

REPORT FORMAT: CE – VL1 (Construction) | Version: 1.0\_Aug.2024

FILE No.: VIS (2024-25)-PL239-203-264

Date: 29-08-2024

# COST VETTING ASSESSMENT

OF

SOBTI SAPPHIRE

SITUATED AT

GATA NUMBER 66 MIN, 67 MIN, 106 MIN, 108 MIN, 113 MIN, 114 MIN, 115 MIN, 116 MIN, 117 MIN, 140 MIN, 142 MIN, & 143 MIN, VILLAGE DIBDIBA, TEHSIL BILASPUR, DISTRICT RAMPUR, UTTAR PRADESH

REPORT PREPARED FOR

PUNJAB NATIONAL BANK 9/90, P BLOCK, CONNAUGHT PLACE  
NEW DELHI

- Corporate Valuers
- Business/ Enterprise/ Equity Valuation
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management

- Panel Valuer & Techno Economic Consultants for PSU Banks

FILE No.: VIS (2024-25)-PL239-203-264  
Valuation TOR is available at [www.rkassociates.org](http://www.rkassociates.org)

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*at [valuers@rkassociates.org](mailto:valuers@rkassociates.org). We will appreciate your feedback in order to improve our services.*

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**PART A**

**REPORT SUMMARY**

- **DOCUMENT NAME:** Cost Vetting Assessment
- **ADDRESS OF THE ASSET:** Gata Number 66 Min, 67 Min, 106 Min, 108 Min, 113 Min, 114 Min, 115 Min, 116 Min 117 Min 140 Min, 142 Min, & 143 Min, Village Dibdiba, Tehsil Bilaspur, District Rampur, Uttar Pradesh
- **PREPARED FOR ORGANIZATION:** Punjab National Bank 9/90, P Block, Connaught Place New Delhi.
- **BORROWER/COMPANY'S NAME:** M/s Sobti Buildwell Ltd.
- **ASSET TYPE:** Group Housing Project

S. NO.	PARTICULARS	DESCRIPTION						
1.	Date of Survey	23-07-2024						
2.	Date of Document	06-08-2024						
3.	Documents provided for perusal	a. Sanctioned Map b. Cost estimate provided by Architect Nagpal Architect and Interior Designer with reference number CA/2019/113964						
4.	Work Order Number	Through email dated 10/07/2024						
5.	Customer Name	Punjab National Bank, Connaught place, New Delhi						
6.	Coordinating Person Name and Number	<table> <tr> <th>Name</th><th>Designation</th><th>Phone No.</th></tr> <tr> <td>Sudeb Panda</td><td>Owner's representative</td><td>9760691119</td></tr> </table>	Name	Designation	Phone No.	Sudeb Panda	Owner's representative	9760691119
Name	Designation	Phone No.						
Sudeb Panda	Owner's representative	9760691119						
7.	Submitted to Bank	Punjab National Bank 9/90, P Block, Connaught Place New Delhi						
8.	Dealing Officer from Bank	<table> <tr> <th>Name</th><th>Designation</th><th>Phone No.</th></tr> <tr> <td>Mukesh Kumar</td><td>Manager</td><td>9667965179</td></tr> </table>	Name	Designation	Phone No.	Mukesh Kumar	Manager	9667965179
Name	Designation	Phone No.						
Mukesh Kumar	Manager	9667965179						
9.	Scope of the Work	Vetting of Cost Estimate as per CPWD/ PWD/ Market norms of Tower B & C of the Group Housing Society Project Sobti Sapphire being developed by Sobti Buildwell Ltd. as prepared by the Architect Nagpal Architect and Interior Designer with reference number CA/2019/113964						
10.	Purpose of the Assessment	For Bank internal assessment						
11.	Type of Asset	Group Housing Project						
12.	Type of Assessment	Cost vetting assessment						
13.	Current Status of the Building	Construction of Basement is under progress for Tower B & C						
14.	Total Proposed Building Cost	₹ 67,88,40,400.29						



15.	R.K Associates Opinion on the proposed Estimate	Overall the cost estimated by Architect Nagpal Architect and Interior Designer with reference number CA/2019/113964 appears to be in line with the market standard and within CPWD/ PWD range.  For detail working, kindly refer Part-C Cost Vetting Assessment.
16.	Total number of Pages	10
17.	Enclosures	a) Copy of Cost Estimate Sheet





## PART B

## PROJECT TECHNICAL DETAILS

1. **COST ESTIMATE:** We have been provided cost estimate of Tower B & C of the Group Housing Society Project Sobti Sapphire being developed by Sobti Buildwell Ltd. as prepared by the Architect Nagpal Architect and Interior Designer with reference number CA/2019/113964. Cost estimate given by the Architect is tabled below for reference:

Sl. No	SUBHEAD	DESCRIPTION	AMOUNT AS PER SOBTI BUILWELL LTD.	COST/SQ.FT. ON BUILT UP AREA AS PER SOBTI
1	STRUCTURE	Inclusive of Earthwork, Anti-Termite Treatment, PCC Work, Concrete work, Steel & Shuttering	41,27,20,459	1,120.00
2	MASONRY WORK	Providing and applying in single coat including grooving, bands, drip course, water proofing, curing and scaffolding	0.00	0.00
3	PLASTER WORK	Providing and applying in single coat including grooving, bands, drip course, water proofing, curing and scaffolding	0.00	0.00
4	JOINARY WORK	Providing and applying in single coat including grooving, bands, drip course, water	2,02,67,522	55
5	ELECTRICAL WORK		2,67,16,279	72.5
6	PLUMBING WORK		2,78,21,780	75.5
7	HVAC WORK		3,18,75,285.47	86.5
8	FIRE FIGHTING SYSTEM		2,32,15,525.83	63
9	WATER PROOFING	Providing and applying in single coat including grooving, bands, drip course, water proofing, curing and scaffolding	93,96,760.46	25.5
10	PAINTING WORKS	Providing and applying in single coat including grooving, bands, drip course, water proofing, curing and scaffolding	1,31,18,614.60	35.6
11	FLOORING	Inclusive of all Flooring, Wall Finishes, Doors & Windows, Ceiling Treatment, Cladding, External facade Treatment, Railings, Kitchens, Toilets & Wardrobe	3,33,49,287	90.5
12	WALL CLADDING (Internal)		1,42,42,540	38.65
13	FALSE CEILING		2,21,10,024	



14	FABRICATION	Inclusive of all Flooring, Wall Finishes, Doors & Windows, Ceiling Treatment, Cladding, External facade Treatment, Railings, Kitchens,	1,23,44,763	33.5
15	FACADE WORK	Inclusive of all Flooring, Wall Finishes, Doors & Windows, Ceiling Treatment, Cladding, External facade	1,96,85,291	53.42
16	LIFTS	Supplying & Installation of Passenger & Fire Lifts	1,19,76,263	32.5
17	MODULAR WORK	Supplying & Installation of Modular Kitchen & Wardrobes with Machine Pressed Finishing	0.00	0.00
18	LANDSCAPE & HORTICULTURE	Inclusive of all Flooring, Wall Finishes, Doors & Windows, Ceiling Treatment, Cladding, External facade Treatment, Railings, Kitchens, Toilets & Wardrobe	0.00	0.00
19	BOUNDARY WALL & ENTRY GATE	Inclusive of landscaping, soft-soaping, horticulture, site lighting, signage's ,	0.00	0.00
20	BASEMENT	Civil Cost + basic finisies	0.00	0.00
21	CLUB & COMMERCIAL	Club Spa, Gym, Commercial & Amenities	0.00	0.00
			<b>67,88,40,400</b>	<b>1,842</b>

**Source: Cost Sheet provided by Nagpal Architects and Interior Design with reference number CA/2019/113964**

- 2. BUILDING AREA DETAILS:** Sobti Sapphire is proposed to have 3 towers and 51 villas. However the current scope of work is limited only to 2 Towers, i.e Tower B & C and also includes Club House.

Land Area	Towers	Floors	Total Built-up Area
<b>32,907Sq.mtr</b>	<b>2 Nos.</b>	<b>13 floors in Each Tower</b>	<b>3,68,500.41 sq.ft</b>

**Notes:**

- The above area includes Tower B & C Built-up area, Club Area and the proportionate Basement Area of 90,431.41 Sq.ft.





## PART C

## COST VETTING ASSESSMENT

1. **METHODOLOGY & APPROACH ADOPTED:** Plinth Area Rate basis on cumulative basis and not on item wise basis.
2. **COST ASSESSMENT:**

S.No.	Particulars	Details
1.	<b>Total Number of Towers</b>	02
2.	<b>Number of Floors</b>	13 in each Tower
3.	<b>Type of Construction</b>	R.C.C Framed Structure with brick filler walls, raft foundation using conventional form & shuttering.
4.	<b>Total Area</b>	3,68,500.41 sq.ft.
5.	<b>Estimated Value by Architect</b>	Rs. 67,88,40,400
6.	<b>Plinth Area Rate</b>	Rs. 1,842
7.	<b>RKA Assessment</b>	Overall estimated cost for the building works with the items shown in the estimate appears to be in line with market rates considering the location of the Project as Scale-B city. Please see notes below for additional details.

### NOTES:

- a. Analysis is done based on the copy of Estimation sheet of Tower B & C and approved building Plan provided by the borrower company/Bank.
- b. Estimate analysis is done on the basis of standard RCC construction with brick filler walls, raft foundation using conventional form & shuttering with Class – A construction.
- c. Super Class-A, exclusive luxurious finishing or newer technologies such as Mivan technique is not considered while analysing the cost.
- d. Fittings and fixtures are not considered in this estimate evaluation.
- e. Since in some of the items in the estimate complete specifications was not given, therefore analysis is done on cumulative plinth area rates basis which is found to be satisfactory.
- f. In this assessment, there can be some difference in the cost of some of the items due to difference in the specification proposed by the company.

- g. The current assessment is true for the current date. The rate may vary at the time of actual construction due to change in price of materials and labours in that location.
- h. Estimated price may vary in comparison to CPWD plinth area rates 2023, DSR rate 2021 due to specification standards considered in CPWD Vs market standards in private sector and also due to location factor of scale-b city.

**Disclaimer:**

1. This cost vetting is done only on the basis of Cost Estimate provided to us by the company/Bank and we don't recommend any sort of recommendation in our Certificate.
2. 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 items 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.
3. 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.
4. The estimated cost verification is made based on the third-party information which has been relied upon in good faith.
5. The estimated price may vary at the time of actual procurement because of change in prices in the market for such kind of items for which we will not have any control. The cost vetting is only limited to the date of Certificate issued. We do not assume any responsibility in change of prices of the said items after this date.
6. 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 certificate.
7. This assessment is done on the request of the Bank.

**IMPORTANT NOTES**

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**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.**

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SURVEY ANALYST	ESTIMATION ENGINEER	L1/ L2 REVIEWER
Ashil Baby	Ashil Baby	Sr. V.P. Projects
		



## ENCLOSURE: I – COPY OF COST ESTIMATION SHEET PREPARED BY THE ARCHITECT

# NA

NAGPAL ARCHITECTS AND INTERIOR DESIGNER

SOBTS BUILDWELL LIMITED SOBTI SAPPHIRE GREEN PARK SITE AT VILL. DIBOIBA TEH. BILASPUR				TOWER B & C	
DISTT. RAMPUR				969500.81	
BUA OVERALL(SQ. FT.)				969500.81	
Sl. No.	SUBHEAD	BREAKDOWN	DESCRIPTION	AMOUNT (IN RS)	COST/SQ. FT. ON BUILTUP AREA
1	SPRINK FLARE		Inclusion of Sprinklers, Anti-Freeze Treatment, PCC Work, Concrete work, Steel & Shuttering	41,17,29,458.20	1139.90
2	MASONRY WORK		Providing and applying in single coat including grooving, bonds, drip course, water proofing, curing and scaffolding		0.00
3	PLASTER WORK		Providing and applying in single coat including grooving, bonds, drip course, water proofing, curing and scaffolding		0.00
4	KNAGGY WORK		Providing and applying in single coat including grooving, bonds, drip course, water proofing, curing and scaffolding	2,21,47,522.55	55.00
5	ELECTRICAL WORK			2,87,16,279.71	72.50
6	PLUMBING WORK			2,74,21,780.86	75.50
7	PAINT WORK			3,24,75,285.47	84.50
8	FIRE FIGHTING SYSTEM			2,37,15,525.83	60.00
9	WATER PROOFING		Providing and applying in single coat including grooving, bonds, drip course, water proofing, curing and scaffolding	40,14,784.48	25.50
10	PAINTING WORKS		Providing and applying in single coat including grooving, bonds, drip course, water proofing, curing and scaffolding	1,71,38,614.90	55.00
11	FLOORING		Inclusive of all Flooring, Wall Finishes, Doors & Windows, Ceiling Treatment, Cladding, External Facade Treatment, Railings, Kitchens, Toilets & Wardrobe	3,31,40,287.11	80.50
12	WALL CLADDING			1,41,42,540.85	38.00
13	FALSE CEILING			2,71,10,824.40	60.00
14	FABRICATION		Inclusive of all Flooring, Wall Finishes, Doors & Windows, Ceiling Treatment, Cladding, External Facade	1,21,44,763.74	35.50
15			Treatment, Railings, Kitchens, Toilets & Wardrobe		
16	PAVING WORK		Windows, Ceiling Treatment, Cladding, External Facade	1,54,85,181.90	36.00
17	LIFTS		Supplying & Installation of Passenger & Fire Lifts	1,14,70,262.22	32.50
18	MODULAR WORK		Supplying & Installation of Modular Kitchen & Wardrobes with Machine Present Finishing	0.00	0.00
19	LANDSCAPE & HORTICULTURE			0.00	0.00
20	BOUNDARY & ENTRY GATE WORK		Inclusion of landscaping, softscaping, hardscaping, site lighting, signages, Swimming pool, & artwork	0.00	0.00
21	BASEMENT		Club Floor & Water Finishes	0.00	0.00
22	CLUB & COMMERCIAL		Club Spa, Gym, Commercial & Amenities	0.00	0.00
TOTAL				41,48,888.19	1,642.17

**CA/2019/I 13964**  
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