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LENDER'S INDEPENDENT ENGINEER REPORT (1st) (FOR QUARTER ENDING DECEMBER 2023)

OF

SHARDA EDUCATIONAL TRUST

SITUATED AT

SHARDA UNIVERSITY CAMPUS, 32-34,
KNOWLEDGE PARK-III, GREATER NOIDA (UP)

DEVELOPED BY

M/S SHARDA EDUCATIONAL TRUST

REPORT PREPARED FOR

STATE BANK OF INDIA, IFB BRANCH, DELHI

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASM)
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PART A

REPORT SUMMARY

1. **Name of Project:** Expansion Project Phase-II of existing Hospital Block of Sharda University, Noida
2. **Project Location:** Sharda University Campus, 32-34, Knowledge Park-III, Greater Noida (UP)
3. **Name of the Borrower:** M/s. Sharda Educational Trust (SET).
4. **Regd. Address of the Borrower:** Regd. Office: 10, Jawahar Nagar, Khandari, Agra (UP).
Corporate Office: M-11, South Extension, Part-II, New Delhi.
5. **Director's/Partner's:**
 - Mr. Pradeep Kumar Gupta
 - Mr. Yatendra Kumar Gupta
6. **Prepared for Bank:** *Source: TEV report*
State Bank of India, IFB Branch, Delhi
7. **LIE Consultant Firm:** M/s. R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd.
8. **Date of Survey:** 21st March 2024
9. **Date of Report:** 15th of April 2024
10. **Purpose of the Report:** To provide fair detailed analysis report to the Bank based on the "in-scope points" mentioned below to know Project progress.
11. **Scope of the work provided by the Lender:**
 - a. Periodic Project physical status review
 - b. Periodic review of expenditure of the Project based on the expenditure Invoices/ Bills provided by the company
12. **Documents perused for Proposal:**
 - a. TEV Report
 - b. CA Certificate
 - c. Vendor list with machine name and cost
 - d. Copy of Invoices for expenses incurred (Received post survey)
 - e. Building Plan (Received post survey)
 - f. Building approval letter (Received post survey)
13. **Documents provided by** Client
14. **Annexure with the report:**
 1. CA Certificate
 2. Approved site plan



PART B

INTRODUCTION

- 1. THE PROJECT:** This is the expansion Project Phase-II of existing Hospital Block of Sharda University, Campus, 32-34, Knowledge Park-III, Greater Noida (UP) administered by Sharda Educational Trust (SET) for the below buildings & works:
- Semi-Corporate Hospital with a built-up area of 2.52 lac square feet and a bed capacity of 440 under Blocks 10B, 10C, and 11.
 - Extension of Block-3G's Main Hospital Building, with a built-up size of 0.59 lac square feet.
 - Service Block 3 C Extension having built up area of 0.73 Lacs sq. ft.
 - Other projects include the construction of a stadium with a 10,000 square metre footprint and a 33/11 KV electric substation.
- 2. PROJECT OVERVIEW:** Sharda Educational Trust (SET) is a part of M/s Sharda Group of Institutions (SGI) which is a renowned group in education sector. SET is operating Sharda University, Greater Noida having thirteen schools pertaining to various courses including undergraduate, postgraduate, doctorate levels and others such as School of Engineering & Technology; School of Creative Art, Design & Media Studies; School of Medical Science & Research; School of Business Studies; School of Allied Health Sciences; School of Law; School of Architecture and Planning; School of Basic Science & Research; School of dental Science; School of Humanities and Social Sciences; School of Education; School of Nursing Science and Research; School of Pharmacy and 750 bedded Sharda Hospital.

With a view to further consolidate its strength in the segment, SET proposed expansion programs under Phase-II comprising of the following:

- Semi-corporate hospital, which has a capacity of 440 beds under Blocks 10B, 10C, and Block-11
- Extension of the Main Hospital Building under Block-3G, which has a built-up area of 0.59 Lacs sq. ft.
- The service block extension under Block-3C, which has a built-up area of 0.73 Lacs sq. ft.
- The construction of a stadium measuring roughly 10,000 square metres.

Total Project cost was proposed at Rs.192 crores comprising of building and civil works of Rs.78.64 crores, miscellaneous fixed assets such as furniture and fixture, interior & finishing of Rs.45.54 crores, plant & machineries of Rs.43 crores, soft cost of Rs.24.82 crores towards

interest during construction period (Rs.13.76 crores) and provision for contingencies (Rs.11.06 crores). Project was proposed to be funded with Term Loan of Rs.135 crores and balance by way of internal accruals of Rs.57 crores on DER of 2.37 as per TEV Report.

SET has appointed M/s M S Satsangi & Associates, Architect being engineers and contractors headed by Shri M. S. Satsangi having business track record of 49 years and specializes in civil construction activities relating to schools and colleges.

Credit proposal was submitted to State Bank of India, Industrial Finance Branch, Jawahar Vyapar Bhawan, Janpath, New Delhi.

For due diligence of the Project, Bank has appointed M/s SJA Industrial Consultants (P Ltd. As TEV consultant.

For this purpose SET has submitted credit proposal to State Bank of India, Industrial Finance Branch, Jawahar Vyapar Bhawan, Janpath, New Delhi. Further Bank has appointed M/s R.K Associates as LIE of the project to review the periodic Project progress.

As per current status of the Project major civil structures works have been completed except Block 3G for which the work has not started yet. Some of the Medical equipment work orders have been placed to different vendors, however no machine and equipment has been arrived yet on the site as per our site inspection conducted on 21.03.2024.

The proposed timeline for the completion of the Project is April, 2025.

3. PROJECT LOCATION:

Particulars	Description
Postal Address	
	Sharda University Campus, 32-34, Knowledge Park-III, Greater Noida (UP)
Google Coordinates	
	28°28'23.8"N 77°28'58.6"E



Connectivity Systems

Road: Sharda University is well-connected by roads, making it accessible from various parts of Delhi-NCR (National Capital Region). It is situated in Greater Noida, which has good road connectivity with Delhi, Noida, and other neighbouring cities. The university is located near the Yamuna Expressway, which provides a smooth and efficient road link to major cities like Delhi, Agra, and Mathura.

Metro: The nearest metro station to Sharda University is the Knowledge Park III Metro Station. From Knowledge Park III Metro Station, students can avail local transport options like auto-rickshaws or buses to reach the university campus.

Rail: The nearest major railway station to Sharda University is the New Delhi Railway Station, which is well-connected to all parts of the country. From New Delhi Railway Station, students can either opt for road transport via buses or taxis to reach Greater Noida, or they can take a train to the nearest railway station in Noida or Ghaziabad and then proceed to the university via road.

Air: The nearest airport to Sharda University is the Indira Gandhi International Airport in Delhi, which is one of the busiest airports in India. The distance between the airport and Sharda University is approximately 50-60 kilometers, depending on the route taken.



Source: Google map



4. SCOPE OF WORK DURING PROJECT DURATION:

- a. Periodic Project physical status review.
- b. Periodic review of expenditure of the project.

5. PURPOSE OF THE REPORT: To provide fair detailed analysis report to the Bank based on the "in-scope points" mentioned above to know Project progress.

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.



PART C

INFRASTRUCTURE DETAILS OF THE PROJECT

- LAND:** The expansion Project is situated on 62.71 acres of land at 32-34 Knowledge Park-III, Greater Noida (UP) which is owned by SET as informed by the Trust. Since the land was already available with Sharda Educational Trust therefore no expense is done on the Land in the expansion Project. Therefore the expense of purchasing the land was not included in the project's allocated funds, hence is not included in our assessment.
- BUILDING & CIVIL WORKS:** Under Phase-II, expansion project total built up area of 3.84 Lacs sq. ft. comprising following blocks/buildings is envisaged:

Sl. No	Particulars	Floors	Structure Type	Built up area (in lakhs sq. ft.)	Estimated Cost in Cr.
1.	Semi-Corporate Hospital having capacity of 440 beds under Block 10B, 10C and Block-11.	1) 2B+G+10 floors (Block 10B & 10C) 2) G+10 Floors (Block 11)	RCC	2.52	44.10
2.	Extension of Main Hospital Building under Block-3G	G+6 Floors	RCC	0.59	14.75
3.	Service Block-3C, Extension		RCC	0.73	12.84
4.	Miscellaneous development under stadium comprising of stands, road work, pavement and other civil works.	NA	NA	NA	6.95
	TOTAL			3.84	78.64

Source: As per TEV Report

PHASE-II building area details:

Floor wise area of the Proposed building block in Phase II				
FLOOR BLOCK	10B&10C	BLOCK11	BLOCK 3C+ESS	BLOCK-3G
Basement 2	0	0	0	0
Basement 1	0	0	0	0
Ground Floor	0	0	1425.175	900
First Floor	0	0	1395.27	650
Second Floor	0	0	1395.27	785

Third Floor	0	0	1395.27	785
Fourth Floor	0	0	1061.037	785
Fifth Floor	2068.787	0	0	785
Sixth Floor	3744.425	397.778	0	725
Seventh Floor	3744.425	397.778	0	0
Eighth Floor	3744.425	418.928	0	0
Ninth Floor	3744.425	418.928	0	0
Tenth Floor	3744.425	257.902	0	0
Terrace Floor	597.533	98.957	147.98	65
In Sq. mtr.	21,388.45	1,990.27	6,820.00	5,480.00
In Sq. ft	2,30,225	21,423	73,411	58,987

Note: Zero(0) shown in the above table refers to area constructed in previous phase.

SET has appointed M S Satsangi & Associates, Architect being engineers and contractors headed by Shri M. S. Satsangi having business track record of 49 years and specializes in civil construction activities relating to schools and colleges. As per TEV report cost assessment is worked out by M/S Satsangi & Associates as shown above.

- 3. FURNITURE, FIXTURES, INTERIOR AND FURNISHING WORKS:** Following Furniture, fixtures and Interior and finishing work is proposed on following buildings:

Sl. No	Particulars	Floors	Structure Type	Built up area (in lakhs sq. ft.)	Estimated Cost in Cr.
1.	Semi-Corporate Hospital having capacity of 440 beds under Block 10B, 10C and Block-11.	1) 2B+G+10 floors (Block 10B & 10C) 2) G+10 Floors (Block 11)	RCC	2.52	36.54
2.	Service Block-3C, Extension		RCC	0.73	5.50
3.	Miscellaneous development under stadium comprising of stands, road work, pavement and other civil works.	NA	NA	NA	3.50
	TOTAL			3.84	45.54

Source: As per TEV Report



- 4. MACHINERY AND EQUIPMENT:** Machinery & equipment mainly comprises of medical equipment Estimated cost of Rs.43 crores mainly include MRI & CT, PET CT, Generator sets, stadium lights, electrical equipment etc. Details of the machines has been shown below in the table:

Sl. No.	Particulars	Name of the Vendor	WO No. & Date	Estimated cost (in Cr. Rs.)
1.	MRI & CT machines	M/s GE Wipro Healthcare (P) Ltd.	MRI & CT/2023/002 Dated 28.02.2023	20.00
2.	PET CT	M/s Siemens Healthcare GMBH	22-23/5 dated 4.2.2023	5.76
3.	Gen Set 1500 KVA 3 Nos.	M/s Jackson India	PO No.SHSUN0000021913 Dated 14.2.2023.	4.25
4.	OT equipment	M/s Drager India through M/s Rishav Shelters Pvt. Ltd.	WO No. RSPL/Vendor/DIPL/Bloc k10 A/MOT/WO/151A dated 15.4.2023	1.89
5.	Smart Scan	M/s IBA Dosimetry GMBH	2023/003 dated 28.2.2023.	1.01
6.	Electrical Equipment including substation of 33/11 KV.	M/s Electro Solutions	Based on quotation	6.37
7.	Stadium lighting and other equipment	Misc.	Based on provisional assessment	3.00
8.	Others	Misc.	Based on provisional assessment	0.72
Total				43.00

Source: As per TEV Report



PART D

PROJECT CONSULTANTS, CONTRACTORS & SUPPLIERS

According to the company representative, and the details obtained from the work orders, following below are some of the contractors appointed for different works. Details of the same has been shown in table below:

PROJECT CONSULTANTS, CONTRACTORS & SUPPLIERS		
S. No.	Contractor / Suppliers name	Work Assigned
1.	M/s M S Satsangi & Associates,	Architect & civil construction
2.	M/s Rishav Shelters Pvt. Ltd.	Electrical, fabrication work, aluminium work, fire-fighting, plastering etc.
3.	M/s GE Wipro Healthcare (P) Ltd.	MRI & CT machines
4.	M/s Siemens Healthcare GMBH	PET CT
5.	M/s IBA Dosimetry GmBH, Germany	Blue Phantom Smart-scan IBA
6.	M/s Drager India	OT equipment

Source: TEV Report and Work Orders



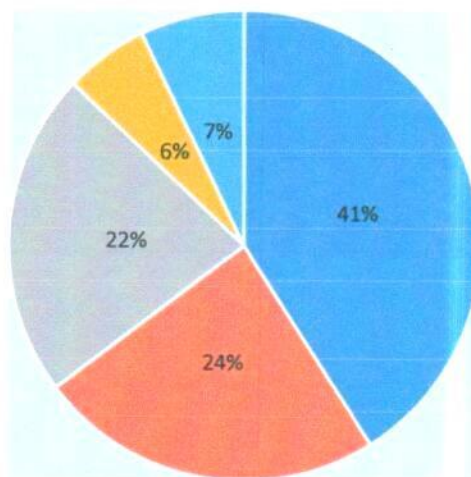
PART E

PROJECT COST & MEANS OF FINANCE

1. **TOTAL PROJECT COST:** M/s Sharda Educational Trust (SET) has estimated the Total Project Cost amounting to Rs.192.00 Cr. Breakage of the same has been shown in tabular and graphical form below:

Particulars	Amount
Building and civil work	78.64 Cr.
Furniture, Fixtures, Interior and finishing	45.54 Cr.
Plant & Machineries and utilities	43.00 Cr.
Provision for contingencies	11.06 Cr.
Interest during construction period	13.76 Cr.
TOTAL	192.00 Cr.

Source: TEV Report



- Building and civil work
- Furniture, Fixtures, Interior and finishing
- Plant & Machineries and utilities
- Provision for contingencies
- Interest during construction period



2. CURRENT STATUS & TOTAL EXPENDITURE INCURRED TILL DATE: M/s. Mukesh Goyal & Associates, Chartered Accountants, Agra, (FRN 005943C (ICAI)), has issued a certificate dated 10.01.2024 with UDIN No. 24074689BKBUJT8936 for quarter ending December. Expenditure along with present status of the each segment is given below:

Sr. No.	Particulars	Proposed (In Rs. in Cr.)	Expenditure shown by company till 10/01/2024 As per CA Cert. (In Rs. In Cr.)	Amount as per LIE (In Rs. In Cr.)	Remarks
1.	Building Construction, Architect Fee and Authority fee and Project Management Consultant Fees	78.64	70.00	35.54	<p>The difference in the cost shown in CA certificate and our assessment is mainly because</p> <ol style="list-style-type: none"> 1. The Architect Fee and Authority fee and Project Management Consultant added in CA Cert is not included in our assessment. 2. The cost of material lying on site which is not considered in our assessment, might have been considered in CA certificate. <p>Detailed current status of the structures (Table 01) and cost assessment table (Table 02) can be found below.</p>
2.	Furniture, Fixtures, Interior and finishing	45.54	8.92	----	No invoices or purchase order have been received against furniture and fixture. As of now no furniture, fixture have been installed.
3.	Plant & Machineries and utilities	43.00	8.32	8.32	No plant and machineries or equipment have been installed. Advance payment against the whole amount have been checked from the invoices. Details have been attached below in table 03.
4.	Provision for contingencies	11.06	0.119	Nil	Out of scope of work
5.	Interest during construction period	13.76	0.295	Nil	Out of scope of work
	TOTAL	Rs.192.00 Cr.	~Rs.79.64 Cr.		---



TABLE 01

Block Name	Floor	Plinth area in sq. mtr.	Plinth area in sq. ft.	Height(Ft.)	Status of Building and civil work
BLOCK 10B & 10C	Fifth Floor	2,068.79	22,268	~10	<ul style="list-style-type: none"> As per the representative all the works are completed and beds have been laid and as information provided. However these are the existing beds with University and has been shifted from other location to this floor. No new Bed have been purchased yet as proposed. Only AC and equipment installation is due.
	Sixth Floor	3,744.43	40,305		<ul style="list-style-type: none"> Structure work is Completed Outer brickwork is completed Putty work was observed to be in progress
	Seventh Floor	3,744.43	40,305		<ul style="list-style-type: none"> Structure work is Completed Outer brickwork is completed Putty work was observed to be in progress
	Eighth Floor	3,744.43	40,305		<ul style="list-style-type: none"> Structure work is Completed Outer brickwork is completed Few de-shuttering work was observed to be in progress.
	Ninth Floor	3,744.43	40,305		<ul style="list-style-type: none"> Structure work is Completed Outer brickwork is completed.
	Tenth Floor	3,744.43	40,305		<ul style="list-style-type: none"> Structure work is Completed Outer brickwork is completed.
	Terrace Floor	597.53	6,432		<ul style="list-style-type: none"> Structure work is in progress.
BLOCK 11	Sixth Floor	397.778	4,282	~10	<ul style="list-style-type: none"> Structure work is Completed Outer brickwork is completed, internal finishing work of server room is in progress
	Seventh Floor	397.778	4,282		<ul style="list-style-type: none"> Structure work is completed. Outer brickwork is completed. Internal brickwork and few plumbing work was observed to be in progress
	Eighth Floor	418.928	4,509		<ul style="list-style-type: none"> Structure work is completed. Outer brickwork is completed. Internal brickwork and few de-shuttering work was observed to be in progress
	Ninth Floor	418.928	4,509		<ul style="list-style-type: none"> Structure work is completed, outer brickwork is completed. Internal brickwork was observed to be in progress
	Tenth Floor	257.902	2,776		<ul style="list-style-type: none"> Structure work is completed. Outer brickwork is completed, internal brickwork was observed to be in progress
	Terrace Floor	98.957	1,065		<ul style="list-style-type: none"> Structure work is in progress

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M/S SHARDA EDUCATIONAL TRUST (SET)

ESS	Ground Floor	141.3	1,521	~12	<ul style="list-style-type: none"> • Structure completed. Major civil work completed. • Finishing and interior work is due.
	First Floor	141.30	1,521		<ul style="list-style-type: none"> • Structure completed. Major civil work completed. • Finishing and interior work is due.
BLOCK 3C	Ground Floor	1,283.87	13,820	~15	• Structure work is completed.
	First Floor	1,253.97	13,498	~12	• Structure work is completed. De-shuttering work is in progress.
	Second Floor	1395.27	15,019	~12	• Slab casting work is in progress.
	Third Floor	1395.27	15,019	Construction not started yet	• Work not started yet.
	Fourth Floor	1061.037	11,421		
	Terrace Floor	147.98	1,593		
BLOCK 3G	Ground Floor	900	9,688	Construction not started yet	• No construction work is started yet. Also no land demarcation has been done yet.
	First Floor	650	6,997		
	Second Floor	785	8,450		
	Third Floor	785	8,450		
	Fourth Floor	785	8,450		
	Fifth Floor	785	8,450		
	Sixth Floor	725	7,804		
	Terrace Floor	65	700		
Total		35,678.72	3,84,046		

NOTE:

1. In Block 10B & 10C, beds have been laid on 5th floor. However these are the existing beds of the University and has been shifted from other location to this floor. No new Bed have been purchased yet as proposed.



TABLE 02

COST ASSESSMENT OF BUILDING AND CIVIL WORK IN PHASE II							
Block Name	Floor	Plinth area in sq. mtr.	Plinth area in sq. ft.	Type of structure	Height(Ft.)	Plinth area rate per sq. ft.	Value assessed in Rs.
Block 10B & 10C	Fifth Floor	2,068.79	22,268	RCC framed structure	~10	2200	4,89,90,531
	Sixth Floor	3,744.43	40,305			1250	5,03,81,238
	Seventh Floor	3,744.43	40,305			1250	5,03,81,238
	Eighth Floor	3,744.43	40,305			1100	4,43,35,490
	Ninth Floor	3,744.43	40,305			1100	4,43,35,490
	Tenth Floor	3,744.43	40,305			1100	4,43,35,490
	Terrace Floor	597.53	6,432			750	48,23,884
BLOCK 11	Sixth Floor	397.778	4,282		~10	1300	55,66,187
	Seventh Floor	397.778	4,282			1250	53,52,103
	Eighth Floor	418.928	4,509			1100	49,60,275
	Ninth Floor	418.928	4,509			1000	45,09,341
	Tenth Floor	257.902	2,776			1000	27,76,057
	Terrace Floor	98.957	1,065			750	7,98,880
ESS	Ground Floor	141.3	1,521		~12	1400	21,29,400
	First Floor	141.30	1,521			1400	21,29,400



BLOCK 3C	Ground Floor	1,283.87	13,820		~15	1200	1,65,83,500
	First Floor	1,253.97	13,498		~12	1150	1,55,22,339
	Second Floor	1395.27	15,019		~12	500	75,09,343
	Third Floor	1395.27	15,019		NA	0	-
	Fourth Floor	1061.037	11,421			0	-
	Terrace Floor	147.98	1,593			0	-
BLOCK 3G	Ground Floor	900	9,688		NA	0	-
	First Floor	650	6,997			0	-
	Second Floor	785	8,450			0	-
	Third Floor	785	8,450			0	-
	Fourth Floor	785	8,450			0	-
	Fifth Floor	785	8,450			0	-
	Sixth Floor	725	7,804			0	-
	Terrace Floor	65	700			0	-
Total		35,678.72	3,84,046				35,54,20,187

NOTE:

1. Above cost estimation is done based on plinth area rates as per status of construction in each building and floor.
2. Any material lying on the site is not taken into account in above estimation.



TABLE 3

SL. No.	Invoice/ PO No.	Vendor Name	Advance Amount	Remarks
1	27-03-2023	Scan-O-Plan Systems(India)	74,340.00	Advance against P.O. No. 22-23/7 (14,86,800@5%=74,340) 70% After Delivery and 25% after Installation
2	PO No-23-24/15	3m India Ltd	30,37,320.00	Ethylene oxide gas sterilizer (50,62,200@60% = 30,37,320 Advance against PO No-23-24/15 60% against Delivery and balance 10% after installation)
3	19	Scan-O-Plan Systems(India)	10,40,760.00	Advance against P.O. No. 22-23/7 (14,86,800@70%=1040760) 70% After Delivery and 25% after Installation
4	077/08-23/OPD/WC	Saksham Technologies Pvt Ltd	2,32,96,300.00	Steelco Steam Sterlizer Model
5	Po No - 22-24/19	Yare Healthcare Private Limited	34,29,245.00	20 % Advance against P.O.(20% of 17146223) = 3429245 65% On delivery, 15% within 15 days net of installation
6	PO No-23-24/28	Mutual Engineering Services	62,540.00	20% Advance against the PO No-23-24/28 and 70% against Delivery at site & 10% after installation or within 30 days As per approval of Mr. YK Gupta Sir. Total Po Amount - 3,12,700 @ 20% = 62,540/-
7	Po No - 23-24/30	Mediquip Sales Private Limited	28,50,412.00	45% With Po, 35% Before Dispatch from Germany, 15% Against Delivery and 5% After Handover. Total Amount - 63,34,248 @ 45% = 28,50,412/-
8	Po No - 23-24/22	Life Care Surgimed	10,66,240.00	20% Advance, 70% on Delivery and rest 10% after installation FMC HD 4008S NEXT Generation W/O BPM (4008S V10)-M204001. Total Amount - 53,31,200 @ 20% = 10,66,240/-

9	P.O. No. 23-24/31	Draeger India Private Limited	62,457.00	100% Advance made
10	W.O. No. 23-24/17	Aero Survey Private Limited	1,77,000.00	OLS-1st Heliped & 2nd Heliped
11	DIPL/UP/ND/23-24/141223	Draeger India Pvt. Ltd.	2,98,70,593.00	25% Advance
12	23-24/15	H M Surgical Centre	1,56,350.00	10% Advance, 80 after delivery and 10% after successful installation. Testing & commissioning. Total Po-1563500/-
13	23-24/16	H M Surgical Centre	1,80,000.00	10% Advance, 80 % After delivery, and 10% after successful installation, testing & commissioning. Total Po-1800000/-
14	Po No-23-24/24	Yare Healthcare Private Limited	1,50,000.00	10% Advance against PO No.23-24/24, 80% on Delivery & Bal-10% 30 days of successful installation.
15	Po No-23-24/23	Yare Healthcare Private Limited	2,92,851.00	10% Advance against PO No-23-24/23, 80% on Delivery & Bal-10% 30 days of successful installation.
16	23-24/13	H M Surgical Centre	5,50,000.00	100% Advance has been made
17	MI/23-24/1218	Mex India	8,29,540.00	100% Advance has been made
18	23-24/38	Jvh Corporation India	11,20,380.00	Payment will be made after delivery of material receipt of bill with all requisite details within 30 days.
19	23-24/14	Jvh Corporation India	11,800.00	Payment will be made after Submission of bill with all requisite details within 30 days'
20	PO No - 23-24/37	Remi Sales & Engineering Ltd.	5,98,703.00	Deep Freezer 86Deg 360 Liter (Make Remi Ultra-Low Deep Freezer Touch Screen Display 5,07,375+18%GST = 91,328 Total Amount - 5,98,703/- 100% Advance Payment.



21	Po No - 22-24/19	Yare Healthcare Private Limited	1,11,45,045.00	65% Advance Angst P.O.(65% of 1,71,46,223) = 11,145,045/- Balance 15% within 15 days net of installation.
22	Po No - 23-24/248	Guvi Surge Llp	14,68,086.00	Total Po Amount - 29,36,172/- 50% Advance and Remaining 50% PDC cheque will be Submitted by Sharda Hospital to be Guvi Surge after Delivery Within 15 Days. Total Po Amount - 29,36,172 @ 50% Advance = 14,68,086/-
23	Po No - 23-24/250	Sanvin India	3,32,672.00	Po No - 23-24/250 Dt. 27/12/2023 Total Amount = 13,30,686/- 13,30,686@25%=3,32,672/- 25% Advance, 50% Before Dispatch, 15% Balance After Delivery & 10% After Installation.
24	Po No - 23-24/46	Sanvin India	14,83,998.00	Po No - 23-24/46 Total Amount=59,35,990/- 59,35,990@25%=14,83,998/- 25% Advanceance, 50% Before Dispatch, 15% Balance After Delivery & 10% After Installation.
TOTAL			8,32,86,632.00	

Comments:

- Machine/ equipment amount is considered as per copies of Purchase Order and Invoices provided to us. All the above amount is initial advance amount.
- No machine/ equipment is arrived yet on the site.
- Please also refer to CA Certificate dated 10th January 2024 with UDIN: 24074689BKBUJT8936.

3. SOURCES OF FINANCE & UTILIZATION OF FUNDS:

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

(Amount in Rs. Crore)	
PARTICULARS	
Promoter's Contribution (Equity)	57.00
Term Loan (Debt)	135.00
TOTAL	192.00

Source: As per TEV report provided



PART F

STATUTORY & REGULATORY APPROVALS, CLEARANCES & NOC

Sr. No.	NAME OF LICENSE/ REGISTRATION	DATE OF ISSUE	CURRENT STATUS
	ISSUING AUTHORITY	LICENCE NO.	
1.	Building Sanction Plan	<ul style="list-style-type: none"> PLG / BP SM-22-Dec 2020:9671 dated: 03/11/2023 for Block 3C. PLG / BP SM-29-Oct-2021:12528 dated 12/10/2022 for Block 10B & 10C. PLG / BP SM-30-Dec-2020:9762 dated 24/12/2021 for Block 11. 	Approval obtained
	Noida Authority		
2.	Consent for Air & Water Pollution	---	Approval yet to be obtained
	U.P. Pollution Control Board		
3.	NOC From Fire Department	---	Approval yet to be obtained
	Fire Department Noida		
4.	NOC for Generation Reception, Treatment, Storage, Disposal Of Biomedical Wastes	---	Approval yet to be obtained
5.	Agreement For Waste Management	---	Approval yet to be obtained
	U.P. Pollution Control Board		
6.	DMHO (District Medical and Health Office) registration	---	Approval yet to be obtained
	Director of Health, Ministry of Health and Family Welfare, State Government The Clinical Establishments (Registration and Regulation) Act, 2010		
7.	Radiation License	---	Approval yet to be obtained
	AERB Registration		
8.	Radiation Protection & Waste management License	---	Approval yet to be obtained



LIE REPORT
M/S SHARDA EDUCATIONAL TRUST (SET)

	Department of Atomic Energy under Atomic Energy (Radiation Protection) Rules, 2004		
9.	Pharmacy registration Office of the Drug Controller		Approval yet to be obtained
10.	Drugs-Bulk license Office of the Drug Controller	----	Approval yet to be obtained
11.	PCPNDT Approval CMO for Ultrasound	----	Approval yet to be obtained
12.	GST Registration Goods and Services Tax, GOI	----	Approval yet to be obtained
13.	Canteen/ F & B license Food Safety and Standards Authority of India under the Ministry of Health and Family welfare, Govt. of India.	----	Approval yet to be obtained
Note: The above licenses are only the major licenses and not be considered exhaustive in nature.			



PART G

PROJECT SCHEDULE & CURRENT STATUS

IMPLEMENTATION SCHEDULE OF M/S SHARDA EDUCATIONAL TRUST (SET)

S. No.	Particular	Commencement	Estimated Completion
1.	Building and Civil Works.	---	March-25
2.	Placement of orders for Plant & Machineries and Utilities.	Quotations have been invited for major equipment and orders are likely to be placed by March, 2024.	
3.	Delivery of Equipment.	June-24	December-24
4.	Erection of Equipment.	January-25	March-24
5.	COD	W.E.F. April, 2025	



PART H

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 December 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 Advisory 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 upto 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. Any amount shown to have incurred in the report is considered from the Bills/ Invoices produced to us. However this shall not be construed as confirmation of actual transaction with the respective parties which is out of scope of this report.
12. This Report is prepared by our competent technical team which includes Engineers and financial experts & analysts.
13. 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.
14. 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.
15. 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 up to their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.

16. 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.
17. R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at 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.
18. 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.
19. 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.
20. 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.



FOR R.K. ASSOCIATES VALUERS AND TECHNO ENGINEERING CONSULTANTS PVT. LTD.			
SURVEY ANALYST	ENGINEERING ANALYST	L1 REVIEWER	L2 REVIEWER
Vishal Singh, Babul Akhtar Gazi	Babul Akhtar Gazi	Anil Kumar	Sr. VP Projects
 			 24/5/22

Place: Noida

Date: 15th April 2024

DEFECT LIABILITY PERIOD - In case of any query/ issue or escalation you may please contact Incident Manager by writing at 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 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.

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ENCLOSURE 1: IMPORTANT DOCUMENTS EXHIBIT

DOCUMENT-1: CA CERTIFICATE DATED 10/01/2024

MUKESH GOYAL & ASSOCIATES
Chartered Accountants

ANNEXURE-I FORMING PART OF OUR CERTIFICATE DATED 21.02.2024
(Investment in Building and Medical Equipments details of M/s Sharda Educational Trust)

This is to Certify that **M/s Sharda Educational Trust**, (hereinafter referred to as 'the trust') having its office at **32-34, Knowledge Park-III, Greater Noida-201306**, further verified from the books of accounts that the investment of the Trust as per the books of accounts is as follows: -

Particulars	Total Capex	(Amount in Lakhs Rs.)		
		Phase-I	Phase-II	
		Covid related Capex *	Other Capex	Expansion
Equipments	8,282.09	616.10	6,288.92	1,377.07
Furniture	467.62	-	343.72	123.89
Building Construction, Architect Fee and Authority fee and Project Management Consultant Fees	37,566.75	3,386.83	28,971.69	7,378.41
Interest during Construction Period	2,137.18			31.90
Processing Fees	94.40			29.50
Total	48,548.04	4,002.93	35,604.33	8,940.77
Means of Finance				
ICICI Bank (Inculding payment against LC)	8,445.91	1,500.00	6,945.91	-
HDFC Bank	9,346.41	1,500.00	7,846.41	-
Kotak Bank	6,000.00	-	5,000.00	1,000.00
SBI Bank	2,422.55	-	-	2,422.55
Corpus/Internal Accrual	20,120.80	1,002.93	14,332.02	4,785.85
Amount Payable to Vendor	2,012.37	-	1,279.99	732.38
Amount Payable to Vendor Against LC issued	200.00	-	200.00	-
Total	48,548.04	4,002.93	35,604.33	8,940.77

*COVID related Capex contain the expenditure incurred on or after 07.05.2021 in Medical Infrastructure and facilities in term of RBI Circular 07.05.2021

For Mukesh Goyal & Associates
Chartered Accountants

**MUKESH
GOYAL**

Digitally signed by MUKESH
GOYAL
Date: 2024.02.22 17:50:16
+05:30

CA. Mukesh Goyal Prop.
Agra : 22.02.2024
Mem No : 074689
FRN : 005943C
UDIN : 240746898KBUK08314

18, First Floor, New Market, Jeoni Mandi, Agra - 282004 UP, Mob : +91 9997475999, Email : goyalmukesh_r@yahoo.co.in



DOCUMENT- 2: GRANT OF SANCTION OF BUILDING PLAN



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
PLOT NO1, SECTOR-KNOWLEDGE PARK-IV, GREATER NOIDA CITY,
GREATER NOIDA, DISTRICT GAUTAM BUDH NAGAR , (U.P.)
Website: www.greaternoidaauthority.in e-Mail: authority@gnida.in

PLG / BP SM-29-Oct-2021:12528

Date 12/10/2022 05:10 PM

To,

SHARDA EDUCATIONAL TRUST

PLOT NO.-32&34 KNOWLEDGE PARK-3, GREATER NOIDA, G.B.
NAGAR, .

Sir / Madam

With reference to your Docket No., **SCR-12328** dated **19/09/2022** for grant of **Sanction of building plan** on **Plot No. 32 Pocket/Block NONE(NONE) Sector KNOWLEDGE PARK-03**

Greater Noida, I have to inform you that Sanction is being granted by the Authority with the following conditions:

1. This sanction is granted under the provisions of '**The Greater Noida Industrial Development Area Building Regulations 2010**'.
2. The validity of this sanction is as per lease dead, **Upto-05 years**.
3. During this period, after the completion of construction it is necessary to apply for occupancy certificate & **time extension charges shall be payable as applicable**.
4. If demanded by the Authority, you shall be liable to pay charges for the provision of any further facilities/development/improvement.
5. A copy of the sanction drawing shall always be kept at site and shall be made available to any officer of the Authority on demand.
6. No addition/alteration is permitted in the sanctioned drawings. For any changes prior permission from the Authority required.
7. You shall responsible for carrying out the work in accordance with the requirements of **Greater Noida Industrial Development Area Building Regulations 2010**.
8. You shall be required to follow the terms and conditions as indicated in various NOCs issued by different organization.
9. No activity other than as specified in lease dead shall be permitted in the premises.
10. Prior permission from Authority is required for temporary structure like labor huts & site office and bore well.
11. No Parking of any kind shall be permitted on r/w of road.

Yours faithfully,

Sudheer
Kumar

Incharge GM(Planning)

Encl :- Copy of one Set drawings(01)

Copy to :- Admin. (Project) for information and N.A.





GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
PLOT NO1, SECTOR-KNOWLEDGE PARK-IV, GREATER NOIDA CITY,
GREATER NOIDA, DISTRICT GAUTAM BUDH NAGAR , (U.P.)
Website: www.greaternoidaauthority.in e-Mail: authority@gnida.in

PLG / BP SM-22-Dec-2020:9671

Date 03/11/2023 11:49 AM

To,

SHARDA EDUCATION TRUST

SHARDA EDUCATIONAL TRUST PLOT 32, 34, KNOWLEDGE PARK-3,
GREATER NOIDA 201306 ,GAUTAM BUDDHA NAGAR,201306

Sir / Madam

With reference to your Docket No., **SCR-9471** dated **05/10/2023** for grant of **Sanction** of building plan on **Plot No. 32,34 Pocket/Block 3C Sector K.P - 3** Greater Noida, I have to inform you that Sanction is being granted by the Authority with the following conditions:

1. This sanction is granted under the provisions of '**The Greater Noida Industrial Development Area Building Regulations 2010**'.
2. The validity of this sanction is as per lease dead, **Upto-05 years**.
3. During this period, after the completion of construction it is necessary to apply for occupancy certificate & **time extension charges shall be payable as applicable**.
4. If demanded by the Authority, you shall be liable to pay charges for the provision of any further facilities/development/improvement.
5. A copy of the sanction drawing shall always be kept at site and shall be made available to any officer of the Authority on demand.
6. No addition/alteration is permitted in the sanctioned drawings. For any changes prior permission from the Authority required.
7. You shall responsible for carrying out the work in accordance with the requirements of **Greater Noida Industrial Development Area Building Regulations 2010**.
8. You shall be required to follow the terms and conditions as indicated in various NOCs issued by different organization.
9. No activity other than as specified in lease dead shall be permitted in the premises.
10. Prior permission from Authority is required for temporary structure like labor huts & site office and bore well.
11. No Parking of any kind shall be permitted on r/w of road.

Yours faithfully,

LEENU SAHGAL

GM(Planning)

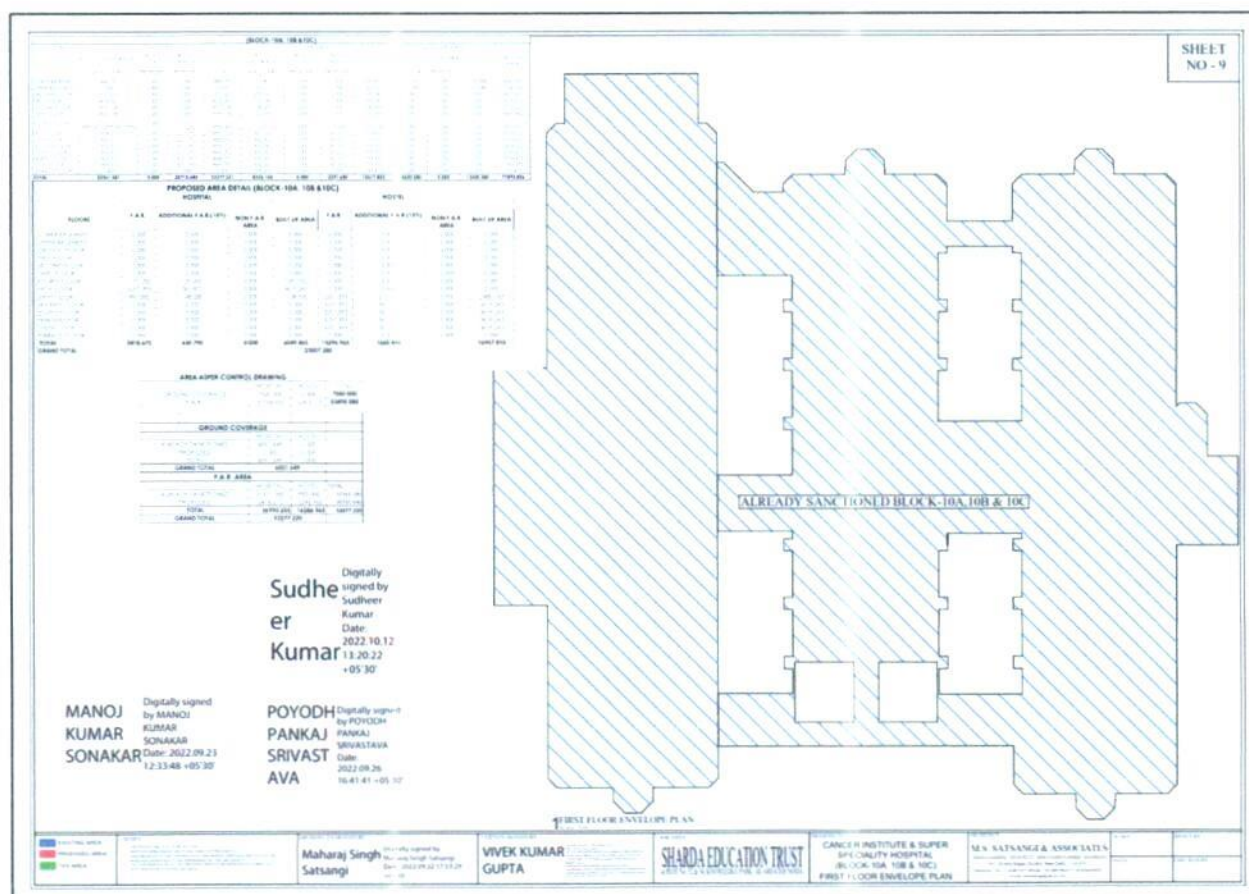
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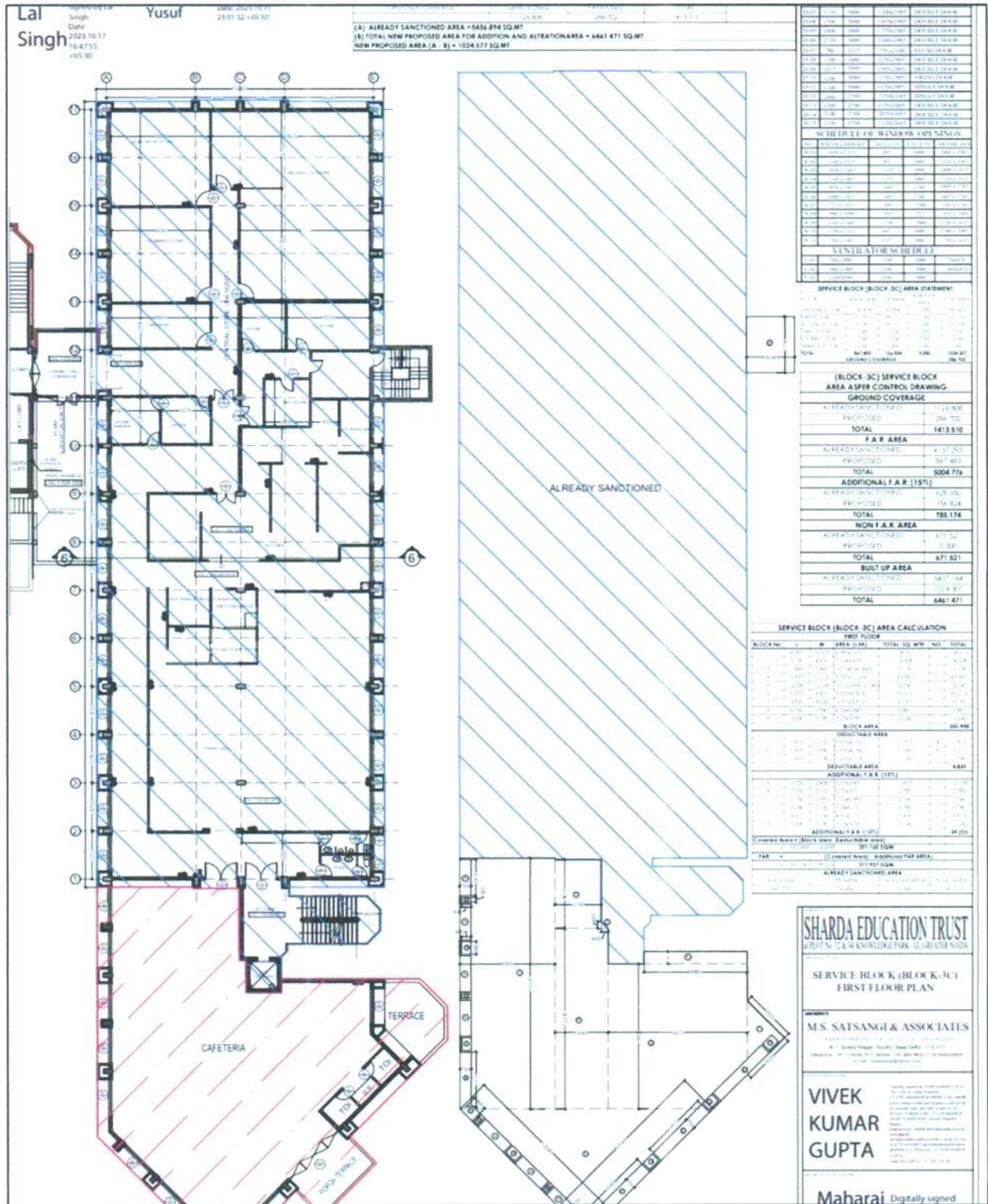


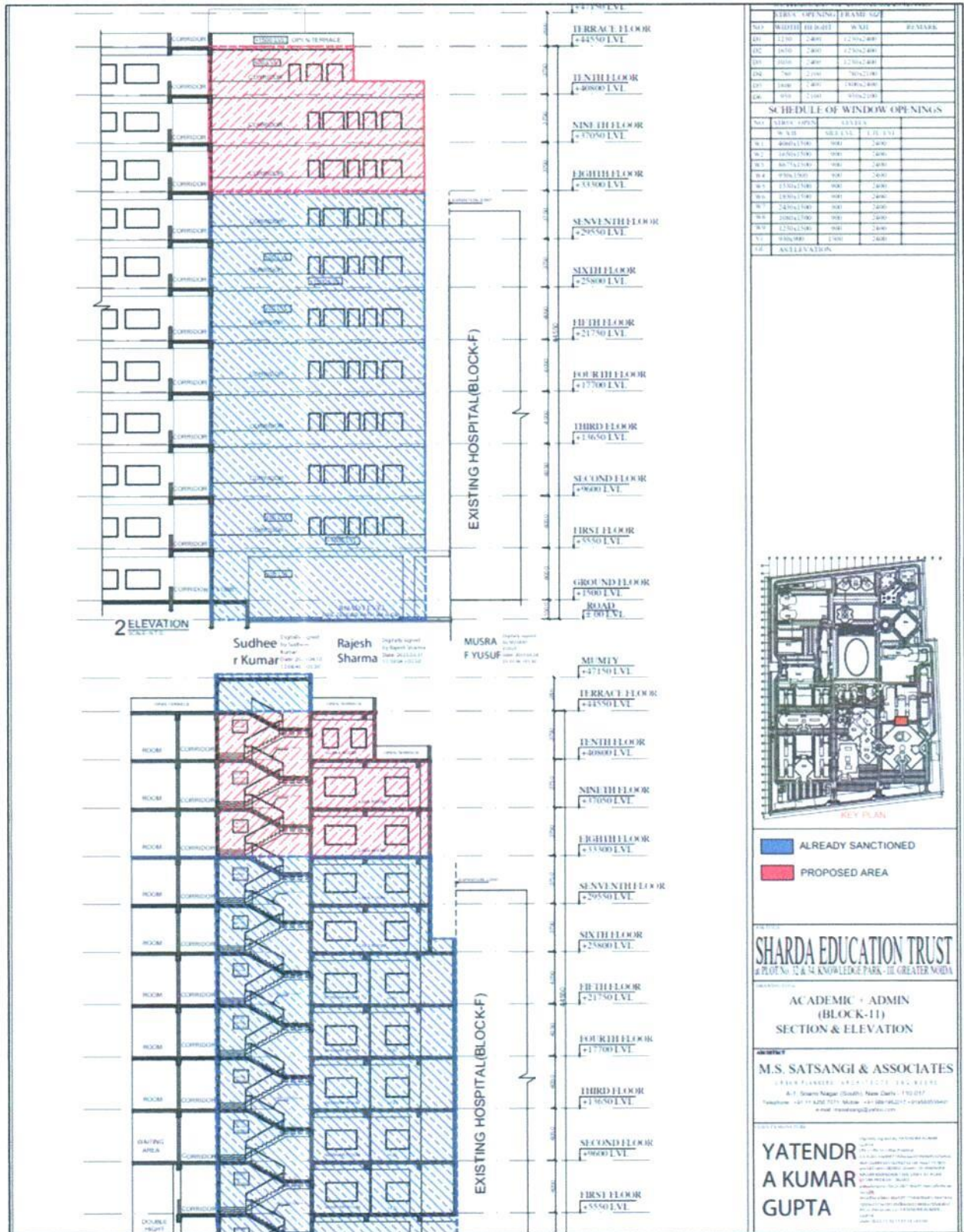
DOCUMENT-3: PROJECT TIMELINE

SL NO	ACTIVITIES	COMMENCEMENT	COMPLETION
1	Building and Civil Works	Already started and schedule to be completed by March, 2025.	
2	Placement of orders for Plant & Machineries and Utilities	Quotations have been invited for major equipment and orders are likely to be placed by March, 2024.	
3	Delivery of Equipment	June, 2024 to December, 2024.	
4	Erection of Equipment	January, 2025 to March, 2025.	
5	COD	W.e.f. April, 2025.	

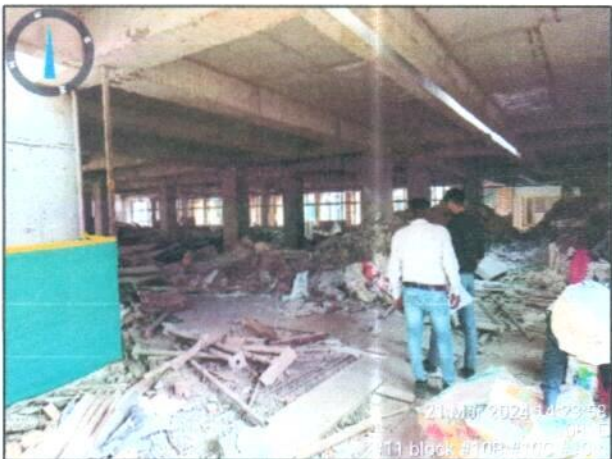
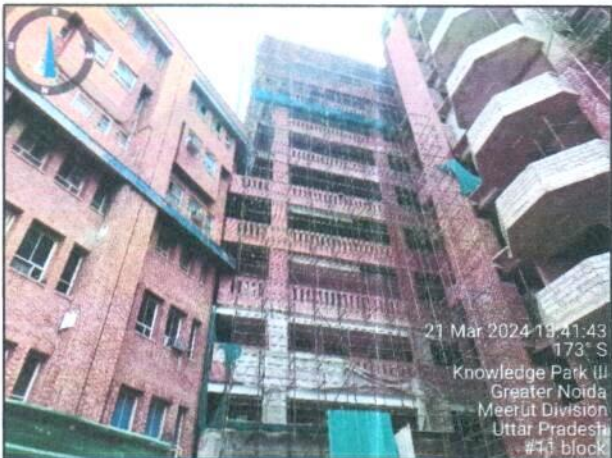
DOCUMENT 4: SANCTIONED PLAN



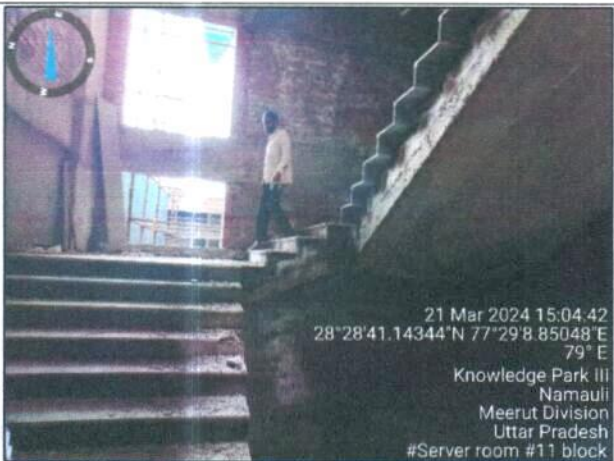
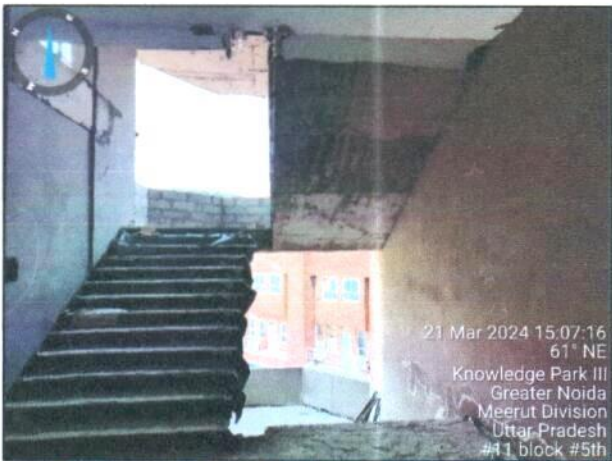


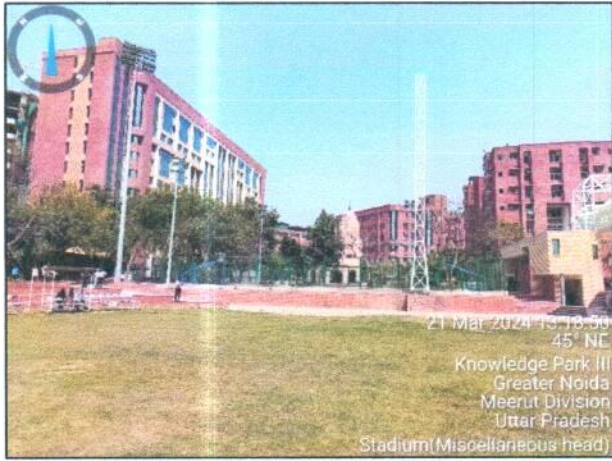
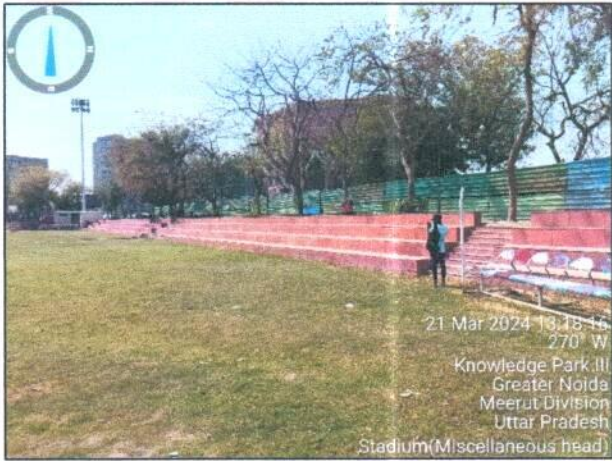
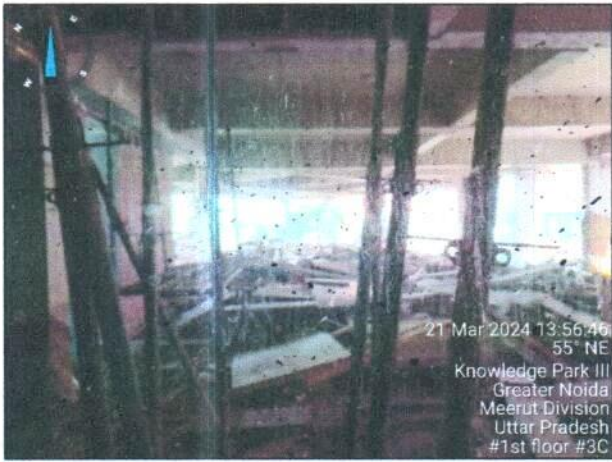


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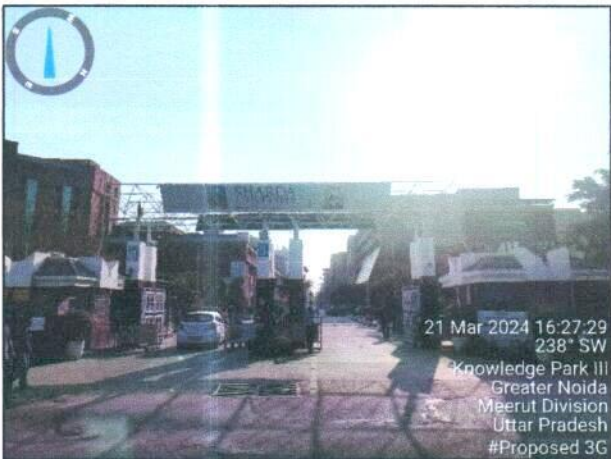
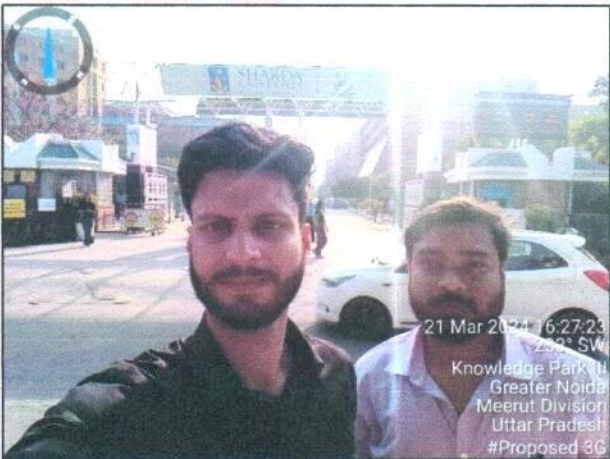
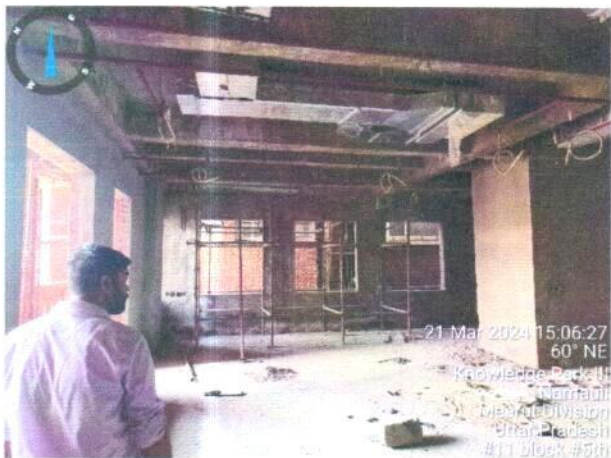
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