

File No.: VIS (2024-25)-PL105-089-119

Dated: 03-06-2024

COST VETTING ASSESSMENT

OF

M/S. ASHISH PIPES

SITUATED AT

INDUSTRIAL PLOT NO.- D-153, NOIDA EXTENTION PHASE-II, GAUTAM BUDDH
NAGAR, U.P.

REPORT PREPARED FOR

STATE BANK OF INDIA, SME BRANCH, SECTOR 18, NOIDA

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PART A

REPORT SUMMARY

- **DOCUMENT NAME:** Cost Vetting Assessment
- **PREPARED FOR:** State Bank of India, SME Branch, Sector-18, Noida.
- **BORROWER:** M/s Ashish Pipes
- **ASSET TYPE:** Building Structure & Civil works
- **ADDRESS OF THE ASSET:** M/s Ashish Pipes, Industrial Plot No.- D-153, Noida Extension Phase-II, Gautam Buddha Nagar, U.P.

S. NO.	PARTICULARS	DESCRIPTION
1.	Date of Work Order	Via Letter dated 20-05-2024
2.	Date of site survey	30-05-2024
3.	Documents provided for perusal	Bill of Quantity
4.	Project Location	M/s. Ashish Pipes, Industrial Plot No.- D-153, Noida Extension Phase-II, Gautam Buddha Nagar, U.P.
5.	Borrowing Company	M/s. Ashish Pipes
6.	Type of Assessment	Cost vetting.
7.	Scope of Assessment	Cost Vetting of the Building Structure & civil work
8.	Nature of Asset	Building Structure
9.	Total Project Cost as informed by the borrower	Rs. 2.70 crores (Excluding GST) (Including supply and installation as per the List/ quotations / invoices / Cost Estimate provided by the company.)
10.	Project Cost as assessed by the consultant	Rs. 3.23 crores to Rs.3.77 crores (Excluding GST) (Including supply and installation as per the List/ quotations / invoices / Cost Estimate provided by the company.)
11.	Total number of pages with Annexure.	13

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PART B

COST VETTING ASSESSMENT

1. DESCRIPTION

This is a cost vetting document of the building structure located aforesaid address. As per the BOQ provided, the client proposed to develop Basement + Stilt + Ground + 2 floor structure. The subject locality is a well-developed notified Industrial area and adjacent properties are used for industrial purposes. The property is within 3 km from NSEZ metro station.

During site visit it has been observed that the building structure is under construction. The detailed progress of the construction is as given below,

S. No.	Description	Status
1	Basement Floor	1. Super structure is completed. 2. Outer wall of the structure is complete. 3. Finishing & MEP work is not done.
2	Stilt Floor	1. Super structure is completed. 2. Part brick work done. 3. Finishing & MEP work is not done.
3	Ground Floor	1. Super structure is completed. 2. Partition wall of Kitchen & washroom is done. Balance brick work not yet done. 3. Finishing & MEP work is not done.
4	First Floor	Columns already casted. Shuttering work for roof slab in progress.
5	Second Floor	Column casting in progress.
6	Boundary Wall	Three side Boundary wall completed.

2. BUILDING & CIVIL WORKS:

The cost involved in the construction of proposed structures and other civil work has been calculated from our analysis and market research. For reference we have considered CPWD DSR 2023.

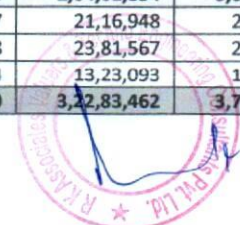
Details estimate cost of the building construction is as shown below:

Yay



AS PER BOQ						AS PER CPWD DSR		AFTER APPLYING DISCOUNT	
S. NO.	DESCRIPTION	QTY	RATE	UNIT	AMOUNT	RATE	AMOUNT	Applying 40% discount for adjustment for market price and Industrial structure	Applying 30% discount for adjustment for market price and Industrial structure
1	Earthwork in excavation of hard soil over area not exceeding 1.5m in width or 10sqm. On plane including dressing of sides & ramming of bottom & disposal of surplus within 50m head	2450	140	M3	3,43,000	177.50	4,34,875	2,60,925	3,04,413
2	P/L in position cement concrete of specified grade excluding the cost of centring and shuttering all work up to plinth level 1:4:8 and 40mm thick nominal size	600	2250	M3	13,50,000	6812.00	40,87,200	24,52,320	28,61,040
3	Brick work with Brick of class designation 7.5 in foundation plinth in cement mortar 1:4	300	2250	M3	6,75,000	7370.65	22,11,195	13,26,717	15,47,837
4	DPC providing & laying 25mm thick with cement concrete 1:2:4	900	280	M2	2,52,000	247.88	2,23,088	1,33,853	1,56,161
5	Brick work with Brick of class designation 7.5 in superstructure plinth in cement mortar 1:6	650	2400	M3	15,60,000	9344.35	60,73,828	36,44,297	42,51,679
6	RCC work in suspended floor roof, landing, balcony, excluding centring shattering & reinforcement with 1:2:4	510	3100	M3	15,81,000	8583.40	43,77,534	26,26,520	30,64,274
7	Centring of Shuttering	5200	190	M2	9,88,000	392.15	20,39,180	12,23,508	14,27,426
8	Providing wood work in chowkat of door, window & fix in position of 2nd kiln seasoned and chemically treated hoolock wood	19	38500	M3	7,31,500	83378.05	15,84,183	9,50,510	11,08,928
9	Providing & fixing 2nd classkail panelled & glazed shutter for door window, clearstory window including, bank enamelled MS butt hinges with necessary screen excluding panelling 40mm thick	950	1480	M2	14,06,000	3524.85	33,48,608	20,09,165	23,44,025
10	12mm cement plaster of 1:6 mix	6200	150	M2	9,30,000	333.35	20,66,770	12,40,062	14,46,739
11	White washing with line to give an even shade work (three or more coat)	6200	15	M2	93,000	39.05	2,42,110	1,45,266	1,69,477
12	Distempering with oil bond of approved brand & manufacture to give an even shade new work (two or more coat including a priming coat)	6200	110	M2	6,82,000	185.65	11,51,030	6,90,618	8,05,721
13	40mm thick Kota stone flooring rubbed and polish and granolithic finish under layer 20mm thick cement slurry etc. complected with light shade pigment with white cement	4300	650	M2	27,95,000	645.83	27,77,086	16,66,252	19,43,960
14	Tor steels	121500	70	KG	85,05,000	107.85	1,31,03,775	78,62,265	91,72,643
15	Primer on wood work	1400	60	M2	84,000	74.65	1,04,510	62,706	73,157
16	Paint on wood work	1210	82	M2	99,220	176.25	2,13,263	1,27,958	1,49,284
17	Mud phaska	471	160	M2	75,360	137.70	64,857	38,914	45,400
TOTAL					2,21,50,080		4,41,03,090	2,64,61,854	3,08,72,163
18	Add: 8% Electrical				17,72,006		35,28,247	21,16,948	24,69,773
19	Add: 9% for Int. WS & Sanitary				19,93,507		39,69,278	23,81,567	27,78,495
20	Add: 5% Bringing of cost				11,07,504		22,05,154	13,23,093	15,43,608
GRAND TOTAL					2,70,23,098		5,38,05,770	3,22,83,462	3,76,64,039

Signature



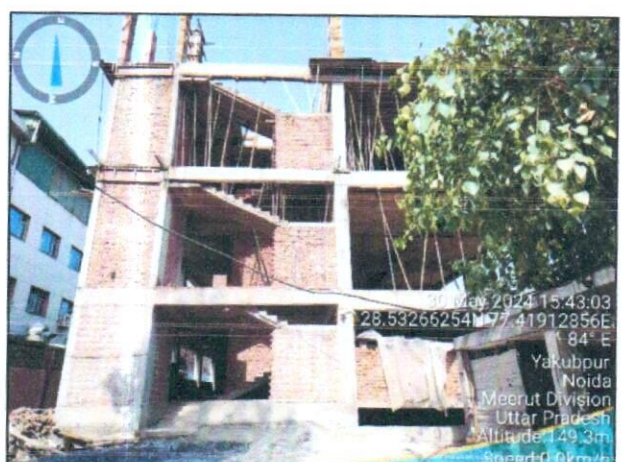
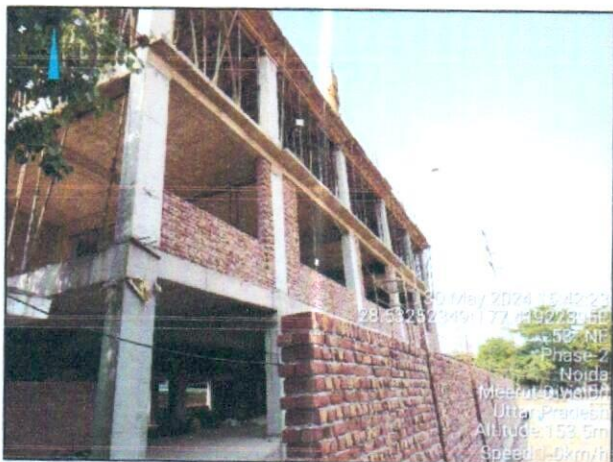
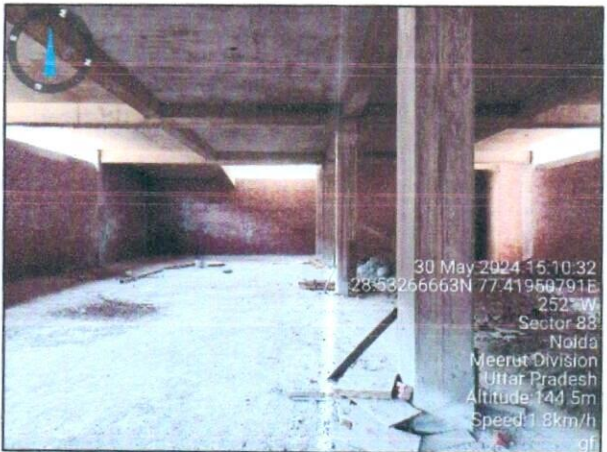
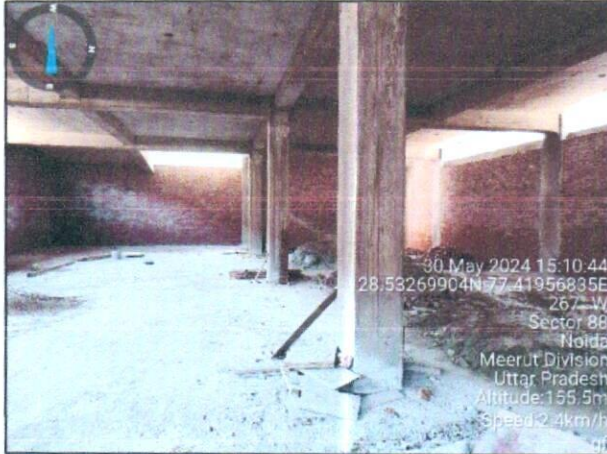
REMARKS:

1. Estimated cost by the company is almost 50% lesser than the CPWD DSR rates.
2. Above DSR Rates are for non-industrial building and accordingly relevant discount has been applied to match the market rates for Industrial structure.
3. Generally, DSR rates have 15-20% cushion with respect to Market Rates and accordingly adjustments can be made.
4. As per our assessment cost may stretch from Rs.3.23 crores to Rs.3.77 crores for the above work.
5. Cost difference may be there when labour is deployed through local contractor on daily basis Vs engaging EPC contractor and also difference in using concrete mixer at site Vs using of RMC.



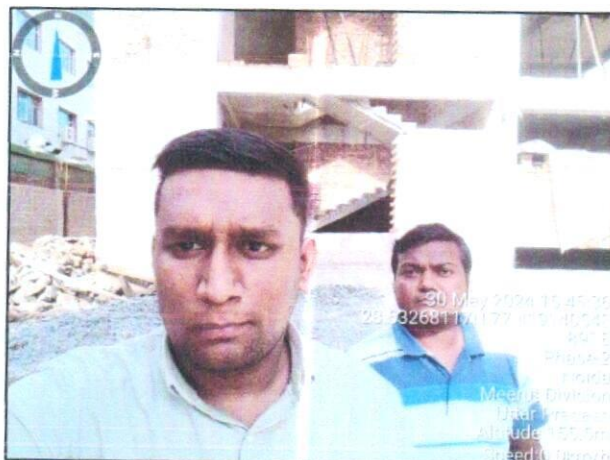
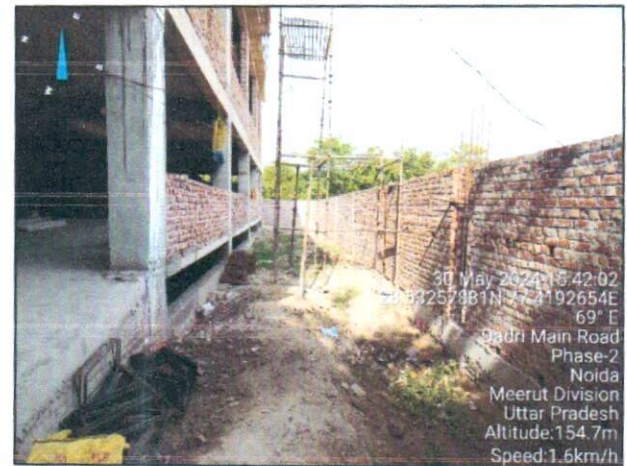
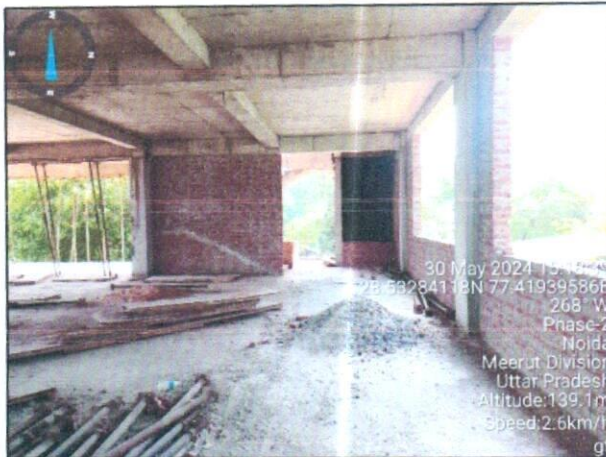
PART C

PHOTOGRAPHS



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PART D

IMPORTANT DOCUMENT EXHIBIT

DURGA DESIGNER'S

R/O G-104, SEC-41 NOIDA (U.P) PH: 0120-4357100 -9810072146, 9310072146

ABSTRACT OF COST

Abstract of estimated cost of prop Industrial building on Plot No- D-153 Sector-PH-II EXTN (H.C.) Noida
 For SMT Anjana Gupta as per Market Rate.

S.NO.	DESCRIPTION	QTY	RATE	UNIT	AMOUNT
1	Earthwork in excavation of hard soil over area not exceeding 1.5m in width or 10 Sqm on plane including dressing of sides & ramming of bottom & disposal of surplus within 50m lead.	2450.00	140.00	M3	343000.00
2	P/L in position cement concrete of specified grade excluding the cost of centring and shuttering all work upto plinth level 1:4:8 and 40mm thick nominal size	600.00	2250.00	M3	1350000.00
3	Brick work with Brick of class designation 75 in foundation & plinth in cement mortar 1:4	300.00	2250.00	M3	675000.00
4	D.P.C. providing & laying 25mm thick with cement concrete 1:2:4	900.00	280.00	M2	252000.00
5	Brick work with Brick of class designation 75 in superstructure in cement mortar 1:6	650.00	2400.00	M3	1560000.00
6	R.C.C. work in suspended floor roof, landing, Balcony excluding centring shuttering & reinforcement with 1:2:4	510.00	3100.00	M3	1581000.00
7	Centring of shuttering	5200.00	190.00	M2	988000.00
8	Providing wood work in chowkat of door, window & other frames wrought frames & fix in position of 2nd kiln seasoned and chemically treated hollock wood	19.00	38500.00	M3	731500.00

M/s DURGA DESIGNERS
 ARCH. ASHOK KUMAR AGGARWAL
 REGD. No. GA/20-578773
 R/o G-104, SECTOR-41, NOIDA
 PH-01204357100, 0120-4357100



9	Providing & fixing 2nd classkail panelled & glazed shutter for door window, clearstory window Including ,blank enamelled M.S butt hingswith nessery screen excluding panelling 40mmthick	950.00	1480.00	M2	1406000.00
10	12mm cement plaster of 1:6 mix	6200.00	150.00	M2	930000.00
11	White washing with lime to givean shade new work (three or more coat	6200.00	15.00	M2	93000.00
12	Distempring with oil bond of approved brand & manufacture to give an even shade new work (two or more coat including a priming coat	6200.00	110.00	M2	682000.00
13	40mm thick Kota stone flooring rubbed and polish and granolithic finish under layer 20mm thick cement conc. 1:2:4by volume including cement slurr, etc complected with light shade pigment with white cement	4300.00	650.00	M2	2795000.00
14	Tor steels	121500.00	70.00	KG	8505000.00
15	Primer on wood work	1400.00	60.00	M2	84000.00
16	Paint on wood work	1210.00	82.00	M2	99220.00
17	Mud phuska	471.00	160.00	M2	75360.00
TOTAL					22150080.00
Add:8% Electrical					1772006.40
Add:9%for Int.W.S.& Sanitry					1993507.20
Add: 5% Bringing of cost					1107504.00
Grand Total					27023097.60
Say Rupees					27023000.00
RS TWO CRORE SEVENTY LAKH TWENTY THREE THOUSAND ONLY					
M/R CURVA DESIGNERS ARCH. ANISH KUMAR AGGARWAL REGD. No. CA/2018/79773 REGD. 154, SECTOR-41, NOIDA PH: 2815072168, 0120-43857100					



PART E

DISCLAIMER

1. We have received sample BOQ for building construction and 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 owner's name, etc., it is only for illustration purpose and may not necessarily represent accuracy.
7. This cost vetting is done only on the basis of market research and BOQ provided to us by the company and we don't recommend any sort of recommendation in our Document.
8. The estimated cost verification of item to item can't exactly match as per our vetting due to several market consideration. In some of the items it is lower while in some of the item's price comes to be higher but on an average the price as per list provided to us falls in the range as confirmed by us.
9. There can be variation in the estimated price if the specification & make of any items procured is different from the list provided to us during assessment.

[Signature]



10. The estimated cost verification is made based on the third-party information which has been replied upon in good faith.
11. Ownership and other legal point of view in respect of the asset is not considered in this report as same is out of scope of this document.
12. This document is made at the request of the Bank.

**For R.K Associates Valuers & Techno
Engineering Consultants (P) Ltd.**

FOR INTERNAL USE
PREPARED BY: Yash Bhatnagar
REVIEWED BY: Anil Kumar

[Signature]