**File No.:** **VIS (2025-26)-PL044-041-047 Dated: 30-04-2025**

**COST VETTING ASSESSMENT**

**OF**

**PROPOSED BUILDING OF SHRI. SANJAY SINGHAL**

**SITUATED AT**

**SITUATED AT KHASRA NO.105 MI, MOH-NEHRU NAGAR, GRAM- SHEKHPURI, ROORKEE (UNDER NAGAR NIGAM ROORKEE) PARGANA & TEHSIL-ROORKEE, U.K**

**REPORT PREPARED FOR**

**STATE BANK OF INDIA, SME, ROORKEE**

***\*\*Important - In case of any query/ issue or escalation you may please contact Incident Manager***

***at le@rkassociates.org. We will appreciate your feedback in order to improve our services.***

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| **PART A** | **REPORT SUMMARY** |

* **DOCUMENT NAME:** Cost Vetting Assessment
* **PREPARED FOR:** State Bank of India, SME, ROORKEE
* **BORROWER:** Shri Sanjay Singhal S/o Shri Ramesh Singhal
* **ASSET TYPE**: Building Structure & Civil works
* **ADDRESS OF THE ASSET**: Khasra No.105 Mi, Moh-Nehru Nagar, Gram- Shekhpuri, Roorkee (Under Nagar Nigam Roorkee) Pargana & Tehsil-Roorkee, U.K

|  |  |  |
| --- | --- | --- |
| **S. NO.** | **PARTICULARS** | **DESCRIPTION** |
|  | Date of Work Order | Via Email dated 27-04-2025 |
|  | Date of site survey | Survey has not been carried out, cost vetting has been done on the basis of provided document (on the request of bank) |
|  | Documents provided for perusal | Estimate of proposed construction and unapproved architect site plan provided. |
|  | Project Location | Khasra No.105 Mi, Moh-Nehru Nagar, Gram- Shekhpuri, Roorkee (Under Nagar Nigam Roorkee) Pargana & Tehsil-Roorkee, U.K |
|  | Borrowing Company | Shri Sanjay Singhal S/o Shri Ramesh Singhal |
|  | Type of Assessment | Cost vetting. |
|  | Scope of Assessment | Cost Vetting of the construction cost of Building. |
|  | Nature of Asset | Proposed commercial property |
|  | Total Project Cost as informed by the borrower | **Rs.2,58,86,584/- (Estimate is attached as annexure)** |
|  | Project Cost as assessed by the consultant | **Rs.2,38,47,711/-** |
|  | Total number of pages with Annexure. | 17 |

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| **PART B** | **COST VETTING ASSESSMENT** |

1. **DESCRIPTION**

This is a cost vetting document of the building structure proposed to be constructed at the aforesaid address. As per the BOQ provided, the proposed construction planned to be developed as Stilt + First + Second + Third + Fourth and Mumty Floor RCC framed structure with total propose covered area of 596.52 Sq.m.(FAR Area = 442.40 Sq.m. and Non FAR Area = Sq.m.) as per the provided architect’s map.

No survey has been done for the preparation of this cost vetting report since no construction work yet started, as per the bank requirement.

We have reviewed and vetted the provided estimate for the proposed building structure based on prevailing market rates, our internal analysis, and comprehensive market research. For reference, we have considered standard benchmarks including CPWD 2023, DSR 2023, among others.

Please note that we have not analysed the quantities mentioned in the quotation, as structural drawings were not provided to us. Our vetting is limited to the rates of the listed works as stated in the quotation.

1. **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 market rates, CPWD 2023, DSR 2023, and etc.

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

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  |  |  | **Estimate as per Nirman Consultants** | | **Amount as per Our Cost Vetting** | |  |
| **S. No.** | **Description of Items** | **Units** | **Quantity** | **Rate Rs. Per** | **Amount Rupees** | **Rate Rs. Per units** | **Total Amount** | **Remarks/Comments** |
| 1 | Excavation of foundation in ordinary soil inclu. Filling of excavated earth in trenches & inclu. Cost of labor T&P etc. | cu.mts | 500 | 166 | 83,200 | 166 | 83,200 | Seems to be in line |
| 2 | P&L 1:6:12 cement concrete foundation with 1 part cement 6 parts coarse sand & 12 parts stone aggregate as base conc. Including cost of material. Labour T&P etc. | cu.mts | 462 | 3,478 | 16,06,928 | 3,478 | 16,06,836 | Seems to be in line |
| 3 | P&L 1st class brickwork in foundation 1:6 cement mortar, 1 part cement and 6 parts coarse sand inclu. Cost of material labour T&P etc. | cu.mts | 276 | 4,900 | 13,52,400 | 4,500 | 12,42,000 | Seems slightly in the higher end |
| 4 | P&L D.P.C. at plinth level with 1:2:4 cement mortar, 1 part cement and 2 part coarse sand & 4 part stone. Aggregate with 2% water proof compound complete. | sq. mts | 70 | 263 | 18,417 | 250 | 17,500 | Seems slightly in the higher end |
| 5 | P&L first class brick work super structure in 1:6 cement mortar as 1 part cement 6 parts coarse sand inclu. Cost of material shuttring material , labour , T&P etc. required . | cu.mts | 1,035 | 2,117 | 21,91,095 | 5,000 | 51,75,000 | Seems to be lower as per market standard |
| 6 | P&L R.C.C at plinth beam & door bend in 1:2:4 as 1 part cement 2 parts coarse sand and 4 parts stone aggregate inclu. Cost of material labour shuttring centering etc . Required but exclu. Cost of reinforcement | cu.mts | 115 | 3,808 | 4,37,920 | 5,000 | 5,75,000 | Seems to be lower as per market standard |
| 7 | P&F salwood doors & windows chaukhats fixed include simple moulding material labour T&P etc. required for proper completion of job. | cu.mts | 4 | 42,000 | 1,47,000 | 40,000 | 1,40,000 | Seems slightly in the higher end |
| 8 | S&F 1.5 inch. Thick sheesham wood door shutters with wooden panel or galvanize iron with beading. Wooden cleats, stopper Hings , bolts locks , handles , spring etc . Required for completion of job. | sq. mts | 38 | 5,000 | 1,89,500 | 4,500 | 1,70,550 | Seems slightly in the higher end |
| 9 | S&F 11/3" thick shutters same as item no.16 but in window & ventilator . | sq. mts | 15 | 4,000 | 60,000 | 2,000 | 30,000 | Seems slightly in the higher end |
| 10 | P&F M.S grill at windows using M.S plate 40 x 6mm. As per design include . Cost of material cutting, welding , sewer & fixingat site . ( P.W.D spec. no. 10.9 (b) ) | sq. mts | 15 | 983 | 14,745 | 600 | 9,000 | Seems slightly in the higher end |
| 11 | P&L R.C.C in roof slab (same as item no. 6 ) | cu.mts | 306 | 5,500 | 16,84,375 | 5,000 | 15,31,250 | Seems slightly in the higher end |
| 12 | P&L sand at flooring includes cost material watering and compaction the surface | cu.mts | - | 282 | - | - | - | required specific data is not available to do cost vetting |
| 13 | P&L 4 cm . Thick 1:2:4 plain cement concrete flooring with 1 part cement 2 part coarse sand 4 parts 3/4" craded stone balllast with 3mm. Flooring coat of next cement including Base concrete in 1:4:8 as 1 part 4 parts coarse sand & 8 part brick ballast of 4 cm. gauge include. cost of material labour T & P (P.w.D . spec no.- 14.9.1 ) | sq. mts | - | 234 | - | - | - | required specific data is not available to do cost vetting |
| 14 | P&L granolithic marble chips of 3 mm . Gauge mixed in 4:7 ratio and cutting of floor of include . Finishing by French mansion polish & inclu. 1:5:10 base concrete complete. | sq. mts | - | 432 | - | - | - | required specific data is not available to do cost vetting |
| 15 | Granolithic marbles dodo same as item no.- 15 (P.W.D. spec. no.- 14.9,1 ) | sq. mts | - | 256 | - | - | - | required specific data is not available to do cost vetting |
| 16 | P&L stone flooring fixed with 1.2 cement & coarse sand mortar & finished with white cement include cost of cutting & finished with French mansion polish inclu. Cost of 1:5:10 base concrete complete | sq. mts | 1,225 | 1,400 | 17,15,000 | 1,400 | 17,15,000 | Seems to be in line |
| 17 | S&F 6 mm china white glazed tiles 1st class 4" x 4" size with 1:3 cement & coarse sand mortar finished with white cement slurry jointing & polishing complete | sq. mts | 31 | 1,200 | 36,996 | 1,000 | 30,830 | Seems slightly in the higher end |
| 18 | P&F glass strips 5 mm . Thick in joint of at the time of lying of floors complete . ( P.W.D. spec. no.- 14. 12.2 ( C ) ) | r. mts | - | 14 | - | - | - | required specific data is not available to do cost vetting |
| 19 | P&L mm. th. Cement plaster in 1:3 mortar as 1 part cement 3 parts coarse sand over ceiling and R.C.C. job include supply of all material , labour T&P etc. required (P.W.D. spec. no. 13.5.4 ) | sq. mts | 7,350 | 185 | 13,61,220 | 160 | 11,76,000 | Seems slightly in the higher end |
| 20 | P&L 12mm. Th. Cement plaster in 1:5 morter at bricks works(same as item no.20 ) (P.W.D spec. no. 13.5.5 ) . | sq. mts | 7,350 | 160 | 11,78,940 | 160 | 11,76,000 | Seems to be in line |
| 21 | P&L whitewash 3 coats at walls and ceiling include cost of labour etc. (P.W.D spec. no. 16.1.1 & 16.1.2) . | sq. mts | 1,225 | 4 | 4,900 | 10 | 12,250 | Seems to be lower as per market standard |
| 22 | P&L one priming coat & two coat of dry distemper on new work include . Cost of material labour T&P etc. Required for proper completion of job. (P.W.D. spec. no. 16.4.1.& 16.4.2) | sq. mts | 7,350 | 70 | 5,14,500 | 50 | 3,67,500 | Seems slightly in the higher end |
| 23 | Painting over new iron / wood work with one cost of priming paint & two cost of ready mixed paint include . Cost of material labour T&P etc. Required for proper completion of job. (P.W.D spec. No.15.1.1& 15.1. 2 ) | sq. mts | 550 | 47 | 25,850 | 45 | 24,750 | Seems to be in line |
| 24 | P&L bricks in 1:3 cement mortar over R.C.C slab of stair cash steps complete . ( treads & rises ) | each | 240 | 3,000 | 7,20,000 | 3,000 | 7,20,000 | Seems to be in line |
| 25 | P&L M.S reinforcement as R.C.C work wrought to required shapes as necessary inclu. Cost of material labour T&P required | qtls | 613 | 7,500 | 45,93,750 | 6,000 | 36,75,000 | Seems slightly in the higher end |
| 26 | P&L one layer of tar felt giving one coat of mastic paints on bottom & top of tar feltinclu. Cost of material, labour, T&P required (P.W.d. spec. no. 549). | sq. mts | - | 75 | - | - | - | required specific data is not available to do cost vetting |
| 27 | 100 m.m thick mud phaska of damped earth roof laid in slab & fixing of 1st class brick tiles with mud moter finished din 1:3 cement matter complete job. | sq. mts | 245 | 600 | 1,47,000 | 600 | 1,47,000 | Seems to be in line |
| 28 | P&F commercial board shutters at wardrobe inclu. Cost of cleats, curtain rod fixing at site complete | sq. mts | - | 2,060 | - | - | - | required specific data is not available to do cost vetting |
| 29 | P&L F 9” wide palmate of commercial ply including cost of class, curtain rod fixing at site complete job. | sq. mts | - | 1,985 | - | - | - | required specific data is not available to do cost vetting |
| 30 | P&F M.S railing at stair case & terrace jal at open space using M.S flate 40x6 mm . & 20 mm square bar and 50 mm pipe at top include , cost of material .cutting , welding & one coat of red oxide primer & fixing at site . | r. mts | 35 | 1,170 | 40,950 | 800 | 28,000 | Seems slightly in the higher end |
| 31 | 5 cm thick roof finish with 1:1.5:3 cement coarse sand 20mm stone ballets with water proofing compound & chicken wire mesh T&P etc. required for proper completion of the work. | sq. mts | 245 | 435 | 1,06,575 | 385 | 94,325 | Seems slightly in the higher end |
| 32 | SS Railing | sq. mts | L.S. | - | - | - | - | required specific data is not available to do cost vetting |
| 33 | P&L R.C.C. in column over same as item (1:1.5:3) | cu.mts | 120 | 5,800 | 6,96,000 | 5,000 | 6,00,000 | Seems slightly in the higher end |
| 34 | P&L R.C.C. beams same as item (1:1.5:3) | cu.mts | 150 | 5,800 | 8,70,000 | 4,500 | 6,75,000 | Seems slightly in the higher end |
| 35 | P&F jet pump / submersible pump with motor & pipe fitting complete job. |  |  |  | - | - | - | required specific data is not available to do cost vetting |
| 36 | OPEN AREA | sq. mts | - | 900 | - | - | - | required specific data is not available to do cost vetting |
| 37 | TANK ON TERRACE (sintex tank ) |  | L.S. |  | 20,000 | - | - | required specific data is not available to do cost vetting |
| 38 | SEPTIC TANK |  | L.S. |  | 25,000 | - | - | required specific data is not available to do cost vetting |
| 39 | SOIL FILLING |  |  |  | 65,000 | - | - | required specific data is not available to do cost vetting |
| 40 | WATER PROOFING TREATMENT |  |  |  | 25,000 | - | - | required specific data is not available to do cost vetting |
| 41 | Toilet fitting |  |  |  | - | - | - | required specific data is not available to do cost vetting |
| 42 | False ceiling work as per the architectural drawings and direction of engineers in change both floors | sq. mts | 1,225 | 1,050 | 12,86,250 | 1,000 | 12,25,000 | Seems slightly in the higher end |
| 43 | Wooden Modular kitchen | sq. mts |  |  |  | - | - | required specific data is not available to do cost vetting |
| 44 | Wooden almira in all room | sq. mts | - | 4,000 | - | - | - | required specific data is not available to do cost vetting |
| 45 |  |  | **Total:** |  | **2,12,18,511** |  | **2,22,46,991** |  |
| 46 | Add. For Electrification **(havells fitting )** , sanitation & water supply @ 20% of cost of construction |  | Rs. |  | 42,43,702 | consider@180/sq. ft. of the total proposed covered area | 11,55,780 | Seems slightly in the higher end |
| 47 | Add. For contingencies & escalation @2% |  | Rs. |  | 4,24,370 | @2% | 4,44,940 | Seems to be in line |
|  |  | | **Total (In Rs.)** |  | **2,58,86,584** |  | **2,38,47,711** |  |
|  | **PLACE - ROORKEE** |  | | | |  |  |  |

**REMARKS:**

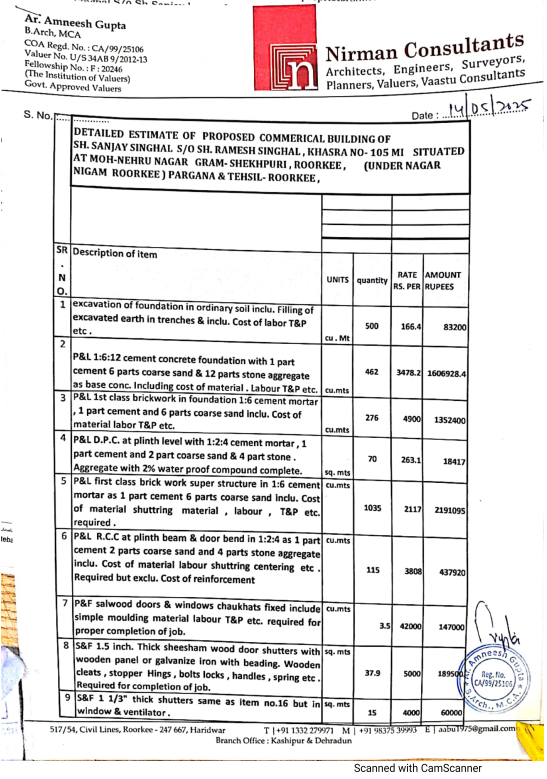
1. Estimated cost given by the company as per their BOQ is ~2.58 crore and estimated construction cost as per our cost vetting for civil and structure including GST is 2.38 crore.
2. The above details have been provided by the client on the basis of which this cost vetting has been done.
3. Cost difference may be there when change in quantities, 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.

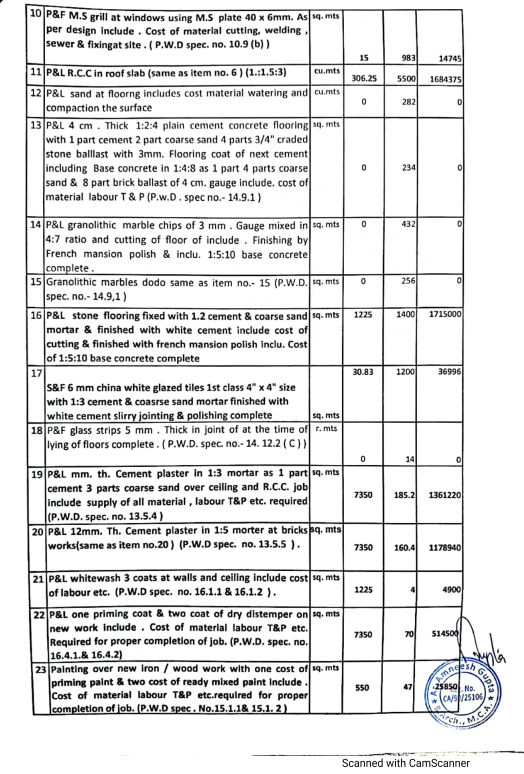
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| **PART C** | **PHOTOGRAPHS** |

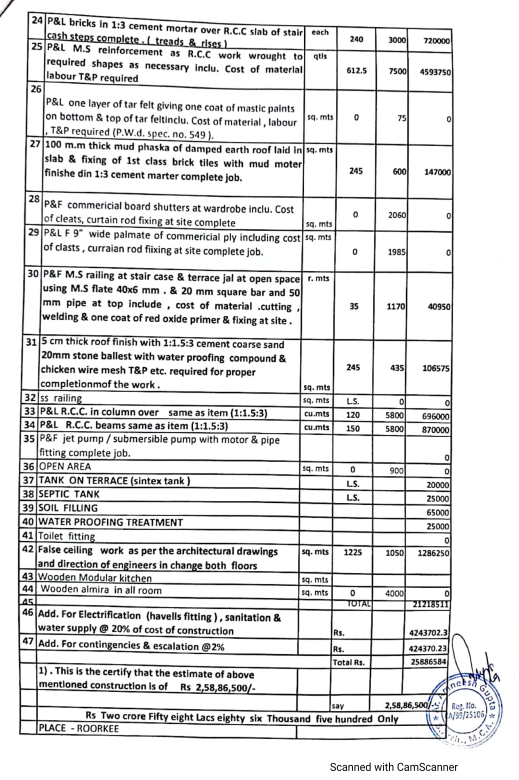
**NA, since no site survey has been conducted**

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| **PART D** | **IMPORTANT DOCUMENT EXHIBIT** |

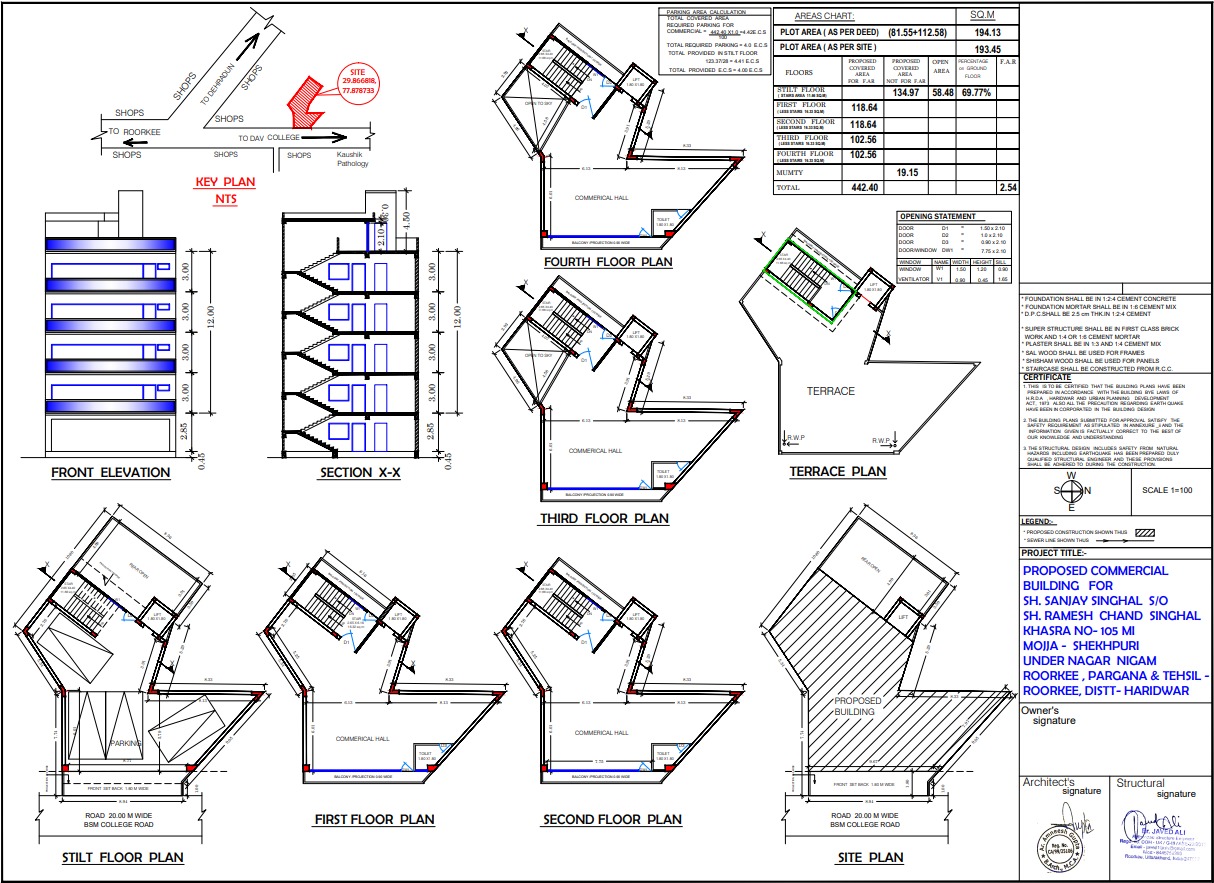
**CLIENT’S BOQ:**







**PROPOSED ARCHITECT’S PLAN**



|  |  |
| --- | --- |
| **PART F** | **DISCLAIMER** |

1. *We have received 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** **FOR INTERNAL USE Engineering Consultants (P) Ltd. *PREPARED BY: Rajat Chowdhury***  ***REVIEWED BY: Er. Rajani Gupta***