (Raj.)
Phone - 0294 2980289
Mob. : 98292-43089
E-mail: mathur_gp@yahoo.co.in

Date: 13.01.2024

To,
Punjab National Bank,
BRANCH : Mid Corporate Center (MCC)
Udaipur (Raj.)

**PROJECT ESTIMATE FOR COST OF CONSTRUCTION OF
" Mahecha Boutique hotels Pvt. Ltd "**

Belonging to

**M/s Mahecha Boutique Hotels Pvt. Ltd. Director Shri Lokendra Singh Rathore S/o Shri Chandan Singh Rathore
Mob. No. 9644125285 Mr. Ashok**

SITUATED AT

**At. Khasra No. 795/10, 796/10, 799/10, 803/10, (Old Khasra No. 10/13), Rev. Village:- Sinya, Patwar Mandal:- Kadiya, Tehsil:-
Kumbhalgarh, Distt:- Rajsamand (Raj.)**

- 1 Purpose : Project Report.
- 2 Date as on which valuation is made : As on date
- 3 Brief description of the property : Resort
- 4 Location : At. Khasra No. 795/10, 796/10, 799/10, 803/10, (Old Khasra No. 10/13), Rev. Village:- Sinya, Patwar Mandal:- Kadiya, Tehsil:- Kumbhalgarh, Distt:- Rajsamand (Raj.)
- 5 Specifications : R.C.C. Framed Structure, Brick masonry wall in cement mortar & Partitions, cement plaster work, Teak Wood Doors & Windows including frames & shutters with premium quality hardware, Mirror polished good quality Marble Flooring, Acrylic Paint on External surface, Concealed electric fittings & fixtures with modular switches, Concealed & sanitary & Plumbing fittings with best quality Fixtures complete.
- 7 Basis of valuation : The Project Report is being worked out by the land & building method. i.e by cost replacement method. The rates of construction are as per standing order no. X-3/2021 issued by Chief Engineer PWD Raj. (Jaipur) The land rate is based on prevailing rates in the locality.
- 8 Land Area : 52,650.00 Sqmt.
5,66,514.00 Sqft.

**9 Estimated cost of Proposed Structures
Details of Accomodation.**

Particulars	Approved constrution Area						
I	<u>Civil Work - Hotel consisting of 100 Rooms</u>						
A. Building :- "Block A"							
1 Upper Gorund Floor	2,294.82 Sqmt.						
2 Gorund Floor	1,687.66 Sqmt.						
3 First Floor	936.67 Sqmt.						
4 Terrace Floor	57.08 Sqmt.						
B. Building :- "Block B"							
1 Gorund Floor	994.07 Sqmt.						
2 First Floor	1,023.53 Sqmt.						
3 Second Floor	1,023.53 Sqmt.						
4 Third Floor	1,023.53 Sqmt.						
5 Fourth Floor	1,023.53 Sqmt.						
6 Terrace Floor	93.73 Sqmt.						
C. Building :- "Cluster-1"							
1 Ground Floor	326.76 Sqmt.						
2 First Floor	326.76 Sqmt.						
D. Building :- "Cluster-2"							
1 Ground Floor	326.76 Sqmt.						
E. Building :- "Cluster-3"							
1 Ground Floor	326.76 Sqmt.						
2 First Floor	326.76 Sqmt.						

F. Building :- "Cluster-4"

1	Lower Ground Floor	326.76	Sqmt.
2	Ground Floor	326.76	Sqmt.
3	First Floor	326.76	Sqmt.

G. Building :- "Cluster-5"

1	Lower Ground Floor	157.83	Sqmt.
1	Ground Floor	157.83	Sqmt.
2	First Floor	157.83	Sqmt.

H. Building :- "Cluster-6"

1	Lower Ground Floor	326.76	Sqmt.
1	Ground Floor	326.76	Sqmt.
2	First Floor	326.76	Sqmt.

Total Area 14,226.00 Sqmt. 153,071.76 Sqft.

I Landscaping of Garden & Horticulture

31,050.00 Sqm

J Swimming Pool

1688.00 Cft 39.22 Sqm 47.06 Cum 47,060.00 Lit

K Internal Paths

3,080.00 Rm

L Fencing and Boundary Wall

340.00 Rm

M Water Tanks

80,550.00 Lit

12 Cost of Work in Rs. 31,75,47,937.99 or Rs. 3,175.48 Lakh

I Civil Work - Hotel consisting of 100 Rooms									
A. Building :- "Block A"									
1	Upper Ground Floor								
		24,692.26	sqft	2,294.82	sqm. @ Rs.	11,450	P.sqm. =	Rs.	2,62,75,689.00
2	Ground Floor								
		18,159.22	sqft	1,687.66	sqm. @ Rs.	9,420	P.sqm. =	Rs.	1,58,97,757.20
3	First Floor								
		10,078.57	sqft	936.67	sqm. @ Rs.	9,720	P.sqm. =	Rs.	91,04,432.40
3	Terrace Floor								
		614.18	sqft	57.08	sqm. @ Rs.	4,860	P.sqm. =	Rs.	2,77,408.80
		53,544.23		4,976.23		Total			5,15,55,287.40
	Additions								
	i) Electrification					10.0%			
	ii) Water supply					3.0%			
	iii) Sanitation					7.0%			
	iv) Wire gauge & grill					2.0%			
	v) Good finish					10.0%			
	vi) Teak wood doors & windows					10.0%			
	vii) Tile dados					5.0%			
	viii) Flooring					20.0%			
	ix) Hot & cold fittings					5.0%			
	x) False ceiling work					10.0%			
	xi) Fire fighting system					10.00%			
						92.0%			4,74,30,864.41
						Total (A)	=	Rs.	9,89,86,151.81
B. Building :- "Block B"									
1	Ground Floor								
		10,696.19	sqft	994.07	sqm. @ Rs.	11,450	P.sqm. =	Rs.	1,13,82,101.50
2	First Floor								
		11,013.18	sqft	1,023.53	sqm. @ Rs.	9,420	P.sqm. =	Rs.	96,41,652.60
3	Second Floor								
		11,013.18	sqft	1,023.53	sqm. @ Rs.	9,720	P.sqm. =	Rs.	99,48,711.60
3	Third Floor								
		11,013.18	sqft	1,023.53	sqm. @ Rs.	10,240	P.sqm. =	Rs.	1,04,80,947.20
3	Fourth Floor								
		11,013.18	sqft	1,023.53	sqm. @ Rs.	10,760	P.sqm. =	Rs.	1,10,13,182.80
4	Terrace Floor								
		1,008.53	sqft	93.73	sqm. @ Rs.	11,280	P.sqm. =	Rs.	10,57,274.40
		55,757.46		5,181.92		Total			5,35,23,870.10

		Additions									
	i)	Electrification				10.0%					
	ii)	Water supply				3.0%					
	iii)	Sanitation				7.0%					
	iv)	Wire gauge & grill				2.0%					
	v)	Good finish				10.0%					
	vi)	Teak wood doors & windows				10.0%					
	vii)	Tile dadoes				5.0%					
	viii)	Flooring				20.0%					
	ix)	Hot & cold fittings				5.0%					
	x)	False ceiling work				10.0%					
	xi)	Fire fighting system				10.00%					
						92.0%					4,92,41,960.49
						Total (B)		=	Rs.		10,27,65,830.59
C. Building :- "Cluster-1"											
1	Ground Floor										
		3,515.94	sqft	326.76	sqm. @ Rs.	11,450	P.sqm.	=	Rs.		37,41,402.00
2	First Floor										
		3,515.94	sqft	326.76	sqm. @ Rs.	9,720	P.sqm.	=	Rs.		31,76,107.20
		7,031.88		653.52		Total					69,17,509.20
		Additions									
	i)	Electrification				10.0%					
	ii)	Water supply				3.0%					
	iii)	Sanitation				7.0%					
	iv)	Wire gauge & grill				2.0%					
	v)	Good finish				10.0%					
	vi)	Teak wood doors & windows				10.0%					
	vii)	Tile dadoes				5.0%					
	viii)	Flooring				20.0%					
	ix)	Hot & cold fittings				5.0%					
	x)	False ceiling work				10.0%					
	xi)	Fire fighting system				10.00%					
						92.0%		=	Rs.		63,64,108.46
						Total (C)		=	Rs.		1,32,81,617.66
D. Building :- "Cluster-2"											
1	Ground Floor										
		3,515.94	sqft	326.76	sqm. @ Rs.	11,450	P. Sqm.	=	Rs.		37,41,402.00
		3,515.94				Total					37,41,402.00
		Additions									
	i)	Electrification				10.0%					
	ii)	Water supply				3.0%					
	iii)	Sanitation				7.0%					
	iv)	Wire gauge & grill				2.0%					
	v)	Good finish				10.0%					
	vi)	Teak wood doors & windows				10.0%					
	vii)	Tile dadoes				5.0%					
	viii)	Flooring				20.0%					
	ix)	Hot & cold fittings				5.0%					
	x)	False ceiling work				10.0%					
	xi)	Fire fighting system				10.00%					
						92.0%		=	Rs.		34,42,089.84
						Total (D)		=	Rs.		71,83,491.84
E Building :- "Cluster-3"											
1	Ground Floor										
		3,515.94	sqft	326.76	sqm. @ Rs.	11,450	P. Sqm.	=	Rs.		37,41,402.00
2	First Floor										
		3,515.94	sqft	326.76	sqm. @ Rs.	9,420	P. Sqm.	=	Rs.		30,78,079.20
		7,031.88		653.52		Total					37,41,402.00
		Additions									
	i)	Electrification				10.0%					
	ii)	Water supply				3.0%					
	iii)	Sanitation				7.0%					
	iv)	Wire gauge & grill				2.0%					
	v)	Good finish				5.0%					
	vi)	Teak wood doors & windows				7.0%					
	vii)	Tile dadoes				5.0%					
	viii)	Flooring				20.0%					
	ix)	Hot & cold fittings				5.0%					
	x)	False ceiling work				10.0%					
	xi)	Fire fighting system				10.00%					
						84.0%		=	Rs.		31,42,777.68
						Total (E)		=	Rs.		68,84,179.68

F	Building :- "Cluster-4"								
1	Lower Ground Floor								
		3,515.94	sqft	326.76	sqm. @ Rs.	11,450	P. Sqm. =	Rs.	37,41,402.00
2	Ground Floor								
		3,515.94	sqft	326.76	sqm. @ Rs.	9,720	P. Sqm. =	Rs.	31,76,107.20
2	First Floor								
		3,515.94	sqft	326.76	sqm. @ Rs.	10,240	P. Sqm. =	Rs.	33,46,022.40
		10,547.81		980.28		Total			1,02,63,531.60
		Additions							
	i)	Electrification				10.0%			
	ii)	Water supply				3.0%			
	iii)	Sanitation				7.0%			
	iv)	Wire gauge & grill				2.0%			
	v)	Good finish				5.0%			
	vi)	Teak wood doors & windows				7.0%			
	vii)	Tile dadoes				5.0%			
	viii)	Flooring				20.0%			
	ix)	Hot & cold fittings				5.0%			
	x)	False ceiling work				10.0%			
	xi)	Fire fighting system				10.00%			
						84.0%		= Rs.	86,21,366.54
						Total (G)		= Rs.	1,88,84,898.14
G	Building :- "Cluster-5"								
1	Lower Ground Floor								
		1,698.25	sqft	157.83	sqm. @ Rs.	11,450	P. Sqm. =	Rs.	18,07,153.50
2	Ground Floor								
		1,698.25	sqft	157.83	sqm. @ Rs.	9,720	P. Sqm. =	Rs.	15,34,107.60
2	First Floor								
		1,698.25	sqft	157.83	sqm. @ Rs.	10,240	P. Sqm. =	Rs.	16,16,179.20
		5,094.75		473.49		Total			49,57,440.30
		Additions							
	i)	Electrification				10.0%			
	ii)	Water supply				3.0%			
	iii)	Sanitation				7.0%			
	iv)	Wire gauge & grill				2.0%			
	v)	Good finish				5.0%			
	vi)	Teak wood doors & windows				7.0%			
	vii)	Tile dadoes				5.0%			
	viii)	Flooring				20.0%			
	ix)	Hot & cold fittings				5.0%			
	x)	False ceiling work				10.0%			
	xi)	Fire fighting system				10.00%			
						84.0%		= Rs.	41,64,249.85
						Total (H)		= Rs.	91,21,690.15
I	Building :- "Cluster-6"								
1	Lower Ground Floor								
		3,515.94	sqft	326.76	sqm. @ Rs.	11,450	P. Sqm. =	Rs.	37,41,402.00
2	Ground Floor								
		3,515.94	sqft	326.76	sqm. @ Rs.	9,720	P. Sqm. =	Rs.	31,76,107.20
2	First Floor								
		3,515.94	sqft	326.76	sqm. @ Rs.	10,240	P. Sqm. =	Rs.	33,46,022.40
		10,547.81		980.28		Total			1,02,63,531.60
		Additions							
	i)	Electrification				10.0%			
	ii)	Water supply				3.0%			
	iii)	Sanitation				7.0%			
	iv)	Wire gauge & grill				2.0%			
	v)	Good finish				5.0%			
	vi)	Teak wood doors & windows				7.0%			
	vii)	Tile dadoes				5.0%			
	viii)	Flooring				20.0%			
	ix)	Hot & cold fittings				5.0%			
	x)	False ceiling work				10.0%			
	xi)	Fire fighting system				10.00%			
						84.0%		= Rs.	86,21,366.54
						Total (G)		= Rs.	1,88,84,898.14
		Sub Total of civil works							27,59,92,758.02
		Contingencies				5.80%			1,60,07,579.97
		Sub Total of civil works							29,20,00,337.99

J	Landscaping of Garden & Horticulture									
			31,050.00	sqm. @ Rs.		290.00	p. sqm	=	Rs.	90,04,500.00
K	Swimming Pool									
			47,060.00	Ltr. @ Rs.		85.00	p. Ltr.	=	Rs.	40,00,100.00
L	Internal Paths									
			3,080.00	Rm @ Rs.		2,600.00	p. Rmt.	=	Rs.	80,08,000.00
M	Fencing and Biundary Wall									
			340.00	Rmt. @ Rs.		8,600.00	p. Rmt.	=	Rs.	29,24,000.00
N	Water Tanks									
			80,550.00	Ltr. @ Rs.		20.00	p. Ltr.	=	Rs.	16,11,000.00
	Total A to N							=	Rs.	31,75,47,937.99
								Grand Total	= Rs.	31,75,47,937.99
								Say Rs. In Lakh		3,175.48

CERTIFICATES

1	It is hereby certified that in my opinion									
	(i) The present estimated cost of proposed construction by adopting prevailing market is									
	Rs. 3175.48 Lakh									
2	Construction Permission Gram Panchayat Kedia Date of issue 06.06.2022.									
	The relvent document for the subject property in the opinion of valuer									
3	If this property is offered as collateral security, the concerned financial institution is requested to verify the extent of land shown in this valuation report with respect to the latest legal opinion.									
4	This Estimation work is undertaken by this valuer based upon the request from the customer.									
	(Guru Prasad Mathur)									
	Panel Valuer									