

File No : VIS(2024-25)-PL718-645-894

Dated: 10-02-2025

CAPITAL EXPENDITURE VERIFICATION REPORT

OF



SITUATED AT

PLOT NO-4108, CIVIL LINES, AYODHYA, UTTAR PRADESH 224001

OWNER

MR. VARUN GAVRI

REPORT PREPARED FOR

UTTAR PRADESH TOURISM

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Town Marketing (ASTM)
- Project Techno-Financial Advisors
- Chartered Engineers
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- Panel Valuer & Techno Economic Consultants for PSU Banks

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PART A

REPORT SUMMARY

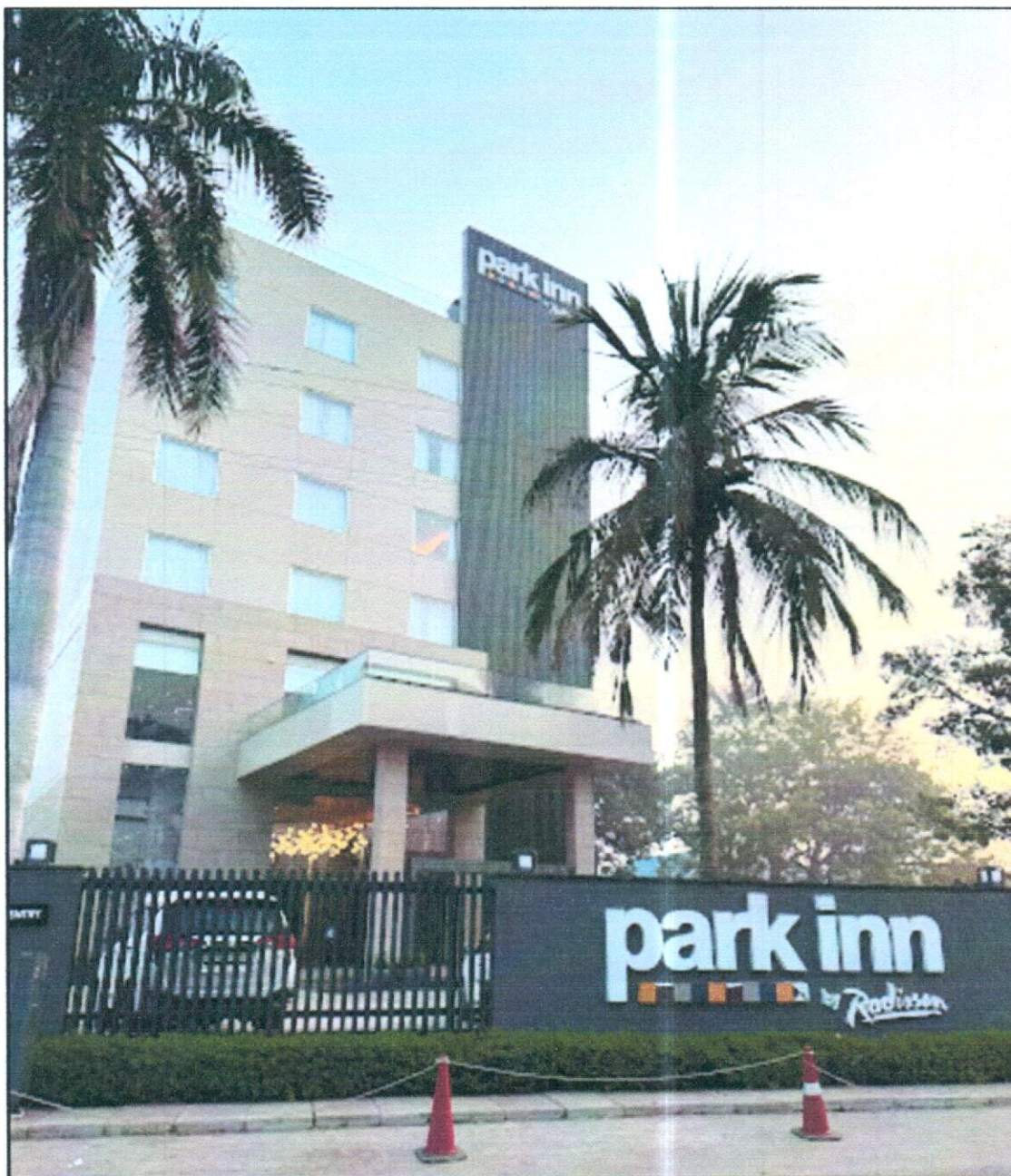
1. **Name of the Project** : PARK INN BY RADISSON
2. **Project Location** : "PARK INN BY RADISSON", PLOT NO-4108, CIVIL LINES, AYODHYA, UTTAR PRADESH 224001
3. **Name of the Owner** : VARUN GAVRI
4. **Prepared for Organization** : Uttar Pradesh Tourism
5. **Chartered Engineer Firm** : M/s. R. K. Associates Valuers & Techno Engineering Consultants (P) Ltd.
6. **Date of Survey** : 29^h January 2025
7. **Date of Report** : 10th February 2025
8. **Report Type** : Capital Expenditure Report
9. **Purpose of the Report** : To verify and examine capital expenditure status of the Project with regard to the special facilities & incentives given to Hotel projects as per Uttar Pradesh Tourism Policy-2022.
10. **Scope of the Report** : To verify and examine capital expenditure status of the Project.
11. **Documents produced for Perusal** :
 - a) Break-up of the cost heads
 - b) Copy of Invoices of Items
 - c) Copy of CA Certificate
 - d) Copies of various NOCs & Approvals
 - e) Information received on e-mail
12. **Annexure with the Report** :
 - a) Photographs



PART B

INTRODUCTION

1. NAME OF THE PROJECT: "PARK INN BY RADISSON"



2. **PROJECT OVERVIEW:** The Hotel Park Inn is situated at Plot No-4108, Civil Lines, Ayodhya, Uttar Pradesh 224001 established was established by Mr. Varun Gavri, the owner. As per subsidy application filed by the owner to U.P Tourism, the hotel is categorized as budget hotel.

The land of the subject property was purchased through sale deed dated 30.10.2004. The land was purchased before the date of promulgation of the Tourism policy 2022. Therefore, same is not considered for the subsidy.

Promotor has obtained sanctioned of the plan of the building on 30/08/2023 from Ayodhya development Authority. Covered area details are mentioned below:

Table: 1

Floor/Section	Covered Area (sq mtr.)
Basement	898.63
Ground Floor	806.08
First Floor	806.08
Second floor	806.08
Third floor	806.08
Fourth floor	806.08
Fifth Floor	806.08
Mumty+ Lift	77.12
Total	5812.23

For the purpose of this report, we have considered the area mentioned in sanctioned map. As per the copy of sanctioned plan, the subject hotel is having Basement +Ground + 5 story RCC framed structure with RCC slab roof. Total built-area of the property is 5812.23 sq. mtr. / 6,25,62.84 sq. ft. As per information provided by the Promotor, construction of the hotel began during March 2022 and commercial operations started from 02nd August 2024. However, as per the document provided to us same is wrongly entered in subsidy form. As per the letter, the date of COD is 14/012/2023. This is an 80 key room hotel with 1 banquet halls, 1 Meeting Hall, 1 Restaurant with name "rbg". There are 3 category of rooms, Deluxe Room, Superior Room & Suite Room.

To promote Tourism & Hospitality Industry in the State, UP State Government has offered capital subsidy and financial assistance as per Uttar Pradesh Tourism Policy-2022 on the capital investment on hotels, resorts, heritage hotels, motels, theme parks, etc. within 20 kms radius of the monuments/tourist places etc. in the State. As the subject project has been successfully completed and is commercially operational since 14th December 2023, therefore, the Promotor had applied for the subsidy under Uttar Pradesh Tourism Policy-2022.

For the purpose of verifying capital investment done by the Mr. Varun Gavri, the owner on the construction of Hotel, Department of Tourism, UP Government had appointed us as a consultant to provide an opinion on the capital investment incurred by the promoter under the eligible heads.

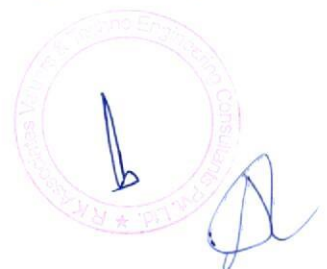
As per the 'Operational Guidelines for Implementation of Uttar Pradesh Tourism Policy 2022', below are the eligible and ineligible capital investments in the tourism units:



A. Eligible Capital Investments

The eligible capital investment shall be expenditure incurred on the following:

1. **Land:** Eligible part only.
2. **Cost of Building:** Any built-up area and all such constructed spaces which are required for the commercial operation of the eligible tourism unit which include
 - Landscape (only 5% of the total ECI)
3. **Plant and Machinery:**
 - Televisions (not more than Rs. 1 lakh per Television)
 - Chandeliers (not more than Rs. 75 thousand per chandelier)
 - Amusement rides/games
 - Safety equipment's (e.g., fire detector and firefighting system, fire extinguisher, smoke detector, sprinkler, surveillance systems, door metal detector, handheld metal detector, room barrier, vehicle scanner, etc.)
 - Sound and PA system etc.
 - Electrical fittings (electrical wiring, switches, and sockets etc.)
 - Heating Ventilation and Air-conditioning (HVAC) equipment (including split and window AC), water heating system
 - Non-shiftable equipment's for kitchen, laundry, wellness, conventional hall, exhibition halls etc.
 - D.G power backup (for self-use)
 - Adventure Sports equipment(s)
 - Rainwater harvesting system, Solar/bio energy system
 - Sewerage treatment plant and waste management system
 - Water supply system (pipeline, tanks, pump house, water treatment plant, etc.)
 - Equipment's for gymnasium
 - Underground/ multi-level parking machinery and equipment's
 - Establishment of treatment plant for Air and Water Pollution/ incinerator etc.
 - Telecommunication Tower (self-established for own use), WIFI routers, boosters
 - Computers including software's
 - Other equipment(s) including vehicles / boats / ships/ cruise etc. (which are registered in the name of the eligible tourism unit) which are exclusively used for working of the eligible tourism unit.
4. **Cost of development of the site**
 - Boundary wall, fencing, entrance gate, guard room
 - Store, kitchen

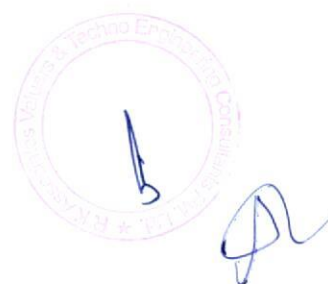


- Construction of all internal roads
- Underground/ multi-level parking
- Construction of linkage/ approach roads as per need (maximum length of 1,000 mts and width as per local bylaws as per the prevailing SOR of PWD)
- All power infrastructure used to facilitate electricity supply to the tourism unit, (e.g., electric poles, transformers, substations, etc.)
- Establishment of sound, light, public address & internet system, and network of fixed nature
- Electric lining, gas/steam, water supply lining
- Swimming pool, establishment of stationary swing-set, climbing walls, amusement/playing structure, etc. in play areas and parks and related infrastructure, which the eligible tourism unit must incur under the project.

B. Ineligible Components of Investment Amount

- Working Capital
- Interest Capitalised
- Pre-operative expenses and preliminary expenses
- Second-hand plant and machinery purchased or shifted from within or outside India
- Consumable stores/ inventories for maintenance or repairs
- Furniture and fixtures, mattresses, linens, curtains, carpets/matting, cutlery, crockery, and utensils
- Any taxes including GST, fees/bills payable to the State or Central Government

As per the copy of application form for 'Capital Investment Subsidy to Eligible Tourism Units' (Form 10.1), the Promotor had informed to the Govt. of U.P that the total capital expenditure done in the project is Rs. 22,80,74,278/-. Out of that the eligible capital expenditure on which the subsidy had been claimed is Rs. 3,90,41,855/- as per the CA certificate dated 25th October 2024. The same has been tabulated below:



3. LIST OF APPROVALS:**Table: 2**

S.No.	Particulars	Certificate No.	Date of Issue
1	Ground water NOC	202312000087	06-01-2024
2	Sarai Act	57/JA/SARAI/ACT/2024	06-01-2024
3	Weighing Machine	508267	07-12-2024
4	Pollution Board NOC	27255264	02-08-2024
5	Generators	24VSNOC01041306	11-10-2023
6	Elevators	24VSNOC07041308	11-10-2023
7	Transformer	24VSNOC03032489	28-08-2023
8	MAP Approval	43/2021 (3)	30-08-2023
9	Water, Drainage , Sewerage Connection	3420	14-09-2023
11	Fire NOC	UPFS/2023/91692/FZB/FAIZABAD/782/CFO	07-08-2023
12	Building height	SSI/RHQ/NR/ATM/NOC/2024/90/306-08	05-02-2024
13	Department of tourism	AYO/14/TP056/2024	17-01-2024
14	Property tax	2024-25/Z01/006084	05-07-2024
15	FSSAI License	License no. 12723020000333	23-11-2024
16	GST Certificate	09AABCU7557J1ZS	25-04-2018
17	Building Completion Certificate	137	25-09-2023

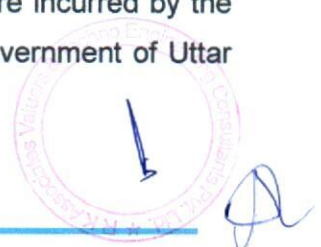
4. PROJECT LOCATION: The subject hotel is located at Plot No-4108, Civil Lines, Ayodhya, Uttar Pradesh 224001. The nearest railway station from the hotel is Ayodhya Cantt. Railway station located at the distance of ~1 Km. It is also well connected via Ram Path which approx. 150 m away from the subject property.

5. SCOPE OF THE REPORT: To verify and examine the capital expenditure of the eligible investment of the project in regard to avail subsidy given to Hotel Projects development under Uttar Pradesh Tourism Policy-2022.

All the assessment carried out for the Project is done based on the documents provided to us and its correlation by the Engineering team through site inspection, various other discussions with the Project proponents and its resources and Industry standards and benchmark cost and thus forming an opinion out of it.

This report doesn't verify any ownership rights of the property.

6. PURPOSE OF THE REPORT: To provide opinion on the Capital Expenditure incurred by the promoter in the development of the Hotel to help Directorate of Tourism, Government of Uttar Pradesh to take informed decision on the project in relation to grant subsidy.

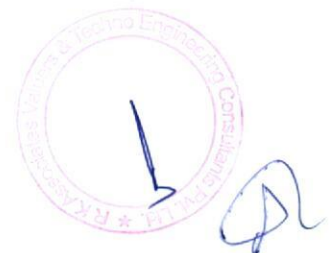


7. SURVEY DETAILS: This Hotel has been surveyed by our engineers Mr. Shubham Joshi and Mr. Atul on 29th January 2024. Site inspection was done in the presence of Mr. Vijay Yadav. All the details pertaining to progress of the hotel with fittings & fixtures have been cross checked as per the documents provided to us.

- a) During the site visit we found that the construction of the hotel had been done as per the sanctioned map. As per the copy of approved plan, the hotel was proposed to have a total of 80 rooms & 1 Banquet Halls and 1 Meeting Hall and 1 Restaurant, the same is verified at the time of site survey.
- b) All the required machinery & assets mentioned in the list (group wise) provided to us by the client were found available at the site and seems to be in good condition.
- c) Photographs of various sections of the hotel along with machinery have been taken to give a visual representation of the hotel establishment and some photographs have been annexed with the report.

8. METHADODOLOGY ADOPTED:

- a) Documents, data and information collection of the Project.
- b) Review of the provided information & documents.
- c) Site visit by our engineers to assess the project execution status on ground comparing with the available documents.
- d) Discussions with the Owner's representative on the site.
- e) Assessment of the capital expenditure of different section with Civil, P&M based industry benchmark with the provided copy of bills & invoices.
- f) Assessment of the provided information with the Industry standards, CPWD Plinth Area rates, etc.
- g) Other information obtained regarding the project from the sources in the public domain.
- h) Computation and compilation in the report.



PART C**PROJECT INFRASTRUCTURE SECTIONS & FACILITY DETAILS**

BUILDING & STRUCTURAL DETAILS: This Hotel project is having a Basement + Ground + 5 floor RCC roofed structure with total built up area of 5812.23 sq. mtr as per sanctioned Map. Construction of the hotel have been done by engaging local masons and laborers for the building and Civil works.

As per the copy of sanctioned map and site inspection, floor wise detail of hotel is as given in the table below:

Table: 3

Floor	Guest Rooms		Occupancy
	Proposed	Actual	
Basement Floor	--	--	Parking
Ground Floor	--	--	Entrance, Reception, Banquet Hall Lobby Sitting & Toilets
First Floor	--	--	Restaurant, Kitchen & Meeting Hall
Second Floor	20	20	Guest Rooms
Third Floor	20	20	Guest Rooms
Fourth Floor	20	20	Guest Rooms
Fifth Floor	20	20	Guest Rooms
Total	80	80	

- 1. PLANT & EQUIPMENT DETAILS:** In machinery section promoter has shown various equipment's which have been installed. Details of expenditure in major heads with is shown in the table below. Breakup of expenses under each head is annexed in the later section of the report. Cost has been taken based on the item wise breakup and their bills/ invoices provided by the promoter and found installed on the site.

PART D**PROJECT CAPITAL EXPENDITURE EVALUATION****Table: 4**

The capital expenditure incurred in the tourism unit as on date of commencement of its commercial operations

1	Eligible Capital Expenditure	
1.1	Land (only the eligible part) as per the operational guidelines of Uttar Pradesh Tourism Policy, 2022	5,26,06,000
1.2	Cost of Building, i.e., any built-up area and all such constructed spaces which are required for the commercial operation of the eligible tourism unit	5,46,57,226

INDEPENDENT ENGINEERING REPORT

PARK INN BY RADISSON

1.3	Landscape (only 5% of the total ECI)	
1.4	Plant and Machinery (as mentioned under the 'machinery and plant' subhead in the depreciation schedule used for computation of income tax) which include but are not limited to: -	
1.4.1	Televisions (not more than 1 lakh per television set)	26,97,000
1.4.2	Chandeliers (not more than Rs. 75 thousand per chandelier)	2,46,511
1.4.3	Amusement rides/games	
1.4.4	Safety equipment's (e.g., fire detector and firefighting system, fire extinguisher, smoke detector, sprinkler, surveillance systems, door metal detector, handheld metal detector, room barrier, vehicle scanner, etc.)	26,96,877
1.4.5	Sound System and PA System, etc.	
1.4.6	Electrical fittings (electrical wiring, switches, and sockets etc.)	76,75,811
1.4.7	Heating Ventilation and Air-conditioning (HVAC) equipment (including split and window AC), water heating system	1,37,02,983
1.4.8	Non-shift able equipment for kitchen, laundry, wellness, conventional hall, exhibition halls etc.	25,93,900
1.4.9	D.G. power backup (for self-use)	16,10,000
1.4.10	Adventure Sports equipment(s)	
1.4.11	Rainwater harvesting system, Solar/bio energy system	8,73,396
1.4.12	Sewerage treatment plant and waste management system	6,82,394
1.4.13	Water supply system (pipeline, tanks, pump house, water treatment plant, etc.)	79,42,249
1.4.14	Equipment for gymnasium	
1.4.15	Underground/ multi-level parking machinery and equipment	
1.4.16	Establishment of treatment plant for Air and Water Pollution/incinerator etc.	5,90,000
1.4.17	Telecommunication tower (self-established for own use), WIFI routers, boosters	2,86,752
1.4.18	Computers including software's	81,03,326
1.4.19	Other equipment(s) including vehicles / boats / ships/ cruise etc. (which are registered in the name of the eligible tourism unit) which are exclusively used for working of the eligible tourism unit.	56,40,523
1.5	Cost of development of the site of the location of the eligible tourism unit	
1.5.1	Boundary wall, fencing, entrance gate, guard room	
1.5.2	Store(s), Kitchen(s)	1,40,90,263
1.5.3	Construction of all internal roads	
1.5.4	Underground/Multi-level Parking	
1.5.5	Construction of linkage/ approach roads as per need (maximum length of 1,000 mts and width as per local bylaws as per the prevailing SOR of PWD)	
1.5.6	All power infrastructure used to facilitate electricity supply to the tourism unit, (e.g.,electric poles, transformers, substations, etc.)	79,22,499
1.5.7	Establishment of sound, light, public address & internet system, and network of fixed nature	88,500
1.5.8	Electric lining, gas/steam, water supply lining	

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1.5.9	Swimming pool, establishment of stationary swing-set, climbing walls, amusement/playing structure, etc. in play areas and parks and related infrastructure, which the eligible tourism unit must incur under the project	
1.5.10	Fixed residential tents for tourists	
1.6	Other fixed structures and plant & machinery which are essential for commercial operation of the tourism unit	63,36,672
1.7	Any Consultancy charges related to the establishment/operationalization of the eligible Tourism unit like Fees paid for obtaining technical know-how, etc. (actual consultancy paid or Rs 10 lakhs, whichever is lower excluding GST/Tax).	10,00,000
1.8	Any service charges e.g., Installation charges of machinery / equipment / services	11,80,000
1.9	Expenses done on any construction which is in nature of real estate transactions e.g., shops, flats, offices, etc. meant for sale / lease / rent for following tourism units: a. Cultural centers (If constructed more than 5 allowed shops/commercial sale outlets) b. Cultural, Rural Village or Tourist Village (If constructed more than 1 allowed souvenir shop)	
1.10	Any other component which is not mentioned in the eligible components but is felt necessary for functioning of the tourism unit(s).	11,66,395
Total		19,43,89,277

Table: 5

(All Figures in Rs.)

S. No.	PARTICULARS	EXPENDITURE AS SHOWN BY PROMOTER (As per CA certificate)	TOTAL APPROVED AMOUNT BY IE	REMARKS
1.1	Land (only the eligible part) as per the operational guidelines of Uttar Pradesh Tourism Policy, 2022	5,26,06,000	NIL	•Subject property is purchased before the date of promulgation of the Tourism policy 2022 i.e. 23rd November 2022
1.2	Cost of Building, i.e., any built-up area and all such constructed spaces which are required for the commercial operation of the eligible tourism unit	5,46,57,226	Rs. 4,52,21,037/-	•As per the bills provide, cost of construction of the civil work is Rs. 3,52,21,036.70 an same is eligible for the subsidy as per the policy 2022.
1.4.1	Televisions (not more than 1 lakh per television set)	26,97,000	21,07,031	•There are some items which are purchased after the COD. Hence it is not eligible for the subsidy •GST and other taxes are not eligible for subsidy and same is deducted.
1.4.2	Chandeliers (not more than Rs. 75 thousand per chandelier)	2,46,511	2,08,907	•There are some items which are purchased after the COD. Hence it is not eligible for the subsidy •GST and other taxes are not eligible for subsidy and same is deducted.

INDEPENDENT ENGINEERING REPORT

PARK INN BY RADISSON

1.4.4	Safety equipment's (e.g., fire detector and firefighting system, fire extinguisher, smoke detector, sprinkler, surveillance systems, door metal detector, handheld metal detector, room barrier, vehicle scanner, etc.)	26,96,877	22,97,264.54	<ul style="list-style-type: none">•There are some items which are purchased after the COD. Hence it is not eligible for the subsidy•GST and other taxes are not eligible for subsidy and same is deducted.
1.4.6	Electrical fittings (electrical wiring, switches, and sockets etc.)	76,75,811	65,07,160	<ul style="list-style-type: none">•There are some items which are purchased after the COD. Hence it is not eligible for the subsidy•GST and other taxes are not eligible for subsidy and same is deducted.
1.4.7	Heating Ventilation and Air-conditioning (HVAC) equipment (including split and window AC), water heating system	1,37,02,983	1,14,90,395	<ul style="list-style-type: none">•There are some items which are purchased after the COD. Hence it is not eligible for the subsidy•GST and other taxes are not eligible for subsidy and same is deducted.
1.4.8	Non-shiftable equipment for kitchen, laundry, wellness, conventional hall, exhibition halls etc.	25,93,900	21,98,220	<ul style="list-style-type: none">•There are some items which are purchased after the COD. Hence it is not eligible for the subsidy•GST and other taxes are not eligible for subsidy and same is deducted.
1.4.9	D.G. power backup (for self-use)	16,10,000	13,64,406.78	<ul style="list-style-type: none">•There are some items which are purchased after the COD. Hence it is not eligible for the subsidy•GST and other taxes are not eligible for subsidy and same is deducted.
1.4.1 1	Rainwater harvesting system, Solar/bio energy system	8,73,396	7,40,166	<ul style="list-style-type: none">•There are some items which are purchased after the COD. Hence it is not eligible for the subsidy•GST and other taxes are not eligible for subsidy and same is deducted.
1.4.1 2	Sewerage treatment plant and waste management system	6,82,394	5,78,300	<ul style="list-style-type: none">•There are some items which are purchased after the COD. Hence it is not eligible for the subsidy•GST and other taxes are not eligible for subsidy and same is deducted.
1.4.1 3	Water supply system (pipeline, tanks, pump house, water treatment plant, etc.)	79,42,249	67,30,741	<ul style="list-style-type: none">•There are some items which are purchased after the COD. Hence it is not eligible for the subsidy•GST and other taxes are not eligible for subsidy and same is deducted.

INDEPENDENT ENGINEERING REPORT

PARK INN BY RADISSON

1.4.1 6	Establishment of treatment plant for Air and Water Pollution/incinerator etc	5,90,000	5,00,000	<ul style="list-style-type: none"> • There are some items which are purchased after the COD. Hence it is not eligible for the subsidy • GST and other taxes are not eligible for subsidy and same is deducted.
1.4.1 7	Telecommunication tower (self-established for own use), WIFI routers, boosters	2,86,752	2,43,010	<ul style="list-style-type: none"> • There are some items which are purchased after the COD. Hence it is not eligible for the subsidy • GST and other taxes are not eligible for subsidy and same is deducted.
1.4.1 8	Computers including software's	81,03,326	68,67,225	<ul style="list-style-type: none"> • There are some items which are purchased after the COD. Hence it is not eligible for the subsidy • GST and other taxes are not eligible for subsidy and same is deducted.
1.4.1 9	Other equipment(s) including vehicles / boats / ships/ cruise etc. (which are registered in the name of the eligible tourism unit) which are exclusively used for working of the eligible tourism unit.	56,40,523	30,10,374	<ul style="list-style-type: none"> • There are some items which are purchased after the COD. Hence it is not eligible for the subsidy • GST and other taxes are not eligible for subsidy and same is deducted.
1.5.2	Store(s), Kitchen(s)	1,40,90,263	1,21,51,821	<ul style="list-style-type: none"> • As per the UP-Tourism Guidelines 2022 the cost incurred for the purchase of kitchen equipment is not eligible
1.5.6	All power infrastructure used to facilitate electricity supply to the tourism unit, (e.g., electric poles, transformers, substations, etc.)	79,22,499	43,70,294.76	<ul style="list-style-type: none"> • There are some items which are purchased after the COD. Hence it is not eligible for the subsidy • GST and other taxes are not eligible for subsidy and same is deducted.
1.5.7	Establishment of sound, light, public address & internet system, and network of fixed nature	88,500	75,000	<ul style="list-style-type: none"> • There are some items which are purchased after the COD. Hence it is not eligible for the subsidy • GST and other taxes are not eligible for subsidy and same is deducted.
1.6	Other fixed structures and plant & machinery which are essential for commercial operation of the tourism unit	63,36,672	53,70,060	<ul style="list-style-type: none"> • There are some items which are purchased after the COD. Hence it is not eligible for the subsidy • GST and other taxes are not eligible for subsidy and same is deducted.
1.7	Any Consultancy charges related to the establishment/operatio	18,20,000	10,00,000	<ul style="list-style-type: none"> • The maximum ceiling for the consultant charges is Rs. 10,00,000

INDEPENDENT ENGINEERING REPORT

PARK INN BY RADISSON



	nalization of the eligible Tourism unit like Fees paid for obtaining technical know-how, etc. (actual consultancy paid or Rs. 10 lakhs, whichever is lower excluding GST/Tax).			
1.8	Any service charges e.g., Installation charges of machinery / equipment / services	11,80,000	10,00,000	<ul style="list-style-type: none"> •There are some items which are purchased after the COD. Hence it is not eligible for the subsidy •GST and other taxes are not eligible for subsidy and same is deducted.
1.10	Any other component which is not mentioned in the eligible components but is felt necessary for functioning of the tourism unit(s).	11,66,395	9,88,485	<ul style="list-style-type: none"> •There are some items which are purchased after the COD. Hence it is not eligible for the subsidy •GST and other taxes are not eligible for subsidy and same is deducted.
Total			11,60,19,898	
Total Eligible Subsidy @ 20%			Rs. 2,32,03,980	
CURRENT STATUS OF WORK AND REMARKS: <ol style="list-style-type: none"> 1. All the expenditure shown above is cross checked with the work done on site and from the respective Invoices / Bills provided to us. 2. In case of Plant & Machinery, no specific benchmark cost standard is available. Therefore, the cost verification is conducted as per the individual invoices, bills for the particular items. 3. We have cross-checked the copy of bills/ invoices provided to us under different heads to match the amount provided in the CA certificate. 4. As per our actual verification of expenditure from related bills/vouchers, certificate, declarations, explanation, GSTR 2A, audited financial statements of the Promotor, that are made available to us, we calculated eligible expenditure as Rs. 11,60,19,898 and proposed eligible subsidy is as under for consideration and final decision of the constituted committee: 5. Total Eligible Subsidy @ 20% Rs. 2,32,03,980 				



Note: -

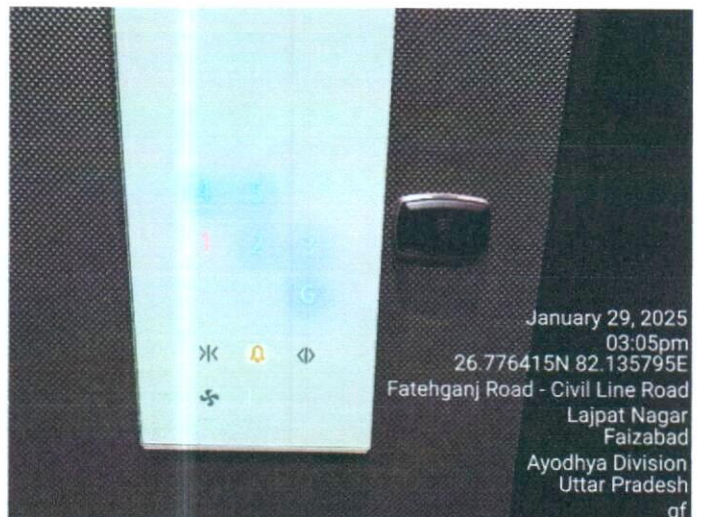
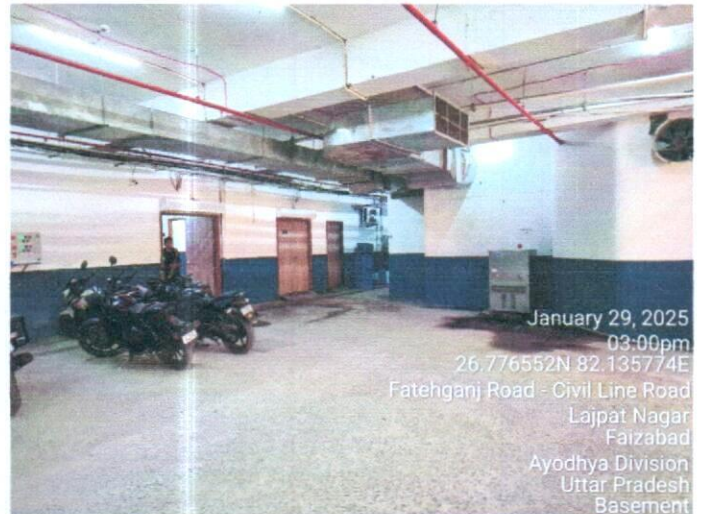
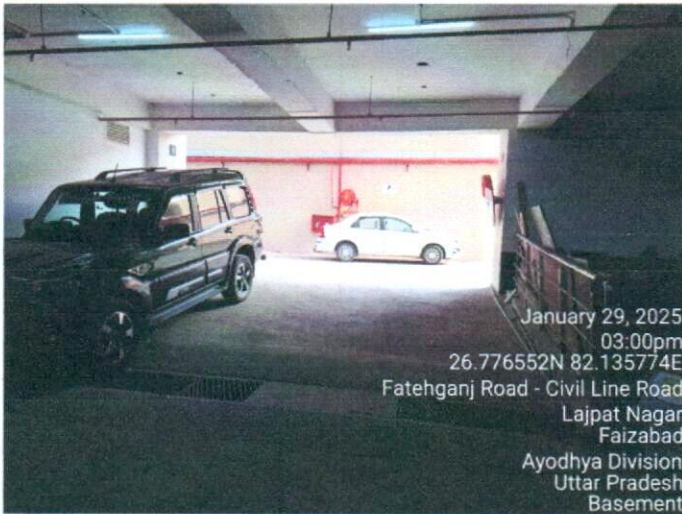
1. There is No expenditure shown in below mentioned eligible head/s, hence not shown in the above table of Expenditure: -

- Landscape (only 5% of the total ECI)
- Amusement rides/games
- Sound System and PA System, etc.
- Adventure Sports equipment(s)
- Equipment for gymnasium
- Underground/ multi-level parking machinery and equipment
- Boundary wall, fencing, entrance gate, guard room
- Construction of all internal roads
- Underground/Multi-level Parking
- Construction of linkage/ approach roads as per need (maximum length of 1,000 mts and width as per local bylaws as per the prevailing SOR of PWD).
- Electric lining, gas/steam, water supply lining
- Swimming pool, establishment of stationary swing-set, climbing walls, amusement/playing structure, etc. in play areas and parks and related infrastructure, which the eligible tourism unit must incur under the project
- Fixed residential tents for tourists
- Expenses done on any construction which is in nature of real estate transactions e.g., shops, flats, offices, etc. meant for sale / lease / rent for following tourism units: a. Cultural centers (If constructed more than 5 allowed shops/commercial sale outlets) b. Cultural, Rural Village or Tourist Village (If constructed more than 1 allowed souvenir shop)



PART E

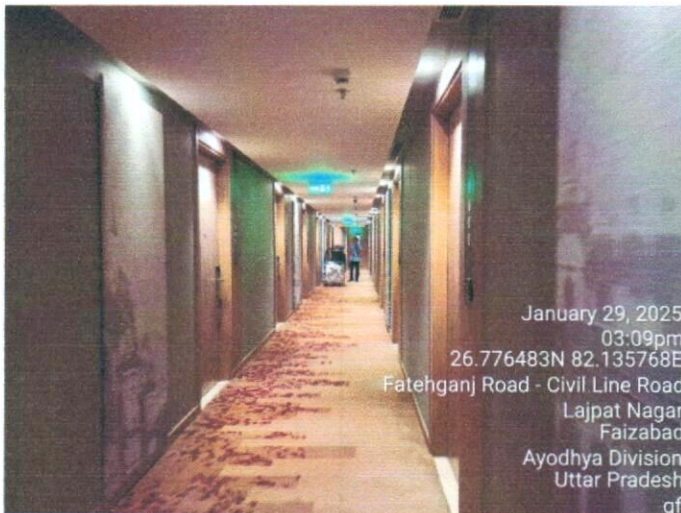
PHOTOGRAPHS



Handwritten signature and a circular stamp.

INDEPENDENT ENGINEERING REPORT

PARK INN BY RADISSON



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Lajpat Nagar
Faizabad
Ayodhya Division
Uttar Pradesh
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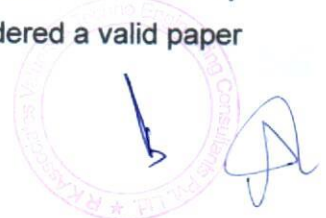


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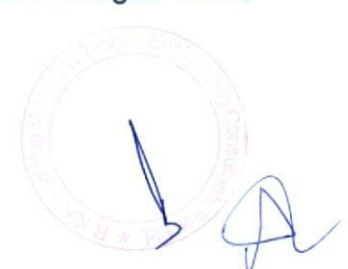
rk Associates Valuers & Techno Engineering Consultants (P) Ltd.

PART F**DISCLAIMER**

1. No employee or member of R.K Associates has any direct/ indirect interest in the Project.
2. This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us has not been done at our end from the originals. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report shall automatically become null & void.
3. This report is a general analysis of the project and not an audit report. All the information gathered is based on the facts seen on the site during survey, verbal discussion & documentary evidence provided by the client and is believed that information given by the Promoter is true best of their knowledge.
4. All observations mentioned in the report is only based on the visual observation and the documents/ data/ information provided by the client. No mechanical/ technical tests, measurements or any design review have been performed or carried out from our side during Project assessment.
5. Interested organization should ONLY take this report as an Advisory document from the Financial/ Chartered Engineering firm and it's specifically advised to the stakeholder to cross verify the original documents for the facts mentioned in the report which can be availed directly from the subject Promoter directly.
6. In case of any default in loans or the credit facility extended to the borrowing Promoter, R.K Associates shall not be held responsible for whatsoever reason may be and any request for seeking any explanation from the employee/s of R.K Associates will not be entertained at any instance or situation.
7. This Report is prepared by our competent technical team which includes Engineers and financial experts & analysts.
8. This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Financial Institution which is using this report for taking financial decision on the project that they should consider all the different associated relevant & related factors also before taking any business decision based on the content of this report.
9. All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.



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INDEPENDENT ENGINEERING REPORT

PARK INN BY RADISSON

Place : New Delhi
Date : 10.02.2025
Note : This report contains 20 pages

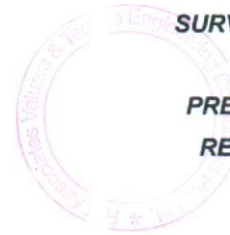
FOR INTERNAL USE

SURVEYED BY: ER. Atul and

Er. Shubham Joshi

PREPARED BY: Engg. Team

REVIEWED BY: Anil Kumar



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

Project Engineering Team

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