

CASE NO.: VIS (2023-24)-PL718-619-946

Dated: 15-02-2024

To,
AGM
Indian Bank
Pahasu Branch
Bulandshahar, Uttar
Pradesh

SUB: Cost Estimate for the proposed Renovation works at FLAT NO H 1108, WINDSOR PREMIUM TOWER, OFFICERS CITY 2, RAJNAGAR EXTENSION, GHAZIABAD, UTTAR PRADESH

Dear Sir,

Cost Estimate for the proposed Renovation works Flat No H 1108, Windsor Premium Tower, Officers City 2, Rajnagar Extension, Ghaziabad, Uttar Pradesh, with the super area of 995 sq. ft. is as per the table below. The flat is currently in favor of Mr. Pankaj Singhal.

The Agreement to sell executed between Mr. Pankaj Singhal & Mr. Saurabh Kumar and Mrs. Sakshi on 06/0/2024 for the total sale consideration of Thirty Six Lakhs Fifty Thousands only.

Our view is in line with the prevailing market rates of the items as per the material specifications and type & quality of work. Quantities taken are on approximate basis and as per the Floor Plan provided to us.

S. No.	Item	Full Description of work	Rate in INR	Quantity (In INR per sq. ft.)	Amount (In INR)
1	Modular Kitchen	It includes quartz counter top, pre made cabinet parts, upper or wall module cabinets, chimney, sink and miscellaneous.	-	Lump sum	3,00,000
2	Wooden flooring	Removing of old tile and fixing to new one.	350	474	1,65,900
3	wall Putty	Scrapping of old paint on the wall and two coats of wall putty.	45	3000	1,35,000
4	Wall Paint	Two coats of primer over putty, one or two coat of primer and two coats of oil bound royal paint	60	3000	1,80,000
5	Painting of door shutters	Removing of old paint by chemical and scraping and two of enamel pain.	150	192	28,800
6	Fall Ceiling in Living and Bedroom room	Fall Ceiling with putty finish and concealed led light fittings.	125	400	50,000

REGISTERED OFFICE:
G-20, 3rd Floor, Preet Vihar,
Vikas Marg, Delhi-110092
Ph.: +91 9958632707

D-39, 2nd floor, Sector 2, Noida-201301

Ph - +91-0120-4110117, 4324647, +91 - 9958632707

E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

Other Offices at: • Mumbai • Kolkata • Bengaluru • Lucknow • Meerut • Agra • Dehradun • Ahmedabad • Shahjahanpur

7	Glass Work	Fixing of Glass with Power coated aluminium channel, sliding doors.	475	90	42,750
8	Bath room and Toilet renovations	Removing of old tile and plaster, two coats of water proofing on floor and wall upto 4 feet, fixing of new non skit tiles, fixing of new taps ,wash basin, WC, and other sanitary fittings	-	Lump sum	2,00,000
9	Electric Work	Changing of old fitting with new modular fittings and changing of Old wire with new copper wire and MCCBs.	-	Lump sum	1,50,000
10	Miscellaneous work	Repairing of old plaster and damage plaster, refixing of loose door frame,	-	Lump sum	1,00,000
				Total	13,52,450
				Or SAY	13,50,000

NOTE:

We have not considered any repair and renovation of external fascia.

Disclaimer: Cost Estimate can vary from the final actual construction cost as the actual construction cost comes as per final plans and prevailing market rates for the material & labour at that point of time.

For R.K Associates Valuers &

Techno Engg Consultants (P) Ltd.

Authorized Signatory



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Abhi

1. DECLARATION									
i. This cost estimate is done based on the documents/ details/ information provided by the customer. ii. The undersigned does not have any direct/indirect interest in the above property. iii. The information furnished herein is true and correct to the best of our knowledge. iv. We have submitted this certificate directly to the Bank. v. This estimate is carried out by our Engineering team on the request from Indian Bank, Pahasu Branch, Pahasu , Bulandshahar, Uttar Pradesh									
2.	<table border="1"> <tr> <th>Name & Address of Valuer company</th> <th>Signature of the authorized person</th> </tr> <tr> <td>M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D-39, Sector-2, Noida, U.P.</td> <td></td> </tr> </table>	Name & Address of Valuer company	Signature of the authorized person	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D-39, Sector-2, Noida, U.P.					
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R.K ASSOCIATES IMPORTANT NOTES:

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 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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IF REPORT IS USED FOR BANK/ FIs

NOTE: As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.

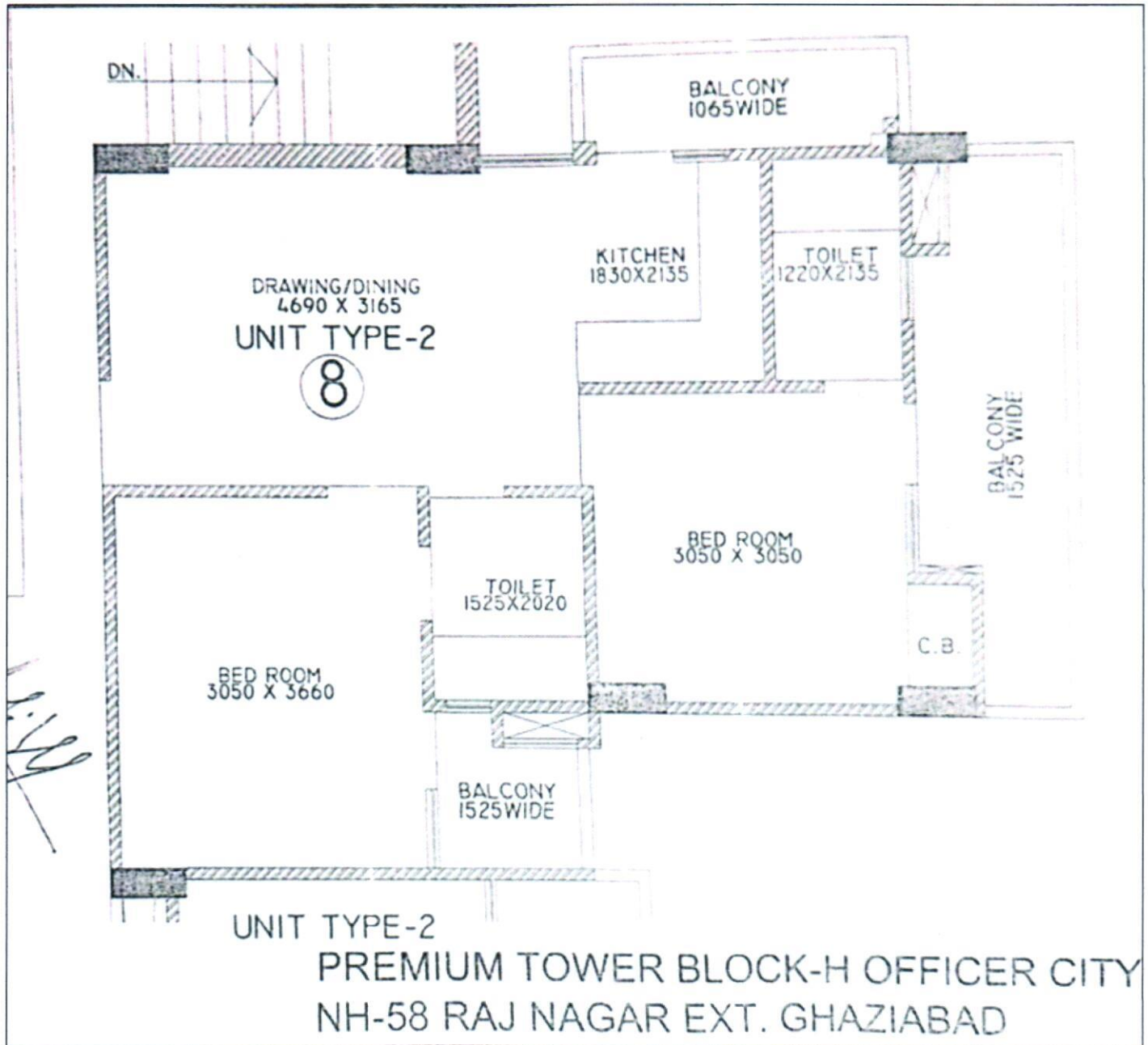
At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

Adi

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R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

ENCLOSURE
FLOOR PLAN.



ALLOTMENT LETTER

ALLOTMENT LETTER

This allotment letter is issued on this 12 November 2014 by M/s. Windsor Arrow Infratech Pvt. Ltd. a Company incorporated under the Companies Act, 1956 having its registered office at B-206, Ansal Chamber -I, Bhikaji Cama Place, New Delhi-110066 (hereinafter referred to as the COMPANY, which expression shall include its assigns and successors etc. unless the subject and context requires otherwise).

IN FAVOUR OF

Applicant

Mr./Mrs./Ms. PANKAJ SINGHAL
S/o/W/o/D/o SHRI RAGHUNATH PRASAD AGARWAL
Address H. No. 114, 2nd FLOOR, SECTOR 5, RACHNA
VAISHALI, GHAZIABAD
Email ID: Pankaj_sin@yahoo.co.in
PAN No: AYUPS5924R Mobile/ Telephone No: 9871381522

Co-Applliant - 1

Mr./Mrs./Ms. _____
S/o/W/o/D/o _____
Address _____

Email ID: _____
PAN No: _____ Mobile/ Telephone No: _____

Co-Applliant - 2

Mr./Mrs./Ms. _____
S/o/W/o/D/o _____
Address _____

Email ID: _____
PAN No: _____ Mobile/ Telephone No: _____

(Hereinafter referred to as the ALLOTTEE(S), which expression shall include his/her assigns and successors etc. unless the subject and context requires otherwise)

For Windsor Arrow Infratech Pvt. Ltd.

Company

[Signature]
Authorized Signatory



**WINDSOR
ARROW**
Infratech Pvt. Ltd.

Allottee(s)

1



Please refer to your application dated _____ with M/s. Windsor Arrow Infratech Pvt. Ltd. having registered office at B-206, Ansal Chamber-I, Bhikaji Cama Place, New Delhi-110066. We are pleased to allot you unit in Premium Tower, Block -H, Officer City-2 a Residential Tower in itself at Raj Nagar Extension, NH, Ghaziabad (U.P.) as per details below:

This allotment is subject to the terms and conditions detailed below and shall prevail over all other terms & conditions given in our brochures, advertisements, price lists and any other sale document. This cancels all previous allotment letter issued against this allotment, if any. You are requested to quote the allotment No. in all future communication with us.

Unit Details

BHK TWO / Unit No. 1108 / Floor ELEVEN / Tower PREMIUM / Block 'H'
Super Area 995 (Sq. ft.)

TOTAL PRICE (Inclusive all charges payable along with basic cost) Rs. 30,31,000
(Rupee THIRTY LAC THIRTY ONE THOUSAND ONLY) on _____

Note: Taxes will be extra as service tax and other applicable taxes.

Booking Amount: Rs. 4,00,000/-

(Paid vide Receipt No. <u>321</u> / dt. <u>30/10/14</u> /Rs. <u>1,00,000</u>
Receipt No. <u>329</u> / dt. <u>05/12/14</u> /Rs. <u>3,00,000</u>
Receipt No. _____ / dt. _____ /Rs. _____
Receipt No. _____ / dt. _____ /Rs. _____
Receipt No. _____ / dt. _____ /Rs. _____
Receipt No. _____ / dt. _____ /Rs. _____
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Receipt No. _____ / dt. _____ /Rs. _____
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(Allotment Letter is subject to the realization of the booking amount through cheque/draft.)

For Windsor Arrow Infratech Private Limited

Company

Authorized Signatory



**WINDSOR
ARROW**
Infratech Pvt. Ltd.

Allottee(s)

2



AGREEMENT TO SELL

AGREEMENT TO SELL

This AGREEMENT TO SELL is executed at Ghaziabad, on ____ day of January 2024 by and between; Sh. Pankaj Singhal S/o Shri Raghunath Prasad & Mrs. Jyoti Singhal W/o Shri. Pankaj Singhal R/o.....hereinafter called "THE FIRST PARTY"(OWNER OF APARTMENT).

IN FAVOUR OF

Shri Saurabh Kumar S/o Niranjan Prasad & Mrs. Sakshi W/o Shri Saurabh Kumar R/o.....hereinaftercalled "THE SECOND PARTY". (BUYER/PURCHASER OF APARTMENT).

The expression of the terms the 'FIRST PARTY' and the 'SECOND PARTY' wherever they occur in the body of this Agreement to Sell, shall mean and include them, their legal heirs, successors, legal representatives, administrators, executors, transferee(s), beneficiary(ies), legatee(s), probatee(s), nominees and assignee(s).

AND WHEREAS the FIRST PARTY for his bonafide needs and requirements has agreed to sell, convey, transfer and assign to the SECOND PARTY and the SECOND PARTY has agreed to purchase the along with proportionate, undivided, indivisible, and impartible ownership rights of the said apartment in " **Windsor Premium Tower** in Group housing project Officer City 2 " ad measuring 995 square feet, bearing Unit No H-1108, situated at Rajnagar Extension , Ghaziabad, U.P., with all rights, title and interest, easements, privileges and appurtenances electricity thereon, with passages, staircase and other common amenities provided therein, hereinafter referred to as "THE SAID PORTION OF APARTMENT" for a total sale consideration of Rs. Thirty Six Lacs fifty thousand All-Inclusive.

NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:-

That the total sale consideration of the said APARTMENT has been settled to a sum of Rs 36.50 Lacs (Thirty Six Lacs fifty thousand), between both the parties out of which a sum of Rs. One Lac as advance money has been received by the FIRST PARTY from the SECOND PARTY, in the following manner;

<u>DATE</u>	<u>MODE OF PAYMENT</u>	<u>AMOUNT(INR)</u>
06/01/2024	Through Bank Mr.Pankaj Singhal	50,000/-
06/01/2024	Through Bank Mrs. Jyoti Singhal	50,000/-
	Total:	1,00,000/-

465.
Lg

Saurabh Kumar Sakshi

