

LENDER'S INDEPENDENT ENGINEER REPORT OF HOSPITAL AND ACCOMMODATION BUILDING - "CHRISTIAN MEDICAL COLLEGE VELLORE - RANIPET CAMPUS" SITUATED AT KANNIGAPURAM, RANIPET, TAMIL NADU AS ON 30TH JUNE, 2022



TABLE OF CONTENT

Sr. No.	Particulars	Page No.
1	Introduction	3
2	Project Description	5
3	Photographs	10
4	Documents Received	24
5	Contracts and Agreements	26
6	Approvals and NOC's	28
7	Total Project cost	33
8	Verification of Work progress	59
9	Cost incurred for the project	62
10	Project implementation schedule	64
11	Observations, Assumptions and Limiting Conditions	67
12	Conclusion	71
13	Exhibits	75

INTRODUCTION

1

1. INTRODUCTION

To,

State Bank of India,
SME Branch, Vellore,
Tamil Nadu.

RBSA Valuation Advisors LLP (“RBSA” or “RBSA Advisors”) has been appointed by State Bank of India, SME Branch, Vellore, Tamil Nadu (“Bank”/ “Client”) vide appointment letter Ref. No.: RBSA/BLR/OFFER/26072018 dated 26th July, 2018 to provide Lender's Independent Engineer (LIE) services for under construction hospital and accommodation building known as "Christian Medical College Vellore - Ranipet Campus" being constructed by Christian Medical College Vellore Association (“CMC”/ “Company”) and situated at Krishnagiri – Walaja National Highway, Kiliminnal Village, Walaja Taluk, Ranipet District, Tamil Nadu – 632 517.

Reference: Our previous report details are mentioned below,

Report	Report Reference No.	Project status (Qtr. Wise)	Inspection date	Report date
1 st Provisional Certificate	RVA/BAS/2018-19/BLR/30112018		27-Nov-2018	30-Nov-2018
2 nd Provisional Certificate	RVA/BAS/2019-20/BLR/19062019	March-2019	7-Jun-2019	19-Jun-2019
1 st LIE Report	RVA1920BTFAREP015	March-2019	7-Jun-2019	13-Aug-2019
2 nd LIE Report	RVA1920BTFAREP042	September-2019	13-Dec-2019	31-Dec-2019
3 rd LIE Report	RVA1920BTFAREP048	December-2019	10-Jan-2020	29-Feb-2020
4 th LIE Report	RVA1920BTFAREP042	June-2020	27-Aug-2020	16-Oct-2020
5 th LIE Report	RVA2021BTFAREP031	September-2020	22-Jan-2021	6-Mar-2021
6 th LIE Report	RVA2122BTFAREP007	December-2020	22-Jan-2021	5-May-2021
7 th LIE Report	RVA2122BTFAREP010	March-2021	8-Jun-2021	13-Jul-2021
8 th LIE Report	RVA2122BTFAREP019	June-2021	13-Aug-2021	13-Sep-2021
9 th LIE Report	RVA2122BTFAREP034	September-2021	15-Nov-2021	24-Dec-2021
10 th LIE Report	RVA2223BTFAREP001	December-2021	10-Feb-2022	4-Apr-2022
11 th LIE Report	RVA2223BLRREP009	March-2022	18-May-2022	6-Jul-2022

Pursuant to instructions from Bank and our above mentioned previous report submitted to Bank, we have inspected the Project on 12th September, 2022 (Inspection date) to estimate the work progress of civil work, plant and machinery of the Project as on 30th June, 2022 (Project status date).

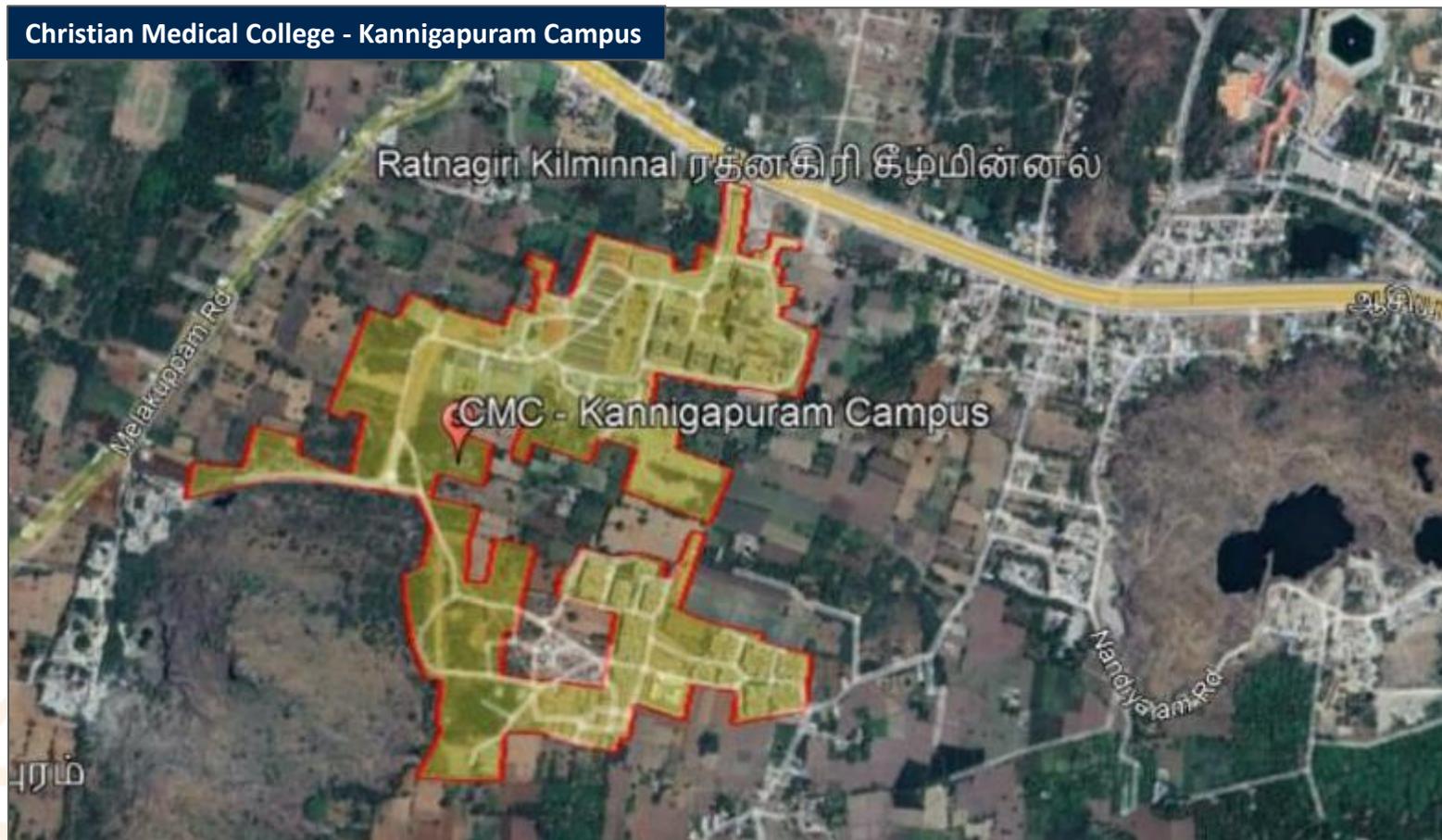
PROJECT DESCRIPTION

2

2. PROJECT DESCRIPTION

Project Overview:

- The under construction Service & Teaching Facility Building and Accommodation Building "Christian Medical College - Kannigapuram Campus" sprawl over the land area of 3,09,301.45 SMT i.e. 76.43 Acre. The planning of the project commenced in 2013 to build a 1500 bed campus has culminated in the commencement of a multi-specialty hospital and teaching facility, with the ground breaking ceremony on November, 2016.
- The total project is being developed under 2 different phases (Phase I and Phase II). Presently, Service & Teaching Facility Building and Accommodation Building are in under construction and nearing completion.



2. PROJECT DESCRIPTION

Service Building:

Service Building developing under 2 different phases. Phase I comprises of canteen, parking yard, STP, ETP, mortuary, laundry, central stores, boiler room, medical gases block and UG Sumps. Phase II comprises of attendee dining, meeting hall, meditation hall, auditorium and administration building. At the time of inspection, it was observed that, Phase – I construction is completed. As per information provided by Company, Phase – II construction has been suspended. However, few of facilities of Phase – II has been accommodated in 7th floor of Teaching Facility Building.



Teaching Facility Building



Teaching Facility Building:

Teaching Facility Building developing under 2 different phases. Phase I comprises of 4 blocks named as Out Patient Department (OPD) – A Block, Diagnostics & Operating Theatre (DOT) – B Block, In-patient General (IPG) – C Block and In-patient Private (IPP) – D Block along with Service Tower internally connected with DOT block at 2nd and 3rd level having Ground (double floor height) + 6 upper floors. Phase II comprises of extended 6th floor and entire 7th floor of Teaching facility Building. At the time of inspection it was observed that, both Phase – I & II construction is nearing completion and finishing work in 7th floor is in progress and operation of the same has been partly started.

2. PROJECT DESCRIPTION

Accommodation Building:

Accommodation Building developing under 2 different phases. Phase I comprises of 512 residential apartments in 14 Block named as A, B1, B2, B3, C1, C2, C3, D1, D2, D3, E1, E2, E3 & E4 and each block having stilt + 4 upper floors along with 24 Villas, utility block and STP. At the time of inspection it was observed that, construction work of apartments is completed. Further it was informed by company that, 2 Villas out of 24 Villas has been suspended and construction of balance 22 nos. Villas are in progress along with infrastructure work and same has been observed during our site inspection.

Phase II comprises of community hall & school. However as informed by company, the same is not under the scope of work.

The accommodation for staffs has been provided at residential apartment block except B3 Block.

Accommodation Building / Staff Quarters



2. PROJECT DESCRIPTION

As per copy of “Site Plan” approved by Deputy Director, Town Planning, Vellore Zone, Vellore dated 27th August, 2018, the summary of area statement is as follows,

Sr. No.	Particulars	Area	Units
1	Total land area	3,09,301.45	SMT
2	Required OSR Area (10% of site area)	30,930.145	SMT
3	Proposed OSR Area (10.01% of site area)	30,964.87	SMT
4	Revised Plot Coverage	14.73	%
5	Revised Floor Space Index (FSI) - Existing:	0.67	
6	Revised Floor Space Index (FSI) - Proposed:	0.74	
6	EWS Calculation:		
i)	Required EWS area (10% of the Total Built-up Area of Staff Quarters i.e. 52,803.61 SMT)	5,280.36	SMT
ii)	Provided EWS Area	7,509.12	SMT

The proposed FSI (0.74) is within permissible limit as per DCR of Directorate of Town and Country Planning, Tamil Nadu. (Permissible FSI is 2.0 to 2.75 depending upon ground coverage & usage).

The Project was proposed with department like, ICU, Anaesthesia, Cardio Thoracic Surgery, Cardiology, Gastroenterology, Haematology, Nephrology, Neurology, Neurosurgery, Nuclear Medicine, OPD, Operation Theatres, Private/General/Day-care Wards, Radiology, Radiotherapy, Respiratory Medicine, Trauma- Ortho, Trauma- Plastic Surgery and Urology.

However, as per latest data provided to us new departments like lab equipment, Cardiothoracic, Clinical Haematology, Forensic Medicine, HPB ICU, HPB Surgery, Medical Gastroenterology, Medical oncology, MICU, NICU, Pulmonary Medicine, RT and Trauma ICU were added to the Project. Also, as per information by Company few department like OPD, Private/General/Day-care Wards and Respiratory Medicine as per original plan are merged with other department in new list.

As per latest data provided by Company, estimated original cost of Project i.e., INR 1,418.76 Crore is revised to INR 1,650.00 Crore. The increase in Project cost of is due to various reasons such as Covid pandemic, subsequent delay in construction & cost escalation, decision of Company to add new departments and requirement of new machineries for the Project. Further, we were informed by the Company that increase in cost of Project i.e., INR 231.24 Crore will be funded by Company.

PHOTOGRAPHS

3

3. PHOTOGRAPHS

Teaching Facility Building – External View:



Out Patient Department (OPD) – A Block



Diagnostics & Operating Theatre (DOT) – B Block



In-Patient General (IPG) – C Block



In-Patient Private (IPP) – D Block

3. PHOTOGRAPHS

Teaching Facility Building – Internal View:



Ground Floor of OPD



2nd Floor of IPG



6th Floor of IPG



7th Floor of IPP

3. PHOTOGRAPHS

Teaching Facility Building :



Basement of DOT



6th Floor of DOT



7th Floor of OPD



Lobby of DOT and OPD

3. PHOTOGRAPHS

Service Buildings:



Ground Floor of Canteen



Boiler Room



Medical Gases Block



Central Store Room

3. PHOTOGRAPHS

Service Buildings:



STP



Chapel and Landscaping



Laundry



Parking Area

3. PHOTOGRAPHS

Accommodation Building – Apartment:



Block A and E2



Block D1, D2 and D3



Block C1



Block E1

3. PHOTOGRAPHS

Accommodation Building – Apartment:



Block B2, B3 and C2



Block C3



Block B1



Block E3 and E4

3. PHOTOGRAPHS

Accommodation Building – Villas:



View of Villas



View of Villas



View of Villas



View of Villas

3. PHOTOGRAPHS

Accommodation Building – Utilities:



View of Utility Block



View of STP



View of School



View of Road @ Villa Side (Work in Progress)

3. PHOTOGRAPHS

Plant and machinery:



CT simulator/ scanner



Tomotherapy



CT scanner



Cathlab biplane

3. PHOTOGRAPHS



Grossing machine



Fume hood



Tissue processor



Tissue embedder

3. PHOTOGRAPHS



Kitchen equipment



CSSD equipment



Oxygen concentrator



Laundry equipment

3. PHOTOGRAPHS



Medical gas equipment



Boiler



STP plant



Solar plant

DOCUMENTS RECEIVED

4

4. DOCUMENTS RECEIVED

The documents provided by Company during current LIE (12th LIE) is as follows:

Sr. No.	Copies of documents made available by the company and perused	Reference Exhibit
1	Utilization Certificate' as on 30 th June 2022	A
2	Letter issued by SBI Bank to CMC Vellore dated 20 th July 2022	B
3	Letter issued by Treasurer, CMC Vellore to SBI Bank Dated 27 th August 2022	C
4	Progress Report of Service and Teaching Facility Block as on 10 th June 2022	---
5	Revised Project Cost via Mail dated 29 th September 2022	---
6	Break-up summary for revised cost of Service and Teaching Facility Block and Staff Quarters	---
7	Expenditure Statement of Service and Teaching Facility Block and Staff Quarters as on June 2022	---
8	Statement of Account till 30 th June 2022	---
9	Revised list of non-medical and medical equipment	---
10	Purchase orders for newly added equipment on sample basis	---
11	Breakup of Contract & equipment advance as on June 2022	---
Sr. No.	No Objection Certificate	
1	Tamil Nadu Pollution Control Board (TNPCB) for Consent To Operate (CTO) for 1200 beds granted under Section 21 and 25 dated 10 th May 2022 bearing Consent Order No. 2204243032204	---
2	Fire & Rescue Services License dated 14 th July 2022 bearing License No. 410/2022 for Service and Teaching Facility Block	---

CONTRACTS AND AGREEMENTS

5

5. CONTRACTS AND AGREEMENTS

As per copy of Credit Proposal dated 15th June, 2018 issued by State Bank of India, the list of contractors & consultants are as follows:

Sr. No.	Name of the Contractor	Work Awarded	Remarks
1	M/s. Shapoorji Pallonji and Company Private Limited	Hospital Building (Service and Teaching Facility Block)	Construction of Service & Teaching Facility Building (Includes Civil, Finishing work, Basic Electrical & plumbing and MEP) and contract document is received.
2	M/s. B & B Developers and Builders Private Limited	Accommodation Building (Staff Quarters)	Construction of Accommodation Building (Includes Civil, Finishing, Electrical & Plumbing and FA & FB) and contract document received.
3	Mr. Vinod Krishna (NA Architects)	Architect - Hospital Building	Agreement dated 22 nd June, 2015 Received.
4	M/s. Tritech	MEP (Mechanical, Electrical & Plumbing) Consultant	Agreement dated 30 th October, 2014 Received.
5	United Consultants	Structural Engineer	Agreement dated 19 th September, 2014 Received.
6	M/s. B & B Developers and Builders Private Limited	Architect - Accommodation Building	
7	M/s. Suvidha Engineering India Private Limited	Air conditioning, mechanical and ventilation systems (ACMV)	Agreement dated 17 th August, 2017 Received.

APPROVALS & NOC's

6

6. APPROVALS & NOC's

Please refer below list of requisite approvals obtained as on date:

Sr. No.	List of Approvals / NOC's	Approving Authority	Reference No.	Date of Approval	Validity	Status	Remarks
1	Approved Building Plan	Deputy Director of Town Planning, Vellore Zone	B. P. No. 37 A / 2018	27-Aug-18	NA	Obtained	
2	NOC from Environmental Department for the construction of Hospital and Staff Quarters	State level Environment Impact Assessment Authority (SEIAA), Tamil Nadu	SEIAA: TN/F-2634/EC8(a)/379/2014	30-Mar-15	29-Mar-20	Expired	CTE and CTO has been obtained and obtaining of revised EC is in process.
3	NOC from Tahsildar for the land use of Hospital and Staff Quarters	Tahsildar, Vellore	Multiple	Multiple	NA	Obtained	Applicable to entire project
4	NOC from Fire and Safety Department for the construction of Staff Quarters	Tamil Nadu Fire and Rescue Services Department	No. 2262/A2/2016	12-Apr-16	NA	Obtained	Obtained for Apartments and as informed, not required for villas.
5	NOC from Fire and Safety Department for the construction of Hospital	Tamil Nadu Fire and Rescue Services Department	R. Dist. No. 8024/C1/2016	1-Jul-16	NA	Obtained	Wing 1 - GF + 8UF and Wing 2 to Wing 4 - BF + GF + 7UF
6	NOC from Pollution Control Department for the construction of Hospital Building (1,200 Beds) & Staff Quarters	Tamil Nadu Pollution Control Board (TNPCB)	No. 170115955317	31-Aug-17	NA	Partially obtained	Revised NOC required for 1500 Beds + 536 Residential Unit
7	NOC from Highway Department for the construction of approach road and culvert	Ministry of Road Transport and Highways	No. RW-MD/TN/NH 46/AR/22/2016-17	22-Dec-17	17-Jun-18	Validity Expired	Renewed NOC required

6. APPROVALS & NOC's

Please refer below list of requisite approvals pending / yet to obtained as on date (1 of 3):

Sr. No.	List of Approvals / NOC's	Approving Authority	Reference No.	Date of Approval	Validity	Status	Remark
1	NOC from TNEB	Tamil Nadu Electricity Board	Not applicable	Not applicable	Not applicable	Not Required	As informed, Not applicable for getting 11 KV supply for staff quarters and 33 KV supply for hospital
2	NOC from Water Supply and Sewerage Board	Water Supply and Sewerage Board	Not applicable	Not applicable	Not applicable	Yet to Obtain	Under process
3	License from Fire and Safety Department - Staff Quarters	Tamil Nadu Fire and Rescue Services Dept.	In Process	In Process	In Process	In Process	Fire inspection has been completed at site and obtaining of fire license is in process
4	License from Fire and Safety Department - Service and Teaching Facility Block	Tamil Nadu Fire and Rescue Services Dept.	Obtained	14-07-2022	Valid from 14 th July, 2022 to 13 th July, 2023	Obtained	
5	CEIG Approval for Electrical Works - Staff Quarters	Tamil Nadu Electrical Inspectorate	VLR 2044/CEIG/D3/2020	21-10-20	Not applicable	Obtained	

6. APPROVALS & NOC's

Please refer below list of requisite approvals pending / yet to obtained as on date (2 of 3):

Sr. No.	List of Approvals / NOC's	Approving Authority	Reference No.	Date of Approval	Validity	Status	Remark
6	CEIG Approval for Electrical Works - Service and Teaching Facility Block	Tamil Nadu Electrical Inspectorate	VLR 2041/CEIG/D3/2020-2	03-12-20	Not applicable	Obtained	
7	CEIG Approval for Lift - Staff Quarters	Tamil Nadu Electrical Inspectorate	Multiple	1. 18-Aug-2020 (B3, C3, E3 & E4) 2. 30-Sep-2020 (B1, B2 & C2) and 3. 13-May-2021 (A, C1, D1, D2, D3, E1 and E2)	1. 6-Aug-2020 to 5-Aug-2023 (B3, C3, E3 & E4) 2. 30-Sep-2020 to 29-Sep-2023 (B1, B2 & C2) 3. 12-May-2021 to 11-May-2024 (A, C1, D1, D2, D3, E1 and E2)	Obtained	Approved for license to work all 28 lifts at 14 blocks (2nos. At each block) at staff quarters and copies of the same has been received.
8	CEIG Approval for Lift - Service and Teaching Facility Block	Tamil Nadu Electrical Inspectorate	575 to 578/EI/VLR /F/2021 661 to 699/EI/VLR /F/2021	Copies are not provided	Copies are not provided	Obtained	Approved for license to work all 43 lifts at Service and Teaching Facility Block and copies of the same has been provided.
9	Explosive License	The Petroleum and Explosives Safety Organization (PESO)	S/SC/TN/03 /75(S95166)	29-Dec-20	30-Sep-24	Obtained	

6. APPROVALS & NOC's

Please refer below list of requisite approvals pending / yet to obtained as on date (3 of 3):

Sr. No.	List of Approvals / NOC's	Approving Authority	Reference No.	Date of Approval	Validity	Status	Remark
10	Building Occupancy Certificate	Local Planning Authority	Not applicable	Not applicable	Not applicable	Yet to Obtain	under process
11	Consent to operate (CTO) under section 21 of the Air for the construction of Hospital Building (1,200 Beds) & Staff Quarters (248 Units)	Tamil Nadu Pollution Control Board	220424303 2204	10-05-22	31-03-23	Partially obtained	Revised NOC required for 1500 Beds + 536 Residential Unit
12	Consent to operate (CTO) under section 25 of the Water for the construction of Hospital Building (1,200 Beds) & Staff Quarters (248 Units)	Tamil Nadu Pollution Control Board	220414303 2204	10-05-22	31-03-23	Partially obtained	Revised NOC required for 1500 Beds + 536 Residential Unit
13	Approvals or Licenses for operations of hospital (Trade license, License under clinical establishment act, etc.)	Local authority/ Municipal corporation	Not applicable	Not applicable	Not applicable	Yet to obtain	under process

TOTAL PROJECT COST

7

7. TOTAL PROJECT COST

As per data provided by Company, the original budgeted cost of Project is as follows:

Sr. No.	Specifications	Phase I (INR)	Phase II (INR)	Total (INR)
1	Land	49 71 00 000		49 71 00 000
2	Building (Service and Teaching Facility Building)	449 23 00 000	57 50 00 000	506 73 00 000
3	Electrical		42 02 00 000	42 02 00 000
4	ACMV		66 52 00 000	66 52 00 000
5	Mechanical		41 21 00 000	41 21 00 000
6	ELV & Pneumatic Systems		82 00 00 000	82 00 00 000
7	Accommodation Building*	172 90 00 000		172 90 00 000
8	School & Community Hall*		8 40 00 000	8 40 00 000
9	Lab Equipment	100 00 00 000	134 00 00 000	234 00 00 000
10	IDC	74 80 00 000	33 03 00 000	107 83 00 000
11	Contingency	36 11 00 000	9 58 00 000	45 69 00 000
12	Preliminary Expenses	7 43 00 000		7 43 00 000
13	Pre-operative expenses			
13a	Appraisal & Upfront	8 20 00 000		8 20 00 000
13b	Salary and Other Misc. Expenses during Construction	5 00 00 000		5 00 00 000
13c	Building Plan approval Fee	6 83 00 000		6 83 00 000
13d	Security Deposits	3 00 00 000		3 00 00 000
13e	DSRA	31 29 00 000		31 29 00 000
	Total	944 50 00 000	474 26 00 000	1418 76 00 000

Note: As informed to us, above project cost is inclusive of applicable taxes.

* The total project cost is inclusive of cost of accommodation building with 24 Villas and School & Community Hall. However as per revision made by Company, only 22 nos. villas are constructed whereas, 2 nos. villas and School & Community Hall is excluded from the Project cost.

7. TOTAL PROJECT COST

Comparison of original budgeted cost and revised budgeted cost of Project is as follows:

Sr. No.	Specifications	Original Cost (INR)	Revised Cost as on 12 th LIE (INR)
1	Land	49 71 00 000	54 00 00 000
2	Building (Service and Teaching Facility Building)	506 73 00 000	533 19 00 000
3	Electrical	42 02 00 000	46 62 00 000
4	ACMV	66 52 00 000	84 19 00 000
5	Mechanical	41 21 00 000	50 37 00 000
6	ELV & Pneumatic Systems	82 00 00 000	87 47 00 000
7	Accommodation Building	172 90 00 000	218 23 00 000
8	School & Community Hall	8 40 00 000	----
9	Lab Equipment	234 00 00 000	272 53 00 000
10	IDC	107 83 00 000	191 50 00 000
11	Contingency	45 69 00 000	----
12	Preliminary Expenses	7 43 00 000	----
13	Pre-operative expenses		
13a	Appraisal & Upfront	8 20 00 000	----
13b	Salary and Other Misc. Expenses during Construction	5 00 00 000	----
13c	Building Plan approval Fee	6 83 00 000	----
13d	Security Deposits	3 00 00 000	----
13e	DSRA	31 29 00 000	----
	Total	1418 76 00 000	1538 10 00 000
14	Landscaping, furniture		35 48 00 000
15	Signages etc.		22 00 00 000
16	Nursing / Ward Supplies		32 99 00 000
17	Consultancy fee		21 43 00 000
	Total	1418 76 00 000	1650 00 00 000

Note: As informed to us, above project cost is inclusive of applicable taxes.

It has been informed that, the anticipated Project cost i.e., INR 1,650 Crore has been revised in the year 2022 due to various reasons such as, Covid pandemic, subsequent delay in construction & cost escalation, and management decision about addition/ shifting/ not shifting/ parallel operations of multiple departments in both Main campus & Ranipet campus, it's respective additional cost and requirement of new machineries. Further as informed by Company, the increase in Project cost will be funded by CMC's internal resources.

7. TOTAL PROJECT COST

Project Cost – Civil & Other (Excl. P&M):

As per data provided by Company, the break-up for revised budgeted cost of Building (Service and Teaching Facility Building) is as follows:

Sr. No.	Particulars	Cost in INR
A	SPCPL Scope:	
1	Civil works-incl.GST-18%	396 58 29 819
2	Compound wall and Trenches	12 04 16 955
	Sub Total - A	408 62 46 774
B	MEP works:	
3	Electrical works-incl.GST-18%	71 32 35 506
4	Plumbing-PHE works-incl.GST-18%	19 87 37 795
5	Fire Fighting & Fire Alarm works-incl.GST-18%	17 06 21 810
6	ELV works-incl.GST-18%	12 03 13 965
	Sub Total - B	120 29 09 076
C	Additional Building works	4 28 00 000
	Grand Total	533 19 55 850

As per latest data provided by Company, the revised budgeted cost of Building (Service and Teaching Facility Building) is INR 533.20 Crore which is approx. 5% escalation from the original budgeted cost (INR 506.73 Crore).

We have not been provided with supporting documents such as, work order, contract agreement, etc., to validate the above revised budgeted cost of Building (Service and Teaching Facility Building). However, it is observed that overall escalation percentage is not substantial.

Further as informed by Company, the additional cost of Building (Service and Teaching Facility Building) will be borne by CMC's internal resources.

7. TOTAL PROJECT COST

As per data provided by Company, the break-up for revised budgeted cost of Accommodation Building is as follows:

Sr. No.	Particulars	Cost in INR	Sr. No.	Particulars	Cost in INR
1	Civil, Electrical, MEP, Firefighting	159 37 00 000	18	ELV cable works & connections from Hospital to Housing	27 36 000
2	Furniture	13 10 00 000	19	Roadwork from Housing to Hospital lease land	21 46 000
3	Lifts	4 25 00 000	20	Kitchen with dining area	32 40 000
4	External Plumbing & Electrical	2 36 00 000	21	Petty shop at lease land	2 89 000
5	Purchase of computer & Switch & Graphic cards, electricity etc.	35 00 000	22	Landscape works	6 57 000
Sub Total (1-5)		179 43 00 000	23	Curtain rod, with end brackets for door and window opening	8 77 000
6	Road works	24 38 00 000	24	Establishment of data network	21 29 000
7	Architect/ consultancy fee	6 29 00 000	25	Waste management yard	53 10 000
8	Landscape	1 18 00 000	26	Maintenance Room	7 08 000
9	Sewage treatment plan	79 06 000	27	Pump Motor	3 54 000
10	Excess storm water storage tank & Pond	1 78 00 000	28	Signage board	64 90 000
11	Fire Extinguishers Eqp	11 00 000	29	Cable relaying in storm water drain	14 78 540
12	Telephone & Network	11 53 000	30	Chainlink fencing for substation to B1 block	10 26 600
13	Procurement of one no of VCB	4 00 000	31	Retaining wall	7 35 140
14	Clinical Services Network & Internet facility	7 00 000	32	Bitumen Road connection A Block	93 10 200
15	Electrical estimate for departmental store	3 00 000	Sub Total (6-33)		38 79 66 480
16	Provision of BSNL ISDN	13 64 000	Grand Total		218 22 66 480
17	Provision Store at Lease in CMC Kannigapuram Campus	12 57 000			

As per latest data provided by Company, the revised budgeted cost of Accommodation Building is INR 218.23 Crore which is approx. 26% escalation from the original budgeted cost (INR 172.90 Crore).

We have not been provided with supporting documents such as, work order, contract agreement, etc., to validate the above revised budgeted cost of Accommodation Building. However, it is observed that overall escalation percentage is substantial.

Further as informed by Company, the additional cost of Accommodation Building will be borne by CMC's internal resources.

7. TOTAL PROJECT COST

As per data provided by Company, the break-up for revised budgeted cost of other expenses (Excl. Building and Plant & Machinery) is as follows:

Sr. No.	Specifications	Original Cost (INR)	Revised Cost as on 12 th LIE (INR)
1	Land	49 71 00 000	54 00 00 000
10	IDC	107 83 00 000	191 50 00 000
11	Contingency	45 69 00 000	----
12	Preliminary Expenses	7 43 00 000	----
13	Pre-operative expenses		
13a	Appraisal & Upfront	8 20 00 000	----
13b	Salary and Other Misc. Expenses during Construction	5 00 00 000	----
13c	Building Plan approval Fee	6 83 00 000	----
13d	Security Deposits	3 00 00 000	----
13e	DSRA	31 29 00 000	----
	Total	264 98 00 000	245 50 00 000
14	Landscaping, furniture		35 48 00 000
15	Signages etc.		22 00 00 000
16	Nursing / Ward Supplies		32 99 00 000
17	Consultancy fee		21 43 00 000
	Total		111 90 00 000

Note: Sr. No. 1 - As informed by Company, additional piece of land has been purchased around Ranipet campus and same has been noted.

Sr. No. 10 – As informed by Company, the revised IDC is inclusive of other expenses. However, we have not been provided with further details.

Sr. No. 11 to 13 – As informed by Company, these relevant expenses has been covered under buildings and other expenses. Further, DSRA (Sr. No. 13e) has not been considered in the revised Project cost.

Sr. No. 14 to 17 – Previously, these heads are not forming part of the original Project cost and it has been newly added in the revised Project cost. However, we have not been provided with further supporting documents.

As informed by Company, additional cost of other expenses (Excl. Building and P&M) will be borne by CMC's internal resources.

7. TOTAL PROJECT COST

Project Cost – Plant and machinery

As per latest list of equipment provided by CMC, section wise breakup for revised budgeted cost is as follows.

Sr. No	Equipment's	Cost in INR
Non Medical equipment		
Electrical		
1	Lifts	13 85 91 361
2	DG, fuel pipeline system, room acoustics & DG synchronization Panel.	11 28 37 281
3	Fire DG	58 92 226
4	Transformers - payment done	1 34 22 500
5	IPS Panels including additional floor panels (11 Nos)	3 34 35 241
6	RMG Panel, 5 VCB Panel & 8 VCB panel	1 23 90 000
7	UPS	2 30 10 000
8	Light Fixtures	3 44 50 440
9	Fans	39 00 136
10	battery monitoring system	33 70 482
11	20KVA UPS for server room	3 70 690
12	Solar	8 45 01 700
Sub total		46 62 00 000
ACMV works		
1	Chiller	6 54 83 692
2	TES (Thermal Energy Storage System)	2 22 77 300
3	Cooling Tower	1 58 39 549
4	Pumps	3 37 84 564
5	Heat Pumps	79 87 888
6	Pump for heat pump	19 94 894
7	Mortuary Coolers	60 00 000
8	S&I Walk in cooler	1 18 80 785
9	Pump for logic controller - Secondary pumps	16 56 671
10	CPO(Chiller Plant Optimizer)	70 00 000

Sr. No	Equipment's	Cost in INR
11	ACMV works	66 80 00 000
Sub Total		84,19,91,316
Mechanical		
1	Water Treatment Plant	3 07 66 690
2	Hydro pump for WTP	1 02 06 386
3	Accessories to WTP	22 23 975
4	Laundry	11 06 46 190
5	Laundry suvidha scope	35 55 718
6	Laundry - barrier washers & driers	1 78 10 900
7	CSSD	8 03 56 198
8	CSSD Sterrad	1 87 58 151
9	CSSD Furniture	97 43 483
10	CPVC pipeline	1 98 614
11	Boiler	1 37 70 279
12	Steam line	96 39 698
13	Chimney and Storage Tank	1 27 34 933
14	Solar Concentrator	29 50 000
15	Manifold Cylinders	21 38 280
16	LPG pipeline	22 90 434
17	Kitchen equipment 44E032	38 94 000
18	ICU Pendants	2 35 01 699
19	Medical gas	14,85,00,000
Sub Total		50 36 85 628
ELV equipment works		
1	Nurse call system	2 00 48 221
2	Emergency Call system	35 06 960
3	Call system	48 06 978
4	BMS and Control Room Engg + Security	9 50 00 000
5	PA system	4 24 98 769

7. TOTAL PROJECT COST

Sr. No	Equipment's	Cost in INR
6	Telephone Exchange	4 42 82 660
7	Network Racks	71 00 000
8	LAN Switches	17 39 89 844
9	PC, Printers, scanners, Tab, token dispenser	10 62 00 000
10	WIFI (AP, controller 2 nos and 640)	7 08 00 000
11	IP TV system	4 72 61 596
12	TV/ Displays*	--
13	Conferencing (VC, Projectors)	4 15 00 000
14	Tools, Testers, service Tabs + Laptops	30 00 000
15	Large Displays Outdoor	59 00 000
16	Pneumatic system	6 87 00 000
17	Pneumatic waste collection / conveyance system	10 49 00 000
18	STP	3 51 64 000
Sub Total		87 46 46 814
Total of Non - medical		268,64,95,815

Medical Equipment - Ordered		
Anesthesia		
1	Syringe pump	8 32 000
2	Syringe pump	4 16 000
3	Syringe pump	2 08 000
4	Syringe pump	1 04 000
5	Syringe pump	1 04 000
6	Syringe pump	1 04 000
7	Syringe pump	52 000
8	Masimo with NIRS	8 87 955
9	Masimo with NIRS	8 87 955
10	Defibrillator (OR + recovery)	5 90 000
11	Defibrillator	5 90 000
12	Defibrillator (OR + Recovery)	5 90 000

Sr. No	Equipment's	Cost in INR
13	Defibrillator (OR + Recovery)	2 95 000
14	Fluid Warmer	2 60 000
15	Fluid Warmer	3 90 000
16	Fluid Warmer	5 85 000
17	Fluid Warmer	65 000
18	Nerve Stimulator	2 54 000
19	Nerve Stimulator	2 54 000
20	Cadd Solis Pump	6 96 000
21	Cadd Solis Pump	5 80 000
22	Cadd Solis Pump	2 32 000
23	Cadd Solis Pump	5 80 000
24	Cadd Solis Pump	5 80 000
25	Hotline Warmer	1 98 000
26	Hotline Warmer	99 000
27	Hotline Warmer	1 98 000
28	Hotline Warmer	1 98 000
29	Ultrasound (Xp)	18 08 036
30	Ultrasound (Xp)	18 08 036
31	Anaesthesia Workstation (Induction + Recovery)	22 91 072
32	Anaesthesia Workstation	89 20 770
33	Anaesthesia Workstation (Induction)	34 36 608
34	Anaesthesia Workstation	89 20 770
35	Anaesthesia Workstation (Induction + Recovery)	34 36 608
36	Anaesthesia Workstation	1 48 67 950
37	Anaesthesia Workstation (Induction + Recovery)	34 36 608
38	Anaesthesia Workstation	2 08 15 130
39	Anaesthesia Workstation (Induction + Recovery)	22 91 072
40	Anaesthesia workstation	59 47 180

7. TOTAL PROJECT COST

Sr. No	Equipment's	Cost in INR
41	Anaesthesia Workstation	29 73 590
42	Anaesthesia Workstation (Induction + Recovery)	22 91 072
43	Hot Dog	7 14 000
44	Laryngoscope Full Set	2 09 386
45	Laryngoscope Handle With Blade	1 67 825
46	Laryngoscope Paediatric Handle With Charger	48 120
47	Laryngoscope Full Set	2 09 386
48	Laryngoscope Handle With Blade	67 130
49	Laryngoscope Paediatric Handle With Charger	48 120
50	Laryngoscope Full Set	2 09 386
51	Laryngoscope Handle With Blade	1 67 825
52	Laryngoscope Paediatric Handle With Charger	96 240
53	Laryngoscope Handle With Blade	3 02 085
54	Laryngoscope Paediatric Handle With Charger	48 120
55	Laryngoscope Full Set	1 04 693
56	Laryngoscope Handle With Blade	67 130
57	Mccoys Blade	75 650
58	Anaesthesia	3 10 000
59	Video Laryngoscope	31 28 052
Sub Total		10 00 47 560
Cardiology		
1	Cathlab- Mono Plane	3 70 91 638
2	Cathlab- Mono Plane	3 32 52 352
3	Cathlab- Mono Plane	2 76 78 571
4	Cath Lab Biplane	5 45 12 345
5	Cathlab	53 25 000
6	Cathlab	44 64 286

Sr. No	Equipment's	Cost in INR
7	Echocardiography	37 28 191
8	Echocardiography	49 75 686
9	Echocardiography	7 80 460
10	Echocardiography	52 23 200
11	Echocardiography	78 88 395
12	Treadmill	77 14 290
13	Treadmill	14 07 000
14	Bair hugger	3 15 000
15	ECG machine	20 71 846
Sub Total		19 64 28 260
Cardiothoracic Surgery		
1	Pace maker DDD	4 92 000
Sub Total		4 92 000
Forensic Medicine		
1	Autopsy Workstation Model SP 101DELUX	3 72 400
2	Electro Hydraulic Autopsy Table Model SP 200 DELUX	4 50 300
3	Autopsy saw with suction facility Make & Model: SP - 1891/ Span Surgical Co	2 99 000
4	Six position head rest made with stain resistant teflon type material	14 241
Sub Total		11 35 941
Gastroenterology		
1	Luminous DRF	1 68 25 864
Sub Total		1 68 25 864
Haematology		
1	Crash cart	96 765
2	Platelet agitators	7 05 000
3	AirVo for oxygen support	15 60 000
4	Cardiac Monitor BSM 3763	33 29 250

7. TOTAL PROJECT COST

Sr. No	Equipment's	Cost in INR
5	Cardiac Monitor UMEC	6 60 000
6	Doppler machine	13 39 286
7	Venous access device	5 30 000
8	Pulse oximeter	10 00 000
9	Defibrillator	6 65 850
10	Laminar Hood -Biological safety cabinet	13 95 000
11	Flow cytometry machine*	--
12	Water bath	4 94 680
13	Liquid nitrogen Cryostorage*	--
14	Control rate freezer*	--
15	Full body phototherapy cabinet	21 90 000
16	Targeted phototherapy Machine	12 80 000
17	Ventilators	32 25 000
18	Deep Freezer	4 60 000
19	Lab Freezer	79 000
20	Monitoring system for nurses	9 49 788
21	Volumetric Infusion Pump	23 83 550
22	Infusion Pump - Medcaptain HP 60	9 50 000
23	Syringe Pump Perfuser	10 60 000
24	Syringe Pump - Graseby 2100	7 53 600
25	Syringe Pump - Fresenius	13 81 920
26	Liquid Nitrogen Transport Container	35 000
27	Lab Refrigerator	44 000
28	Starter kit automac	30 02 400
29	PCR system	25 00 000
Sub Total		3 20 70 089
HPB ICU		
1	Defibrillator	2 18 621
2	Examination Light	1 75 500
3	SCD Machine	1 88 500
4	Patient Warmer	1 84 000

Sr. No	Equipment's	Cost in INR
5	Blood Warmer	1 92 000
Sub Total		9 58 621
Cardiothoracic Surgery		
1	Pace maker DDD	4 92 000
Sub Total		4 92 000
ICU		
1	Graseby Volumetric Pump	11 73 440
2	Graseby 2100 Syringe Pump	12 81 120
3	Ventilator Servo	68 75 000
4	VENTILATOR Prisma 3ST	3 60 000
5	Defibrillator Monitor1	6 65 850
6	ECMO -Medos Xenios	29 50 000
7	ECMO -Rotaflow	48 00 000
8	Patient Monitor & Accessories.	3 96 000
9	Pulse Oximeter1	7 50 000
10	Syringe Pump	10 26 000
11	Infusion Pump	2 28 000
12	Infusion Pump	1 14 000
13	Ventilator	24 27 300
14	Fujifilm Xray Unit	62 86 902
15	Hitachi Color Doppler	24 60 000
16	Respiratory Humidifier	2 77 200
17	Patient Monitor	29 96 325
18	Feeding Pump	3 60 000
19	Patient Monitor	19 97 550
20	Platelet Agitator	2 45 078
21	Infusion pump	3 42 000
22	Ventilator	35 77 119
23	Ventilator	24 27 300
24	Patient monitor	1 98 000
Sub Total		4 42 14 184

7. TOTAL PROJECT COST

Sr. No	Equipment's	Cost in INR
LAB Equipment		
1	Hplc System(high Performance Liquid Chromatography System)	23 00 000
2	Hplc System(high Performance Liquid Chromatography System)	17 50 000
3	Centrifuge	6 37 000
4	Freezer	4 62 000
5	Water Purifier	6 85 125
6	Bio-safety Cabinet	2 80 000
7	Fume Hood	1 50 000
8	Centrifuge	1 43 650
9	Ultrasonic Cleaner	51 550
10	Freezer	3 82 000
11	Refrigerator	1 20 000
12	Centrifuge	4 20 000
13	Centrifuge	12 29 000
14	Weighing Balance	2 27 790
15	Water Bath	25 322
16	Incubator	48 000
17	Cell Processor	5 38 200
18	Pcr System	13 25 000
19	Bio Safety Cabinet	10 20 000
20	Bio Safety Cabinet	11 20 000
21	Incubator	2 76 686
22	Centrifuge	15 52 000
23	Centrifuge	12 74 000
24	Centrifuge	8 60 000
25	Microscope Laboratory	1 90 362
26	Microscope Laboratory	3 36 569
27	Labeller	16 95 000
28	Formalin Monitor	48 500
29	Tissue Embedder	9 50 000

Sr. No	Equipment's	Cost in INR
30	Microtome	79 49 196
31	Labeller	4 85 000
32	Cryostat	32 50 000
33	Centrifuge	7 00 000
34	Centrifuge	2 86 000
35	Freezer	6 17 373
36	Pcr - Thermal Cycler	5 00 000
37	Fume Hood	37 518
38	Freezer	3 82 000
39	Water Bath	1 12 768
40	Laminar Air Flow Unit	2 16 000
41	Water Bath	1 53 115
42	Hybridizer	5 38 200
43	Microscope Laboratory	25 05 000
44	Water Purification System	10 87 500
45	Microscope Laboratory	68 059
46	Microscope Laboratory	6 21 000
47	Microscope Laboratory	18 24 000
48	Microscope Laboratory	17 20 000
49	Microscope Laboratory	7 60 000
50	Grossing Machine	12 73 050
51	Fume Hood	4 50 000
52	Fume Hood	2 00 000
53	Tissue Processor	38 22 835
54	Tissue Processor	91 95 000
55	Tissue Embedder	8 40 000
56	Slide Stainer	32 50 000
57	Tissue Processor	31 50 000
58	Autoclave	72 165
59	Freezer	38 250
60	Nano Photometer	6 69 037
61	Autoclave*	--

7. TOTAL PROJECT COST

Sr. No	Equipment's	Cost in INR
62	Water Purification System	15 58 984
63	Freezer	14 92 500
64	Centrifuge	9 54 000
65	Microplate Washer	6 50 000
66	Microplate Reader	6 50 000
67	Bio-safety Cabinet	12 80 000
68	Laboratory Refrigerator	3 26 000
69	Gel Documentation System	6 49 750
70	Centrifuge	6 60 000
71	Pcr-thermal Cycler	2 51 000
72	Freezer	1 91 000
73	Co2 Incubator	3 90 000
74	Pcr System	6 27 300
75	Pcr System	13 25 000
76	Microscope	1 38 000
77	Donor Station	14 87 720
78	Cryobath	1 50 000
79	Automated Sample Sorter	1 00 00 000
80	Dry Bath	1 07 100
81	Pcr System	15 09 782
82	Incubator	3 90 000
Sub Total		9 16 58 956
MICU		
1	Nerve Simulator*	--
Sub Total		--
Nephrology		
1	Biosafety Cabinet-4ft	5 60 000
2	Gel Doc System	10 24 654
3	Freezer-Ultra Low Temperature	4 97 500
4	Microplate Reader	16 50 000
5	Water-Ultra purifier (Molecular Grade)	10 87 500
Sub Total		48 19 654

Sr. No	Equipment's	Cost in INR
Neuro Surgery		
1	CUSA	26 76 716
2	High Speed Drills - Stryker	16 07 143
3	Kerrison Punches (Minimally Invasive)	9 58 984
4	MARS 3V Retractor Set	15 41 000
Sub Total		67 83 843
Cardiothoracic Surgery		
1	EEG Machine	14 40 000
2	EEG Telemetry Machine	7 20 000
3	Portable EEG	7 20 000
4	EP Machine	14 04 000
Sub Total		42 84 000
ICU		
1	Gamma Camera	5 93 06 576
2	PET CT Scanner	6 96 08 646
Sub Total		12 89 15 222
Operation Theatres		
1	MEERA MOBILE OPERATING TABLE	48 56 674
2	Meera Mobile With Optional Accessories	58 17 524
3	Volista Access 600+400 W/O Camera	12 60 000
4	Volista Access 600+400 With Camera	21 33 915
5	Double Arm Anaesthesia/Surgeons / Light 9-6	10 31 000
6	Double Arm Anaesthesia/Surgeons / Light 9-6	10 31 000
7	Double Arm Anaesthesia/Surgeons / Light 9-6	10 31 000
8	Double Arm Anaesthesia/Surgeons / Light 9-6	10 31 000
9	Maquet Lucea 50 Mobile / 1 + 2 Yr Warranty	2 00 893

7. TOTAL PROJECT COST

Sr. No	Equipment's	Cost in INR
10	Maquet Lucea 50 Mobile / 1 + 2 Yr Warranty	2 00 893
11	Monitor Patient & Accessories - Anaesthesia	5 93 533
12	Anaesthesia Workstation	37 03 220
13	Trauma Care Trolley	20 64 000
14	Trauma Care Trolley	5 16 000
15	OT Table, pendants & lights	8 54 22 525
16	OT Table, pendants & lights	5 54 51 199
Sub Total		16 63 44 376
Other dept		
1	Ventilator C1 Adult/Pediatrics	16 18 200
2	Biphasic Defibrillator With Accessories	2 95 000
3	Volumetric Pump	7 24 400
4	Syringe Pump With Microprocessor Controlled	4 98 000
5	Syringe Pump	4 56 000
6	Ventilator G5 With Standrad Accessories	23 84 744
7	Infusion Pump	1 52 000
8	Feeding Pump With I.V. Pump	72 000
9	Bedside Monitor	6 54 530
10	Leica Microscope Dual Head - Lc Opening Charges	9 49 365
11	Lcms/Ms System - Lc Opening Charges	1 43 42 485
12	Heated Humidifier Servo Controlled	1 79 492
13	Pendant	4 58 320
14	Mount	2 13 000
15	Pendant	23 58 800
16	Pendant	4 58 320
17	Mount*	--
18	Pendant	4 93 520
19	Pendant	5 05 680
20	Mount	11 10 000

Sr. No	Equipment's	Cost in INR
21	Pendant	3 93 680
22	Pendant	5 05 680
23	Mount	3 55 000
24	Mount	10 65 000
25	Modular OT	8 02 67 196
Sub Total		11 05 43 216
Pulmonary Medicine		
1	Pulmonary Medicine	3 48 000
2	Micro scope For ROSE-EBUS	47 590
3	Treadmill	3 42 400
4	Multigym machine	1 83 055
5	PVC Dumbbell	15 572
6	Limited Channel Sleep Study	22 44 000
7	LTD accessories- Bluetooth for real time monitoring	4 79 000
8	LTD accessories- Tablet PC with BT	80 000
9	ELECTROCAUTERY UNIT	15 68 000
10	APC UNIT	9 31 000
11	CRYO UNIT	24 50 000
12	MIN I ERBE UN IT FOR SCOPY ROOM	5 75 000
13	Integrating Server	95 000
14	Software for Lab server	1 10 000
15	Net Licence	8 75 000
16	Full PFT with LV -N2 washout, DLCO and Resp Drive	22 44 600
17	PFT with IOS and Provocation	14 75 013
18	SPIROMETER	9 00 000
19	JLAB Upgrade to Ses	6 00 000
20	Automatic Endo Was her Dis infector	16 50 000
21	Scope Buddy	1 95 000
22	(FUJIFILM_ITPL Quotation - SNO:14)	5 39 000
23	Video Processor	6 25 000

7. TOTAL PROJECT COST

Sr. No	Equipment's	Cost in INR
24	Video Bronchos cope - STAN D ARD	10 66 657
25	Video Bronchos cope - STAN D ARD	10 66 657
26	Video Bronchos cope -SLIM	11 77 415
27	Pulmonary Medicine	4 00 000
28	Pulmonary Medicine	1 25 000
29	Tracheal Stent	2 52 000
30	Bronchial Stent	2 52 000
31	Fujifilm_ITPL quote s .no:13	21 549
32	CO Check Monitor	36 720
33	For Rigid Thoracos copy	35 00 000
34	Pulmonary Medicine	5 30 000
35	Defibrillator	2 18 621
36	Multiparameter Monitor	6 58 800
37	Video Bronchos Cope -SLIM	12 11 649
38	(Olympus Quotation- Sno:14)	10 72 620
39	Scope Cable For Olympus Processor	97 684
40	(Olympus Quotation- Sno:6)	3 74 818
41	(Olympus Quotation- Sno:8)	5 17 751
42	(Olympus Quotation- Sno:9)	18 612
43	(Olympus Quotation- Sno:10)	7 244
44	(Olympus Quotation- Sno:11)	3 61 566
45	(OLYMPUS QUOTATION- SNO:12)	3 61 566
46	(OLYMPUS QUOTATION- SNO:14)	9 217
47	(OLYMPUS QUOTATION- SNO:5)	24 27 054
48	(PENTAX QUOTATION -SNO:2)	33 16 500
49	VIDEO PROCESSOR SET (With light source and cable)	6 35 800
50	Video Bronchos cope - STAN D ARD	17 71 000
51	Video Bronchos cope - STAN D ARD	8 85 500
52	(P e n tax q u o t e S . n o :1 0)	13 200
53	(PENTAX QUOTATION -SNO:3)	35 91 500
54	Pulse oximeter	1 05 000
55	BAF50R – 3760186742596	89 406

Sr. No	Equipment's	Cost in INR
56	BAP50CR – 3760186740196*	--
57	SCF-8 - 3760186741223	48 351
58	Polysomnography	26 78 571
59	Home sleep Test / Bedside	3 57 142
60	Pulmonary Medicine	31 000
61	Pulmonary Medicine	31 000
62	S.No:3, in Syntron Health care Quotation	3 25 000
63	S.No:4, in Syntron Health care Quotation	3 25 000
64	Pulmonary Medicine	39 900
65	Pulmonary Medicine	39 900
66	Pulmonary Medicine	39 900
67	Pulmonary Medicine	39 900
68	Pulmonary Medicine	39 900
69	Pulmonary Medicine	39 900
70	Pulmonary Medicine	39 900
71	Pulmonary Medicine	74 520
72	Pulmonary Medicine	74 520
73	Pulmonary Medicine	74 520
74	Pulmonary Medicine	74 520
75	R OTEP S HANDLE	1 10 000
76	R OTEP S SHA FT	16 500
77	R OTEP S HEA D	31 000
78	R OTEP S HEA D	31 000
79	R OTEP S C LEA NSE	7 000
80	S.No: 1 in Syntron Health care Quotation	8 25 000
81	Auto CPAP Titration	2 49 000
82	Titration device with all modes	1 64 350
83	Oximetry adapter for all	65 075
84	S.No1 in quote	1 94 438
85	USG for Procedure room	15 84 822

7. TOTAL PROJECT COST

Sr. No	Equipment's	Cost in INR
86	Metabolic Cart Complete Cardio Pulmonary Excercise	34 96 200
Sub Total		5 58 93 167
Radiology		
1	CT Scanner	3 36 16 071
2	CT Scanner	8 25 21 968
3	X-Ray Machine 800ma	1 21 33 830
4	IITV X-Ray Room - 1000ma	1 74 56 132
5	MRI Scanner 1.5 T	7 72 32 143
6	MRI Scanner 3 T	8 65 50 254
7	DSA - Biplane	4 99 45 262
8	Portable Digital X-ray	44 00 000
9	FDR Smart X Ray motorised	1 08 00 000
10	FDR smart X Ray manual	62 87 000
11	Defibrillator	6 55 863
12	patient Vitals monitor	9 24 000
Sub Total		38 25 22 523
Radiotherapy		
1	Linear Accelerator	20 99 60 100
2	CT Simulator/ Scanner	2 90 17 857
3	Brachy Application - Operation Room	2 57 17 384
4	Tomotherapy	16 54 87 000
5	Surface guided radiotherapy	1 54 40 378
6	Dosimetry equipment	1 59 87 010
7	Brainlab	6 30 82 934
8	Dosimetry equipment	1 70 49 060
9	PTW Dosimetry India Pvt Ltd	7 25 000
Sub Total		54 24 66 723
Trauma Surgery		
1	Hand Held Doppler	35 000
Sub Total		35 000

Sr. No	Equipment's	Cost in INR
Urology		
1	Lithotripter Dornier	3 93 61 579
2	Rolla Endomat	8 70 000
3	Electrosurgical unit	33 32 000
4	Dresden nephroscope 19.8 / 20.8 Fr	3 80 000
5	Intermediate nephroscope 21/24 Fr	3 70 000
6	Finest uretero renoscope 4.5 / 6.5 Fr	2 85 000
7	Solar digital urodynamic system	22 80 000
8	Uroflowmaster	2 82 000
9	Thunderbeat generator	14 84 482
10	Visera 4K UHD with recorder	57 02 846
11	TURIS bipolar resectoscope set 26 Fr	6 86 565
12	30° 4 mm telescope	1 79 388
13	70° 4 mm telescope	1 73 250
14	Flexible uretero renoscope URFP7R	10 55 307
15	Hem-O-Lok endo applier 10 mm	4 05 000
16	Hem-O-Lok endo applier 5 mm	4 05 000
17	Horizon medium large endo applier	4 56 030
18	Laparoscopic instruments full set	10 08 025
19	Pediatric 8 Fr integrated telescope	4 77 776
20	Optical urethrotome set 21 Fr	2 76 891
21	Otis urethrotome	3 29 725
22	PCNL full set	4 73 199
23	TURP full set 22 Fr	4 33 780
24	TURP full set 26 Fr	4 97 440
25	Mouermayer stone punch 25 Fr	2 57 563
26	Miniperc nephroscope 12 Fr full set	6 99 983
27	Nephroscope MIP full set 19.5 Fr	5 25 496
28	Nephroscope 24 Fr full set	3 74 090
29	0° telescope 4 mm	2 01 951
30	70° telescope 4 mm	2 11 959

7. TOTAL PROJECT COST

Sr. No	Equipment's	Cost in INR
31	Optical urethrotome set 16.5 Fr	18 00 000
32	Cystourethroscope 14 Fr Miller	8 70 000
33	Cystourethroscope 17 Fr Miller	26 10 000
34	30° 4mm HD telescope	1 53 000
35	0° 3mm HD telescope	4 69 500
36	Fiber uretero renoscope 6/7.5 Fr	7 75 000
37	Book walter retractor	8 92 857
38	Hydraulic chairs	6 60 632
39	Hydraulic chairs	2 63 094
40	Hydraulic chairs	2 63 094
41	Hot dog patient warming system	14 60 000
Sub Total		7 36 93 501

Medical equipment list – Yet to be order

Anaesthesia

1	Syringe Pump	6 36 000
2	Syringe Pump	8 48 000
3	Syringe Pump	1 06 000
4	Syringe Pump	1 06 000
5	TCI Pump	1 55 800
6	TCI Pump	1 55 800
7	Nerve Stimulator	2 10 000
8	Nerve Stimulator	1 05 000
9	Patient Warmer	3 15 000
10	Patient Warmer	3 15 000
11	Patient Warmer	5 04 000
12	Patient Warmer	1 26 000
13	Echo Machine	48 36 055
14	1 Nos BIS	2 70 000
15	Transport Monitor	2 10 000
16	Anaesthesia Monitor	22 68 750

Sr. No	Equipment's	Cost in INR
17	Anaesthesia Monitor	6 84 750
	NMT -2nos & 1 Nos BIS (OR)	13 61 250
18	ENTROPY	
	Anaesthesia Monitor (Induction +	6 93 000
19	Recovery)	
20	Anaesthesia Monitor (Recovery)	18 48 000
	Anaesthesia Monitor + Nmt + Bis (Or)	22 68 750
21	Entropy	
	Anaesthesia Monitor (Induction +	6 93 000
22	Recovery)	
	Anaesthesia Monitor (Induction +	4 62 000
23	Recovery)	
	Anaesthesia Monitor (Induction +	6 93 000
24	Recovery)	
25	Anaesthesia Monitor	75 32 250
	Anaesthesia Monitor (Induction +	13 61 250
26	Recovery)	
	Anaesthesia Monitor (Induction +	36 96 000
27	Recovery)	
28	Anaesthesia Monitor	9 07 500
	Anaesthesia Monitor (Induction +	4 53 750
29	Recovery)	
	Anaesthesia Monitor (Induction +	6 93 000
30	Recovery)	
31	Ultrasound	29 00 000
32	TCD	19 76 250
33	Bpl Video Laryngoscope-	1 08 475
34	Transport Ventilator	3 30 000
35	Transport Ventilator	3 30 000
36	Mccooy Blade	37 825
37	Mccooy Blade	37 825
38	Mccooy Blade	37 825

7. TOTAL PROJECT COST

Sr. No	Equipment's	Cost in INR
39	Cmac Video Endoscope	28 75 000
40	Cmac Video Endoscope With Mac 2, 3 & D-adult Blade	25 00 000
41	FOB	33 00 000
42	Anaesthesia Monitor-3t MRI Compatible	27 17 000
43	Syringe Pump-MRI Compatible	24 900
44	Anaesthesia Workstation-3tmri Compatible	25 57 500
Sub Total		5 44 23 505
Cardiology		
1	Ventilator	1 13 27 400
2	Patient Monitor portable*	--
3	Syringe pump	2 73 900
4	Holter software	6 85 000
5	recorders	15 50 000
6	Defib with pacing	53 10 000
7	Echo machine	1 25 25 534
8	Echo machine probe	2 46 528
9	Echo machine probe	2 05 412
10	Patinet Monitor wall mounted	1 53 69 750
11	Patient monitor cardiac output	80 04 750
12	Central station for 16 monitors	9 95 000
13	Central station for 32 monitors	12 95 000
14	Hot dog warmer	3 00 000
15	Fluid warmer	17 40 000
16	ACT machine	2 35 000
17	ABG machine	9 30 000
18	Anaesthesia machine	21 94 500
19	Rotablator	30 00 000
20	I-stat machine	3 75 000
21	Doppler machine	95 249

Sr. No	Equipment's	Cost in INR
22	Video laryngoscope	5 86 717
23	IABP machine	44 47 500
Sub Total		7 16 92 240
Cardiothoracic Surgery		
1	Trans Oesophageal Echo	28 82 429
Sub Total		28 82 429
Clinical Haematology		
1	Syringe Pump	24 800
2	Defibrillator - Biphasic	2 18 621
3	Pulse Oximeter	93 750
4	Infusion Pump	6 51 960
Sub Total		9 89 131
Forensic Medicine		
1	Dead Body Weighing Scale 'Nova'	1 16 100
2	Organ Weighing Scale 'Nova' Os	43 200
3	Mortuary Cabinet - Model Spc 3	3 82 400
4	Autopsy Table Model Sp 99 Delux	2 60 300
5	Mortuary Cabinet Model Spc 4	5 49 000
6	Autopsy Kit Postmortem Set Complete Model In 18	52 250
Sub Total		14 03 250
HPB ICU		
1	Bipap Machine*	--
2	Feed Pump	4 32 000
3	Pulse Oximeter	31 250
Sub Total		4 63 250
HPB SURGERY		
1	Harmonic Scalpel	12 52 000
2	Thunderbeat energy sealing device	16 71 560
Sub Total		29 23 560

7. TOTAL PROJECT COST

Sr. No	Equipment's	Cost in INR
Medical Gastroenterology		
1	300W Xenon Light Source	3 61 866
2	Olympus 26"HD Medical Grade Monitor	4 16 420
3	Sony 24"HD Medical Grade Monitor	7 81 250
4	HD video processor with NBI	7 67 681
5	HD video processor with NBIbuilt in LED light source	79 86 600
6	Paediatric Video mGastroscope	5 00 000
7	HD Video Colonoscope With NBI	10 50 000
8	Video Cable	11 75 000
9	Instrument channel tube	40 100
10	Instrument channel Water Tube	58 756
11	Auxiliary Channel Tube	51 612
12	Standard video Gastroscope	4 48 078
13	Standard Video colonoscope	9 54 338
14	Side viewing duodenoscope	8 49 930
15	Endoscopy trolley	94 000
16	Medical recording device	2 86 080
17	Defibrillator	2 18 621
18	INFUSION PUMP	36 220
19	Syringe pump	49 800
20	Patient monitor	7 92 000
21	Wall mount for patient monitors	45 600
22	ERBE electro surgical unit	5 75 000
23	ERBE electro surgical unit	15 68 000
24	ERBE Argon -Plasma Unit(APC)	9 31 000
25	Savary Gillerd Dilator	2 20 000
26	Scope buddy Flushing Pump	7 80 000
27	Manual work station-two sink	16 00 000
28	OTTOMED Endocarbon(DVF)	10 00 000
29	Flushing pump	2 36 768
Sub Total		2 38 74 721

Sr. No	Equipment's	Cost in INR
Medical Oncology		
1	Syringe Pump	2 48 000
2	Defibrillator - Biphasic	6 55 863
3	Pulse Oximeter	1 25 000
4	Infusion Pump	14 85 020
Sub Total		25 13 883
MICU		
1	Bipolar CAUTERY	3 95 000
2	Patient Warmer	5 25 000
3	Freezer -20	48 304
4	Patient Lifting Hoist	2 84 560
5	Transport Monitor*	--
6	Transport Ventilator	16 18 200
7	LUCEA LED 40 EXAMINATION LIGHT	3 51 000
Sub Total		32 22 064
Nephrology		
1	Freezer-Low Temperature	1 91 000
2	Biosafety Cabinet-6ft	2 55 000
3	Microplate Washer	3 25 000
4	Kinetic PCR (Real Time PCR)	13 40 000
Sub Total		21 11 000
Neuro Surgery		
1	Mayfield Adult Reusable Skull Pins	2 70 000
2	Spinal Endoscopy Monitor and devices	32 12 357
3	Surgistool	9 13 500
4	Trimiline Instruments	33 81 877
5	Navigation	1 90 00 000
6	Intraop Imaging	4 05 00 000
7	Kerrison Punches	10 63 110
8	Anderson Retractor	3 25 000

7. TOTAL PROJECT COST

Sr. No	Equipment's	Cost in INR
9	Vascular Instruments	4 66 076
10	High Speed Drills - Medtronic	64 44 140
11	Stealth Midas Navigable Motor	7 31 559
12	CMC Bipolar Machine Codman	5 60 000
13	Neuro surgery	17 26 753
14	Intraop Imaging	2 23 60 000
15	Kody's Doppler Probe	88 393
16	Manman Drill Accessories	22 00 000
17	Micro Instruments	22 31 418
18	Radiolucent Cranial Stabilization	6 71 540
19	Doro Horeshoe Headrest Non Radiolucent with Trackion Arm (3009.00)	3 57 150
20	Doro Horeshoe Headrest Radiolucent with Trackion Arm (3036.00)	5 97 126
21	Doro Radiolucent Skull Pins	1 64 157
22	Doppler Ultrasound Kody's	35 000
23	Spine Endoscopic Instruments	41 30 000
24	Frontal Sinus Instruments	7 01 569
25	Fisch Infra Temporal Fossa Retractor	30 076
26	Endoscope Set-SKULL BASE SUR INST	40 32 844
Sub Total		11 61 93 644
Neurology		
1	EMG Machine	28 08 000
Sub Total		28 08 000
NICU		
1	Compact Biphasic Defibrillator Compact	2 95 000
Sub Total		2 95 000

Sr. No	Equipment's	Cost in INR
Pulmonary Medicine		
1	Transport Ventilator*	--
2	Pulmonary Medicine	8 00 000
3	FeNO (Exhale Nitric Oxide)	2 87 500
4	Defibrillator	2 18 621
5	Multiparameter monitor with ETCO2	
6	LIGHT SOURCE For Proces Sor (OLYMPUS QUOTATION-	3 61 866
7	Light Source For Olympus Processor	3 61 866
8	(Olympus Quotation- Sno:7)	39 28 752
9	(Olympus Quotation- Sno:4)	36 67 648
10	Video Processor	7 67 681
11	VIDEO PROCESSOR SET (Withlight Source And Cable)	4 99 162
12	Video Processor (Without Light Source An D Cable)	7 67 681
13	Video Bronchos Cope - STAN D ARD	11 22 763
14	Video Bronchos Cope - STAN D ARD	11 01 500
15	(Pentax Quotation -Sno:9)	5 28 000
16	Fujifilm SonoSite Portable USG for Ward	20 25 000
17	Instruments	65 000
18	Instruments	65 000
19	For Rigid bronchos cope - Theatre	28 26 864
Sub Total		1 93 94 904
Radiology		
1	DAS - Monoplane	4 15 00 000
2	Hamilton MRI Ventilator	8 09 100
3	Patient monitors for biopsy room*	--
4	Syring pump	49 800
5	MR compatible pulse oximeter	34 00 000
Sub Total		4 57 58 900

7. TOTAL PROJECT COST

Sr. No	Equipment's	Cost in INR
RT		
1	VACCUM PUMP	54 600
2	DIGITAL WATER BATH	43 000
3	BREAST BOARD (CFL)	7 35 800
4	HEAD & NECK BASE PLATE (carbon fibre)	9 23 865
5	Wedge 9° angle in CFL	1 01 320
6	Wedge 18° angle in CFL	1 47 900
7	Wedge 13.5° angle in CFL	1 20 870
8	Block 20 mm in CFL	98 600
9	Block 40 mm in CFL	1 46 200
10	High Precision Head Support	2 31 285
11	Body Base Plate With Indexar(cfl) (Aio)	9 32 620
12	Body Base Plate With Indexar(hpl) (Aio)	3 64 480
13	Shoulder Positioning System	1 31 835
FIXATION DEVICES - INDEXING BARS		
14	(2 Pin Bar Compatible To Varian Exact Couch	96 390
15	Knee Support (Indexed)	2 86 365
16	Feet Support (Indexed)	2 86 365
17	Paediatric Base Plate	5 57 260
18	Extremity Base Plate With Leg Support	11 79 460
19	Electronic Pocket Dosimeter	46 000
Sub Total		64 84 215
Trauma ICU		
1	Ventilator	3 57 71 160
2	Port Ventilator	16 18 200
3	Monitor	94 90 685
4	Port Monitor	3 08 100

Sr. No	Equipment's	Cost in INR
5	Defibrillator	4 37 242
6	Syringe Pump	45 60 000
7	Infusion Pump	22 80 000
8	Abg Machine*	--
9	Patient Warmer	13 80 000
10	Blood Warmer	3 84 000
11	Pulse Oximeter	1 30 000
12	Nerve Stimilator	49 950
13	Bronchoscope	12 70 358
14	Video Laryngoscope	22 48 335
15	Bipap Machine	23 50 000
16	ECG Recorder	2 85 978
17	Feed Pump	9 00 000
18	Examination Light	3 51 000
19	Scd Machine	21 25 000
20	Humidifier	12 75 000
21	Ultrasound Machine	40 50 000
Sub Total		7 12 65 008
Trauma Surgery		
1	Sequential compression device	11 76 000
2	Advance energy sealing with diathermy machine	25 40 000
3	Meshes	4 17 400
4	Intelligent tourniquet	1 15 625
5	BiPAP Machine*	--
6	Hot Dog Patient Warmer	21 00 000
7	Trauma Surgery	36 97 585
8	Dermatome	4 17 400
Sub Total		1 04 64 010
Others		
1	Miscellaneous	7 72 74 105
2	Nursing ward and supplies	32 99 00 000

7. TOTAL PROJECT COST

Sr. No	Equipment's	Cost in INR
Urology		
1	Electrocautery machine	7 90 000
2	75/ 150 watts thulium fiber laser machine	97 98 800
3	BK Specto ultrasound system (Flex focus 400)	57 42 000
4	BK 5000 ultrasound system (Flex Focus 800)	71 51 250
5	Single chip camera control unit full set	63 56 121

Sr. No	Equipment's	Cost in INR
6	Flexible cystoscope CYF-5A	58 28 550
7	Stryker	9 12 249
8	30° telescope 4 mm	4 23 917
9	30° telescope 5 mm	2 03 156
10	Zeihm C-arm machine	1 17 44 375
11	Ultrasonic cleaner	2 09 500
12	Laparoscopic stack with AIDA system	47 90 779
13	Single chip camera system	32 12 398
Sub Total		5 71 63 094
Total Medical		314 39 98 089

* Cost of equipment not included in revised budgeted cost.

It was observed that there is difference of INR 8.88 Crore in revised budgeted cost for plant and machinery and list of equipment provided against the revised budgeted cost. Please refer the table below showing comparison of revised budgeted cost for plant and machinery and cost as per list of equipment.

Sr. No	Equipment's	Revised cost as per breakup provided (INR)	Revised cost as per list provided (INR)
1	Electrical	46 62 00 000	46 61 72 057
2	ACMV	84 19 00 000	84 19 91 316
3	Mechanical	50 37 00 000	50 36 85 628
4	ELV & Pneumatic Systems	87 47 00 000	87 46 46 814
Subtotal (A)		268 65 00 000	268 64 95 815
5	Lab Equipment	264 50 00 000	273 38 30 893
6	Modular OT	8 03 00 000	8 02 67 196
7	Nursing/ Ward Supplies	32 99 00 000	32 99 00 000
Subtotal (B)		305 52 00 000	314 39 98 089
Total (A+B)		574 17 00 000	583 04 93 904

7. TOTAL PROJECT COST

In addition to list of equipment mentioned above, we have been provided with a separate list of equipment for non-medical and medical equipment “Additional list of equipment” amounting to INR 77.60 Crore. However, same cannot be identified in the breakup of revised cost provided to us.

List of equipment excluded in revised cost

Further, it was observed that equipment installed and/ or finalized as per data provided to us during our previous exercise are not captured in the revised list of equipment. Tabulated below are the equipment not included in revised cost.

Sr. No	Equipment's	Cost in INR
1	Oxygen concentrator	1 00 57 240
2	Caterpillar D.G. Sets	1 74 37 970
3	Onan Transformer	24 72 100
4	11kv Outdoor Panel Switch	6 14 485
5	11kv Indoor Panel Switch	7 91 485
6	DG Stack Tower & Exhaust System	21 13 563
7	Outdoor VCB (New) Ac Min No. 85-a(2):6-20 Dt.25.06.2020 Account code : 44 E 032	4 08 634
8	Fire Extinguisher	95 28 543
9	Storage Water Heater 35ltrs. - Venus	27 152
10	500va Voltage Stabilizer V-guard1	7 200
11	Refrigerator 185ltrs. - Whirlpool	81 600
12	4kva Automatic Voltage Stabilizer V-guard	12 400
13	1.5ton Split Air Conditioner 5 Star Model -'O' Gen	2 16 400
14	Ophthalmoscope With Rechargeable Battery	22 960
15	Ophthalmoscope With Rechargeable Battery	22 960
16	12v Sealed Battery	41 984

Sr. No	Equipment's	Cost in INR
17	6kva Ups With Top Closed Rack	68 440
18	12v Sealed Battery	41 984
19	6kva Ups With Top Closed Rack	68 440
20	Hospital Curtain Track System,patient Cubicles	82 43 357
21	Stainless Steel Single Station Enbow	3 82 320
22	Hand Dryer	50 268
23	Ice Inventory System (10% Adv)	7 96 500
24	Traumacare, Emergency & Recovery Trolley1	24 35 520
25	Traumacare, Emergency & Recovery Trolley2	6 08 880
26	Flow cytometry machine	1 23 75 141
27	Liquid nitrogen Cryostorage	54 96 478
28	Control rate freezer	20 10 832
29	CSSD- ETO	49 52 151
30	Lead Sheet 2mm Thickness	18 561
31	600KVA DG Set	43 63 546
32	Otoscope	18 737
33	Binocular Microscope	42 700
34	500va Voltage Stabilizer V-guard2	1 200

7. TOTAL PROJECT COST

Sr. No	Equipment's	Cost in INR
35	Refrigerator 292ltrs. Double Door-whirlpool	27 500
36	Digital Ultrasonic Cleaner	17 064
37	Water Bath	30 012
38	Laboratory Refrigerator Wit Automatic Voltage/ Stab	1 17 410
39	Bench Top Centrifuge -Model No. Neya	33 040
40	Blood Bank Refrigerator With Communicator	2 82 542
41	Laboratory Refrigerator With Automatic Voltage	1 17 410
42	20kva On-line Ups System	2 30 100
43	Hi-low Examination Table With Side Railing	63 154
44	Plastic Chair	11 500
45	Plastic Dining Table	13 500

Sr. No	Equipment's	Cost in INR
46	Battery Rack	10 030
47	Revolving Chairs	1 85 201
48	Plastic Chair Without Arm Rest	10 620
49	Work Table	51 330
50	Work Table With MS Leg Frame	57 348
51	Position Modular Custom Made Work Counter	2 12 046
52	Computer Table	4 800
53	Furniture Items -Wall Panelling	1 02 096
54	Table With Keyboard Drawers -Interior Furniture	1 76 793
55	Additional items for IBMS - ERR. & Comm.	23 29 411
56	Dietory hood	6 46 000
Total		9 05 60 638

As per our analysis, cost of INR 8.88, INR 77.60 Crore and INR 9.06 Crore as mentioned above are not included in revised Project cost provided to us.

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7. TOTAL PROJECT COST

Means of Finance and Draw Down Schedule:

As per Credit Proposal, means of finance with respect to project cost of Service and Teaching Facility Building and Accommodation Building is as follows:

Sr. No.	Particulars	Phase I	Phase II	Total
1	Project Cost	944 50 00 000	474 26 00 000	1418 76 00 000
2	Equity	444 50 00 000	154 26 00 000	598 76 00 000
3	Debt	500 00 00 000	320 00 00 000	820 00 00 000
4	DE Ratio	1.12:1	2.07:1	1.37:1

As per Credit Proposal, tentative disbursement schedule is as follows:

Sr. No.	Particulars	FY 2019	FY 2020	FY 2021	Total
1	RTL I	210 00 00 000	160 00 00 000	130 00 00 000	500 00 00 000
2	RTL II	70 00 00 000	120 00 00 000	130 00 00 000	320 00 00 000
Total		280 00 00 000	280 00 00 000	260 00 00 000	820 00 00 000

Final term loan draw down schedule for Phase I & II is as follows:

(INR in Crore)																
Sr. No.	Description	FY 17-18	FY 18-19				FY 19-20				FY 20-21				Total	
		Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
1	Phase I	100.00	20.00	20.00	30.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	10.00	500.00
2	Phase II	0.00	0.00	10.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	35.00	35.00	320.00	
Total		100.00	20.00	30.00	60.00	70.00	75.00	45.00	820.00							
Cumulative Total		100.00	120.00	150.00	210.00	280.00	350.00	420.00	490.00	560.00	630.00	700.00	775.00	820.00		

7. TOTAL PROJECT COST

As per latest data provided by Company, estimated original cost of Project i.e., INR 1,418.76 Crore is revised to INR 1,650.00 Crore. Further, we were informed by the Company that increase in cost of Project i.e., INR 231.24 Crore will be funded by Company. Revised debt equity ratio for the Project works out as shown:

Sr. No.	Particulars	Total
1	Project Cost	1650 00 00 000
2	Equity	830 00 00 000
3	Debt	820 00 00 000
4	DE Ratio	0.99:1

As per copy of 'Statement of Account', details of actual disbursement for Phase I & II (till June'2022) is as follows:

Sr. No.	Month of Disbursal	Amount (Crore)	Financial Year & Quarter
1	Nov-18	50.00	FY 18-19 (Q3)
2	Dec-18	150.00	FY 18-19 (Q3)
3	Jun-19	50.00	FY 19-20 (Q1)
4	Jul-19	25.00	FY 19-20 (Q2)
5	Sep-19	25.00	FY 19-20 (Q2)
6	Sep-19	37.00	FY 19-20 (Q2)
7	Dec-19	20.00	FY 19-20 (Q3)
8	Jan-20	27.00	FY 19-20 (Q4)
9	Feb-20	34.00	FY 19-20 (Q4)
10	Dec-20	31.55	FY 20-21 (Q3)
11	Jan-21	12.90	FY 20-21 (Q4)
12	Feb-21	31.05	FY 20-21 (Q4)
13	March-21	16.65	FY 20-21 (Q4)
14	Apr-21	28.96	FY 21-22 (Q1)
15	May-21	7.69	FY 21-22 (Q1)
16	Jun-21	11.63	FY 21-22 (Q1)

Sr. No.	Month of Disbursal	Amount (Crore)	Financial Year & Quarter
17	Jul-21	40.91	FY 21-22 (Q2)
18	Aug-21	12.16	FY 21-22 (Q2)
19	Sep-21	6.15	FY 21-22 (Q2)
20	Oct-21	7.39	FY 21-22 (Q3)
21	Nov-21	8.58	FY 21-22 (Q3)
22	Dec-21	18.40	FY 21-22 (Q3)
23	Jan-22	4.61	FY 21-22 (Q4)
24	Feb-22	7.18	FY 21-22 (Q4)
25	Mar-22	14.92	FY 21-22 (Q4)
26	Apr-22	6.75	FY 22-23 (Q1)
27	May-22	16.16	FY 22-23 (Q1)
28	Jun-22	17.32	FY 22-23 (Q1)
Total		718.96	

7. TOTAL PROJECT COST

Review of draw down schedule vs. Actual disbursement (Till June'2022 i.e. till 1st Quarter of FY 22-23 for Phase I & II is as follows:

(INR in Crore)															
Sr. No.	Description	FY-17-18	FY 18-19				FY 19-20				FY 20-21				Total
		Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Draw Down Schedule															
1	Phase I	100.00	20.00	20.00	30.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	10.00	500.00
2	Phase II	0.00	0.00	10.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	35.00	35.00	320.00
Total		100.00	20.00	30.00	60.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	75.00	45.00	820.00
Cumulative Total		100.00	120.00	150.00	210.00	280.00	350.00	420.00	490.00	560.00	630.00	700.00	775.00	820.00	

Actual Disbursement: (1 of 2)

1	Phase I & II	0.00	0.00	0.00	200.00	0.00	50.00	87.00	20.00	61.00	0.00	0.00	31.55	60.60	
Total		0.00	0.00	0.00	200.00	0.00	50.00	87.00	20.00	61.00	0.00	0.00	31.55	60.60	
Cumulative Total		0.00	0.00	0.00	200.00	200.00	250.00	337.00	357.00	418.00	418.00	418.00	449.55	510.14	

(INR in Crore)										
Sr. No.	Description	FY 21-22				FY 22-23				Total
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Actual Disbursement: (2 of 2)										
1	Phase I & II	48.27	59.22	34.37	26.71	40.23				718.95
Total		48.27	59.22	34.37	26.71	40.23				718.95
Cumulative Total		558.42	617.63	652.00	678.71	718.95				

Note: As per our review it is observed that, actual disbursement amount is within the total limit of draw down schedule as on 30th June, 2022.

VERIFICATION OF WORK PROGRESS

8

8. VERIFICATION OF WORK PROGRESS

As per latest data provided by Company, estimated original cost of Project i.e., INR 1,418.76 Crore is revised to INR 1,650.00 Crore. Based on latest Project cost provided to us, we have regrouped the entries into heads like land, building, plant and machinery, soft cost as shown below,

Sr. No.	Particulars	Cost (INR)
1	Land	54 00 00 000
		54 00 00 000
2	Building	
	Service and Teaching Facility Building	533 19 00 000
	Accommodation Building	218 23 00 000
	Landscaping, furniture	35 48 00 000
	Signages etc.	22 00 00 000
		808 90 00 000
3	Plant and machinery	
	Electrical	46 62 00 000
	ACMV	84 19 00 000
	Mechanical	50 37 00 000
	ELV & Pneumatic Systems	87 47 00 000
	Lab Equipment	264 50 00 000
	Modular OT	8 03 00 000
	Nursing/ Ward Supplies	32 99 00 000
		574 17 00 000
4	Soft cost	
	IDC	191 50 00 000
	Consultancy fee	21 43 00 000
		212 93 00 000
	Total (1+2+3+4)	1650 00 00 000

8. VERIFICATION OF WORK PROGRESS

As per previous data provided by Company, the preliminary budgeted cost of Civil & others (Excl. Plant and Machinery) was INR 953.01 Crore and as per latest data, the revised budgeted cost of Civil & others is INR 1,075.83 Crore out of INR 1,650 Crore. Further as informed by Company, the additional cost will be borne by CMC's internal resources.

We have not been provided with supporting documents such as, work order, contract agreement, etc., to validate the above revised budgeted cost of Civil & others. Hence, in the absence of supporting documents on revised Project cost, we are not able to comment on progress of the same.

As per latest data provided to us, revised budgeted cost of plant and machinery is INR 574.17 Crore.

However, it was observed that there is difference of INR 8.88 Crore in revised budgeted cost for plant and machinery and list of equipment provided against the revised budgeted cost. Hence, revised cost of plant and machinery as per list of equipment works out to INR 583.05 Crore.

In addition, we have been provided with Additional list of equipment amounting to INR 77.60 Crore. Identification of these equipment, under the heads of plant and machinery, in revised cost was not provided to us by Company.

Also, it was observed that equipment installed and/ or finalized as per data provided to us during our previous exercise amounting to INR 9.06 Crore are not captured in the revised list of equipment.

As per our analysis, cost of INR 8.88, INR 77.60 Crore and INR 9.06 Crore are not included in revised cost of plant and machinery provided to us. Therefore, revised Project cost including INR 8.88, INR 77.60 Crore and INR 9.06 Crore over and above the INR 1,650.00 Crore works out as below,

Sr. No.	Equipment's	Cost in INR
1	Revised total cost of the Project as per data provided	1650 00 00 000
2	Additional cost of medical equipment as per list provided	8 87 93 904
3	Cost as per Additional list of equipment	77 60 34 004
4	Excluded items from previous exercise	9 05 60 638
	Total	1745 53 88 546

However, clarification on above is awaited as on date of submission of these report. Hence, in absence of clarification on final revised cost, we are not able to comment on progress of the Project.

COST INCURRED FOR THE PROJECT

9

9. COST INCURRED FOR THE PROJECT

As per copy of Chartered Accountant Utilization Certificate issued by K. Varghese & Co. provided by Company, incurred cost as on 30th June, 2022 is as follows,

Sr. No.	Particulars	Incurred Cost as on June, 2022 (INR)
1	Cost of Purchase of Land	54 50 50 552
2	Construction of Compound Wall	3 21 55 180
3	Construction of Service and Teaching Facility Building and Accommodation Building	819 03 51 590
4	General Maintenance	26 60 10 229
5	Contract & Equipment Advance	232 24 77 049
6	Equipment Under Installation	71 45 39 446
7	EB Deposit	2 18 290
8	Interest on Term Loan & OD	114 74 38 849
9	Bank Balance	23 01 963
	Total	1322 05 43 148

Utilization of Debt and Equity Fund:

The summary of Debt and Equity fund utilization (Till June'2022) for Phase I & II is as follows:

Sr. No.	Particulars	As on March'2022	Remarks
1	Incurred Cost as per CA Certificate	1322 05 43 148	A
2	Draw down schedule (Debt)	820 00 00 000	B
3	Actual Disbursement (Debt)	718 94 63 868	C
4	Cost incurred by CMC (Equity)	603 10 79 280	D = A - C
5	Debt Contribution in % (Sanctioned at 58%)	54%	
6	Equity Contribution in % (Work out at 42%)	46%	

Note: As per above table it is observed that, equity & debt contribution is in line with sanctioned terms as on 30th June, 2022.

PROJECT IMPLEMENTATION SCHEDULE

10

10. PROJECT IMPLEMENTATION SCHEDULE

Project Implementation Schedule is as follows (1 of 2),

Items	End Date as per Credit Proposal	Revised End Date as per data provided	Remarks
Land	10-Jun-16	Mar-22	Completed.
Building Construction – Hospital	30-Jun-20	31-Mar-23	As per physical progress observed during inspection, the construction of hospital and staff quarters are nearing completion.
Building Construction – Staff Quarters	30-Jun-19	31-Mar-23	
Purchase of medical and non-medical equipment	30-Sep-20	31-Dec-22	Non-medical equipment such as ‘Solar Concentrator’ and ‘Pneumatic waste collection/ conveyance system’ and Medical equipment such as ‘DAS Monoplane’, ‘Ventilator’, ‘Echo machines’, ‘Intraop Imaging’, ‘Modular OT’, etc. are yet to be finalized.
Delivery of medical and non-medical equipment	31-Dec-20	31-Mar-23	Major non-medical and medical equipment are delivered at site except for not finalized as mentioned above. Medical equipment like ‘Echocardiography’, ‘Lithotripsy C ARM’, ‘Flow cytometry machine’, etc. are yet to be delivered at site.
Erection of equipment	31-Mar-21	31-Mar-23	Erection of non-medical equipment such as ‘STP’, ‘TES’ was completed and commissioning was pending. Erection of medical equipment ‘OT Tables Lights Pendants’, ‘Surface guided radiotherapy’, was completed and commissioning was under progress.

10. PROJECT IMPLEMENTATION SCHEDULE

Project Implementation Schedule is as follows (2 of 2),

Items	End Date as per Credit Proposal	Revised End Date as per data provided	Remarks
Synchronization/ Integration (Trail run)	1-Apr-21	31-Mar-23	Non-medical equipment such as 'Lift', 'Chillers', 'Transformers', 'Cooling towers', 'Water treatment plant' were in use. Medical equipment like Linear Accelerator', 'X-Ray Machine 800ma', 'CT Scanner' (IPG block), 'FDR smart X-Ray (manual)', 'Tomotherapy', CT Simulator', 'Gamma Camera', 'PET CT Scanner', 'MRI Scanner', 'Cath Lab Biplane' was completed.
Date of Commencement of Commercial Operation (DCCO)	1-Apr-21	1-Apr-23	Final cost of the Project was not provided to us. Hence, in absence of final Project cost not able to comment on same.

Service & Teaching Facility Building:

As per Credit Proposal, civil construction of Service & Teaching Facility Building was suppose to complete by June, 2020. As per copy of revised 'Master Construction Plan' (MCP) provided by Company, construction work was supposed to complete by July, 2020. However due to COIVD19 impact, completion date was 1st time revised to December, 2020 (4th LIE), 2nd time revised to April, 2021 (5th and 6th LIE), 3rd time revised to July, 2021 (7th LIE), 4th time revised to March, 2022 (9th LIE) and 5th time revised to March, 2023 (10th LIE).

Accommodation Building:

As per Credit Proposal, civil construction of accommodation building was suppose to complete by June, 2020. As per data provided by the Company's representative, completion date was revised to September, 2020. However, due to COIVD19 impact, completion date was 1st time revised to April, 2021 (5th and 6th LIE), 2nd time revised to September, 2021 (7th LIE), 3rd time revised to December, 2021 (8th LIE) and 4th time revised to March, 2023 (10th LIE).

OBSERVATIONS, ASSUMPTIONS & LIMITING CONDITIONS

11

11. OBSERVATIONS, ASSUMPTIONS & LIMITING CONDITIONS

The following assumptions and limiting conditions form the basis of this exercise.

- The user of the report should understand that this is a Lender's Independent Engineer (LIE) report for Construction Monitoring only; and it is not a Valuation Report.
- The reported analysis, opinion and conclusion are limited only by the information provided by Company and reviewed by us and reported assumptions and limiting conditions.
- We have assumed that the information provided to us is reliable, accurate and complete in all respects. This report is being issued on the basis of visual observation carried out at the time of inspection.
- In the course of this exercise we have relied upon the hardcopy, softcopy, email, documentary and verbal information provided by the Company/ Client without further verification.
- Possession of this report or any copy thereof does not carry with it right of publication. No portion of this report shall be disseminated to third parties through prospectus, advertising, public relations, news or any other means of communication without the written consent and approval of RBSA.
- We have used our professional judgment/ data from similar project available with us/ inputs from CMC officials at the time of visit to make a fair judgment on the project status.
- Other observations, assumptions and limiting conditions, as appropriate, are also mentioned in respective sections of this report and annexures.
- **Specific to land and building**
 - As per copy of "Site Plan" approved by Deputy Director, Town Planning, Vellore Zone, Vellore dated 27th August, 2018, total built-up area statement of Service & Teaching Facility Building is 1,80,514.03 SMT. As informed to us, budgeted project cost is exclusive of cost of buildings i.e. Meeting Hall, Attendee dining, Meditation Hall, Auditorium, Administration and waste management buildings. Hence, we have not considered these buildings under this scope of work. Therefore, total gross built - up area excluding these buildings is works out to 1,71,260.28 SMT and same has been considered to estimate cost of construction of Service & Teaching Facility Building.
 - As per this approved site plan, total built-up area statement of Accommodation Building is 64,599.54 SMT and same has been considered to estimate cost of construction.
 - Further, in absence of building wise bifurcation of cost for civil works estimated by CMC, we have adopted cost estimated by RBSA for civil works to estimate the work progress of civil works.

11. OBSERVATIONS, ASSUMPTIONS & LIMITING CONDITIONS

- Further, it was informed by the Company's representative that, the second floor of Mortuary is suspended for temporarily and will be construct as and when it's required and hence same has been not considered for this exercise.
- Service Building developing under 2 different phases. Phase I comprises of canteen, parking yard, STP, ETP, mortuary, laundry, central stores, boiler room, medical gases block and UG Sumps. Phase II comprises of attendee dining, meeting hall, meditation hall, auditorium and administration building. As per information provided by Company, Phase – II construction has been suspended and same is not included in the project cost estimated by Company and the same inputs have considered for this LIE exercise.
- Accommodation Building developing under 2 different phases. Phase I comprises of 512 residential apartments in 14 Block named as A, B1, B2, B3, C1, C2, C3, D1, D2, D3, E1, E2, E3 & E4 and each block having stilt + 4 upper floors along with 24 Villas, utility block and STP. Further, as informed by company that, 2 Villas out of 24 Villas has been suspended and construction of balance 22 nos. Villas are in progress and same has been observed during our site inspection. Hence, we excluded 2 nos. villas from the project cost estimated by RBSA.
- Phase II comprises of community hall & school. However as informed by company, the same is not under scope of work. Hence, we have and excluded the same from the project cost estimated by RBSA.
- The estimated incurred cost of civil construction is excluding of advances to vendor/contractors.
- Mandatory approvals and NOC's for construction are obtained and same has been verified. However, we have not been provided with updated and renewed NOC's with respect to revised site plan and expired NOC's. Hence, we hereby assume that Company will get all those renewed NOC's from respective authorities in the due course of time.
- As per contract documents of M/s. Shapoorji Pallonji and Company Private Limited and M/s. B & B Developers and Builders Private Limited, the rates in the Bill of Quantities (BOQ) is inclusive of service taxes along with other taxes, duties and levies, etc., As informed to us, the rates in the Bill of Quantities (BOQ) is exclusive of all applicable tax. However, documents to validate information has not been provided to us.
- As per previous data provided by Company, the preliminary budgeted cost of Civil & others (Excl. Plant and Machinery) was INR 953.01 Crore and as per latest data, the revised budgeted cost of Civil & others is INR 1,075.83 Crore out of INR 1,650 Crore. Further as informed by Company, the additional cost will be borne by CMC's internal resources.
- We have not been provided with supporting documents such as, work order, contract agreement, etc., to validate the above revised budgeted cost of Civil & others. Hence, in the absence of supporting documents on revised Project cost, we are not able to comment on progress of the same.

11. OBSERVATIONS, ASSUMPTIONS & LIMITING CONDITIONS

- **Specific to plant and machinery**
 - The estimated original budgeted cost of plant and machinery by CMC was INR 465.75 Crore. As per latest data provided to us revised budgeted cost of plant and machinery is INR 574.17 Crore. As per our discussion with Company, increase in cost is due to additional equipment/ works as per requirement.
 - As per list of equipment provided to us revised cost of plant and machinery works out to INR 583.05 Crore. There is difference of INR 8.88 Crore in revised budgeted cost for plant and machinery and list of equipment provided against the revised budgeted cost.
 - In addition, we have been provided with Additional list of equipment amounting to INR 77.60 Crore. Identification of these equipment, under the heads of plant and machinery, in revised cost was not provided to us by Company.
 - Also, it was observed that equipment installed and/ or finalized as per data provided to us during our previous exercise amounting to INR 9.06 Crore are not captured in the revised list of equipment.
 - Hence, considering cost of INR 77.60 Crore and INR 9.06 Crore over and above INR 583.05 Crore, revised cost of plant and machinery works out to INR 669.71 Crore.
 - We have not been provided with breakup of estimated cost of INR 32.99 Crore for head 'Nursing/ Ward Supplies' in revised cost of Project.
 - As per letter dated 27th August 2022 by CMC to Bank, CMC has requested to exclude DSRA amount of INR 31.29 Crore from the Project cost. However, there will be no change in sanctioned loan amount of INR 820.00 Crore. DSRA will be created by CMC at the start of loan repayment out of its own funds. Further, as per letter CMC has requested Bank to allow use of INR 8.40 Crore earmarked for construction of School and Community Hall for other purpose as same is excluded from the Project.

CONCLUSION

12

12. CONCLUSION

Lender's Independent Engineer (LIE) report for under construction hospital and accommodation building "Christian Medical College - Kannigapuram Campus" being constructed by Christian Medical College Vellore Association and situated at Krishnagiri – Walaja National Highway, Kiliminnal Village, Walaja Taluk, Ranipet District, Tamil Nadu – 632 517, India as on 30st June, 2022 is as follows:

- Mandatory approvals and NOC's for construction are obtained and same has been verified. However, we have not been provided with updated and renewed NOC's with respect to revised site plan and expired NOC's. Further, as informed by the Company, the same is under progress and will be obtained in due course of time and same has been considered for this exercise.
- The summary of expired and pending approvals or NOC's are Listed below:

Sr. No.	Particulars
A	List of expired approval / NOC:
1	NOC from Environmental Department for the construction of Hospital and Staff Quarters
B	List of pending approval / NOC:
1	NOC from Pollution Control Department for the construction of Hospital Building (1,500 Beds) & Staff Quarters (536 Units)
2	NOC from Water Supply and Sewerage Board
3	License from Fire and Safety Department - Staff Quarters

- As per copy of "Site Plan" approved by Deputy Director, Town Planning, Vellore Zone, Vellore dated 27th August, 2018, total built-up area statement of Service & Teaching Facility Building is 1,80,514.03 SMT. As informed to us, budgeted project cost is exclusive of cost of buildings i.e. Meeting Hall, Attendee dining, Meditation Hall, Auditorium, Administration and waste management buildings. Hence, we have not considered these buildings under scope of work. Therefore, total gross built up area excluding these buildings is works out to 1,71,590.28 SMT and same has been considered to estimate cost of construction of Service & Teaching Facility Building.
- As per this approved site plan, total built-up area statement of Accommodation Building is 64,599.54 SMT and same has been considered to estimate cost of construction.

12. CONCLUSION

- The estimated incurred cost of civil construction is excluding of advances to vendor/contractors.
- As per latest data provided by Company, estimated original cost of Project i.e., INR 1,418.76 Crore is revised to INR 1,650.00 Crore. The increase in Project cost of is due to various reasons such as Covid pandemic, subsequent delay in construction & cost escalation, decision of Company to add new departments and requirement of new machineries. Further, we were informed by the Company that increase in cost of Project i.e., INR 231.24 Crore will be funded by Company.
- *As per previous data provided by Company, the preliminary budgeted cost of Civil & others (Excl. Plant and Machinery) was INR 953.01 Crore and as per latest data, the revised budgeted cost of Civil & others is INR 1,075.83 Crore out of INR 1,650 Crore. Further as informed by Company, the additional cost will be borne by CMC's internal resources.*
- *We have not been provided with supporting documents such as, work order, contract agreement, etc., to validate the above revised budgeted cost of Civil & others. Hence, in the absence of supporting documents on revised Project cost, we are not able to comment on progress of the same.*
- *As per latest data provided to us, revised budgeted cost of plant and machinery is INR 574.17 Crore. However, it was observed that there is difference of INR 8.88 Crore in revised budgeted cost for plant and machinery and list of equipment provided against the revised budgeted cost. Hence, revised cost of plant and machinery as per list of equipment works out to INR 583.05 Crore.*
- *In addition, we have been provided with Additional list of equipment amounting to INR 77.60 Crore. Identification of these equipment, under the heads of plant and machinery, in revised cost was not provided to us by Company.*
- *Also, it was observed that equipment installed and/ or finalized as per data provided to us during our previous exercise amounting to INR 9.06 Crore are not captured in the revised list of equipment.*
- *As per our analysis, cost of INR 8.88, INR 77.60 Crore and INR 9.06 Crore are not included in revised cost of plant and machinery provided to us. Therefore, revised Project cost including INR 8.88, INR 77.60 Crore and INR 9.06 Crore over and above the INR 1,650.00 Crore works out to INR 1,745.54 Crore. However, clarification on above is awaited as on date of submission of these report.*
- *Hence, in absence of supporting documents such as, work order, contract agreement, etc., to validate the revised budgeted cost of Civil & others expenses and clarification on final revised cost of the Project, we are not able to comment on progress of the Project.*

12. CONCLUSION

- As per Credit Proposal, civil construction of Service & Teaching Facility Building was suppose to complete by June, 2020. As per copy of revised 'Master Construction Plan' (MCP) provided by Company, construction work was supposed to complete by July, 2020. However due to COIVD19 impact, completion date was 1st time revised to December, 2020 (4th LIE), 2nd time revised to April, 2021 (5th and 6th LIE), 3rd time revised to July, 2021 (7th LIE), 4th time revised to March, 2022 (9th LIE) and 5th time revised to March, 2023 (10th LIE).
- As per Credit Proposal, civil construction of accommodation building was suppose to complete by June, 2020. As per data provided by the Company's representative, completion date was revised to September, 2020. However, due to COIVD19 impact, completion date was 1st time revised to April, 2021 (5th and 6th LIE), 2nd time revised to September, 2021 (7th LIE), 3rd time revised to December, 2021 (8th LIE) and 4th time revised to March, 2023 (10th LIE).
- As per copy of CA certificate as on 30th June, 2022, cost incurred for construction of compound wall is INR 3,21,55,180/- and cost incurred for Construction of Service and Teaching Facility Building and Accommodation Building is INR 6,86,33,34,697/- and Contract & Equipment Advance (cost for interior work) is INR 14,77,58,396/- as on June, 2022 i.e. total of INR 704,32,48,273/-.
- As per data provided by CMC, cost incurred for plant and machinery is INR 1,32,70,16,893/-, amount paid to vendors for plant and machinery is INR 225,72,48,262/- and as per copy of CA certificate as on 30th June, 2022 provided by CMC, amount of INR 71,45,39,446/- is utilized as 'Equipment under installation'. Therefore, total cost incurred for plant and machinery is INR 415,10,46,205/-.

For RBSA Valuation Advisors LLP

Tejas Shah
Partner

Dattatraya Kota
Partner

B. Nagaraj
Manager - Valuation

Nadeem Shaikh
Associate Vice President - Valuation

EXHIBITS

13

13. EXHIBITS

Exhibit A: Copy of 'Utilization Certificate' as on 30th June, 2022

के. वरगीस & को.
चार्टर्ड एकाउंटन्ट्स
K. VARGHESE & CO.
CHARTERED ACCOUNTANTS

UTILISATION CERTIFICATE

This is to certify that M/s Christian Medical College Vellore Association, having registered office at 15a Scudder Road, Vellore, Tamil Nadu – 632004, is in the process of setting up a new project at Kannigapuram village, at a project cost of Rs 1418.76 crores, against which State Bank of India, SME Branch, Vellore had sanctioned project loan of Rs 820 crores and the balance of Rs 598.76 crores, is proposed to be met from the internal accruals / sources.

The Association has utilised total of Rs.1321.82 crores from internal accruals, other sources and term loan from State Bank of India, excluding closing balance of bank balances, for the implementation of the project till June 30, 2022. Detailed breakup of sources and utilization of fund has been given in Annexure -I.

This certificate is issued based on the verification of books of accounts and other information and explanation provided by the management of M/s. Christian Medical College Vellore Association for the bank loan disbursement purpose.

For K. VARGHESE & CO.
CHARTERED ACCOUNTANTS
(Registration No. 004525S)

M. BASKARAN
PARTNER
MEMBERSHIP No. 215637

UDIN: 22216637AQDLVA3768
Place: Chennai
Date: August 28, 2022

G6, 8/15, Masilamani Street, Pandeygar, T. Nagar, Chennai - 600 017.
06, 8/15, Masilamani Street, Pandeygar, T. Nagar, Chennai - 600 017.
दूरभाष / Telephone : 95942 57571

दूरभाष / Chennai • मुंबई / Mumbai • कोलकाता / Kolkata • पणजी / Panaji • रायचूर / Raichur • कोयंबटूर / Kolhapur • बंगलूरु / Bangalore
www.kvco.in • ई-मेल / Email : kvco@kvco.in

के. वरगीस & को.
चार्टर्ड एकाउंटन्ट्स
K. VARGHESE & CO.
CHARTERED ACCOUNTANTS

Annexure - I

Christian Medical College Vellore Association
Kannigapuram village new campus
Sources and utilization of fund as on 30.06.2022

Source	As on 30.06.2022	Utilization	As on 30.06.2022
Accumulation from OP & IP Income		Cost of purchase of land*	94,90,90,000
F.Y 2013-14	15,00,00,000	Construction of compound wall	3,21,05,180
F.Y 2014-15	35,00,00,000	Construction, service and teaching & housing	619,03,51,990
F.Y 2015-16	30,00,00,000	General maintenance	28,80,10,228
F.Y 2016-17	48,00,00,000	Contract & equipment advance	232,24,77,048
F.Y 2017-18	72,00,00,000	Equipment under installation	71,45,39,436
F.Y 2018-19	72,00,00,000	SS deposit	2,16,200
F.Y 2019-20	72,00,00,000	Interest on term loan	134,73,38,849
F.Y 2020-21	93,00,00,000	Closing balance	
F.Y 2021-22	37,00,13,308	Bank balance	20,01,963
F.Y 2022-23	6,68,87,616		
Interest earned on fixed deposit	36,38,49,664		
Term loan availed	718,04,62,888		
Donations from staff	88,12,513		
Donations from others	18,46,44,398		
Other sources	14,16,48,008		
	1322,08,49,148		1322,08,49,148

* The Tamil Nadu Generation and Distribution Corporation Limited have requested the Association to transfer 0.78 acres of land for establishing 33KV substation at service and teaching facility centre, Kannigapuram. The Association have transferred the land measuring 0.78 acres situated at survey number 305/182, 305/4, Keel marudai village, Walajah Taluk, Vellore district for a consideration of Rs 100. The book value of such land is Rs 1,24,35,569. Cost of purchase of land is shown at original cost at the time of purchase.



13. EXHIBITS

Exhibit B: Letter issued by SBI Bank to CMC Vellore dated 20th July, 2022

DUPLICATE COPY

भारतीय स्टेट बैंक
भारतीय स्टेट बैंक
STATE BANK OF INDIA

The Treasurer,
Christian Medical College Vellore Association,
IDA Scudder Road,
Vellore 632 004.

PFSBU/Team 10/2022-23/517

**OFFICE OF THE TREASURER
01 AUG 2022
CMC, VELLORE - 632 004**

20.07.2022

Dear Sir,

Christian Medical College Vellore Association: Extension of SCOD

We refer to your letter dated 22.03.2022 requesting for extension of SCOD for Kannigapuram Campus hospital project from existing 01.04.2022 to 01.04.2023.

2. In this regard, our competent authority has approved the request of the Association and approval in this regard may be noted as mentioned hereunder:

*Shift in SCOD from 01.04.2022 to 01.04.2023 with consequential shift in repayment schedule, loan availability period and door to door tenor from 14 years to 15 years.

3. Availability period is six months from the COO date.

4. Revised repayment schedule is given for Rupee Term Loan of Rs.620.00 Cr is as under (Rs. in cr)

Term Loan repayment	Opening balance	Repayment	Closing Balance
2024-25	820	4*12.00 = 48	772
2025-26	772	4*15.50 = 62	710
2026-27	710	4*18.25 = 73	637
2027-28	645	4*16.25 = 65	580
2028-29	580	4*18.00 = 72	508
2029-30	508	4*27.00 = 108	400
2030-31	400	4*33.00 = 132	268
2031-32	268	4*33.00 = 132	136
2032-33	136	4*34.00 = 136	0

4. Other terms and condition conveyed to the Association vide our sanction letter No RMME/32/2018-19 dated 03.08.2018 and extension in SCOD from 01.04.2021 to 01.04.2022 vide our letter No PFSBU/Team10/2021-22/627 dated 21.08.2021 will remain unchanged.

5. Please return the duplicate copy of this letter duly signed by the authorized signatory in token of having accepted the conditions.

Yours faithfully,
Munaj Kumar
(Munaj Kumar)
Dy. General Manager
PF&S SBU, Mumbai

Accepted,

[Signature]
14/8/2022
**TREASURER
Christian Medical College
Vellore - 632 004.**

Bank SBI
T. +91 22 6862 1000
F. +91 22 6862 1027

विशेष सेवा केन्द्र (एनएचएस) सेंट्रल
एनएचएस सेंट्रल, 401 एनएचएस,
नॉर्मन पॉइंट,
मुंबई - 400 021, महाराष्ट्र

विशेष सेवा केन्द्र (एनएचएस) सेंट्रल
एनएचएस सेंट्रल, 401 एनएचएस,
नॉर्मन पॉइंट,
मुंबई - 400 021, महाराष्ट्र

Project Finance & Structuring SBU
4th Floor, Marolli Centre
Norman Point,
Mumbai 400 021, India

DUPLICATE COPY

भारतीय स्टेट बैंक
भारतीय स्टेट बैंक
STATE BANK OF INDIA

The Treasurer,
Christian Medical College Vellore Association,
IDA Scudder Road,
Vellore 632 004.

PFSBU/Team 10/2022-23/516

**OFFICE OF THE TREASURER
01 AUG 2022
CMC, VELLORE - 632 004**

20.07.2022

Dear Sir,

**Christian Medical College Vellore Association
NOC for construction of Paediatric Speciality Centre in Kannigapuram Campus**

We refer to your request for issuance of No Objection Certificate (NOC) for construction of Paediatric Speciality Centre in the project land of Kannigapuram Campus, which is mortgaged to our bank.

2. In this regard, our competent authority has approved the request of the Association and our Bank does not have any objection for construction of Paediatric Speciality Centre in Kannigapuram Campus. However, Land on which the proposed Paediatric Speciality Centre is being constructed in Kannigapuram Campus will continue to be charged/mortgaged to the Bank and the Bank will continue to have unconditional and irrevocable mortgage charge on the land.

3. The original land vide document no. 6118/2007 dated 22.08.2007, is mortgaged with SBI.

4. All other terms and conditions stipulated in our previous sanction letters will remain unchanged.

Yours Faithfully,
[Signature]

(Vinod Rajput)
Assistant General Manager
PF&S SBU, Mumbai

Accepted,

[Signature]
11/8/2022
**TREASURER
Christian Medical College
Vellore - 632 004.**

Bank SBI
T. +91 22 6862 1000
F. +91 22 6862 1027

विशेष सेवा केन्द्र (एनएचएस) सेंट्रल
एनएचएस सेंट्रल, 401 एनएचएस,
नॉर्मन पॉइंट,
मुंबई - 400 021, महाराष्ट्र

विशेष सेवा केन्द्र (एनएचएस) सेंट्रल
एनएचएस सेंट्रल, 401 एनएचएस,
नॉर्मन पॉइंट,
मुंबई - 400 021, महाराष्ट्र

Project Finance & Structuring SBU
4th Floor, Marolli Centre
Norman Point
Mumbai 400 021, India

13. EXHIBITS

Exhibit C: Letter issued by Treasurer, CMC Vellore to SBI Bank Dated 27th August, 2022

**OFFICE OF THE TREASURER
THE CHRISTIAN MEDICAL COLLEGE**

IDA SCUDDER ROAD
VELLORE-632 004
INDIA



Telephones : (0416) 2282127
Teletax : (0416) 2283602
E-mail : accounts@cmcvellore.ac.in

27th August, 2022

To

Mr. Harishchandra Sable,
Manager (S),
Team 10,
Project Finance & Structuring SBU, SBI
4th Floor, Mafatlal Centre, Nariman Point
Mumbai.

Dear Sir,

Sub : Creation of DSRA & utilizing the Term Loan of Rs. 8.40 Crore
pertaining to construction of school.

With reference to the above subject and your e-mail 25th August, 2022 we wish to submit the following:

1. Regarding creation of DSRA as per your sanction letter dated 3rd August, 2018 (Appendix – 1), we would like to inform you that DSRA will be created at the start of the loan repayment out of CMC's own source of funds already parked in Fixed Deposits, more than Rs. 430 Crore, with different branches of the State Bank of India. Further would like to inform that as you are aware CMC never failed in payment of interest to SBI. Hence this amount of Rs.31.29 Crore may not be adjusted against the sanctioned loan amount of Rs. 820 Crore. In other words the entire sanctioned amount of Rs. 820 Crore shall be availed by CMC without adjusting Rs. 31.29 Crore for DSRA.
2. Regarding non-utilization of Term Loan to the tune of Rs. 8.40 Crore for construction of the school and Community hall, CMC in its letter dated 8th September 2020 mentioned that CMC will not be utilizing the Term Loan portion of Rs.8.40 Crore for construction of the school in Ranipet (Kannigapuram) campus even though it was included in the project cost of Rs. 1418.76 Crore. The present anticipated project cost is around Rs. 1650 Crore. The additional fund requirement for the project will be met out of the CMC's internal resources and the total Term Loan from SBI will remain as Rs. 820 Crore. This will result in a better debt equity ratio than that stipulated in the loan agreement. Hence the amount of Rs. 8.40 Crore earmarked towards construction of school and Community hall in CMC Ranipet (Kannigapuram) campus, may be allowed to use for other purposes.
3. In view of the above it is requested to permit CMC to draw the entire Term Loan of Rs. 820 Crore and may not stop release of the loan since the project is in the completion stage.


Abraham Oommen
Treasurer
TREASURER
Christian Medical College
Vellore - 632 004.

13. EXHIBITS

Exhibit D: Disclaimers

- a) *Notwithstanding anything to the contrary, RBSA and/ or its Partners, Officers and Executives shall not under any circumstance, be liable or responsible for any consequential, incidental, indirect, punitive, exemplary or special damages of any nature whatsoever, or for any damages arising out of or in connection with any bad debts, non-performing assets, any financial loss including that of loss of principal, loss of interest or loss of profit, malfunctions, delay, loss of data, interruption of service or loss of business or anticipatory profits.*
- b) *The entire and collective liability of RBSA and/ or its Partners, Officers and Executives arising out of or relating to the Valuation and/or other Services provided, regardless of the form of the cause of action, whether in contract, tort (including negligence), statute or otherwise, shall in no event exceed the total professional fees paid to RBSA for this service.*
- c) *RBSA and/ or its Partners, Officers and Executives accept no responsibility for detecting fraud or misrepresentation, whether by management or employees of the Client / Company or third parties. Accordingly, RBSA will not be liable in any way from, or in connection with, fraud or misrepresentations, whether on the part of the Client, its contractors or agents, or on the part of any other third party.*
- d) *The LIE Services (including Deliverables submitted by RBSA herein under) are not for the benefit of any third party. RBSA accepts no liability or responsibility to any third party who benefits from, or uses, the Services or gains access to Valuation.*
- e) *Commencement of Legal Proceeding. Any legal proceeding Client brings arising from, or in connection with, the Services or the Agreement must be commenced within six (6) months from the date when Client become aware of, or ought reasonably to have become aware of, the facts which give rise to the alleged liability and, in any event, not later than one (1) year from the date of the Deliverable which has given rise to the alleged liability.*
- f) *If Client has any concerns or complaints about the Services, it should not hesitate to discuss them with the officials of RBSA. Any service related issue by Client arising from or in connection with this Agreement (or any variation or addition thereto) shall be brought to the notice, in writing, of RBSA within one month from the date when Client has the knowledge of or ought reasonably to have such knowledge of the facts which give rise to the alleged service related issue and in no event, later than six months from the date of completion of Services.*
- g) *DISPUTE RESOLUTION: Any dispute arising out of the Valuation or other Services rendered shall be referred to the nominated senior representatives of both the Parties for resolution through conciliation. In case, any such difference or dispute is not amicably resolved within forty five (45) days of such referral, it shall be resolved through Arbitration, in India, in accordance with the provisions of Arbitration and Conciliation Act 1996. The venue of the arbitration shall be at Ahmedabad, Gujarat, India. The authority of the arbitrator(s) shall be subject to the terms of these standard terms of service, including the provision of limitation of liability. The proceedings of arbitration, including arbitral award, shall be kept confidential.*
- h) *The User of the report, while having acted on the basis of this report, is deemed to have read, understood and agreed RBSA's standard terms and conditions of business and the assumptions and limiting conditions mentioned in this document.*

CONTACT Us

INDIA OFFICES

Mumbai Office

1121, Building No. 11, 2nd Floor,
Solitaire Corporate Park, Chakala,
Andheri Kurla Road, Andheri (E),
Mumbai - 400 093,
Tel: +91 22 6130 6000

Ahmedabad Office

912, Venus Atlantis Corporate Park,
Anandnagar Road, Prahladnagar,
Ahmedabad - 380 015
Tel: +91 79 4050 6000
Fax: +91 79 4050 6001

GLOBAL REACH

Singapore Office

105 Cecil Street,
#22-00 The Octagon,
Singapore – 069534
Mob: +65 8589 4891
Email: singapore@rbsa.in

Delhi Office

2nd Floor, IAPL House,
23 South Patel Nagar,
New Delhi – 110 008
Tel: +91 11 2580 2300
Tel: +91 99585 62211

Kolkata Office

9th Floor, KAHM Tower,
13, Nellie Sengupta Sarani,
Kolkata - 700 087
Tel: +91 33 4603 4731

Dubai Office

2001-01, Level 20, 48 Burj Gate Tower,
Downtown, Sheikh Zayed Road,
PO Box 29734, Dubai, UAE
Tel: +971 4 518 2608
Fax: +971 4 518 2666
Mob: +971 55 478 6464
Email: dubai@rbsa.in

Bengaluru Office

104, First Floor, Sufiya Elite,
18, Cunningham Road,
Near Sigma Mall,
Bangalore - 560 052
Tel: +91 80 4112 8593
Tel: +91 97435 50600

Hyderabad Office

607, 6th Floor, Shangrila Plaza,
Road no. 2, Opposite KBR Park,
Banjara Hills, Hyderabad - 500 034
Tel: +91 40 4854 6254
M: +91 90526 60300

