

Urbana Facility Maintenance Private Limited

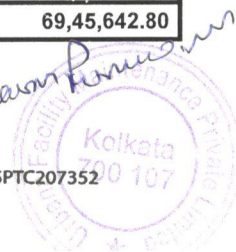
Projected - Tower Monthly Cost for FY 22-23

Date of effective from 1st April 2022

Area Classification	Expense Heads	Amt. (Rs.)
Electricity	Electricity Charges	16,36,687.96
Security	Security Services (Tower 59, Club - 11, Bungalow - 4)	13,58,943.95
Manpower Supply	Synergy (HK 1,2,3,6,7 + Electrician+ Lift Technician)	10,81,893.00
	Sams Facilities (HK 4,5 + Pump operator)	5,50,245.50
	House Keeping Services (Cleantech)	
	Activity Centre Services (Sports Trainer - Synergy)	
	Cradle Operator - (Technoclean)	20,000.00
Lift	AMC - Lift (Mitsubishi)	4,98,333.33
	AMC - Lift (Thyssen Krup)	51,473.92
AMC - Towers	AMC - Air Conditioning (Carrier Aircon)	
	AMC - Booster Pumps (Wilo Mather)	
	AMC - Mosquito Magnet (Narah Overseas)	
	AMC - LPG Reticulated System (Sams Facilities)	
	AMC - Zero B - Water Purifier (Ion Exchange)	
	AMC - Façade Cleaning (Technoclean)	
	AMC - Cradle (Cradle Runways)	
	AMC - Golf Cart (Irrigation Product)	
	AMC - Fire Maintenance Consultancy (CT Engineering Services)	
	AMC-Tank Cleaning (Tank Care) - Overhead	3,03,865.50
AMC - Club	AMC - Air Conditioning HVAC (Voltas)	
	AMC - Air VRF (Blue Star)	
	AMC - Swimming Pool (Consortium Aqua)	
	AMC - Heat Exchanger (Voltas)	
AMC - Others	AMC - PIT Pump (SPJ Water Engineering)	17,440.68
	AMC - PIT Chamber Cleaning (Help Service Provider)	26,667.00
	AMC - DG Set (Garuda Power)	36,776.00
	AMC - Fire Detection (Siemens)	1,61,574.00
Procurement	LPG Commercial	44,309.36
	LPG Domestic	1,70,854.37
	Purchase & Stores	2,87,497.49
	Site Maintenance Expenses	1,86,461.66
	Repair & Maintenance Expenses	1,31,109.23
	Fuel & Lubricant	20,723.71
Others	Garden Works (Lokenath Enterprise)	77,398.06
	Pollution Control Fees	77,458.42
	Insurance Premium - Fire Policy	2,05,929.67
	Sub-Total (A)	69,45,642.80

783, Anandapur, P.O East Kolkata Township Project, Kolkata - 700107. West Bengal, INDIA

033 6499 6599/6601/6602/03/04/05/06/07 | ufm@urbana.co.in | The CIN of the company is U70102WB2015PTC207352



Urbana Facility Maintenance Private Limited

Main Gate	Electricity Charges	18,413.83
	Security Services (24 heads)	2,76,395.38
	AMC - Boom Barrier	2,500.00
Central Garden	Electricity Charges	20,847.59
	Security Services (3 heads)	34,549.42
	AMC - Waterbodies (Aquamen)	30,000.00
	Garden Works (Lokenath) - Central Garden	75,121.65
	Pest Control + Snake Catcher (Pest Stop)	8,097.50
Basement Car Park	Electricity Charges (B1 & B2 Light)	14,250.00
	Electricity Charges (Axial Fan)	76,055.33
	AMC - Fire Detection	20,364.30
	Security Services (Basement Car Park - 14)	2,90,215.15
	Fire & Water Curtain Operator - G & B Fire Solutions	1,21,458.20
AMC - Services	AMC - STP Maintenance (SPJ Water Engineering)	47,450.00
	WTP Operator - (Ion Exchange)	41,441.40
	AMC Stationery Compactor (JNR)	26,425.83
	AMC Composter OWC (JNR)	20,013.46
	AMC - DG Set (Garuda Power)	2,862.90
	AMC - Fire Pumps (Wilo Mather)	25,793.60
	AMC - Solar System (Jetclean India)	4,666.67
	AMC - Turf & Mechanical Equipment (Dewan & Dewan)	7,920.00
	KMC Garbage Removal	37,297.08
AMC - Network	AMC - Computer Software (Adda + Infilflex)	9,037.70
	AMC - Networking (Ph 1 / Bungalow)	27,392.93
	AMC - Networking (Common to Complex)	8,607.07
	AMC - EPABX (AB Comtech)	3,457.80
	AMC UPS (Deecee Electro System)	1,350.00
	Electricity Charges (NOC Room)	28,058.33
	Security Services (2 heads)	29,942.83
Plumbing	AMC - Plumbing (Khan Brothers)	1,76,192.40
Procurement	Purchase & Stores - House Keeping	85,658.93
	Purchase & Stores - Gardening (Ph 1 / Bungalow)	15,797.02
	Purchase & Stores - Gardening (Common to Complex)	2,683.78
	Site Maintenance Expenses	98,416.31
	Repair & Maintenance Expenses	65,691.80
	Crystal Salt / Brine / Granuler	2,10,382.67
	Purchase & Stores - Others	2,52,389.79
	Water Testing Charges (SGS India)	8,915.63
	Fuel & Lubricants	3,764.00




783, Anandapur, P.O East Kolkata Township Project, Kolkata - 700107. West Bengal, INDIA

033 6499 6599/6601/6602/03/04/05/06/07 | ufm@urbana.co.in | The CIN of the company is U70102WB2015PTC207352

Urbana Facility Maintenance Private Limited

Administrative & Statutory Expenses	Salary & Remuneration	6,24,735.54
	Office Maintenance Expenses	29,587.14
	Travelling & Conveyance Expenses	4,460.95
	Staff Welfare	6,732.65
	Other Expenses - (Telephone, Printing, Puja, Filing Fees, Carriage etc.)	22,081.86
	Statutory, Internal, GST, Tax Audit & Actuarial Valuation Fees	20,041.67
Electricity (Others)	Street Light, Mist Fountain & Mist Light (Ph 1 / Bungalow)	14,705.13
	Street Light, Mist Fountain & Mist Light (Common to Complex)	3,554.20
	STP, WTP, Swerage Pump, Borewell [1, 2 3]	5,20,733.35
	Fire Plant	3,525.00
Pest Control	Pest Control + Snake Catcher [other than Central Garden]	36,809.24
	Pest Control (Orion Pest)	30,300.00
Fixed Assets	Capex (Provisional)	3,18,750.00
	Sub-Total (B)	38,65,895.00
Total Expenses (A + B)		1,08,11,537.81
Income Heads		
	Interest from Deposits	10,93,764.32
	Other Income (Hall hire, Rent, membership etc)	2,00,000.00
	Electricity Recovery	4,50,000.00
	Total Income	17,43,764.32
	Shortfall	90,67,773.48
	Total in Sq. Ft. / Unit / Katha (Area)	3364307
	CAM Rate / Sq. Ft. / Unit / Katha (Rs.)	2.70

CAM bill will be effect from 1st April 2022

@2.70/ sqft/ month



783, Anandapur, P.O East Kolkata Township Project, Kolkata - 700107. West Bengal, INDIA

033 6499 6599/6601/6602/03/04/05/06/07 | ufm@urbana.co.in | The CIN of the company is U70102WB2015PTC207352

Urbana Facility Maintenance Private Limited

Capex Cost					
Asset procured from April to Till date 2022					
Sl. No	Date	Document Reference	Description of work	To	Order Amount
1	16-04-22	UFM/PO/2021-22/716	Supply of UPS & Batteries with accessories set up for 6 towers	Axis Power Solution	5,89,200.00
2	16-04-22	UFM/PO/2021-22/719B	Supply of Pedestal Fan for Coffee World Area & Main Gate Security	SHIV TRADERS	9,600.00
3	16-04-22	UFM/PO/2021-22/719C	Supply of Ceiling Fan for Tower 1 housekeeping room	SHIV TRADERS	2,050.00
4	23-05-22	UFM/PO/2022-23/732	Supply of LED monitor screen & Hard Drives disk for (Sr Shift Engineer & Tech Manager)	Info Computech	11,287.00
5	30-06-22	UFM/PO/2022-23/745	Supply of KIRLOSKAR Make Monoblock Pumps for Club Swimming Pool	Impex Machinery Corporation	23,500.00
6	30-06-22	UFM/PO/2022-23/746	Supply of Submersible Pump for all Service Floor's	Impex Machinery Corporation	3,37,400.00
7	30-06-22	UFM/WO/22-23/546	Supply and installation of video wall TV setup in club restaurant	Rajami Retail Pvt Ltd	5,74,220.00
Total Cost					15,47,257.00
Proposed asset to be procured till 31st March 2023					
Sl. No	Description of work	Purpose	Status	Proposed amount	
1	New CCTV installation at car parking area	To improve surveillance in the parking area	Offer received, Review in progress	₹ 9,50,000.00	
2	PA system at all tower drivers room	For easy communication between driver and car owners	Offer received, Review in progress	₹ 3,50,000.00	
3	Chiller and SS Basin for restaurant	Requirement of restaurant vendor	PO released	₹ 77,200.00	
4	Composter Disposal and infrastructure	As per the KMC guideline it needs to be install within five months	Will initiate the purchase process after approval of the new CAM	₹ 25,00,000.00	
5	RB100 Machine (Ride on Swiper) Battery	Clean the basement parking effectively	Will initiate the purchase process after approval of the new CAM	₹ 80,000.00	
6	Solar system battery and Inverter	Upgrade the existence system	Will initiate the purchase process after approval of the new CAM	₹ 8,00,000.00	
7	New aviation light for all seven towers	All aviation light auto operation are not working and those needs to replaced with new system	Will initiate the purchase process after approval of the new CAM	₹ 7,00,000.00	
8	RFID system at basement parking area.	To stop unauthorize parking in the basement parking area	Will initiate the purchase process after approval of the new CAM	₹ 8,00,000.00	
9	Access control system for club	To manage the guest & resident movement	Will initiate the purchase process after approval of the new CAM	₹ 6,50,000.00	
10	6 numbers of Scrubbing machine purchase.	Individual machine for better housekeeping service	Will initiate the purchase process after approval of the new CAM	₹ 2,52,000.00	
11	Boom barrier for Bungalows	Individual machine for better housekeeping service	Will initiate the purchase process after approval of the new CAM	₹ 9,50,000.00	
Total Proposed Cost				₹ 81,09,200.00	
Total Cost Rs.				₹ 96,56,457.00	