

To,
Tata Capital.
Hyderabad.

Date: 07-10-2023

Subject: Estimate of cost of completion of building at GV1 belonging to M/s. Crescentia Labs Pvt. Ltd., situated at Plot no:15-B, Sy. No. 230 to 243, Turkapally, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana

Sir/Madam,

Estimate of cost of completion at GV1.

The details considered for the estimate are as follows:

1. The estimate is prepared for completion RCC and Civil works of building at GV1 along with the finishing works like structural glazing, ACP, lifts, toilets, common spaces, etc. The finishing of interior spaces is to be borne by the prospective tenant.
2. Estimate for provision of power supply, generator backup, electrical panels, HVAC, etc., have considered for the building. Provision of these utilities and services is considered only upto high side. Provision of low side is in the scope of prospective tenant.
3. Cost of completing common amenities and facilities of the entire site have also been considered. Amenities like compound wall, roads, gates, ETP, STP, chemical stores, solvent stores, electrical room, underground ducting, etc., that are required for making building functional have been considered.
4. The total area of building is about 1,75,000 sft and the entire site is about 1.80 acres.
5. Note that the details of MEP services have not been finalized and are subject to minor changes based on required of prospective tenant and site conditions. Accordingly, the cost of these services may vary by +/- 10%.

Accordingly, the total cost for completion of building with required amenities and facilities is about Rs. 59 cr. The details of estimate are given in Annexure –A.

Thank You.

Yours sincerely,

Annexure –A

Estimate of construction cost for completion of building at GV1s along with required facilities and amenities.

Sl. No.	Description of work	Estimated cost of work (in Rs. Lakhs)	Remarks	Top Vendors	Payment terms
1.	Completion of RCC & Civil structure for basement & stilt floors– 61,700 sft @ Rs. 1200/- per sft.	74.00	NA		
2.	Completion of RCC & Civil structure for basement & stilt floors– 1,14,000 sft @ Rs. 1600/- per sft.	1824.00	NA		
3.	Chemical stores & Solvent stores – RCC and civil works – 11,100 sft @ Rs. 1200/- per sft.	133.20	NA		
4.	Civil work for sumps, storage tanks, HSD, ETP, STP, electrical power supply/back-up	100.00	Lumpsum cost		
5.	Underground conduiting for utilities and services	35.00	Lumpsum cost		
6.	Site – Driveway CC	50.00	Lumpsum cost		
7.	Permits	100.00	Lumpsum cost		
8.	Architectural & Professional consultancies	75.00	Based on proposals provided by the consultants.		

9.	VDF Flooring	150.00	Lumpsum cost		
10.	Toilets – 5 lakhs for one bank of toilets x 4 nos	20.00	Lumpsum cost	Kohler, Jaguar, Toto, American Standard	50% advance and 50% against proforma invoice before dispatching the material.
11.	Cafeteria furniture & fixtures	30.00	Lumpsum cost		
12.	Structural glazing and ACP.	450.00	Based on quotation provided by vendor.	AKB Glass Systems, Anvika, Sun Glazing, Vibrant Facades	25% advance, 55% on material delivery, and balance on pro rata basis based on completion of work.
13.	Structural support for glazing & ACP.	100.00	Lumpsum cost	AKB Glass Systems, Anvika, Sun Glazing, Vibrant Facades	50% advance and 50% against delivery of material.
14.	Power supply including HT cable, HT panels, transformer, LT panels, LT cables including installation and commissioning	700.00	Partially based on quotation provided by vendor and balance on lumpsum basis.	Dharia Switchgear, Technocrafts, Sanjay Technical, MNR Electricals, Elecon.	30% advance and 70% against proforma invoice before dispatching the material.
15.	Generator back-up – 2 nos. x 1500 KVA including installation, cables, panel, etc	250.00	Based on quotation provided by vendor.	JAKSON, Powerica, GMMCO, Greaves, Perkins.	10% advance, 20% within six weeks of purchase order and 70% against proforma invoice before dispatching the DG set.
16.	Earthing	10.00			
17.	Lifts	150.00	Lumpsum cost	Johnson, OTIS, Schindler, Thyssen Krupp.	15% advance, 60% on submission on GA drawings, 15% against material delivery, 10% after testing and before handing over of the lift,
18.	Chillers – 2 nos – 400TR	250.00	Based on quotation provided by vendor.	TRANE, Carrier, YORK, Blue Star.	100% Letter of credit, or 50% advance and 50% against proforma invoice before dispatching the material.
19.	HVAC – Common areas	50.00	Lumpsum cost	Blue Star, Carrier, Daikin	50% advance, balance 50% before dispatch
20.	Insulated piping for chillers with control valves, pumps, etc.	150.00	Partly based on quotation provided by vendor and balance on lumpsum basis.	Pumps – Grundfos, KSB, Armstrong.	50% advance, balance 50% before dispatch

				Valves – Audco, Zoloto, Newage, NVR.	
21.	Fire safety equipment like down comers, yard hydrant, booster pumps, jockey pump, diesel pump, fire extinguishers, etc	75.00	Lumpsum cost		
22.	Fire hydrant, yard hydrant installation	30.00	Lumpsum cost		
23.	Fire doors	15.00	Based on quotation provided by vendor	Ahlada, Shakti Hormann, Aaccess, iClean.	50% advance and 50% against proforma invoice before dispatching the material.
24.	STP – 30KLD	15.00	Based on quotation provided by vendor.	Watervision, Thermax, Revolve, Better Enviro care, Ultra Water, Enviro Axis.	20% advance, 30% on material ready advice, 30% on delivery of material, 10% on installation and 10% on commissioning.
25.	ETP – 45KLD	20.00	Based on quotation provided by vendor.	Watervision, Thermax, Revolve, Better Enviro care, Ultra Water, Enviro Axis.	20% advance, 30% on material ready advice, 30% on delivery of material, 10% on installation and 10% on commissioning.
26.	Water Softener – 50 KLD	2.00	Based on quotation provided by vendor.	Watervision, Thermax, Revolve, Better Enviro care.	50% advance, 50% on installation & commissioning.
27.	HSD – 15 KL, PESO License	40.00	Based on quotation provided by vendor.	RK Petro, SGIC.	20% advance, 30% against material delivery, 40% on installation, 10% on commissioning.
28.	Air Compressor	12.00	Based on quotation provided by vendor.	Ingersoll	50% advance, balance 50% before dispatch.
29.	Centralised Vacuum	12.00	Based on quotation provided by vendor.	Toshniwal	50% advance, balance 50% before dispatch.

30.	Piping for compressed air & vacuum	15.00	Based on quotation provided by vendor.	MMN Lab, Tapco	
31.	Security cameras and equipment	5.00	Lumpsum cost		
32.	Lighting and landscaping	30.00	Lumpsum cost		
33.	Miscellaneous MS fabrication works	100.00	Lumpsum cost		
34.	Miscellaneous – plumbing, electrical, miscellaneous	50.00	Lumpsum cost		
35.	Administration and utility cost – 15 lakhs @ 18 months	270.00	Lumpsum cost		
36.	Finance cost	200.00	NA		
37.	Miscellaneous and unforeseen expenses	250.00	NA		
	Total cost:	5,842.2			