

Ch. Shankar

B.Tech (Civil) FIV
Govt. Reg. Valuer
Chartered Engineer

SBI Panel Valuer

S.Y. CONSULTANTS



Civil Engineer

H.No. 2-71, Road No. 10,
Chaitanyapuri Sankshema Sangam,
Dilsukhnagar, Hyderabad - 500 060.
☎ : (R) 65696939,
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STATE BANK OF INDIA
Branch: Balanagar, Hyderabad.

VALUATION REPORT & ESTIMATION

Owners (Agreement of Sale Cum General Power of Attorney with Possession Holders)	:	M/s Green Wood Estates represented by its Partner Sri Meet B.Mehta S/o Mr.Bharat U Mehta & others			
Purpose	:	For information of the SBI, Balanagar Branch, Hyderabad, A. P.			
Nature of the Property	:	Open Residential Land with compound wall			
Location	:	Open land in Survey Nos.202 to 206, Kowkur Village, Malkajgiri Mandal, Greater Hyderabad Municipal Corporation, Alwal Circle, R.R. Dist. A.P.			
Net Extent of Land	:	13,176.92 Sq.yds			
Built up Areas (Proposed, Approved, For Green Wood Residency)					
		A-Block	B-Block	C-Block	Amenities Block
Stilt Floor		48,487.00 Sq.ft	7,626.70 Sq.ft	41,069.75 Sq.ft	-
Ground Floor		-	-	-	2,087.76 Sq.ft
First Floor		48,487.00 Sq.ft	7,626.70 Sq.ft	41,069.75 Sq.ft	2,087.76 Sq.ft
Second Floor		48,487.00 Sq.ft	7,626.70 Sq.ft	41,069.75 Sq.ft	2,087.76 Sq.ft
Third Floor		48,487.00 Sq.ft	7,626.70 Sq.ft	41,069.75 Sq.ft	-
Fourth Floor		48,487.00 Sq.ft	7,626.70 Sq.ft	41,069.75 Sq.ft	-
Fifth Floor		48,487.00 Sq.ft	7,626.70 Sq.ft	41,069.75 Sq.ft	-
Present Market Value (Land)	:	Rs. 8,03,00,000/-			
Estimation for Total Project	:	Rs.39,50,00,000/-			
Total Cost	:	Rs.47,53,00,000/- (After Completion of All Works)			

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1. Purpose for which the valuation is made For information of the SBI,
Balanager Branch, Hyderabad, A. P.
2. a. Date of inspection 10-09-2007
b. Date of valuation is made 12-09-2007
3. List of documents produced for perusal
- (i) A Copy of Joint Development Agreement Cum General Power of Attorney in between M/s Green Wood Estates and Sri Karnati Bhaskar & others Vide Regd.Doc.No.4102/2007 of SRO Vallabh Nagar dated 13th Sept. 2007.
- (ii) A Copy of development agreement executed in favor of M/s Green Wood Estates vide Regd.Doc.No.4100/2007 of SRO Vallabh Nagar Dated 13th Sept.2007.
- (iii) A Copy of sale deed executed in favor of Sri Karnati Bhaskar S/o Sri K.Narsimha & others vide Regd.Doc.No.63/2007 of SRO Vallabh Nagar dated 5th Jan.2007 (for Ac 3-05 Guntas).
- (iv) A Copy of sale deed executed in favor of M/s Green Wood Estates represented by its partner Sri Meet B.Mehta S/o Mr.Bharat U Mehta vide Regd.Doc.No.64/2007 of SRO Vallabh Nagar dated 5th Jan.2007 (for Ac 2-00 Guntas).
- (v) A Copy of sale deed executed in favor of M/s Green Wood Estates represented by its partner Sri Meet B.Mehta S/o Mr.Bharat U Mehta vide Regd.Doc.No.741/2007 of SRO Vallabh Nagar dated 8th Jan.2007 (for Ac 1-00 Guntas).
- (vi) A Copy of Approved Plan from GHMC, Deputy Commissioner, Alwal Circle, Vide permit No.G1/190/BA/458/2007 dated 25-07-2007 with Huda Technical approval Letter No.3822/P4//P/H/07 dated 09-07-2007.
4. Name of the owners (s) and his /their address (es) with phone number. (Details of share of each owner in case of joint ownership)
**M/s Green Wood Estates represented by its Partner
Sri Meet B.Mehta S/o Mr.Bharat U Mehta
P.No.66335551, 39101958, 27544058.**
5. Brief description of the property :
The subject Open Residential Land with compound wall total land admeasuring 13,176.92 Sq.yds (Net area). The subject property is located approx.11 km away from Secunderabad Jubilee bus station in Hyderabad to Karimnagar state High way road and approx. 3 km away from Bollaram Check post / Resala Bazar cross roads in Kowkuru Village.
6. Location of the property
- a. Plot No./Survey No. Open land in Survey Nos.202 to 206,
b. Door No./Village Kowkur Village, Malkajgiri Mandal,
c. T.S.No./Village Greater Hyderabad Municipal Corporation,
d. Ward/Taluka Alwal Circle, R.R. Dist. A.P.
e. Mandal/Dist.
6. Postal address of the property Same as above
7. City/Town City
Residential/Commercial / Industrial area Residential
8. Classification of area
- i. High/Middle/Poor Middle
ii. Urban/Semi Urban/Rural Urban
9. Coming under corporation limit/Village Panchayat/ Municipality GHMC
10. Whether covered under any state/Central Govt. enactments (e.g.

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- ULC Act) or notified under Agency/Cantonment area. N.A.
11. In case it is an agricultural land, any Conversion to house site plots is Contemplated Yes
12. Boundaries of the property
North Land in Sy.No.202
South Village boundary of Yapral
East Land in Sy.No.202
West Land in Sy.No.207 & 212
13. Dimensions of the site **Irregular shape**
14. Extent of the site Ac 6-05 Guntas (29,645.00 Sq.yds)
15. Extent of the site considered for valuation 13,176.92 Sq.yds
16. Whether occupied by tenant since how long ? rent received per month N.A. (Open Land)
- II. CHARACTERISTICS OF THE SITE:**
1. Classification of locality Middle
2. Development of surrounding areas Newly developing
3. Possibility of frequent flooding No
4. Feasibility to the civic amenities like School, Hospital, Bus stop market etc. All are near by 1.5 km
5. Level of land with topographical conditions Normal
6. Shape of land Irregular
7. Type of use to which it can be put Residential
8. Any usage restriction No
9. Is plot in town planning approved layout? Yes, Huda
10. Corner plot or intermittent plot? Intermittent
11. Road facilities Provided
12. Type of road available at present BT Road
13. Width of road-is it below 20 ft. or More than 20ft. Above 20'
14. Is it a land-locked land No
15. Water potentiality Good, to be provided
16. Under ground sewerage system Available
17. Power supply is available in the site Yes
18. Advantages of the site: The subject property is located in newly developing residential area.
19. Disadvantages of the site Nil
20. General remarks, if any : The total extent of land as per documents is Ac 6-05 Guntas (29,645.00 Sq.yds). In the Municipal approved plan 16,468.08 Sq.yds land is using for development works.(i.e. a.10,633.13 Sq.yds - Internal roads, b. Tot Lot areas - 2,666.00 Sq.yds c. Buffer strip - 3168.95 Sq.yds.) Hence the net plot area is 13,176.92 Sq.yds (29,645.00 - (10,633.13 + 2,666.00 + 3168.95) is considered for valuation.
- PART - A (Valuation of land)**
1. Total extent of the Land 13,176.92 Sq. yds
2. Prevailing market rate Rs.6,000/- to Rs.7,000/- per sq yd

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3. Guideline rate	Rs. 2,500/- per Sq.yd (approx)
4. Assessed / adopted rate of valuation	Rs. 6,000/- per sq yd
6. Estimated value of land	Rs.7,90,61,520/-
PART – B (Valuation building)	
1. TECHNICAL DETAILS OF BUILDING	Nil
PART A Land	Rs. 7,90,61,520/-
PART B Building	-
PART C other Items	
a. Compound Wall (2390.00 R.ft @	
Rs.500/- per R.ft	Rs. 11,95,000/-
Total	<u>Rs. 8,02,56,520/-</u> Say Rs. 8,03,00,000/-

VALUATION :

Here the approved Valuer should discuss in details his approach to valuation of property and indicate how the value has been arrived at supported by necessary calculation. Also such aspects a I. Sale ability II. Likely rental values in future and III. Any likely income it may general may be discussed)

METHOD OF VALUATION :

The fair market value of the subject property is evaluated by land & building method. The land is evaluated after enquiring with the concern sub registrar office and also locally. It is learnt that the A.P.State Govt. has fixed guideline rate at Rs.2,500/- per Sq.yd. for stamp duty purpose. As per the local enquiries the land rate is ranging from Rs.6,000/- to Rs.7,000/- Per Sq.yd. Considering its position, location, accessibility, demand and other factors, a rate of Rs.6,500/- per Sq.yd is found reasonable and adopted for valuation.

The subject property is located in newly developing residential area. Hence the resale ability is good.

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition is Rs.8,03,00,000/- (Rupees Eight Crores Three Lakhs Only).

Realizable value is 20% to 25% less than the present market value and it may vary with demand.

DECLARATION:

- The information furnished is True and correct to the best of my knowledge and belief
- I have no direct or indirect interest in the property valued.
- I have personally inspected the property on 10-09-2007 in the presence of as reported Owners representative Sri Ramana Reddy.
- I have not been found guilty of misconduct in my professional capacity.
- Ownership and other legal aspects are subject to verification of original documents and legal opinion.**

Ch. Shankar 12/09/2007
CH. SHANKAR Ch. Shankar.
SBI PANEL VALUER Approved Valuer

The under signed have inspected the property detailed in the valuation report dated :
 On _____ we are satisfied that the fair and
 reasonable value of the property is Rs...../-
 (Rs.....).

Field Officer
 Dated :

Manager of the Division / Branch Manager
 Dated :

ABSTRACT ESTIMATE

Name of Work : Abstract Estimate for the proposed Group Housing Scheme (Residential Complex)
in Survey Nos.202 to 206, Situated at Kowkur Village, Malkajiri Mandal,
Greater Hyderabad Municipal Corporation, Alwal Circle, R.R. Dist. A.P.

**Belonging to M/s Green Wood Estates represented by its Partner
Sri Meet B.Mehta S/o Mr.Bharat U Mehta & others**

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
BLOCK - A, I,STILT FLOOR						
1	Earth Work Excavation	60,100.00	C.ft	3.50	C.ft	210,350.00
2	PCC 1:4:8 for sub grades	22,150.00	C.ft	55.00	C.ft	1,218,250.00
3	Murram Filling	45,000.00	C.ft	4.00	C.ft	180,000.00
4	RCC works including steel reinforcement in cc 1:2:4	61,500.00	C.ft	225.00	C.ft	13,837,500.00
5	I Class Brick masonry in cm 1:6 (9"walls)	1,060.00	C.ft	58.00	C.ft	61,480.00
6	Plastering in cm 1:3 & 1:6	64,000.00	S.ft	9.00	S.ft	576,000.00
7	Supply & fixing doors a. Teak wood frames with flush shutters	80.00	S.ft	200.00	S.ft	16,000.00
8	Supply & fixing windows (Teak)	65.00	S.ft	475.00	S.ft	30,875.00
9	CC Flooring in parking area	48,500.00	S.ft	40.00	S.ft	1,940,000.00
10	Ceramic tiles for toilet rooms	440.00	S.ft	60.00	S.ft	26,400.00
11	RCM Shelves	150.00	S.ft	65.00	S.ft	9,750.00
12	Electrical works with best quality fittings	L.S.				400,000.00
13	Sanitary & water supply works	L.S.				300,000.00
14	Painting works with best quality asian paints	L.S.				150,000.00
15	Water sump (20,000 ltrs capacity, RCC, 3 nos)	L.S.				600,000.00
16	Septic Tank with Soap Kit (3 nos)	L.S.				600,000.00
17	Bore well with Pump set (1000' depth, 2 nos)	L.S.				200,000.00
18	6 persons capacity Lift (9 nos)	L.S.				3,600,000.00
19	Transformer (500 KV)	L.S.				1,000,000.00
20	Elevation works	L.S.				600,000.00
21	Steel Railing for staircases (9 nos)	L.S.				270,000.00
22	Mis.works	L.S.				173,395.00
Total (A)						26,000,000.00

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
II.FIRST FLOOR (A Block, 34 Flats) :						
1	RCC works including steel reinforcement in cc 1:2:4	40,200.00	C.ft	240.00	C.ft	9,648,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	20,440.00	C.ft	58.00	C.ft	1,185,520.00
3	I Class Brick masonry in cm 1:5 (4"walls)	29,600.00	S.ft	28.00	S.ft	828,800.00
4	Plastering in cm 1:3 & 1:6	196,160.00	S.ft	9.00	S.ft	1,765,440.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	952.00	S.ft	550.00	S.ft	523,600.00
	b. Teak wood frames with flush shutters	5304.00	S.ft	200.00	S.ft	1,060,800.00
6	Supply & fixing windows (Teak)	4,435.00	S.ft	475.00	S.ft	2,106,625.00
7	Marble stones / Verified tiles flooring	36,200.00	S.ft	125.00	S.ft	4,525,000.00
8	Railing for balconies & Corridor	7,970.00	S.ft	65.00	S.ft	518,050.00
9	Ceramic tiles for toilet rooms and kitchen	19,780.00	S.ft	60.00	S.ft	1,186,800.00
10	Common area flooring	5,850.00	S.ft	40.00	S.ft	234,000.00
11	Cooking platforms (Granite stones)	34.00	Nos	10,000.00	each	340,000.00
12	RCM Shelves	10,200.00	S.ft	70.00	S.ft	714,000.00
13	First floor lifting charges	L.S.				400,000.00
14	Electrical works with best quality fittings	L.S.				1,280,000.00
15	Sanitary & water supply works	L.S.				1,460,000.00
16	Painting works with best quality asian paints	L.S.				1,450,000.00
17	Elevation works	L.S.				400,000.00
18	Steel Railing for staircases (9 nos)	L.S.				270,000.00
19	Marble for steps (9 staircases)	L.S.				108,000.00
20	Interior design works	L.S.				680,000.00
21	Mis.works	L.S.				115,365.00
Total (II)						30,800,000.00

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	III.SECOND FLOOR (A Block, 34 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	40,200.00	C.ft	240.00	C.ft	9,648,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	20,440.00	C.ft	58.00	C.ft	1,185,520.00
3	I Class Brick masonry in cm 1:5 (4"walls)	29,600.00	S.ft	28.00	S.ft	828,800.00
4	Plastering in cm 1:3 & 1:6	196,160.00	S.ft	9.00	S.ft	1,765,440.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	952.00	S.ft	550.00	S.ft	523,600.00
	b. Teak wood frames with flush shutters	5304.00	S.ft	200.00	S.ft	1,060,800.00
6	Supply & fixing windows (Teak)	4,435.00	S.ft	475.00	S.ft	2,106,625.00
7	Marble stones / Verified tiles flooring	36,200.00	S.ft	125.00	S.ft	4,525,000.00
8	Railing for balconies & Corridor	7,970.00	S.ft	65.00	S.ft	518,050.00
9	Ceramic tiles for toilet rooms and kitchen	19,780.00	S.ft	60.00	S.ft	1,186,800.00
10	Common area flooring	5,850.00	S.ft	40.00	S.ft	234,000.00
11	Cooking platforms (Granite stones)	34.00	Nos	10,000.00	each	340,000.00
12	RCM Shelves	10,200.00	S.ft	70.00	S.ft	714,000.00
13	Second floor lifting charges	L.S.				800,000.00
14	Electrical works with best quality fittings	L.S.				1,280,000.00
15	Sanitary & water supply works	L.S.				1,460,000.00
16	Painting works with best quality asian paints	L.S.				1,450,000.00
17	Elevation works	L.S.				400,000.00
18	Steel Railing for staircases (9 nos)	L.S.				270,000.00
19	Marble for steps (9 staircase)	L.S.				108,000.00
20	Interior design works	L.S.				680,000.00
21	Mis.works	L.S.				115,365.00
				Total (III)		31,200,000.00

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	IV. THIRD FLOOR (A Block, 34 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	40,200.00	C.ft	240.00	C.ft	9,648,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	20,440.00	C.ft	58.00	C.ft	1,185,520.00
3	I Class Brick masonry in cm 1:5 (4"walls)	29,600.00	S.ft	28.00	S.ft	828,800.00
4	Plastering in cm 1:3 & 1:6	196,160.00	S.ft	9.00	S.ft	1,765,440.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	952.00	S.ft	550.00	S.ft	523,600.00
	b. Teak wood frames with flush shutters	5304.00	S.ft	200.00	S.ft	1,060,800.00
6	Supply & fixing windows (Teak)	4,435.00	S.ft	475.00	S.ft	2,106,625.00
7	Marble stones / Vertified tiles flooring	36,200.00	S.ft	125.00	S.ft	4,525,000.00
8	Railing for balconies & Corridor	7,970.00	S.ft	65.00	S.ft	518,050.00
9	Ceramic tiles for toilet rooms and kitchen	19,780.00	S.ft	60.00	S.ft	1,186,800.00
10	Common area flooring	5,850.00	S.ft	40.00	S.ft	234,000.00
11	Cooking platforms (Granite stones)	34.00	Nos	10,000.00	each	340,000.00
12	RCM Shelves	10,200.00	S.ft	70.00	S.ft	714,000.00
13	Third floor lifting charges	L.S.				1,200,000.00
14	Electrical works with best quality fittings	L.S.				1,280,000.00
15	Sanitary & water supply works	L.S.				1,460,000.00
16	Painting works with best quality asian paints	L.S.				1,450,000.00
17	Elevation works	L.S.				400,000.00
18	Steel Railing for staircases (9 nos)	L.S.				270,000.00
19	Marble for steps (9 staricases)	L.S.				108,000.00
20	Interior design works	L.S.				680,000.00
21	Mis.works	L.S.				215,365.00
				Total (IV)		31,700,000.00

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	V.FOURTH FLOOR (A Block, 34 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	40,200.00	C.ft	240.00	C.ft	9,648,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	20,440.00	C.ft	58.00	C.ft	1,185,520.00
3	I Class Brick masonry in cm 1:5 (4"walls)	29,600.00	S.ft	28.00	S.ft	828,800.00
4	Plastering in cm 1:3 & 1:6	196,160.00	S.ft	9.00	S.ft	1,765,440.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	952.00	S.ft	550.00	S.ft	523,600.00
	b. Teak wood frames with flush shutters	5304.00	S.ft	200.00	S.ft	1,060,800.00
6	Supply & fixing windows (Teak)	4,435.00	S.ft	475.00	S.ft	2,106,625.00
7	Marble stones / Vertified tiles flooring	36,200.00	S.ft	125.00	S.ft	4,525,000.00
8	Railing for balconies & Corridor	7,970.00	S.ft	65.00	S.ft	518,050.00
9	Ceramic tiles for toilet rooms and kitchen	19,780.00	S.ft	60.00	S.ft	1,186,800.00
10	Common area flooring	5,850.00	S.ft	40.00	S.ft	234,000.00
11	Cooking platforms (Granite stones)	34.00	Nos	10,000.00	each	340,000.00
12	RCM Shelves	10,200.00	S.ft	70.00	S.ft	714,000.00
13	Fourth floor lifting charges	L.S.				1,600,000.00
14	Electrical works with best quality fittings	L.S.				1,280,000.00
15	Sanitary & water supply works	L.S.				1,460,000.00
16	Painting works with best quality asian paints	L.S.				1,450,000.00
17	Elevation works	L.S.				400,000.00
18	Steel Railing for staircases (9 nos)	L.S.				270,000.00
19	Marble for steps (9 staricases)	L.S.				108,000.00
20	Interior design works	L.S.				680,000.00
21	Mis.works	L.S.				115,365.00
				Total (V)		32,000,000.00

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
VI. FIFTH FLOOR (A Block, 34 Flats)						
1	RCC works including steel reinforcement in cc 1:2:4	40,200.00	C.ft	240.00	C.ft	9,648,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	20,440.00	C.ft	58.00	C.ft	1,185,520.00
3	I Class Brick masonry in cm 1:5 (4"walls)	29,600.00	S.ft	28.00	S.ft	828,800.00
4	Plastering in cm 1:3 & 1:6	196,160.00	S.ft	9.00	S.ft	1,765,440.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	952.00	S.ft	550.00	S.ft	523,600.00
	b. Teak wood frames with flush shutters	5304.00	S.ft	200.00	S.ft	1,060,800.00
6	Supply & fixing windows (Teak)	4,435.00	S.ft	475.00	S.ft	2,106,625.00
7	Marble stones / Vertified tiles flooring	36,200.00	S.ft	125.00	S.ft	4,525,000.00
8	Railing for balconies & Corridor	16,000.00	S.ft	65.00	S.ft	1,040,000.00
9	Ceramic tiles for toilet rooms and kitchen	19,780.00	S.ft	60.00	S.ft	1,186,800.00
10	Common area flooring	5,850.00	S.ft	40.00	S.ft	234,000.00
11	Roof flooring	48,500.00	S.ft	20.00	S.ft	970,000.00
12	Cooking platforms (Granite stones)	34.00	Nos	10,000.00	each	340,000.00
13	RCM Shelves	10,200.00	S.ft	70.00	S.ft	714,000.00
14	Fifth floor lifting charges	L.S.				2,000,000.00
15	Electrical works with best quality fittings	L.S.				1,280,000.00
16	Sanitary & water supply works	L.S.				1,460,000.00
17	Painting works with best quality Asian paints	L.S.				1,450,000.00
18	Elevation works	L.S.				400,000.00
19	Steel Railing for staircases (9 nos)	L.S.				270,000.00
20	Marble for steps (9 staircases)	L.S.				108,000.00
21	Head room constrction (9 nos)	L.S.				900,000.00
22	Interior design works	L.S.				680,000.00
23	Over head tanks (5000 Lts capacity, 9 nos)	L.S.				540,000.00
24	Mis.works	L.S.				183,415.00
Total (VI)						35,400,000.00

BLOCK-A TOTAL COST

I.Stilt Floor	26,000,000.00
II. First Floor	30,800,000.00
III.Second Floor	31,200,000.00
IV.Third Floor	31,700,000.00
V.Fourth Floor	32,000,000.00
VI.Fifth Floor	35,400,000.00

Total Cost**187,100,000.00**

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
BLOCK - B, I, STILT FLOOR						
1	Earth Work Excavation	10,164.00	C.ft	3.50	C.ft	35,574.00
2	PCC 1:4:8 for sub grades	3,600.00	C.ft	55.00	C.ft	198,000.00
3	Murram Filling	7,000.00	C.ft	4.00	C.ft	28,000.00
4	RCC works including steel reinforcement in cc 1:2:4	9,700.00	C.ft	225.00	C.ft	2,182,500.00
5	I Class Brick masonry in cm 1:6 (9" walls)	250.00	C.ft	58.00	C.ft	14,500.00
6	Plastering in cm 1:3 & 1:6	12,200.00	S.ft	9.00	S.ft	109,800.00
7	CC Flooring	7,625.00	S.ft	40.00	S.ft	305,000.00
8	Steel Railing for staircases (2 nos)	L.S.				60,000.00
9	Electrical works with best quality fittings	L.S.				75,000.00
10	Sanitary & water supply works	L.S.				100,000.00
11	Painting works with best quality asian paints	L.S.				75,000.00
12	Water sump (20,000 ltrs capacity, RCC)	L.S.				200,000.00
13	Septic Tank with Soap Kit	L.S.				200,000.00
14	Bore well with Pump set (1000' depth)	L.S.				100,000.00
15	Lift (2 nos, 6 persons capacity)	L.S.				800,000.00
16	Transformer	L.S.				200,000.00
17	Elevation works	L.S.				150,000.00
18	Mis.works	L.S.				166,626.00
Total (I)						5,000,000.00

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	ILFIRST FLOOR (B Block, 6 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	7,200.00	C.ft	240.00	C.ft	1,728,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	3,780.00	C.ft	58.00	C.ft	219,240.00
3	I Class Brick masonry in cm 1:5 (4"walls)	4,200.00	S.ft	28.00	S.ft	117,600.00
4	Plastering in cm 1:3 & 1:6	24,150.00	S.ft	9.00	S.ft	217,350.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	168.00	S.ft	550.00	S.ft	92,400.00
	b. Teak wood frames with flush shutters	742.50	S.ft	200.00	S.ft	148,500.00
6	Supply & fixing windows (Teak)	654.00	S.ft	475.00	S.ft	310,650.00
7	Marble stones / Vertified tiles flooring	5,280.00	S.ft	125.00	S.ft	660,000.00
8	Railing for balconies & common areas	1,445.00	S.ft	65.00	S.ft	93,925.00
9	Ceramic tiles for toilet rooms and kitchen	2,580.00	S.ft	60.00	S.ft	154,800.00
10	RCM Shelves	1,800.00	S.ft	70.00	S.ft	126,000.00
11	Common area flooring	1,350.00	S.ft	40.00	S.ft	54,000.00
12	Cooking platforms (Granite stones)	6.00	Nos	10,000.00	each	60,000.00
13	First floor lifting charges	L.S.				65,000.00
14	Electrical works with best quality fittings	L.S.				210,000.00
15	Sanitary & water supply works	L.S.				240,000.00
16	Painting works with best quality asian paints	L.S.				240,000.00
17	Elevation works	L.S.				200,000.00
18	Steel Railing for staircases (2 nos)	L.S.				60,000.00
19	Marble for steps (2 staircases)	L.S.				24,000.00
20	Interior design works	L.S.				120,000.00
21	Mis.works	L.S.				158,535.00
				Total (II)		5,300,000.00

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	III SECOND FLOOR (B Block, 6 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	7,200.00	C.ft	240.00	C.ft	1,728,000.00
2	I Class Brick masonry in cm 1:6 (9" walls)	3,780.00	C.ft	58.00	C.ft	219,240.00
3	I Class Brick masonry in cm 1:5 (4" walls)	4,200.00	S.ft	28.00	S.ft	117,600.00
4	Plastering in cm 1:3 & 1:6	24,150.00	S.ft	9.00	S.ft	217,350.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	168.00	S.ft	550.00	S.ft	92,400.00
	b. Teak wood frames with flush shutters	742.50	S.ft	200.00	S.ft	148,500.00
6	Supply & fixing windows (Teak)	654.00	S.ft	475.00	S.ft	310,650.00
7	Marble stones / Vertified tiles flooring	5,280.00	S.ft	125.00	S.ft	660,000.00
8	Railing for balconies & common areas	1,445.00	S.ft	65.00	S.ft	93,925.00
9	Ceramic tiles for toilet rooms and kitchen	2,580.00	S.ft	60.00	S.ft	154,800.00
10	RCM Shelves	1,800.00	S.ft	70.00	S.ft	126,000.00
11	Common area flooring	1,350.00	S.ft	40.00	S.ft	54,000.00
12	Cooking platforms (Granite stones)	6.00	Nos	10,000.00	each	60,000.00
13	Second floor lifting charges	L.S.				130,000.00
14	Electrical works with best quality fittings	L.S.				210,000.00
15	Sanitary & water supply works	L.S.				240,000.00
16	Painting works with best quality asian paints	L.S.				240,000.00
17	Elevation works	L.S.				200,000.00
18	Steel Railing for staircases (2 nos)	L.S.				60,000.00
19	Marble for steps (2 staircases)	L.S.				24,000.00
20	Interior design works	L.S.				120,000.00
21	Mis.works	L.S.				93,535.00
				Total (III)		5,300,000.00

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
IV. THIRD FLOOR (B Block, 6 Flats)						
1	RCC works including steel reinforcement in cc 1:2:4	7,200.00	C.ft	240.00	C.ft	1,728,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	3,780.00	C.ft	58.00	C.ft	219,240.00
3	I Class Brick masonry in cm 1:5 (4"walls)	4,200.00	S.ft	28.00	S.ft	117,600.00
4	Plastering in cm 1:3 & 1:6	24,150.00	S.ft	9.00	S.ft	217,350.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	168.00	S.ft	550.00	S.ft	92,400.00
	b. Teak wood frames with flush shutters	742.50	S.ft	200.00	S.ft	148,500.00
6	Supply & fixing windows (Teak)	654.00	S.ft	475.00	S.ft	310,650.00
7	Marble stones / Vertified tiles flooring	5,280.00	S.ft	125.00	S.ft	660,000.00
8	Railing for balconies & common areas	1,445.00	S.ft	65.00	S.ft	93,925.00
9	Ceramic tiles for toilet rooms and kitchen	2,580.00	S.ft	60.00	S.ft	154,800.00
10	RCM Shelves	1,800.00	S.ft	70.00	S.ft	126,000.00
11	Common area flooring	1,350.00	S.ft	40.00	S.ft	54,000.00
12	Cooking platforms (Granite stones)	6.00	Nos	10,000.00	each	60,000.00
13	Third floor lifting charges	L.S.				190,000.00
14	Electrical works with best quality fittings	L.S.				210,000.00
15	Sanitary & water supply works	L.S.				240,000.00
16	Painting works with best quality asian paints	L.S.				240,000.00
17	Elevation works	L.S.				200,000.00
18	Steel Railing for staircases (2 nos)	L.S.				60,000.00
19	Marble for steps (2 staircases)	L.S.				24,000.00
20	Interior design works	L.S.				120,000.00
21	Mis.works	L.S.				133,535.00
Total (IV)						5,400,000.00

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	V.FOURTH FLOOR (B Block, 6 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	7,200.00	C.ft	240.00	C.ft	1,728,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	3,780.00	C.ft	58.00	C.ft	219,240.00
3	I Class Brick masonry in cm 1:5 (4"walls)	4,200.00	S.ft	28.00	S.ft	117,600.00
4	Plastering in cm 1:3 & 1:6	24,150.00	S.ft	9.00	S.ft	217,350.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	168.00	S.ft	550.00	S.ft	92,400.00
	b. Teak wood frames with flush shutters	742.50	S.ft	200.00	S.ft	148,500.00
6	Supply & fixing windows (Teak)	654.00	S.ft	475.00	S.ft	310,650.00
7	Marble stones / Vertified tiles flooring	5,280.00	S.ft	125.00	S.ft	660,000.00
8	Railing for balconies & common areas	1,445.00	S.ft	65.00	S.ft	93,925.00
9	Ceramic tiles for toilet rooms and kitchen	2,580.00	S.ft	60.00	S.ft	154,800.00
10	RCM Shelves	1,800.00	S.ft	70.00	S.ft	126,000.00
11	Common area flooring	1,350.00	S.ft	40.00	S.ft	54,000.00
12	Cooking platforms (Granite stones)	6.00	Nos	10,000.00	each	60,000.00
13	Fourth floor lifting charges	L.S.				260,000.00
14	Electrical works with best quality fittings	L.S.				210,000.00
15	Sanitary & water supply works	L.S.				240,000.00
16	Painting works with best quality asian paints	L.S.				240,000.00
17	Elevation works	L.S.				200,000.00
18	Steel Railing for staircases (2 nos)	L.S.				60,000.00
19	Marble for steps (2 staircases)	L.S.				24,000.00
20	Interior design works	L.S.				120,000.00
21	Mis.works	L.S.				163,535.00
				Total (IV)		5,500,000.00

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
VI.FIFTH FLOOR (B Block, 6 Flats)						
1	RCC works including steel reinforcement in cc 1:2:4	7,200.00	C.ft	240.00	C.ft	1,728,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	3,780.00	C.ft	58.00	C.ft	219,240.00
3	I Class Brick masonry in cm 1:5 (4"walls)	4,200.00	S.ft	28.00	S.ft	117,600.00
4	Plastering in cm 1:3 & 1:6	24,150.00	S.ft	9.00	S.ft	217,350.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	168.00	S.ft	550.00	S.ft	92,400.00
	b. Teak wood frames with flush shutters	742.50	S.ft	200.00	S.ft	148,500.00
6	Supply & fixing windows (Teak)	654.00	S.ft	475.00	S.ft	310,650.00
7	Marble stones / Vertified tiles flooring	5,280.00	S.ft	125.00	S.ft	660,000.00
8	Railing for balconies & common areas	1,445.00	S.ft	65.00	S.ft	93,925.00
9	Ceramic tiles for toilet rooms and kitchen	2,580.00	S.ft	60.00	S.ft	154,800.00
10	RCM Shelves	1,800.00	S.ft	70.00	S.ft	126,000.00
11	Common area flooring	1,350.00	S.ft	40.00	S.ft	54,000.00
12	Roof flooring	7,626.00	S.ft	20.00	S.ft	152,520.00
13	Cooking platforms (Granite stones)	6.00	Nos	10,000.00	each	60,000.00
14	Fifth floor lifting charges	L.S.				320,000.00
15	Electrical works with best quality fittings	L.S.				210,000.00
16	Sanitary & water supply works	L.S.				240,000.00
17	Painting works with best quality asian paints	L.S.				240,000.00
18	Elevation works	L.S.				200,000.00
19	Steel Railing for staircases (2 nos)	L.S.				60,000.00
20	Marble for steps (2 staircases)	L.S.				24,000.00
21	Interior design works	L.S.				120,000.00
22	Over head tank (2 nos)	L.S.				120,000.00
23	Head room constrction (2 nos)	L.S.				200,000.00
24	Mis.works	L.S.				131,015.00
Total (VI)						6,000,000.00

BLOCK-B TOTAL COST

I.Stilt Floor	5,000,000.00
II. First Floor	5,300,000.00
III.Second Floor	5,300,000.00
IV.Third Floor	5,400,000.00
V.Fourth Floor	5,500,000.00
VI.Fifth Floor	6,000,000.00
Total Cost	32,500,000.00

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
BLOCK - C, I.STILT FLOOR						
1	Earth Work Excavation in all type of soils	60,100.00	C.ft	3.50	C.ft	210,350.00
2	PCC 1:4:8 for Sub Grades	22,150.00	C.ft	55.00	C.ft	1,218,250.00
3	Murram Filling	40,000.00	C.ft	4.00	C.ft	160,000.00
4	RCC works including steel reinforcement in cc 1:2:4	52,100.00	C.ft	225.00	C.ft	11,722,500.00
5	I Class Brick masonry in cm 1:6 (9"walls)	1,060.00	C.ft	58.00	C.ft	61,480.00
6	Plastering in cm 1:3 & 1:6	64,000.00	S.ft	9.00	S.ft	576,000.00
7	Supply & Fixing Doors a. Teak wood frames with flush shutters	89.00	S.ft	200.00	S.ft	17,800.00
8	Supply & Fixing Windows (Teak)	64.00	S.ft	475.00	S.ft	30,400.00
9	CC Flooring in cm 1:2:4 with fine rendering	48,500.00	S.ft	40.00	S.ft	1,940,000.00
10	Ceramic Tiles for Toilet Rooms	440.00	S.ft	60.00	S.ft	26,400.00
11	RCM Shelves	200.00	S.ft	70.00	S.ft	14,000.00
12	Steel Railing for Staircases (8 nos)	L.S.				24,000.00
13	Electrical works with best quality fittings	L.S.				200,000.00
14	Sanitary & Water supply works	L.S.				200,000.00
15	Painting works with best quality Asian paints	L.S.				150,000.00
16	Water sump (20,000 ltrs capacity, RCC, 3 nos)	L.S.				480,000.00
17	Septic Tank with Soap Kit (2 nos)	L.S.				400,000.00
18	Bore well with Pump set (1000' depth, 2 nos)	L.S.				200,000.00
19	6 Persons Capacity Lift (8 nos)	L.S.				3,200,000.00
20	Transformer (500 KV)	L.S.				1,000,000.00
21	Elevation works	L.S.				300,000.00
22	Mis.works	L.S.				168,820.00
Total (I)						22,300,000.00

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
II.FIRST FLOOR (C Block, 29 Flats)						
1	RCC works including steel reinforcement in cc 1:2:4	34,000.00	C.ft	240.00	C.ft	8,160,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	17,330.00	C.ft	58.00	C.ft	1,005,140.00
3	I Class Brick masonry in cm 1:5 (4"walls)	25,150.00	S.ft	28.00	S.ft	704,200.00
4	Plastering in cm 1:3 & 1:6	166,750.00	S.ft	9.00	S.ft	1,500,750.00
5	Supply & Fixing Doors					
	a. Teakwood frames & shutters	812.00	S.ft	550.00	S.ft	446,600.00
	b. Teak wood frames with flush shutters	4504.50	S.ft	200.00	S.ft	900,900.00
6	Supply & Fixing Windows (Teak)	3,768.50	S.ft	475.00	S.ft	1,790,037.50
7	Marble stone / Vertified tiles flooring	30,775.00	S.ft	125.00	S.ft	3,846,875.00
8	Railing for balconies & common areas	6,950.00	S.ft	65.00	S.ft	451,750.00
9	Ceramic Tiles for Toilet rooms & Kitchen	16,790.00	S.ft	60.00	S.ft	1,007,400.00
10	RCM Shelves	8,700.00	S.ft	70.00	S.ft	609,000.00
11	Common Area Flooring	5,300.00	S.ft	40.00	S.ft	212,000.00
12	Cooking platforms (Granite stones)	29.00	nos	10,000.00	each	290,000.00
13	First Floor Lifting Charges	L.S.				350,000.00
14	Electrical Works with best Quality Fittings	L.S.				1,090,000.00
15	Sanitary & Water Supply Works	L.S.				1,240,000.00
16	Painting works with best quality Asian paints	L.S.				1,235,000.00
17	Elevation works	L.S.				400,000.00
18	Steel Railing for Staricases (8 nos)	L.S.				240,000.00
19	Marble for Steps (8 staircases)	L.S.				96,000.00
20	Interior Design works	L.S.				580,000.00
21	Mis.works	L.S.				144,347.50
Total (II)						26,300,000.00

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	III. SECOND FLOOR (C Block, 29 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	34,000.00	C.ft	240.00	C.ft	8,160,000.00
2	I Class Brick masonry in cm 1:6 (9" walls)	17,330.00	C.ft	58.00	C.ft	1,005,140.00
3	I Class Brick masonry in cm 1:5 (4" walls)	25,150.00	S.ft	28.00	S.ft	704,200.00
4	Plastering in cm 1:3 & 1:6	166,750.00	S.ft	9.00	S.ft	1,500,750.00
5	Supply & Fixing Doors					
	a. Teakwood frames & shutters	812.00	S.ft	550.00	S.ft	446,600.00
	b. Teak wood frames with flush shutters	4504.50	S.ft	200.00	S.ft	900,900.00
6	Supply & Fixing Windows (Teak)	3,768.50	S.ft	475.00	S.ft	1,790,037.50
7	Marble stone / Vertified tiles flooring	30,775.00	S.ft	125.00	S.ft	3,846,875.00
8	Railing for balconies & common areas	6,950.00	S.ft	65.00	S.ft	451,750.00
9	Ceramic Tiles for Toilet Rooms and Kitchen	16,790.00	S.ft	60.00	S.ft	1,007,400.00
10	RCM Shelves	8,700.00	S.ft	70.00	S.ft	609,000.00
11	Common area Flooring	5,300.00	S.ft	40.00	S.ft	212,000.00
12	Cooking platforms (Granite stones)	29.00	nos	10,000.00	each	290,000.00
13	Second Floor Lifting Charges	L.S.				690,000.00
14	Electrical Works with best quality Fittings	L.S.				1,090,000.00
15	Sanitary & Water Supply Works	L.S.				1,240,000.00
16	Painting Works with best quality Asian paints	L.S.				1,235,000.00
17	Elevation Works	L.S.				400,000.00
18	Steel Railing for Staircases (8 Nos)	L.S.				240,000.00
19	Marble for Steps (8 staircases)	L.S.				96,000.00
20	Interior Design Works	L.S.				580,000.00
21	Mis. Works	L.S.				104,347.50
				Total (III)		26,600,000.00

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	IV. THIRD FLOOR (C Block, 29 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	34,000.00	C.ft	240.00	C.ft	8,160,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	17,330.00	C.ft	58.00	C.ft	1,005,140.00
3	I Class Brick masonry in cm 1:5 (4"walls)	25,150.00	S.ft	28.00	S.ft	704,200.00
4	Plastering in cm 1:3 & 1:6	166,750.00	S.ft	9.00	S.ft	1,500,750.00
5	Supply & Fixing Doors					
	a. Teakwood frames & shutters	812.00	S.ft	550.00	S.ft	446,600.00
	b. Teak wood frames with flush shutters	4504.50	S.ft	200.00	S.ft	900,900.00
6	Supply & Fixing Windows (Teak)	3,768.50	S.ft	475.00	S.ft	1,790,037.50
7	Marble Stones / Vertified Tiles Flooring	30,775.00	S.ft	125.00	S.ft	3,846,875.00
8	Railing for balconies & common areas	6,950.00	S.ft	65.00	S.ft	451,750.00
9	Ceramic Tiles for Toilet Rooms and Kitchen	16,790.00	S.ft	60.00	S.ft	1,007,400.00
10	RCM Shelves	8,700.00	S.ft	70.00	S.ft	609,000.00
11	Common area Flooring	5,300.00	S.ft	40.00	S.ft	212,000.00
12	Cooking platforms (Granite stones)	29.00	nos	10,000.00	each	290,000.00
13	Third Floor Lifting Charges	L.S.				1,040,000.00
14	Electrical Works with Best Quality Fittings	L.S.				1,090,000.00
15	Sanitary & Water Supply Works	L.S.				1,240,000.00
16	Painting works with best quality Asian paints	L.S.				1,235,000.00
17	Elevation works	L.S.				400,000.00
18	Steel Railing for Staircases (8 Nos)	L.S.				240,000.00
19	Marble for Steps (8 staircases)	L.S.				96,000.00
#REF!	Interior Design Works	L.S.				580,000.00
#REF!	Mis.Works	L.S.				154,347.50
				Total (IV)		27,000,000.00

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	V.FOURTH FLOOR (C Block, 29 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	34,000.00	C.ft	240.00	C.ft	8,160,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	17,330.00	C.ft	58.00	C.ft	1,005,140.00
3	I Class Brick masonry in cm 1:5 (4"walls)	25,150.00	S.ft	28.00	S.ft	704,200.00
4	Plastering in cm 1:3 & 1:6	166,750.00	S.ft	9.00	S.ft	1,500,750.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	812.00	S.ft	550.00	S.ft	446,600.00
	b. Teak wood frames with flush shutters	4504.50	S.ft	200.00	S.ft	900,900.00
6	Supply & fixing windows (Teak)	3,768.50	S.ft	475.00	S.ft	1,790,037.50
7	Marble stone / Vertified tiles flooring	30,775.00	S.ft	125.00	S.ft	3,846,875.00
8	Railing for balconies & common areas	6,950.00	S.ft	65.00	S.ft	451,750.00
9	Ceramic tiles for toilet rooms and kitchen	16,790.00	S.ft	60.00	S.ft	1,007,400.00
10	RCM Shelves	8,700.00	S.ft	70.00	S.ft	609,000.00
11	Common area flooring	5,300.00	S.ft	40.00	S.ft	212,000.00
12	Fourth floor lifting charges	L.S.				1,380,000.00
13	Electrical works with best quality fittings	L.S.				1,090,000.00
14	Sanitary & water supply works	L.S.				1,240,000.00
15	Painting works with best quality Asian paints	L.S.				1,235,000.00
16	Cooking platforms (Granite stones)	29.00	nos	10,000.00	each	290,000.00
17	Elevation works	L.S.				400,000.00
18	Steel Railing for staircases (8 Nos)	L.S.				240,000.00
19	Marble for steps (8 staricases)	L.S.				96,000.00
20	Interior design works	L.S.				580,000.00
21	Mis.works	L.S.				114,347.50
				Total (V)		27,300,000.00

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
VI.FIFTH FLOOR (C Block, 29 Flats)						
1	RCC works including steel reinforcement in cc 1:2:4	34,000.00	C.ft	240.00	C.ft	8,160,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	17,330.00	C.ft	58.00	C.ft	1,005,140.00
3	I Class Brick masonry in cm 1:5 (4"walls)	25,150.00	S.ft	28.00	S.ft	704,200.00
4	Plastering in cm 1:3 & 1:6	166,750.00	S.ft	9.00	S.ft	1,500,750.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	812.00	S.ft	550.00	S.ft	446,600.00
	b. Teak wood frames with flush shutters	4504.50	S.ft	200.00	S.ft	900,900.00
	c. French Door		S.ft	400.00	S.ft	0.00
6	Supply & fixing windows (Teak)	3,768.50	S.ft	475.00	S.ft	1,790,037.50
7	Marble stone / Vertified tiles flooring	30,775.00	S.ft	125.00	S.ft	3,846,875.00
8	Railing for balconies & common areas	6,950.00	S.ft	65.00	S.ft	451,750.00
9	Ceramic tiles for toilet rooms and kitchen	16,790.00	S.ft	60.00	S.ft	1,007,400.00
10	RCM Shelves	8,700.00	S.ft	70.00	S.ft	609,000.00
11	Common area flooring	5,300.00	S.ft	40.00	S.ft	212,000.00
12	Cooking platforms (Granite stones)	29.00	nos	10,000.00	each	290,000.00
13	Roof flooring	41,069.00	S.ft	20.00	S.ft	821,380.00
14	Fifth floor lifting charges	L.S.				1,725,000.00
15	Electrical works with best quality fittings	L.S.				1,090,000.00
16	Sanitary & water supply works	L.S.				1,240,000.00
17	Painting works with best quality Asian paints	L.S.				1,235,000.00
18	Elevation works	L.S.				400,000.00
19	Steel Railing for staircases (8 Nos)	L.S.				240,000.00
20	Marble for steps (8 staricases)	L.S.				96,000.00
21	Over head tank (8 nos)	L.S.				480,000.00
22	Head room constrction (8 nos)	L.S.				800,000.00
23	Interior design works	L.S.				580,000.00
24	Mis.works	L.S.				167,967.50
Total (V)						29,800,000.00

BLOCK-C TOTAL COST

I.Stilt Floor

22,300,000.00

II. First Floor

26,300,000.00

III.Second Floor

26,600,000.00

IV.Third Floor

27,000,000.00

V.Fourth Floor

27,300,000.00

VI.Fifth Floor

29,800,000.00

Total Cost

159,300,000.00

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
I. AMENITIES BLOCK (GROUND FLOOR)						
1	Earth Work Excavation	3,630.00	C.ft	3.50	C.ft	12,705.00
2	PCC 1:4:8 for sub grades	1,120.00	C.ft	55.00	C.ft	61,600.00
3	RCC works including steel reinforcement in cc 1:2:4	2,500.00	C.ft	225.00	C.ft	562,500.00
4	I Class Brick masonry in cm 1:6 (9"walls)	900.00	C.ft	58.00	C.ft	52,200.00
5	I Class Brick masonry in cm 1:5 (4"walls)	1,200.00	S.ft	28.00	S.ft	33,600.00
6	Plastering in cm 1:3 & 1:6	8,300.00	S.ft	9.00	S.ft	74,700.00
7	Supply & fixing doors					
	a. Teak wood frames with flush shutters	64.50	S.ft	200.00	S.ft	12,900.00
8	Supply & fixing Windows & Ventilators (Teak)	123.50	S.ft	475.00	S.ft	58,662.50
9	Flooring with marble stones	1,575.00	S.ft	40.00	S.ft	63,000.00
10	MS Rolling shutters	200.00	S.ft	125.00	S.ft	25,000.00
11	Ceramic tiles for toilet rooms	980.00	S.ft	60.00	S.ft	58,800.00
12	Electrical works with best quality fittings	L.S.				75,000.00
13	Sanitary & water supply works	L.S.				60,000.00
14	Painting works with best quality paints	L.S.				75,000.00
15	Marble for steps	L.S.				15,000.00
16	Railing for staircase	L.S.				30,000.00
17	Bore well with pumpset (400'depth)	L.S.				50,000.00
18	Elevation works	L.S.				50,000.00
19	Mis.works	L.S.				29,332.50
Total (I)						1,400,000.00
S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
II. AMENITIES BLOCK (FIRST FLOOR)						
1	RCC works including steel reinforcement in cc 1:2:4	1,600.00	C.ft	240.00	C.ft	384,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	950.00	C.ft	58.00	C.ft	55,100.00
3	I Class Brick masonry in cm 1:5 (4"walls)	760.00	S.ft	28.00	S.ft	21,280.00
4	Plastering in cm 1:3 & 1:6	7,000.00	S.ft	9.00	S.ft	63,000.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	28.00	S.ft	550.00	S.ft	15,400.00
	b. Teak wood frames with flush shutters	32.50	S.ft	200.00	S.ft	6,500.00
6	Supply & fixing windows & Vent. (Teak)	123.50	S.ft	475.00	S.ft	58,662.50
7	Marble stone / Verified tiles flooring	1,575.00	S.ft	125.00	S.ft	196,875.00
	Ceramic tiles for toilet rooms	980.00	S.ft	60.00	S.ft	58,800.00
8	Railing for staircase	L.S.				30,000.00
9	First floor lifting charges	L.S.				20,000.00
10	Electrical works with best quality fittings	L.S.				60,000.00
11	Sanitary & water supply works	L.S.				50,000.00
12	Painting works with best quality paints	L.S.				60,000.00
13	Elevation works	L.S.				50,000.00
14	Marble for steps	L.S.				15,000.00
15	Mis.works	L.S.				55,382.50
Total (II)						1,200,000.00

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
II. AMENITIES BLOCK (FIRST FLOOR)						
1	RCC works including steel reinforcement in cc 1:2:4	1,600.00	C.ft	240.00	C.ft	384,000.00
2	I Class Brick masonry in cm 1:6 (9" walls)	950.00	C.ft	58.00	C.ft	55,100.00
3	I Class Brick masonry in cm 1:5 (4" walls)	760.00	S.ft	28.00	S.ft	21,280.00
4	Plastering in cm 1:3 & 1:6	7,000.00	S.ft	9.00	S.ft	63,000.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	28.00	S.ft	550.00	S.ft	15,400.00
	b. Teak wood frames with flush shutters	32.50	S.ft	200.00	S.ft	6,500.00
6	Supply & fixing windows & Vent. (Teak)	123.50	S.ft	475.00	S.ft	58,662.50
7	Marble stone / Vertified tiles flooring	1,575.00	S.ft	125.00	S.ft	196,875.00
	Ceramic tiles for toilet rooms	980.00	S.ft	60.00	S.ft	58,800.00
8	Railing for staircase	L.S.				30,000.00
9	Second floor lifting charges	L.S.				30,000.00
10	Electrical works with best quality fittings	L.S.				60,000.00
11	Sanitary & water supply works	L.S.				50,000.00
12	Painting works with best quality paints	L.S.				60,000.00
13	Elevation works	L.S.				50,000.00
14	Marble for steps	L.S.				15,000.00
15	Head room construction	L.S.				75,000.00
16	Over head tank (3000 Lts capacity, RCC)	L.S.				50,000.00
17	Roof flooring	L.S.				40,000.00
18	Mis. works	L.S.				40,382.50
Total (III)						1,360,000.00

III. AMENITIES BLOCK TOTAL COST**I. Ground Floor**

1,400,000.00

II. First Floor

1,200,000.00

III. Second Floor

1,360,000.00

Total Cost**3,960,000.00**


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V.COMMON AREA WORKS & DEVELOPMENT WORKS

1	Laying 150 mm thick cc road in 1:2:4 including formation of roads with best quality murrum and consolidation etc., including cost of all materials, labour etc., complete.	104,700.00 Sq.ft @ Rs.80/- per S.ft	8,376,000.00
2	Construction of 50,000 Lts capacity of water sump for storage of Municipal water including cost of all materials labour etc., complete.	L.S.	500,000.00
3	Construction of kurb stones including cost of all materials labour etc., complete.	L.S.	600,000.00
4	Tot lot area works	L.S.	600,000.00
5	Sanitary and water supply works	L.S.	1,000,000.00
6	Electrical works	L.S.	400,000.00
7	Constrcution of security room	L.S.	500,000.00
8	Supply & fixing Iron gates with ramps	L.S.	100,000.00
9	Mis .works	L.S.	124,000.00
Total (V)			<u>12,200,000.00</u>

ABSTRACT COST OF THE TOTAL PROJECT (GREEN WOOD RESIDENCY)

I	A-BLOCK	187,100,000.00
II	B-BLOCK	32,500,000.00
III	C-BLOCK	159,300,000.00
IV	AMENITIES BLOCK	3,960,000.00
V	Common area works & Development works	12,200,000.00
Total Project Cost		<u>395,060,000.00</u>

Say Rs.39,50,00,000/-

(RUPEES THIRTY NINE CRORES FIFTY LAKHS ONLY)

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