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**Kolkata Office:**

Smartpave Corporate Centre  
Saberwal House, 8th Floor  
55B Mirza Galib Street (Near Park Mansion)  
Kolkata- 700 016, West Bengal  
Phone: +91- 9651070248, +91-8588823177

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## COST VETTING ASSESSMENT

OF

M/S. JM HOLDINGS PVT LTD

SITUATED AT

PLOT NO. B1 & PLOT NO. B2, VILLAGE-KINALE, TALUKA-SAWANTWADI,  
SINDHUDURG MAHARASHTRA-416514

REPORT PREPARED FOR

STATE BANK OF INDIA, EXIM BRANCH, KOLKATA

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineering (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASAM)
- Project Techno-Financial Advisors
- Chartered Engineers

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- Panel Valuer & Techno Economic Consultants for PSU  
Banks

**CORPORATE OFFICE:**

D-39, 2nd floor, Sector 2, Noida-201301  
Ph - +91-0120-4110117, 4324647, +91 - 9958632707  
E-mail - [valuers@rkassociates.org](mailto:valuers@rkassociates.org) | Website: [www.rkassociates.org](http://www.rkassociates.org)

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**PART A**

**REPORT SUMMARY**

- **DOCUMENT NAME:** Cost Vetting Assessment
- **PREPARED FOR:** State Bank Of India, EXIM Branch, Kolkata
- **BORROWER:** M/s JM Holdings Pvt Ltd.
- **ASSET TYPE:** Building Structure & Civil works
- **ADDRESS OF THE ASSET:** Plot No. B1 & Plot No. B2, Village-Kinale, Taluka-Sawantwadi, Sindhudurg Maharashtra-416514.

S. NO.	PARTICULARS	DESCRIPTION
1.	Date of Work Order	Via Letter dated 13-01-2025
2.	Date of site survey	09-12-2024
3.	Documents provided for perusal	Bill of Quantity
4.	Project Location	Plot No. B1 & Plot No. B2, Village- Kinale, Taluka-Sawantwadi, Sindhudurg Maharashtra-416514
5.	Borrowing Company	M/s. JM Holdings Pvt Ltd.
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	<b>Rs. 7.08 crores</b> (Including 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	<b>Approx. Rs. 6.46 crore</b> (Including GST)  (Including supply and installation as per the List/ quotations / invoices / Cost Estimate provided by the company.)
11.	Total number of pages with Annexure.	26



## 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 + Ground + 1<sup>st</sup> Floor, for two Villas i.e Villa 1 and Villa 2. The subject property is situated in hilly terrain with good scenic view of river.

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

#### Villa 1:

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	Ground Floor	1. Super structure is completed 2. Partition walls are constructed. Finishing & MEP work is not done.
3	First Floor	Columns already casted. Shuttering work for roof slab in progress.
4	Boundary Wall	Three side Boundary wall completed.
5	Aesthetic	RCC work of the swimming pool is completed and finishing work hasn't been started

#### Villa 2:

S. No.	Description	Status
1	Basement Floor	1. Super structure is completed for both the Villas. 2. Outer wall of the structure is complete. 3. Finishing & MEP work is not done.
2	Ground Floor	1. Super structure is completed 2. Partition walls are constructed. Finishing & MEP work is not done.
3	First Floor	Columns already casted. Shuttering work for roof slab in progress.
4	Boundary Wall	Three side Boundary wall completed.
5	Aesthetic	Work hasn't started as of yet



## 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 Rates from Goa Schedule of Rates 2019, CPWD 2023, DSR 2023, MSR 2023, rates from local contractors and online research.

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

S.NO.	DESCRIPTION	QTY	AS PER RKA FINDINGS		
			RATE	AMOUNT (Inclusive GST-18%)	AMOUNT (Exclusive GST)
1	<b>Excavation in ordinary (soft) soil</b> including murrum (clayey sand mixed with kankar), backfilled soil in plinth for foundations of columns, wall foundations, pilecaps, underground tanks, plinth beams, trenches, m/c fnds, manholes, steps etc. including shoring, shuttering, dewatering wherever required (Until foundation work is complete) and removing, spreading and levelling surplus earth on site within an initial lead of 200m radius as directed by Engineer upto 2.0m depth. (Note: All backfilling, spreading, compacting of earth shall be carried out in layers not exceeding 200mm & compacted to a dry density of 90%)				
2	<b>Excavation in laterite rock</b> requiring chiseling or rock breaker/ pneumatic hammer for foundations of columns, wall foundations, pilecaps, underground tanks, plinth beams, trenches, m/c fnds, manholes, steps etc. including shoring, shuttering, dewatering wherever required (Until foundation work is complete) and removing, spreading and levelling surplus earth on site within an initial lead of 100m radius as directed by Engineer upto 2.0m depth. (Note: All backfilling, spreading, compacting of earth shall be carried out in layers not exceeding 200mm & compacted to a dry density of 90%)	1500	1453.1	25,71,987	21,79,650
3	General <b>Surface excavation</b> & excavation for roads, drains in <b>laterite rock</b> requiring chiseling upto an average depth of 2.5m including dewatering, surface dressing, shoring, strutting, stacking the excavated material required for backfilling & removing surplus material from the stacks and spreading same on site; lead not exceeding 200m from any outside face of building..	QOR	0	-	-
4	<b>Backfilling approved excavated materials</b> under floors, bldg plinth, open trenches, tank foundation etc. in layers not more than 200mm thk including watering, ramming, levelling & through consolidation by power driven 10 MT roller (re-excavation of stacked material for backfill shall	750	254.1	2,24,879	1,90,575

S.NO.	DESCRIPTION	AS PER RKA FINDINGS			
		QTY	RATE	AMOUNT (Inclusive GST- 18%)	AMOUNT (Exclusive GST)
	not be paid). (Compaction should achieve 95% Procter Density test)				
5	<b>Laying</b> (consolidated) <b>rubble packing</b> with dry laterite boulders or quarried stone available on site under floors, foundations, trenches etc. blinded with approved murrum/rubble chips laid to required levels and slopes including watering, ramming & consolidating with power driven 10 MT roller etc. as directed.	328	1420.1	5,49,166	4,65,395
6	<b>Providing and Laying</b> (consolidated) <b>rubble packing</b> with dry laterite boulders or quarried stone under floors, foundations, trenches etc. blinded with approved murrum/rubble chips laid to required levels and slopes including watering, ramming & consolidating with power driven 10 MT roller etc. as directed.	100	1768.8	2,08,718	1,76,880
7	Breaking of laterite/brick or rubble masonry including removing of debris from site.	QOR	0	-	-
8	Breaking of RCC work (Reinf. scrap is owner's property) including removing of debris from site..	QOR	0	-	-
9	Carting away from premises surplus excavated material & Debris	QOR	0	-	-
10	Providing and laying in position Plain cement concrete (PCC) nominal mix 1:3:6 with 20mm downward basalt/granite metal aggregates of approved quality under column footings, walls, plinth beams, trenches, drains, pits, under plinth and for all other PCC work with formwork, if any, including machine mixing, consolidating with heavy wooden rammers or vibrators, curing, levelling and finishing complete.	180	7279.8	15,48,291	13,12,111
11	Providing and laying in position Plain cement concrete (PCC) nominal mix 1:3:6 with 40mm downward basalt/granite metal aggregates of approved quality in Retaining walls with formwork, if any, including machine mixing, consolidating with heavy wooden rammers or vibrators, curing, levelling and finishing complete.	20	7279.8	1,72,061	1,45,814
12	Providing and laying in position controlled Reinforced cement concrete M-25/20 (nominal mix 1:1:2) using 20mm downward graded basalt/Granite metal aggregates of approved quality in RCC work at all levels, leads, heights, shapes including architectural effects like chases, ledges, moulds, arches, pockets for foundation and including all lifts & shuttering/centering, curing for :		0	-	-
13	i) foundations, raft, basement/underground water tank raft	128	8719.7	13,12,599	11,12,372
14	ii) RCC columns, pedestals, lift & basement/underground water tank walls	145	9149.8	15,61,320	13,23,153
15	iii) For all flat/sloping RCC slabs, floor beams, tie beams, lintels, chajjas, canopies, ledges, lofts, balconies, cantilever beam slabs, drop pardis, pergola beams, Arc or circular shaped beams & slabs, partly inverted beams, parapets and staircases (waist slab & steps), overhead tank base slab/walls/top slabs etc	450	9912.1	52,63,325	44,60,445
16	Supplying, cutting, bending, and placing in position as per RCC Drawing and instructions ribbed tor steel(IS-1786 &	170	92049.1	1,84,65,049	1,56,48,347



S.NO.	DESCRIPTION	AS PER RKA FINDINGS			
		QTY	RATE	AMOUNT (Inclusive GST- 18%)	AMOUNT (Exclusive GST)
	Tor certified) or HYSD (SAIL/Tisco) (with yield stress not less than 415 N/mm2.) at all location and heights including supplying and binding of G.I. binding (18 swg) wire/ ms binding wire(16swg) including placing of approved plastic/concrete cover blocks, chair supports etc complete.				
17	Supplying, Cutting, Fabricating, Erecting & Fixing in position as per drawing Square Hollow Section (SHS) IS4923 /Rectangular Hollow Section (RHS) IS4923/ Circular Hollow Section (CHS) IS1161 closed Structural Steel of approved make (Min Yeild Stress 310 Mpa) including straightening, bending, welding, full strength Butt welding wherever required, drilling holes, levelling, Surface to be prepared by wire brush cleaning or other mechanical means and there after immediately painting with minimum 1 coat of Red oxide followed by minimum 1 coat of Zinc chromate yellow paint (High build variety) and paint of approved colour(minimum 2 coats). etc. complete, at all heights from ground level for following items of work : (Rate to include the provision of tools, tackles for erection at all levels, temporary bracings, struts, etc. Holding down Botls /Bolts to be paid separately.) (base plate & pocket grouting with non shrink grout only shall be paid separately)		0	-	-
18	a) Roof trusses, purlins, bracing members, side cladding & gable members, portals, wind girders, columns, beams, gantry girders, platforms, ladders, staircases, rafters, battens, Gates.	25	130229	38,41,756	32,55,725
19	Supplying, Cutting, Fabricating, Erecting & Fixing in position as per drawing Structural Steel (Channels, Angles, Plates, I sections, Bars, T sections) of approved make including straightening, bending, welding , full strength Butt welding wherever required, drilling holes, levelling, Surface to be prepared by wire brush cleaning or other mechanical means and there after immediately painting with minimum 1 coat of Red oxide followed by minimum 1 coat of Zinc chromate yellow paint (High build variety) and paint of approved colour(minimum 2 coats). etc. complete, at all heights from ground level for following items of work : (Rate to include the provision of tools, tackles for erection at all levels, temporary bracings, struts, etc. Holding down Botls /Bolts to be paid separately.) (base plate & pocket grouting with non shrink grout only shall be paid separately)		0	-	-
20	a) Roof trusses, purlins, sag rods with threading , bracing members, side cladding & gable members, portals, wind girders, columns, beams, gantry girders, platforms, ladders, staircases, insert plates, edge angles with all necessary holdfasts, gusset plates, rafters, battens, base plates .	QOR	0	-	-
21	Supplying & fixing black bolts & nuts (supplied by Guest Keen Williams or Other manufacturer approved by the	QOR	0	-	-

S.NO.	DESCRIPTION	AS PER RKA FINDINGS			
		QTY	RATE	AMOUNT (Inclusive GST- 18%)	AMOUNT (Exclusive GST)
	Engineer) upto 20mm dia for connections of structural steel members including washers, etc complete.				
22	Supplying & fixing in position foundation anchor bolts upto 32mm dia and 1000mm long including washers, plates, threading etc. complete in all respect including primer	992	132	1,54,545	1,30,970
23	Providing and grouting column base plates/ cap plates etc 25-30mm thick with non shrink free flow grout (Dr. Fixit 5M Grout) including shuttering etc. complete.	12	10793.8	1,57,807	1,33,735
24	Providing & Fixing in position anchor fastener using lokset a) 12mm	61	78.925	5,634	4,775
25	Providing & constructing 300mm or above thk laterite stone masonry in neatly dressed stones etc in c.m. 1:5 complete for walls below plinth, in foundation, retaining walls, sumps, drains, septic tanks, etc. including curing complete.	56	8042.38	5,29,732	4,48,925
26	Providing & constructing 230mm thk laterite stone masonry in neatly dressed stones etc in c.m. 1:4 complete above plinth in superstructure at all levels including walls, columns, as shown in drawings etc and including scaffolding, curing etc. complete.	442	8042.38	41,94,202	35,54,408
27	Providing & constructing 150mm thk laterite stone masonry in neatly dressed stones etc in c.m. 1:4 complete above plinth in superstructure at all levels including walls, columns, as shown in drawings etc and including scaffolding, curing etc. complete.	28	710.424	23,581	19,984
28	Providing and applying 12mm thick cement plaster (1:4) for all RCC/brick/block masonry work including bands, grooves, mouldings, if any, internally including scaffolding, curing etc complete as required at all levels.	3642	823.262	35,38,115	29,98,403
29	Providing, applying & Finishing fine with white cement based putty over plastered wall/ceilings with painter putty knife. Minimum 2 coats and average total thickness 1.00mm should be applied to prepare the surface even and smooth with polishing the surface with fine emery (p230 or more) and wiping residual dust complete.	3642	288.959	12,41,853	10,52,418
30	Providing and applying 18mm thick external sand faced cement plaster (1:4) in two coats including bands, grooves, mouldings, etc., if any, using approved waterproofing admixtures as per manufacturer's specifications and including scaffolding and making drip moulds, sponge finish wherever required or as directed at all levels. The second coat to be applied not earlier than 48 hrs of completion of 1st coat. ( base coat 12mm to be kept rough & finished with second coat of 6mm thk)	2792	997.821	32,87,087	27,85,667
31	6mm cement plaster to ceiling 1:4 (1 cement : 4 fine sand)	1256	381.755	5,66,003	4,79,664
32	Providing & applying waterproof neat cement punning to RCC/Masonry surfaces with smooth cement finish/ cement floating, inside drains & gutters, with integral waterproofer as directed.	106	592.02	74,385	63,038
33	Providing & applying two coats of White Wash (SuryaCem prepared from quick lime) to prepared	1256	42.955	63,686	53,971

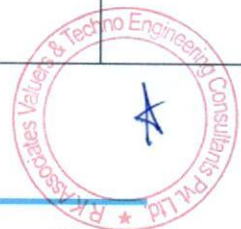
S.NO.	DESCRIPTION	AS PER RKA FINDINGS			
		QTY	RATE	AMOUNT (Inclusive GST- 18%)	AMOUNT (Exclusive GST)
	surfaces of plaster/ RCCwork/ brickwork including scraping/scrubbing and cleaning of surfaces of grease/ dirt/ flaky portions/ dust, putty touchup, filling cracks/voids/minor damages, etc. complete including Fevicol DDL, if required, as per manufacturer's Specifications				
34	Providing & applying two coats of Acrylic Oil bound Distemper of desired shade (Asian Paints/ Nerolac/ Berger) to prepared surfaces of plaster/ RCCwork/ brickwork including scraping/scrubbing and cleaning of surfaces of grease/ dirt/ flaky portions/ dust, 1 coat of primer followed by putty touchup and applying 2nd coat of primer, filling cracks/voids/minor damages, etc. complete as per manufacturer's Specifications	4899	204.215	11,80,477	10,00,404
35	Providing & Applying two coats of Exterior Acrylic Emulsion of approved desired shade (ICI Weathershield/ Asian Apex/ Killick Snowcrl XT) to prepared surfaces of sand faced plaster/RCC work/brickwork including scraping/scrubbing and washing/ cleaning of surfaces of grease/ dirt/ flaky portions/ dust, Application of 1 coat of primer (Birla white Cement slurry or cemprover as per manufacturer's specifications), filling cracks/voids/minor damages, etc. complete as per manufacturer's Specifications. The contractor to give 5 yrs's guarantee against peeling, fading and fungus.	2792	204.215	6,72,721	5,70,103
36	Providing & Applying two coats of Synthetic Enamel of approved desired shade (Asian Paints/ Nerolac/ Berger)) to prepared surfaces of plaster/ RCC work/ brickwork/ Wood/ Metal including scraping/scrubbing and cleaning of surfaces of grease/ dirt/ flaky portions/ dust, 1 coat of primer (Cement/ Wood/ zinc Chromate yellow metal) followed by putty touchup and applying 2nd coat of primer, filling cracks/voids/minor damages, etc. complete as per manufacturer's Specifications		0	-	-
37	Wall painting (two or more coats) with plastic emulsion paint of approved brand and manufacture on new work to give an even shade (including min two priming coats and two layers of putty alternatively)		0	-	-
38	Providing and laying 25-32mm thick machine cut and machine polished Kotah flooring (incl Staircase landing) of approved colour and size not less than 55x55 cms on about 20mm thick CM 1:5 bedding, set, jointed and pointed in neat cement slurry including flushing joints with matching colour cement, curing, wax polishing, cleaning etc. complete as directed.	250	2142.8	6,32,126	5,35,700
39	Providing & laying 25mm thick machine polished Black Granite stone platform for Kitchen/wash basin platform of approved quality, colour & shade including cutting the slab to accomodate specified shape of wash basin, chasing the wall & finishing, rounding the edges, bedding, joints, if any, finished with neat coloured cement slurry, curing laying as per design, along with fixing over 25-40	2	3301.1	7,050	5,975



S.NO.	DESCRIPTION	QTY	AS PER RKA FINDINGS		
			RATE	AMOUNT (Inclusive GST- 18%)	AMOUNT (Exclusive GST)
	thk Cuddapah stone/ 15/19mm marine ply frame of 120mm deep with fixing to wall along with fascia as instructed complete as directed				
40	Providing & laying vaccum dewatered flooring (with tremix machinery) 100mm thk with cement concrete M25 using basaltic/granitic 20mm downgraded aggregates over a base leveling course (paid separately) with necessary steel reinforcement(to be paidseparately) including formwork(MS channels & angles on sides with proper supporting sections), bending, tying rods etc., concrete to be surface vibrated, levelled, double beam screed vibrated twice, vaccum dewatered by laying suction mats, top spread and dewatering the concrete with the help of vaccum pump, and finished with mechanical power floating, troweling till smooth surface is obtained, curing by ponding, cutting grooves at construction or other joints of size 4mmx25mm by groove cutting m/c, filling grooves with polysulphide or epoxy sealants, topping etc. complete.	2136	1161.6	29,27,310	24,80,771
41	Providing & laying 1st quality <b>ceramic glazed wall tiles</b> conforming to IS:15622 (thickness to be specified by the manufacture of approved make in all colours, shades except burgundy, bottle green, black of any size as approved by Engineer-in-charge in <b>skirting, risers of steps and dados</b> over 12 mm thick bed of cement mortar 1:3 (1 cement : 3 coarse sand ) and jointing with grey cement slurry @3.3kg per sq.m including pointing in white cement mixed with pigment of matching shade complete.a) Wall Ceramic Glazed Tiles : min 300 x 450 (Quality of tile to be conforming to the price range between Rs. 550-600 per sq. mt)	331	1223.97	4,77,495	4,04,657
42	Providing and laying <b>antiskid floor tiles</b> 12 x 12 upto 16 x 16 in of Johnson, Somany, Kajaria (thickness to be specified by the manufacturer) of 1st quality conforming to IS:15622 of approved make in shades as specified laid on 20 mm thick cement mortar 1:4 (1 Cement : 4 Coarse sand) including pointing the joints with white cement and matching pigment etc., complete a) Light Shades (Quality of tile to be conforming to the price range between Rs. 312.5-400 per sq. mt)	38	1570.8	70,286	59,565
43	Providing & fixing 125x65mm sal/Matti frames, 30mm solid core marine ply flush door single shutter with S.S. fittings & fixtures finished with 3 coats of synthetic enamel over coat of primer with teak wood beading complete in all respects.	36	1809.5	77,786	65,920
44	Providing, fabricating & fixing in position pull & push type steel rolling shutters, out of 76mm x18 gauge Galv M.S. sheets in one piece without welded jt. interlocked with each other and ends locked with heavy type GMS clips, MS guide channels of size 76x28x10 mm deep, GMS drum top cover, suspension shaft made out of heavy section pipes with sufficient strength to to carry the load	96	3510.1	3,98,328	3,37,566

S.NO.	DESCRIPTION	QTY	AS PER RKA FINDINGS		
			RATE	AMOUNT (Inclusive GST- 18%)	AMOUNT (Exclusive GST)
	of shutters fitted with ball bearings and with tested high tensile steel wire springs, all mounting and fittings, reinforced lock plate with fixtures & locking arrangements, painted with 2 coats of Epoxy paint of approved make and tint over one coat of red oxide and one coat of zinc-rich Epoxy primer. (Measurement for clear unfinished size of door opening. rate to include all civil work, required to provide necessary pockets for fixing lugs & grouting). a) without Hand gear.				
45	Providing & fixing Anodised Aluminium shutters in accordance with the specifications annexed with Goa schedule of rates (2004) Vol I & II including all taxes, transportation, scaffolding and handling etc Complete as per direction of the engineer : Windows with <b>two sliding shutters using 18mm series</b> shutters sections with <b>plain glass</b> including <b>powder coating</b> with pure polyester of required shade and colour. All work between civil work and aluminium frames shall be sealed and made watertight by applying silicone sealant Rectangular Outer Tube @0.637Kg/m 63x37x1.20, 2 Track Top & Side @0.63Kg/m 61.6x31.75x1.20, 2 Track Bottom @0.718Kg/m 61.6x31.75x1.20, Shutter Handle @0.431Kg/m 39.4x17.7x1.20, Shutter Interlock @0.51Kg/m 39.4x17.7x1.20, Shutter Top & Bottom @0.42Kg/m 39.4x17.7x1.20, 4 mm thk clear float glass, EPDM gaskets complete with accessories for locking, handles, stoppers, ball bearing etc.	450	3175.7	16,86,297	14,29,065
46	Providing and fixing colour coated galvalume/zincalume roofing sheets of 0.5mm thickness including all the accessories but excluding the cost of purlins, rafters, trusses,etc. complete as per the directions of the engineer.	908	1196.42	12,81,181	10,85,747
47	Providing & fixing in position Galvalume/Zincalume flashings, cappings, ridges, gutters upto 600mm girth and min 3.00m in length (cold Rolled Steel 500-550 MPa yeild Stress ASTM A 446 Grade E) with hot-dip metallic coating of aluminium-zinc alloy(AZ 150 galvalume) (150 gms/sqm total of both sides with Al-Zn Composition= 50-55% & 40-43.4% resp. & 1-1.6% Si conforming to ASTM 792/ AS 1397) 0.42 mm base metal thickness and 0.50mm total coated thickness, factory cut at all heights for roof, side & gable cladding complete in all respects with AZ 150 GSM SMP color Coated (20mic exterior coat of Silicon Modified Polyester paint system over 5 mic primer and 5 mic polyester back coat over 5 mic primer) incl. fixing to purlins with no 12x14x55mm mechanically galvanised hex head self drilling screws of the best quality as per AS-3566 class 3-4 approved, which should be compatible to be used with sheets. with integral washers and EPDM seals etc. Silicon sealant non-hardening neutral cure type shall be applied at all end laps, complete as directed.	436	441.1	2,26,729	1,92,143

S.NO.	DESCRIPTION	QTY	RATE	AS PER RKA FINDINGS	
				AMOUNT (Inclusive GST- 18%)	AMOUNT (Exclusive GST)
48	Providing and fixing in position 2mm thick one side embossed clear polycarbonate sheet in same profile to match the roofing sheets including self tapping screws.	227	793.307	2,12,373	1,79,978
49	Providing water proofing treatment over the new RCC roofs, terrace, sunken slabs, chajjas by spreading cement slurry over the RCC slab and laying of 100 mm average laterite stone ballast coba with the necessary gradient for easy flow of rain water and the coba should be covered with damp proof, joint less water proofing plaster of mix 1:3 (1 cement : 3 Fine sand), finish smooth with wooden trowel with false marking of 30cm squares. the Vertical surfaces of the adjoining walls are to be treated upto a height of 30cms including rounding of junctions (The rate includes for complete items including labour and materials and including the cost of initial treatment of roof slab as follows. The injection of damp proof or equivalent compound with cement solution will be given as and when found necessary for filling honey comb cracks etc. in the RCC slabs) Note: The cement consumption 25 kg /sq.m.	548	1667.16	10,78,052	9,13,604
50	Providing and applying as per manufacturers specifications a minimum of two coats of proprietary brand waterproofing coating using Two Component flexible acrylic polymers modified cement based Waterproofing Coating free from SBR's including thorough surface preparation, applying (min 1 coat) compatible primer or Key coats (Acrylic Polymer & Cement 1:1) etc for slabs, side walls, retaining wall etc. including providing leakproof treatment by injection grouting (shrinkage Compensating) to concrete members by using waterproof polymer based on acrylates free from SBR's or modified SBR's at 1.0 metre centres in both direction (Using Cement & Expansive plasticising admixture & grouting aid), also at all constuction/ Cold joints and including providing 1:3 waterproof cement mortar 20mm thick plaster at all levels including scaffolding etc.complete all as approved by Engineer. the Vertical surfaces of the adjoining walls are to be treated upto a height of 30cms including rounding of junctions	548	619.41	4,00,594	3,39,486
51	Providing, injecting and spraying chemical emulsions for pre-construction anti termite treatment and creating a chemical barrier as per IS:6313 (part II) 1981, in column foundations, raft foundation, wall foundation, under and around basement, sides of walls, backfill earth in stages as filling proceeds, top surfaces of plinth filling, junction of walls and floors along external perimeter of the building etc. all complete as per specifications and as directed including providing guarantee for a period of 15 years ( Plinth area shall only considered for mode of measurement) (Contractor to specify the agency for this work)	1056	118.404	1,47,513	1,25,011



S.NO.	DESCRIPTION	AS PER RKA FINDINGS			
		QTY	RATE	AMOUNT (Inclusive GST- 18%)	AMOUNT (Exclusive GST)
52	Providing, fabricating & fixing in position hand rails consisting of MS pipes, MS flats, plates, square bars, etc or combination of above including welding, fixing to concrete with wedge bolts wherever required, providing and applying to all MS fixtures 2 coats of epoxy primer paint of approved quality after making surface preparation to suit epoxy enamel paint of approved quality and colour etc complete i) 40mm dia (NB) light MS pipe	48	4736.16	2,70,492	2,29,230
53	Supplying, Fabricating and erecting MS Gates as per design with necessary locking arrangements, Guides, heavy duty hinges for gates etc. and finishing with one coat of anti corrosive primer with two coats of Epoxy paint all as directed approx. 40 kg/m2 using hollow tubes, GI pipes, angles, flats, welded mesh, chainlink mesh, MS plates and other sections etc. complete.	61	4736.16	3,38,114	2,86,538
54	Providing and laying in position box type fan hooks	QOR	0	-	-
55	Making plinth protection 50mm thick of cement concrete 1:3:6 (1cement:3coarse sand:6graded stone aggregate 20mm nominal size) over 75mm bed of dry brick ballast 40mm nominal size well rammed and consolidated and grouted with fine sand including finishing the top smooth.	QOR	0	-	-
56	Providing & fixing Turbo Ventilators as instructed by Engineer in Charge with necessary fixtures & fastening etc complete.	24	1320	37,694	31,944
57	Providing and fixing <b>white vitreous china water closet squatting pan</b> (Indian type w.c. pan) size 580 mm with 100 mm sand cast iron P. or S trap with flush valve nelson/ similar fully chromium plated with stop cock, wall flanges, flush pipe or elbow and vacuum breaker coupling etc. including cutting and making good the walls and floors where required. - orissa pattern wc pan	1	12530	14,785	12,530
58	Providing and fixing white vitreous <b>china Wall Hung type</b> (European Type) water closet with seat and lid with C.I. brass hinges and rubber fittings with flush valve nelson/ similar fully chromium plated with stop cock, wall flanges, flush pipe or elbow and vacuum breaker coupling etc. including cutting & making good the walls and floors where required and concealed seat support - W.C. Pan with white plastic seat and lid	15	16499.1	2,92,033	2,47,486
59	Providing and fixing <b>vitreous china under counter wash basin</b> with RS or C.I. brackets painted white, NICKEL chrome plated copper alloy Fancy Pillar Cock rocket type Jaquar make or equivalent. Confirming to IS 8931;1993, C.P. brass chain with rubber plug, 32 mm C.P. brass waste of pattern, 32 mm diameter M.I. Or C.P. brass trap and union complete, including cutting and making good the walls where required. - wash basin 550x400/Oval 560x410mm/ round 550x450mm including cutting in base etc complete with sealing	11	5831.1	74,931	63,501
60	Providing & fixing <b>soap tray</b> -tile series HS:40054 with Al.rod, in light colour.	12	1963.5	28,035	23,758

S.NO.	DESCRIPTION	QTY	RATE	AS PER RKA FINDINGS	
				AMOUNT (Inclusive GST- 18%)	AMOUNT (Exclusive GST)
61	Providing and fixing white vitreous china flat back Large lipped front <b>urinal basin</b> of 590x375x390mm size with PVC automatic flushing cistern with fittings, R.S. or C.I. brackets, standard size C.P. Brass flush pipe and spreaders with C. P. brass unions & C. P. Brass clamps with waste fitting as per IS 2556, PVC trap with outlet grating and other couplings in CP Brass complete, including painting, fittings, cutting and making good the walls and floors where required. - Range of one urinal basin with pressmatic valve.	6	24264.1	1,73,221	1,46,798
62	Providing and fixing in position beveled edge plate <b>glass mirror</b> size 600 x 450 mm mounted on PVC frame with C.P. brass screws, washers, etc complete.	16	1768.75	33,394	28,300
63	Providing & fixing in position C.P. <b>towel rail</b> with C.P.brass brackets, 600mm long-20mm dia.	16	779.845	14,723	12,478
64	Supplying, Laying and jointing of <b>Rigid PVC (SELFIT)</b> pipes incl cleaning the pipe with solvent cement including the cost of solvent cement and hydraulic testing of joints etc. complete as per IS 7634-1975 part 3 for public water supply at store or site of work including railway freight, carting, loading and unloading stacking, transit insurance, Rolling & lowering in trenches, laying to true line and level and perfect linking for joints etc. complete with accessories like elbow, endcap (Plain or threaded), Tee, Tail piece, Coupler, Female/Male Threaded Adapter, Service Saddle, Reducer, Long bend 90 degrees etc.. Pipes conforming to IS 4985-2000 and bearing ISI mark, <b>CLASS 6 KG/ SQ. CM</b> with Excise Duty a) Outer dia <b>63 mm</b>	150	1841.4	3,25,928	2,76,210
65	Supplying, Laying and jointing of <b>Rigid PVC (SELFIT)</b> pipes incl cleaning the pipe with solvent cement including the cost of solvent cement and hydraulic testing of joints etc. complete as per IS 7634-1975 part 3 for public water supply at store or site of work including railway freight, carting, loading and unloading stacking, transit insurance, Rolling & lowering in trenches, laying to true line and level and perfect linking for joints etc. complete with accessories like elbow, endcap (Plain or threaded), Tee, Tail piece, Coupler, Female/Male Threaded Adapter, Service Saddle, Reducer, Long bend 90 degrees etc.. Pipes conforming to IS 4985-2000 and bearing ISI mark, <b>CLASS 6 KG/ SQ. CM</b> with Excise Duty b) Outer dia <b>75 mm</b>	175	2382.99	4,92,086	4,17,022
66	Supplying, Laying and jointing of <b>Rigid PVC (SELFIT)</b> pipes incl cleaning the pipe with solvent cement including the cost of solvent cement and hydraulic testing of joints etc. complete as per IS 7634-1975 part 3 for public water supply at store or site of work including railway freight, carting, loading and unloading stacking, transit insurance, Rolling & lowering in trenches, laying to true line and level and perfect linking for joints etc. complete with accessories like elbow, endcap (Plain or threaded), Tee,	175	497.2	1,02,672	87,010



S.NO.	DESCRIPTION	QTY	AS PER RKA FINDINGS		
			RATE	AMOUNT (Inclusive GST- 18%)	AMOUNT (Exclusive GST)
	Tail piece, Coupler, Female/Male Threaded Adapter, Service Saddle, Reducer, Long bend 90 degrees etc.. Pipes conforming to IS 4985-2000 and bearing ISI mark, <b>CLASS 6 KG/ SQ. CM</b> with Excise Duty c) Outer dia <b>110 mm</b>				
67	Supplying, Laying and jointing of <b>Rigid PVC (SELFIT)</b> pipes incl cleaning the pipe with solvent cement including the cost of solvent cement and hydraulic testing of joints etc. complete as per IS 7634-1975 part 3 for public water supply at store or site of work including railway freight, carting, loading and unloading stacking, transit insurance, Rolling & lowering in trenches, laying to true line and level and perfect linking for joints etc. complete with accessories like elbow, endcap (Plain or threade), Tee, Tail piece, Coupler, Female/Male Threaded Adapter, Service Saddle, Reducer, Long bend 90 degrees etc.. Pipes conforming to IS 4985-2000 and bearing ISI mark, <b>CLASS 6 KG/ SQ. CM</b> with Excise Duty d) Outer dia <b>140 mm</b>	121	480.48	68,603	58,138
68	Supplying, Laying and jointing of <b>Rigid PVC (SELFIT)</b> pipes incl cleaning the pipe with solvent cement including the cost of solvent cement and hydraulic testing of joints etc. complete as per IS 7634-1975 part 3 for public water supply at store or site of work including railway freight, carting, loading and unloading stacking, transit insurance etc. complete with accessories. Pipes conforming to IS 4985-1968 <b>CLASS 10 KG/ SQ. CM</b> - a) Outer dia <b>63 mm</b>	182	405.9	86,932	73,671
69	Providing and fixing <b>chlorinated ployvinyl chloride (CPVC)</b> pipes confirming to IS:15778, having thermal stability for hot and cold water supply including all CPVC plain and brass threaded fittings including fixing the pipes with clamps at 1 mt. spacing. This includes jointing of pipes and fittings with one step CPVC solvent cement and testing of joints complete as per direction of the Engineer. <b>Concealed work</b> (medium duty SDR 13.5 pipe) including cutting chases and making good the walls etc. a) <b>15 mm</b> dia nominal outer dia pipes.	121	315.48	45,044	38,173
70	Providing and fixing <b>chlorinated ployvinyl chloride (CPVC)</b> pipes confirming to IS:15778, having thermal stability for hot and cold water supply including all CPVC plain and brass threaded fittings including fixing the pipes with clamps at 1 mt. spacing. This includes jointing of pipes and fittings with one step CPVC solvent cement and testing of joints complete as per direction of the Engineer. <b>Concealed work</b> (medium duty SDR 13.5 pipe) including cutting chases and making good the walls etc. a) <b>20 mm</b> dia nominal outer dia pipes.	121	591.36	84,434	71,555
71	Providing and fixing <b>chlorinated ployvinyl chloride (CPVC)</b> pipes confirming to IS:15778, having thermal stability for hot and cold water supply including all CPVC plain and brass threaded fittings including fixing the pipes with clamps at 1 mt. spacing. This includes jointing of	121	689.975	98,515	83,487



S.NO.	DESCRIPTION	QTY	RATE	AS PER RKA FINDINGS	
				AMOUNT (Inclusive GST-18%)	AMOUNT (Exclusive GST)
	pipes and fittings with one step CPVC solvent cement and testing of joints complete as per direction of the Engineer. <b>Concealed work</b> (medium duty SDR 13.5 pipe) including cutting chases and making good the walls etc. b) <b>25 mm</b> dia nominal outer dia pipes.				
72	Providing and fixing chlorinated <b>polyvinyl chloride (CPVC)</b> pipes confirming to IS:15778, having thermal stability for hot and cold water supply including all CPVC plain and brass threaded fittings, CPVC solvent cement, trenching, refilling and testing of joints complete as per direction of the Engineer. <b>External work</b> (heavy duty SDR 11 pipe) a) <b>20 mm</b> dia nominal outer dia pipes.	182	301.73	64,622	54,764
73	Providing and fixing chlorinated <b>polyvinyl chloride (CPVC)</b> pipes confirming to IS:15778, having thermal stability for hot and cold water supply including all CPVC plain and brass threaded fittings, CPVC solvent cement, trenching, refilling and testing of joints complete as per direction of the Engineer. <b>External work</b> (heavy duty SDR 11 pipe) b) <b>25 mm</b> dia nominal outer dia pipes.	182	390.94	83,728	70,956
74	Providing and fixing chlorinated <b>polyvinyl chloride (CPVC)</b> pipes confirming to IS:15778, having thermal stability for hot and cold water supply including all CPVC plain and brass threaded fittings, CPVC solvent cement, trenching, refilling and testing of joints complete as per direction of the Engineer. <b>External work</b> (heavy duty SDR 11 pipe) c) <b>40 mm</b> dia nominal outer dia pipes.	182	619.355	1,32,647	1,12,413
75	Providing & fixing in position <b>100mm dia rigid PVC floor trap</b> (75mm dia outlet) of self cleansing design with PVC grating on top & bedding concrete 1:2:4 to make the joint around perfectly airtight for the trap etc all complete.	15	891	15,981	13,543
76	Providing & fixing best quality salt <b>glazed stone ware gully traps</b> incl. embedding the trap in 1:4:8 cement concrete, 150x150 mm C.I. grating at top with 100mm dia outlet with 150x150mm approved CI grating, construction of brick masonry chamber 300 x 300 mm internal size consisting of necessary earthwork excavation, 150mm thick fdn. bed of 1:4:8 cement concrete, 230mm brick masonry in C.M. 1:5, plastering with cement mortar 1:3 both on internal & external surfaces finished smooth with a floating coat of neat cement providing & fixing medium duty C.I. frame and hinged cover of size 300 x 300 mm weighing not less than 7.25 kg, painting the grating, frame & cover with 2 coats of approved bitumastic paint & refilling the sides of excavation & disposing off the surplus material etc. complete.	15	2953.72	52,978	44,897
77	Providing & constructing brick masonry manholes/ inspection chambers upto 0.5m depth (from top to floor haunch) consisting of necessary earthwork excavation, 100mm thick foundation bed of cement concrete 1:3:6, 230mm thk brick masonry in cement mortar 1:5, plastering inside & outside faces with 12mm thk cement plaster 1:3, making haunches and channels on floor with	16	10598.5	1,93,847	1,64,277



S.NO.	DESCRIPTION	QTY	AS PER RKA FINDINGS		
			RATE	AMOUNT (Inclusive GST- 18%)	AMOUNT (Exclusive GST)
	cement concrete 1:2:4, finishing coat of neat cement for inside plastered faces haunches and channels, providing & fixing C.I. steps as specified, providing & fixing medium duty top frame & cover of size 450 x 900mm weighing not less than 50kg fixed with cement concrete 1:2:4, painting frame, cover and steps with 3 coats of approved bitumastic paint, refilling the sides with excavated earth and disposing off the surplus etc. complete. (Excavation will be paid separately) a) 600x600				
78	Providing & constructing brick masonry manholes/ inspection chambers upto 0.5m depth (from top to floor haunch) consisting of necessary earthwork excavation, 100mm thick foundation bed of cement concrete 1:3:6, 230mm thk brick masonry in cement mortar 1:5, plastering inside & outside faces with 12mm thk cement plaster 1:3, making haunches and channels on floor with cement concrete 1:2:4, finishing coat of neat cement for inside plastered faces haunches and channels, providing & fixing C.I. steps as specified, providing & fixing medium duty top frame & cover of size 450 x 900mm weighing not less than 50kg fixed with cement concrete 1:2:4, painting frame, cover and steps with 3 coats of approved bitumastic paint, refilling the sides with excavated earth and disposing off the surplus etc. complete. (Excavation will be paid separately) b)900x900	15	12818.3	2,29,909	1,94,838
79	Making soak pit 2.5m dia, 3.0m deep with 45 x 45 cm dry brick honey comb shaft and sw drain pipe 100mm dia, 1.8 m long complete. Filled with laterite stone aggregate 125 to 180 mm surrounded by laterite stone aggregate of 200 mm and down guage as per standard design	2	29547.1	84,375	71,504
80	Providing and fixing NICKEL chrome plated copper alloy Fancy BIB Cock Short Body Jaquar make or equivalent. Confirming to IS 8931;1993 a) 15mm nominal bore	16	1746.8	32,980	27,949
81	Providing and fixing NICKEL chrome plated copper alloy Fancy CONCEALED STOP COCK WITH SLIDING FLANCE 15MM Jaquar make or equivalent. Confirming to IS 8931;1993 a) 15mm nominal bore	16	1265	23,883	20,240
82	Providing & fixing <b>Stainless Sink (IS 13983)</b> 1.0mm thk, Overall size 535mmx460mm(21"x18"), Bowl size 460x380x200mm (18"x15"x8") Glossy manufactured from AISI 304 (18% Chromium / 8% nickel) Stainless steel with coupling & all accessories complete with choke stop strainer, Plain type having flat borders for correct sandwithing between the plaform top and bottom slabs complete	3	7874.9	23,231	19,687
83	Providing & fixing in position <b>PVC overhead storage tank</b> with mosquito proof cover for water including polythene ball float valve(upto 50mm), 40mm dia GI 'B' class overflo pipe with mosquito proof coupling approx 500 long, 40mm dia GI 'B' class flushout pipe with puddle flange and medium pattern Gun metal wheel valeve,etc	2	14300	40,498	34,320



S.NO.	DESCRIPTION	AS PER RKA FINDINGS			
		QTY	RATE	AMOUNT (Inclusive GST- 18%)	AMOUNT (Exclusive GST)
	complete Sintex or equivalent approved mark. a) <b>2000 ltrs</b>				
84	Providing & fixing in position <b>100mm</b> dia nominal size CP brass <b>shower rose</b> with 12/15mm inlet testing complete etc.	10	1309	15,446	13,090
<b>TOTAL (RS)</b>				<b>6,46,07,860</b>	<b>5,47,52,424</b>

#### REMARKS:

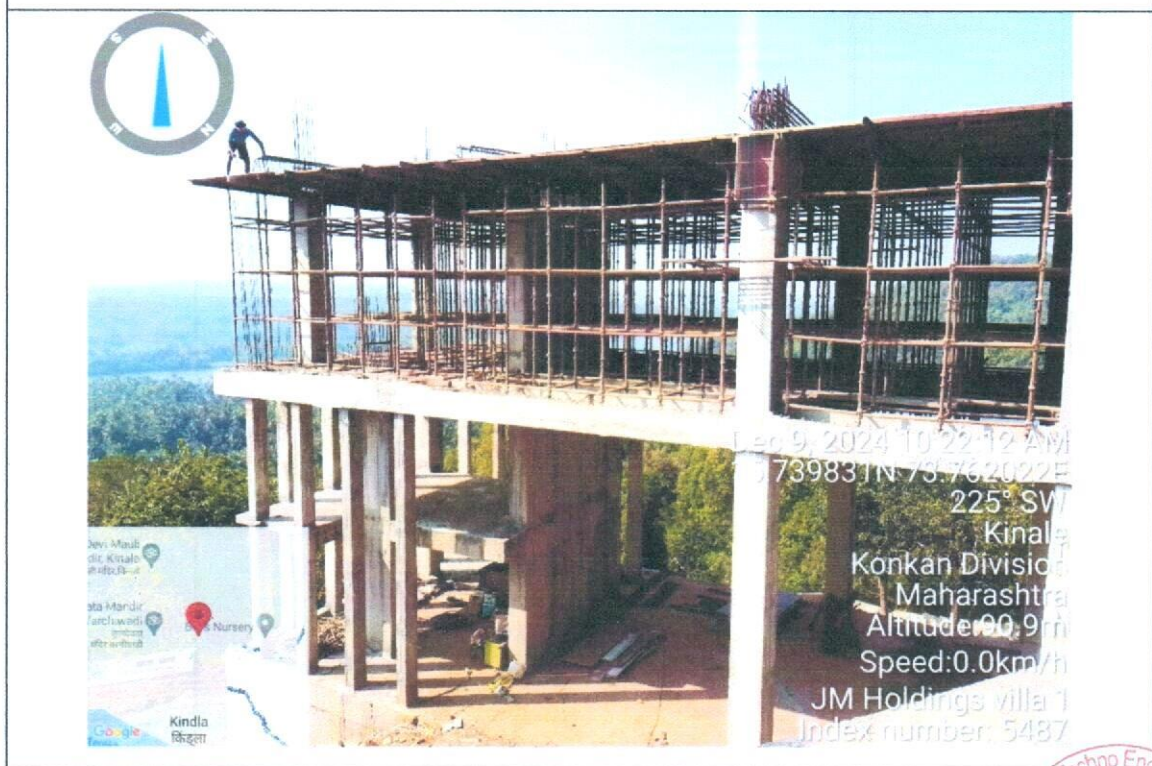
1. Estimated cost by the company as per their BOQ is ~7.08 crore and estimated construction cost as per RKA findings for civil and structure including GST is 6.46 crore
2. Above Rates are for residential building construction and accordingly the rates have been taken.
3. As per our assessment cost may vary from Rs.6.4 crores to Rs.6.8 crores including GST for the above work, excluding electrical and Bringing of cost.
4. 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.
5. Also 10% increased rates are taken for works in tribal area/hilly and inaccessible areas, as our focused property lies in hilly terrain. For same we have attached screenshot in PART E.



**PART C**

**PHOTOGRAPHS**



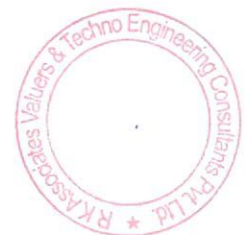




**PART D**

**IMPORTANT DOCUMENT EXHIBIT**

Formscope Global Date: 25.11.2024													
To: JMI Holdings Pvt Ltd (Trade: Thresh) Survey No: 9183, West Coast Area Kinshasa, DRC Project: 40104													
Sl. No.	DR. No.	Item Description	Qty	Unit	Rate	Amount	Sl. No.	DR. No.	Item Description	Qty	Unit	Rate	Amount
<b>EXCAVATION, FILLING</b>							<b>PLASTER &amp; POINTING</b>						
A1		Excavation in ordinary (soft) soil including manholes etc. and sand with kerbs, backfilled soil in place for foundations of columns, wall foundations, pillars, underground tanks, plant bases, trenches, etc. including shoring, dewatering, etc. (Unit: foundation work is complete) and removing, spreading and leveling surplus earth on site within an area of 200m radius as directed by Engineer upto 2m depth. (Note: All backfilling, spreading, compacting of earth shall be carried out in layers not exceeding 200mm & compacted to a dry density of 90%)		Cu.m			G1		Providing and applying 12mm thick cement plaster (1:4) for all RCC brickwork masonry work including tanks, pipes, etc. including scaffolding, curing etc. complete as measured at all levels.	3642.10	Sq.m	650.00	2367,365.00
A2		Excavation in laterite rock requiring chiseling or rock breaker, pressure hammer for foundations of columns, wall foundations, pillars, underground tanks, plant bases, trenches, etc. including shoring, dewatering, etc. (Unit: foundation work is complete) and removing, spreading and leveling surplus earth on site within an area of 100m radius, as directed by Engineer upto 2m depth. (Note: All backfilling, spreading, compacting of earth shall be carried out in layers not exceeding 200mm & compacted to a dry density of 90%)	1500.00	Cu.m	1,000.00	15,00,000.00	G2		Providing and applying 12mm thick cement plaster (1:4) for all RCC brickwork masonry work including tanks, pipes, etc. including scaffolding, curing etc. complete.	3642.10	Sq.m	150.00	5,46,315.00
A3		General Surface excavation & excavations for roads, drains, etc. including shoring, dewatering, etc. (Unit: foundation work is complete) and removing, spreading and leveling surplus earth on site within an area of 100m radius, as directed by Engineer upto 2m depth. (Note: All backfilling, spreading, compacting of earth shall be carried out in layers not exceeding 200mm & compacted to a dry density of 90%)		QOR			G3		Providing and applying 12mm thick cement plaster (1:4) for all RCC brickwork masonry work including tanks, pipes, etc. including scaffolding, curing etc. complete.	3642.10	Sq.m	770.00	2,14,047.50
A4		Backfilling approved excavated materials under floors, slabs, etc. including shoring, dewatering, etc. (Unit: foundation work is complete) and removing, spreading and leveling surplus earth on site within an area of 100m radius, as directed by Engineer upto 2m depth. (Note: All backfilling, spreading, compacting of earth shall be carried out in layers not exceeding 200mm & compacted to a dry density of 90%)	750.00	Cu.m	950.00	7,12,500.00	G4		Providing and applying 12mm thick cement plaster (1:4) for all RCC brickwork masonry work including tanks, pipes, etc. including scaffolding, curing etc. complete.	3642.10	Sq.m	460.00	3,02,210.00
A5		Laying consolidated rubble packing with dry laterite boulders or quarried stone available on site under floors, foundations, trenches, etc. bladed with approved interlocking slabs laid to required levels and slopes including watering, ramming & consolidating with power driven 10 MT roller etc. as directed.	321.72	Cu.m	800.00	2,57,376.00	G5		Providing and applying 12mm thick cement plaster (1:4) for all RCC brickwork masonry work including tanks, pipes, etc. including scaffolding, curing etc. complete.	3642.10	Sq.m	136.47	89,210.00
A6		Providing and Laying consolidated rubble packing with dry laterite boulders or quarried stone available on site under floors, foundations, trenches, etc. bladed with approved interlocking slabs laid to required levels and slopes including watering, ramming & consolidating with power driven 10 MT roller etc. as directed.	100	Cu.m	1,920.00	1,92,000.00	<b>TOTAL OF G</b>						
A7		Breaking of laterite brick or rubble masonry including removing of debris from site.		QOR			95,58,615.30						
A8		Breaking of RCC work (floor, steps in owner's property) including removing of debris from site.		QOR			<b>PAINTING</b>						
A9		Carrying away from premises surplus excavated material & Debris.		QOR			H1		Providing & applying two coats of White Wash (Gypsum) prepared from quick lime to prepared surfaces of plaster RCC work, brickwork including scraping and cleaning of surfaces of plaster RCC work, brickwork, etc. complete including Primer DGL, if required, as per manufacturer's Specifications.	1256.47	Sq.m	130.00	1,63,338.50
<b>TOTAL OF A</b>							25,92,393.00						
<b>CONCRETE - PLAIN &amp; REINFORCED</b>							<b>PLASTER &amp; POINTING</b>						
B1		Providing and laying in position Plain concrete concrete (PCC) nominal mix 1:3:6 with 20mm down washed hard granite metal aggregates of approved quality under columns, footings, walls, plant bases, trenches, drains, etc. under slabs and for all other PCC work with formwork, if any, including machine mixing, consolidating with heavy wooden rammer or vibrator, curing, leveling and finishing complete.	110.24	Cu.m	6,400.00	7,05,552.00	H2		Providing & applying two coats of Acrylic Oil based Distemper of desired shade (Asian Paints, Nerolac, Berger) to prepared surfaces of plaster RCC work, brickwork including scraping, scrubbing and cleaning of surfaces of plaster RCC work, brickwork, etc. complete including Primer DGL, if required, as per manufacturer's Specifications.	4018.78	Sq.m	250.00	1,00,469.00
B2		Providing and laying in position Plain concrete concrete (PCC) nominal mix 1:3:6 with 20mm down washed hard granite metal aggregates of approved quality in retaining walls with formwork, if any, including machine mixing, consolidating with heavy wooden rammer or vibrator, curing, leveling and finishing complete.	20.61	Cu.m	6,400.00	1,31,840.00	H3		Providing & applying two coats of Acrylic Oil based Distemper of desired shade (Asian Paints, Nerolac, Berger) to prepared surfaces of plaster RCC work, brickwork including scraping, scrubbing and cleaning of surfaces of plaster RCC work, brickwork, etc. complete including Primer DGL, if required, as per manufacturer's Specifications.	2791.68	Sq.m	250.00	6,97,920.00
<b>TOTAL OF B</b>							<b>PAINTING</b>						
28,27,392.00							17,96,717.50						
<b>CONCRETE - PLAIN &amp; REINFORCED</b>							<b>PLASTER &amp; POINTING</b>						
B1		Providing and laying in position Plain concrete concrete (PCC) nominal mix 1:3:6 with 20mm down washed hard granite metal aggregates of approved quality under columns, footings, walls, plant bases, trenches, drains, etc. under slabs and for all other PCC work with formwork, if any, including machine mixing, consolidating with heavy wooden rammer or vibrator, curing, leveling and finishing complete.	110.24	Cu.m	6,400.00	7,05,552.00	H4		Providing & applying two coats of White Wash (Gypsum) prepared from quick lime to prepared surfaces of plaster RCC work, brickwork including scraping and cleaning of surfaces of plaster RCC work, brickwork, etc. complete including Primer DGL, if required, as per manufacturer's Specifications.	1256.47	Sq.m	130.00	1,63,338.50
B2		Providing and laying in position Plain concrete concrete (PCC) nominal mix 1:3:6 with 20mm down washed hard granite metal aggregates of approved quality in retaining walls with formwork, if any, including machine mixing, consolidating with heavy wooden rammer or vibrator, curing, leveling and finishing complete.	20.61	Cu.m	6,400.00	1,31,840.00	H5		Providing & applying two coats of White Wash (Gypsum) prepared from quick lime to prepared surfaces of plaster RCC work, brickwork including scraping and cleaning of surfaces of plaster RCC work, brickwork, etc. complete including Primer DGL, if required, as per manufacturer's Specifications.	1256.47	Sq.m	130.00	1,63,338.50
<b>TOTAL OF B</b>							<b>PAINTING</b>						
28,27,392.00							17,96,717.50						



L2	Providing & fixing in position Galvalume Zincalume flashings, cappings, ridges, gutters upto 600mm girth and min 3.00m in length (cold Rolled Steel 500-550 MPa yield Stress ASTM A 446 Grade 1) with hot-dip metallic coating of aluminum-zinc alloy (AZ 150 galvalume) (150 gms/sqm total of both sides with Al-Zn Composition- 50-55% & 40-43.4% resp. & 1:1.4% Si conforming to ASTM 792 AS 1397) 0.42 mm base metal thickness and 0.50mm total coated thickness. factory cut at all heights for roof, side & gable cladding complete in all respects with AZ 150 GSM SMP color Coated (20mic exterior coat of Solacon Modified Polyester paint system over 5 mic primer and 5 mic polyester back coat over 5 mic primer) incl. fixing to purlins with no 12x14x55mm mechanically galvanized hex head self drilling screws of the best quality as per AS-1566 class 3-4 approved, which should be compatible to be used with sheets with integral washers and EPDM seals etc. Solacon sealant non-hardening neutral cure type shall be applied at all end laps, complete as directed.	435.60	R.M.	1000.00	4,35,600.00
L3	Providing and fixing in position 2mm thick one side embossed clear polycarbonate sheet in same profile to match the roofing sheets including self tapping screws.	226.87	Sq.m.	1430.00	3,24,424.10
	<b>TOTAL OF L</b>				<b>16,67,524.10</b>
M	<b>WATERPROOFING</b>				
M1	Providing water proofing treatment over the new RCC roofs, terrace, sunken slabs, chajjas by spreading cement slurry over the RCC slab and laying of 100 mm average laterite stone ballast with the necessary gradient for easy flow of rain water and the coba should be covered with damp proof, joint less water proofing plaster of mix 1:3:1 (cement : 3 Fine sand), finish smooth with wooden trowel with false marking of 30cm squares, the Vertical surfaces of the adjoining walls are to be treated upto a height of 30cms including rounding of junctions (The rate includes for complete items including labour and materials and including the cost of initial treatment of roof slab as follows. The injection of damp proof or equivalent compound with cement solution will be given as and when found necessary for filling honey comb cracks etc. in the RCC slabs) Note: The cement consumption 25 kg /sq.m.	548.00	Sq.m.	1430.00	7,83,640.00
M2	Providing and applying as per manufacturers specifications a maximum of two coats of proprietary brand waterproofing coating using Two Component flexible acrylic polymer modified cement based Waterproofing Coating free from SBR's including thorough surface preparation, applying (min 1 coat) compatible primer or Key coats (Acrylic Polymer & Cement 1:1) etc for slabs, side walls, retaining wall etc. including providing leakproof treatment by injection grouting (shrinkage Compensating) to concrete members by using waterproof polymer based on acrylates free from SBR's or modified SBR's at 1.0 metre centres in both direction (Using Cement & Expansive plasticising admixture & grouting unit), also at all construction Cold joints and including providing 1:3 waterproof cement mortar 20mm thick plaster at all levels including scaffolding etc complete all as approved by Engineer, the Vertical surfaces of the adjoining walls are to be treated upto	548.00	Sq.m.	990.00	5,42,599.20
	<b>TOTAL OF M</b>				<b>13,26,239.20</b>
N	<b>MISCELLANEOUS ITEMS</b>				
N1	Providing, injecting and spraying chemical emulsions for pre-construction anti termite treatment and creating a chemical barrier as per IS 6313 (part II) 1981, in column foundations, raft foundation, wall foundation, under and around basement, sides of walls, backfill earth in stages as filling proceeds, top surfaces of plinth filling, junction of walls and floors along external perimeter of the building etc. all complete as per specifications and as directed including providing guarantee for a period of 15 years ( Plinth area shall only considered for mode of measurement) (Contractor to specify the agency for this work)	1055.80	Sq.m.	195.00	2,05,881.00
N2	Providing, fabricating & fixing in position hand rails consisting of MS pipes, MS flats, plates, square bars, etc or combination of above including welding, fixing to concrete with wedge bolts wherever required, providing and applying to all MS fixtures 2 coats of epoxy primer paint of approved quality after making surface preparation to suit epoxy enamel paint of approved quality and colour etc complete. i) 40mm dia (NB) light MS pipe	48.40	R.M.	2900.00	1,40,360.00
N3	Supplying, Fabricating and erecting MS Gates as per design with necessary locking arrangements, Guides, heavy duty hinges for gates etc. and finishing with one coat of anti corrosive primer with two coats of Epoxy paint all as directed approx. 40 kg/m2 using hollow tubes, GI pipes, angles, flats, welded mesh, chainlink mesh, MS plates and other sections etc. complete	60.50	Sq.m.	4510.00	2,72,855.00
N4	Providing and laying in position box type fan hooks	QOR	Each	-	-
N5	Making plinth protection 50mm thick of cement concrete 1:3:6 (1 cement:3 coarse sand:6 graded stone aggregate 20mm nominal size) over 75mm bed of dry brick ballast 40mm nominal size well rammed and consolidated and grouted with fine sand including finishing the top smooth	QOR	Sq.m.	-	-
N6	Providing & fixing Turbo Ventilators as instructed by Engineer in Charge with necessary fixtures & fastening etc complete.	24.20	Now	2,420.00	58,564.00



## PART E

## REFERENCE

8 Following increase in % over normal schedule of rates of M.J.P. for 2023-24 will be applicable. (Ref. PWD GR. No. DSR/1091/CR-6577/Planning-3, dated 08/07/2003).

Sr. No	Area	% Increase
a	Works in Corporation area	5%
b	Works in Municipal areas	2%
c	Works in tribal area/ hilly and inaccessible areas / MMRDA	10%
d	Suger cane area (within 10.0 Km radius)	5%
e	Prison/ Jail area	15%
f	Defense area	20%
g	Excavation for pipeline work along National Highway	10%
h	Excavation for Dist. system pipe lines, Sewerage system in towns	10%
i	Rajbhavan	20%
j	Foe Naxalite Area (Notified)	10%

Note:- The superintending engineer should specify sugar factory areas.

## PART F

## 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.*
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: Anuj Sharma**

**REVIEWED BY: Anil Kumar**

