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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

CE Certificate Prepared for: SBI/ SME Backbay Reclamation Branch, M/s. Salasar Mobility Pvt. Ltd. (12643/2309335) Page 1 of 11

Vastu/Thane/12/2024/12643/2309335

03/13-33-APU

Date: 22.11.2024

CHARTERED ENGINEER'S CERTIFICATE

To,
The Branch Manager,
State bank of India,
SME Backbay Reclamation Branch,
Mittal Court B wing Ground Floor,
Nariman point, Mumbai -400021,
State - Maharashtra, Country - India.

Sub: Cost Vetting of Quotation

Ref: Quotation received from Client.

Dear Sir,

M/s. Salasar Mobility Pvt. Ltd. ("Company" or "SMPL") is a Private Limited Company, incorporated on 21.07.2024 incorporated under the Companies Act as a Company limited by Shares. It is classified as non-govt. company and is registered at RoC-Mumbai. The authorized share capital of the company is Rs. 15,00,000 and its paid-up capital is Rs. 1,00,000.

Director of the Company are Mrs. Preeti Prakash Jakhete and Mr. Akshay Prakash Jakhete.

SMPL's Corporate Identification Number (CIN) is U45300MH2024PTC429164 and its registration number is 429164. Company's registered address is Unit No 117, 1st Floor, Kanakia Zillon, F Tower, LBS Marg, Kurla (W), Mumbai- 400070.



Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
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Our Pan India Presence at :

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Salasar Mobility Pvt. Ltd. is promoted by Jakhete Group who are into Automobiles Business for 30 years. The Group are a leading premium automotive retail business in India with dealerships for Mahindra & Mahindra, Honda Cars, Kia, Renault, Honda Motorcycle and Scooters India and Ather Energy. SMPL also cater to the commercial vehicle retail business in India.

SMPL have a presence across the automotive retail value chain, including sales of new vehicles, after-sales service (including sales of spare parts, lubricants and accessories), sales of pre-owned passenger vehicles and facilitation of sales of third-party financial and insurance products.

Company has a network of 55* outlets - sales showrooms, after-sales service and spares outlets in 6 Districts (Mumbai, Thane, Palghar, Raigad, Jalgaon and Dhule).

SMPL got the new dealership of KIA Motor for Mumbai- Kandivali and Mira Road locations. Salasar Mobility Pvt. Ltd. is formed to incept the KIA dealership for both sale and service.

Company will operate One Showroom and One service Center in Mira Road and One showroom in Kandivali.

Pursuant to Appointment vide email dated 19.11.2022 from Relationship Manager SME, State bank of India, SME Backbay Reclamation Branch, Mittal Court B wing Ground Floor, Nariman point, Mumbai -400021, State - Maharashtra, Country – India has appointed M/s. Vastukala Consultants (I) Pvt. Ltd. for Cost Vetting of proposed project cost related to Interior (including Glass/Tiles etc) and Machinery, Tools and Equipments and Furniture & Fixture. On November 22nd, 2024, our engineer conducted a site visit of under construction showroom and service center at Mira Road to gain insights into the proposed project initiated by the borrower.



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With reference to above subject, we have verified the Quotations from the vendors **M/s. Suketu D. Doshi** related to Interior (including Glass/Tiles etc) and Furniture & Fixture work for Showroom and Service Center at Mira Road and **M/s. ATS ELGI Ltd.** related to Machinery, Tools and Equipments for Service Center at Mira Road. The details for the same is as under: -

A) Interior (including Glass/Tiles etc) and Furniture & Fixture work for Showroom at Mira Road: -

Company has provided the Quotation of M/s. Suketu D. Doshi dated 16.09.2024 related to Interior (including Glass/Tiles etc) and Furniture & Fixture work for Showroom at Mira Road and the details for the same is as under: -

S. No.	Particulars	UOM	Qty.	Rate (Rs. / UOM)	Amount (Rs.)
A	Civil Work				
1	6" Brick wall Construction work	Sq. Ft.	2,000	225	4,50,000
2	Wall Plaster work	Sq. Ft.	4,000	150	6,00,000
3	Flooring Tiles work	Sq. Ft.	3,500	350	12,25,000
4	Bathroom Wall Tiles work	Sq. Ft.	1,500	300	4,50,000
5	Kitchen Platform	Sq. Ft.	7	6,500	45,500
6	Bathroom Counter Top	Sq. Ft.	7	6,500	45,500
7	Bathroom Ceiling Koba work	Sq. Ft.	200	475	95,000
				Total (A)	29,11,000
B	Plumbing Work				
1	Bathroom Plumbing work including CPVC Pipe & Labour	Nos.	2	70,000	1,40,000
2	Fancy Fitting & Ceramic Items	Nos.	2	50,000	1,00,000
3	Kitchen Plumbing work	No.	1	60,000	60,000
				Total (B)	3,00,000
C	Electrical Work				
1	Electrical Work for Wiring including material & Labour	Sq. Ft.	3200	625	20,00,000
2	Switches, MCB & ELCB		Lumpsum		3,00,000
3	Fancy Light, LED Light & Profile Light		Lumpsum		15,00,000
				Total (C)	38,00,000

S. No.	Particulars	UOM	Qty,	Rate (Rs. / UOM)	Amount (Rs.)
D	Carpentry Work				
1	Wooden partition with Gypsum cladding work	Sq. Ft.	2,000	750	15,00,000
2	Entrance Glass Façade & Glass partition work (Toughen Glass)	Sq. Ft.	1,200	950	11,40,000
3	Bathroom door 4 nos.	Sq. Ft.	96	1,850	1,77,600
4	Backoffice Table	Rft.	20	8,500	1,70,000
5	Table overhead storage	Sq. Ft.	40	5,000	2,00,000
6	Executive Table 2 nos.	Sq. Ft.	26	12,500	3,25,000
7	Reception Table	Sq. Ft.	30	7,500	2,25,000
8	Reception back drop	Sq. Ft.	150	2,500	3,75,000
9	Accessories Counter		Lumpsum		8,50,000
10	Sales Table	Nos.	2	15,000	30,000
				Total (D)	49,92,600
E	P.O.P Work				
1	Gypsum Designer False ceiling	Sq. Ft.	3,200	250	8,00,000
2	Gypsum Patta Rft 3"	Sq. Ft.	1,500	125	1,87,500
3	Gypsum wall punning	Sq. Ft.	2,500	65	1,62,500
				Total (E)	11,50,000
F	Painting & Polishing Work				
1	Royal Paint for Wall	Sq. Ft.	9,500	75	7,12,500
2	Plastic Paint for Ceiling	Sq. Ft.	3,800	55	2,09,000
3	Polishing Work		Lumpsum		1,50,000
				Total (F)	10,71,500
G	Sofa & Chair				
1	Executive Chair	Nos.	2	45,500	91,000
2	Visitor Chair	Nos.	4	43,500	1,74,000
3	Staff Chair	Nos.	28	7,500	2,10,000
4	Reception Chair	Nos.	3	9,000	27,000
5	Lounge Sofa 2-Seater		Lumpsum		60,000
6	Lounge Sofa Single Seater	Nos.	6	7,000	42,000
				Total (G)	6,04,000

S. No.	Particulars	UOM	Qty.	Rate (Rs. / UOM)	Amount (Rs.)
H	General				
1	Vinyl Material Supply & Installation for Wall	Sq. Ft.	2,500	325	8,12,500
2	Main Entrance Board & Wall ACP Work	Sq. Ft.	1,500	525	7,87,500
3	Partition Glass Film	Sq. Ft.	800	150	1,20,000
4	Capacity 3 Ton Mitsubishi 4-Way Cassette Air Condition	Nos.	6	85,500	5,13,000
5	Capacity 1.5 Ton Mitsubishi 4-Way Cassette Air Condition	Nos.	4	70,200	2,80,800
6	Standard Installation Charges of Cassette Air Condition	Rft.	700	500	3,50,000
				Total (H)	28,63,800
				Total (A to H)	1,76,92,900

Note:-

- Extra items will be charge separately
- Taxes for contractor & supplier will be extra.

B) Interior (including Glass/Tiles etc) and Furniture & Fixture work for Service Center at Mira Road:-

Company has provided the Quotation of M/s. Suketu D. Doshi dated 16.09.2024 related to Interior (including Glass/Tiles etc) and Furniture & Fixture work for Service Center at Mira Road and the details for the same is as under: -

S. No.	Particulars	UOM	Qty.	Rate (Rs. / UOM)	Amount (Rs.)
A	Civil Work				
1	6" Brick wall Construction work	Sq. Ft.	12,600	225	28,35,000
2	Wall Plaster work	Sq. Ft.	25,000	150	37,50,000
3	Workshop Flooring Tiles work	Sq. Ft.	10,000	275	27,50,000
4	Workshop M.S. Shade area PCC work	Sq. Ft.	13,000	250	32,50,000
5	Workshop Office area Floor Tiles	Sq. Ft.	3,000	350	10,50,000
6	Backside room flooring	Sq. Ft.	2,000	225	4,50,000
7	Bathroom Wall Tiles work	Sq. Ft.	1,000	300	3,00,000



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S. No.	Particulars	UOM	Qty,	Rate (Rs. / UOM)	Amount (Rs.)
8	Pantry Platform	Rft.	6	6,500	39,000
9	Pantry Tiles	Sq. Ft.	400	300	1,20,000
10	Bathroom Counter Top	Rft.	7	6,500	45,500
11	Bathroom Ceiling Koba work	Sq. Ft.	200	475	95,000
12	Wash area floor Tiles work	Sq. Ft.	1,500	300	4,50,000
13	Wash area PCC work	Sq. Ft.	1,500	250	3,75,000
14	Outside Compound paver work	Sq. Ft.	20,000	90	18,00,000
				Total (A)	1,73,09,500
B	Plumbing Work				
1	Bathroom Plumbing work including CPVC Pipe & Labour	Nos.	4	70,000	2,80,000
2	Fancy Fitting & Ceramic Items	Nos.	4	50,000	2,00,000
3	Pantry Plumbing work	No.	1	60,000	60,000
4	Washing area plumbing work			Lump sum	75,000
				Total (B)	6,15,000
C	Electrical Work				
1	Electrical Work for Wiring including material & labour	Sq. Ft.	3000	625	18,75,000
2	Electrical work for Workshop area	Sq. Ft.	10000	250	25,00,000
3	Switches, MCB & ELCB			Lump sum	7,00,000
4	Fancy Light, LED Light, Profile Light, Fan, Exhaust fan & Tube Light			Lump sum	25,00,000
				Total (B)	75,75,000
D	Carpentry Work				
1	Sales Table 7 Nos.	Sq. Ft.	70	4,000	2,80,000
2	Back office, Tele caller office table	Rft.	25	8,500	2,12,500
3	Overhead storage	Sq. Ft.	50	5,000	2,50,000
6	Executive Table 4 nos.	Sq. Ft.	50	10,500	5,25,000
1	Wooden partition with Gypsum cladding work	Sq. Ft.	2,000	750	15,00,000
2	Glass partition work (Toughen Glass)	Sq. Ft.	1,000	950	9,50,000
3	Bathroom, Pantry, office & back side room 19	Sq. Ft.	399	1,850	7,38,150

S. No.	Particulars	UOM	Qty,	Rate (Rs. / UOM)	Amount (Rs.)
	Nos. Door				
				Total (C)	44,55,650
E	P.O.P Work				
1	Gypsum Designer False ceiling	Sq. Ft.	3,000	250	7,50,000
2	Gypsum Patta Rft 3"	Sq. Ft.	1,000	125	1,25,000
3	Gypsum wall punning	Sq. Ft.	2,000	65	1,30,000
				Total (D)	10,05,000
F	Painting & Polishing Work				
1	Royal paint for Wall	Sq. Ft.	9,000	75	6,75,000
2	Plastic paint for Ceiling	Sq. Ft.	3,000	55	1,65,000
3	Outside wall paint	Sq. Ft.	18,000	40	7,20,000
				Total (E)	15,60,000
G	Sofa & Chair				
1	Executive chair	Nos.	4	25,000	1,00,000
2	Visitor chair	Nos.	8	23,000	1,84,000
3	Staff chair	Nos.	31	3,500	1,08,500
5	Lounge sofa 2-seater	Nos.	2	35,000	70,000
6	Lounge sofa single seater	Nos.	16	7,000	1,12,000
				Total (F)	5,74,500
H	General				
1	Vinyl material supply & installation for wall	Sq. Ft.	2,000	325	6,50,000
2	Main Entrance board & wall ACP work	Sq. Ft.	2,500	525	13,12,500
3	Partition glass film	Sq. Ft.	1,000	150	1,50,000
4	Wallpaper			Lump sum	6,00,000
5	Capacity 3 Ton Mitsubishi 4-way cassette Air condition	Nos.	6	85,500	5,13,000
6	Capacity 1.5 Ton Mitsubishi 4-way cassette Air condition	Nos.	10	70,200	7,02,000
7	Standard Installation charges of Cassette Air condition	Rft.	500	500	2,50,000
				Total (G)	41,77,500

S. No.	Particulars	UOM	Qty,	Rate (Rs. / UOM)	Amount (Rs.)
H	M.S. Work				
1	Providing, fixing & making M.S. hollow section Pole 125 mm x 125 mm, Rafter 65 mm x 65 mm, Perlin 100 mm x 50 mm, M.S. plate 8 mm thick, Profile sheet 0.5 mm SR AMNS, Matel zinc primer with yellow oxide colour.	Sq. Ft.	7,000	500	35,00,000
2	Providing, fixing & making new wall supporting ISMC 100 mm x 50 mm 8'-0" Height	Sq. Ft.	2,100	250	5,25,000
				Total (H)	40,25,000
I	Extra Work				
1	Pneumatics line with Compressor			Lump sum	3,00,000
2	Spare part area Loft with staircase	Sq. Ft.	1,500	250	3,75,000
3	Car Wash area Shade	Sq. Ft.	2,300	400	9,20,000
				Total (I)	15,95,000
				Total (A to I)	4,28,92,150

Note:-

- Extra items will be charge separately
- Taxes for contractor & supplier will be extra.

C) Machinery, Tools and Equipments for Service Center at Mira Road:-

Company has provided the Quotation of M/s. ATS ELGI Ltd. dated 11.09.2024 related to Machinery, Tools and Equipments for Service Center at Mira Road and the details for the same is as under: -

S. No	Description	Qty	Rate (Rs./ per Qty)	Amount (Rs.)
1	Hydraulic Two Post Lift - CF 4 Ton	14	1,10,000	15,40,000
2	Hydraulic Oil for Lifts	14	4,002	56,028
3	Chemicals for Lifts	28	1,500	42,000



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S. No	Description	Qty	Rate (Rs./ per Qty)	Amount (Rs.)
4	AC Recovery Smart Cool Plus	1	1,85,000	1,85,000
5	AC Recovery Smart Cool Plus- EV	1	1,85,000	1,85,000
6	Iw-4305pk-Hk-1/2	6	15,000	90,000
7	Car Washer	1	72,000	72,000
8	Scissor Lift	1	2,15,000	2,15,000
9	Battery Tester	1	80,000	80,000
10	Battery Charger	1	15,300	15,300
11	Workshop Crain	1	45,000	45,000
12	Wheel Aligner Elegant Plus	1	3,40,000	3,40,000
13	Wheel Aligner Scissor Lift	1	5,75,000	5,75,000
14	Dig. Wheel Balancer	1	90,000	90,000
15	Tyre Changer- Std	1	80,000	80,000
16	On Car Brake Lathe	1	3,95,000	3,95,000
17	Ev Battery Lifter	1	1,51,500	1,51,500
18	Pipe Kit	1	1,34,070	1,34,070
19	AC Leak Detection Kit	1	33,000	33,000
20	Hunger Dry Sanding	1	85,000	85,000
21	CRS- Auto Robot with Measuring System	1	20,50,000	20,50,000
23	Paint Booth 7 m Metal Base, Sd, Ramp, Extractor & Waterborne Kit	1	9,98,000	9,98,000
24	Plasma Cutter	1	80,000	80,000
25	Infra Red Dryer	1	78,000	78,000
26	ETP	1	3,30,000	3,30,000
27	Touchless Car Washer	1	7,25,000	7,25,000
28	Under Chassis Washer	1		
29	Water Pump	1	65,000	65,000
30	Waste Oil Trolley	1	40,000	40,000
31	Nitrogen	1	70,000	70,000
32	Vacuum Cleaner	1	53,600	53,600
			Total	88,98,498



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Note: -

- IGST @ 18% Extra.
- Freight Charges: To Pay basis.
- Delivery: 3-4 week from advance payment
- Unloading & other charges in customer scope.
- installation free of cost.
- Consumable Extra.

D) SUMMARY OF PROPOSED PROJECT COST: -

Summary of Project Cost related to Interior (including Glass/Tiles etc) and Machinery, Tools and Equipments and Furniture & Fixture of under construction showroom and service center at Mira Road is as under:-

S. No	Description	Estimated Amount (Rs.)
1	Interior (including Glass/Tiles etc) and Furniture & Fixture work for Showroom at Mira Road	1,76,92,900
2	Interior (including Glass/Tiles etc) and Furniture & Fixture work for Service Center at Mira Road	4,28,92,150
3	Machinery, Tools and Equipments for Service Center at Mira Road	88,98,498
	Total	6,94,83,548

We Assume that the cost of related to Interior (including Glass/Tiles etc) and Machinery, Tools and Equipments and Furniture & Fixture of under construction showroom and service center at Mira Road of Similar size (Qty. of Work) shall not exceed Rs. 6,94,83,548/- (Amount in words: Rupees Six Crores Ninety-Three Lacs Eighty-Three Thousand Five Hundred and Forty Eight Only) excluding GST and Other Charge.

The quantity of work is based on the quotation provided; however, the actual quantity may differ at the time of the final billing accordingly the project cost will change.



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We have discussed with Client & reviewed the Quotation from Vendor and enquired with Vendor & various supplier of the said Interior (including Glass/Tiles etc) and Machinery, Tools and Equipments and Furniture & Fixture and done the market research.

Based on Market research and enquiry with Vendor & other supplier, we are in opinion that the rates (Rs. / UOM) are in line with market trends and are Fair and Reasonable.

Hence Certified.

This report is prepared for State Bank of India, SME Backbay Reclamation Branch,

We further declare that: --

- 1) In the preparation of the CE Certificate, we have relied on the information provided by the client.
- 2) The information furnished in this Certificate is true and correct to the best of our knowledge and belief.
- 3) We have no direct or indirect interest in the Unit.
- 4) The quantity of work is based on the quotation provided; however, the actual quantity may differ at the time of the final billing.

Date :- 22.11.2024

Place:- Thane

For Vastukala Consultants (I) Pvt. Ltd.

Umang A. Patel

Digitally signed by Umang A. Patel
DN: cn=Umang A. Patel, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
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Date: 2024.11.22 13:17:56 +05'30'

Umang Ashwin Patel

Regd. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/04/2019/1080



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