- · Valuers · Chartered Engineers · Lender's Independent Engineer ( LIE) · Project Monitoring Consultants
- · Business Valuations · Proiect Reports & Consultants · Industry/Trade Rehabilitation Consultants
- NPA Management Account Monitoring Panel Valuer Consultant for 20 Nationalized Banks/PSUs

FILE NO.: VIS(2022-23)-PL613-504-875

Dated: 01/02/2023

### PHYSICAL CONSTRUCTION PROGRESS CERTIFICATE

OF

# EWS GROUP HOUSING SOCIETY UNDER "PMAY (MODEL-2)"

#### SITUATED AT

KHASRA NO.-86/1,87,88/1,91, VILLAGE-MATKOTA, TEHSIL- RUDRAPUR, DISTRICT- U.S. NAGAR, UTTARAKHAND

#### DEVELOPER

M/S. OJAS BUILDWELL PVT. LTD.

(LAND OWNER- MR. RANDHEER SINGH AND MR. GURUDEV SINGH)

#### REPORT PREPARED FOR STATE BANK OF INDIA, SME BR AJMAL KHAN ROAD, DELHI

\*\*Important - In case of any query/ issue or escalation you may please contact Incident Manager at le@rkassociates.org. We will appreciate your feedback in order to improve our services.

NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which report will be considered to be correct.

REGISTERED OFFICE:

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E-mail - valuers@rkassociates.org | Website: www.rkassociates.org



# CONSTRUCTION PROGRESS CERTIFICATE M/S. OJAS BUILDWELL PVT. LTD.



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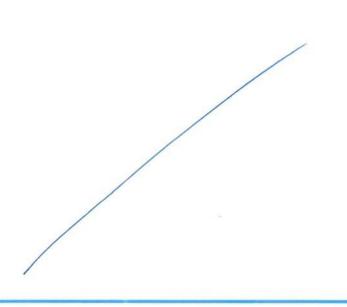
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PART A

#### REPORT SUMMARY

S.NO.	PARTICULARS	DESCRIPTION				
1.	Name of the Project	EWS Group Housing Society under Pradhan Mantri				
1.	Name of the Project	Awasiya Yojana (Model-2)				
2.	Project Location	Khasra No86/1,87,88/1,91, Village-Matkota, Tehsil-				
2.	Project Location	Rudrapur, District- U.S. Nagar, Uttarakhand				
3.	Name of the Developer	M/s. Ojas Buildwell Pvt. Ltd.				
4.	Address and Phone Number	G-127, 12th Floor, Himalaya House, K.G. Marg New Delhi				
5.	Land Owners	Mr. Randhir Singh				
5.	Land Owners	Mr. Gurdev Sigh				
6.	Prepared for Bank	State Bank Of India, Sme Br Ajmal Khan Road, Delhi				
7.	Consultant Firm	M/s. R.K. Associates Valuers & Techno Engineering				
/.	Consultant Firm	Consultants (P) Ltd.				
8.	Work Order Details	Via mail dated 11-01-2023				
9.	Date of Survey	01st February 2023				
10.	Date of Report	01st February 2023				
11.	Purpose of the Report	Review & evaluate construction progress of the project.				
		Only to comment on the following below points based on				
	Scope of the work provided by the Lender	the scope of work:				
12.		Physical construction progress of the project				
	the Leffder	NOTE: This report doesn't contains any other kind of recommendation or suggestions other than the above mentioned point.				







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#### PART B

#### PEOJECT DESPCRIPTION

- 1. THE PROJECT: M/s Ojas Buildwell Pvt. Ltd. has proposed to develop EWS Group Housing Society under Pradhan Mantri Awasiya Yojana (Model-2) comprising of 15 nos. of G+3 upper storied buildings. Company is developing all the towers together with each tower having Ground + 10 Floors on total 5 acres of land at Khasra No.-86/1,87,88/1,91, Village-Matkota, Tehsil- Rudrapur, District- U.S. Nagar.
- 2. PROJECT OVERVIEW: M/s Ojas Buildwell Pvt. Ltd. is developing a EWS Group Housing Project under Pradhan Mantri Awasiya Yojana (Model-2) accommodating apartment space having approx. saleable area measuring 3,10,472 sq. ft. the configuration of each flat is 1BHK+1T with saleable/Super built-up area of 334.56 sq.ft.

The subject project is approved by Uttarakhand RERA with registration no. UKREP09220000445 which is valid from 16-09-2022 to 30-06-2025. Abstract of the proposed project are tabulated below:-

Description	Remarks		
Total proposed towers	15 Nos.		
Total Units under scheme	928 Nos.		
Configuration of each tower	G+3		
Configuration of each Unit	1 Bedroom, Living Room, Kitchen, Bathroom & WC		
Carpet Area of each Unit	23.04 sqm		
Wall Area each Unit	2.37 sqm		
Built-up Area each Unit	25.41 sqm		
Balcony Area each Unit	1.834 sqm		





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3. PHYSICAL CONSTRUCTION STATUS: As per the observations made during the site visit, tabulated below is the status of physical construction:

S. No.	Different Parameters	Weightage	Tower-A	Tower-B	Tower-C	Tower-D	Tower-E
1	Cutting, Filling and Levelling	1%	100%	100%	100%	0%	0%
3	Footings	6%	100%	100%	100%	0%	0%
4	Slab Casting	25%	13%	0%	0%	0%	0%
5	Common Staircase, lift and lobby etc.	2%	0%	0%	0%	0%	0%
7	Brickwork	6%	0%	0%	0%	0%	0%
9	Plaster	5%	0%	0%	0%	0%	0%
10	Flooring	10%	0%	0%	0%	0%	0%
11	MEP Services	20%	0%	0%	0%	0%	0%
12	Door/ Window	10%	0%	0%	0%	0%	0%
13	Finishing	15%	0%	0%	0%	0%	0%
	Completion status (in %)	100%	10%	7%	7%	0%	0%

Tower-F	Tower-G	Tower-H	Tower-J	Tower-K	Tower-L	Tower-M	Tower-N	Tower-P	Tower-Q
100%	100%	100%	100%	0%	100%	100%	0%	0%	100%
0%	0%	0%	100%	0%	50%	0%	0%	0%	100%
0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
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0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
1%	1%	1%	7%	0%	4%	1%	0%	0%	7%
	verage Projection Status					3%			





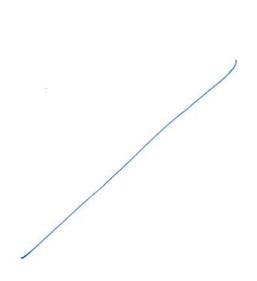
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#### **Observations and Remarks**

Tower Name	Current Status
	Plinth Area Work Completed
Tower – A	Ground Floor column completed
	Slab work in progress
Tower – B	Plinth Area Work Completed
Tower – C	Plinth Area Work Completed
Tower – D	Excavation work completed
Tower – E	Excavation work yet to be started
Tower – F	Excavation work completed
Tower – G	Excavation work completed
Tower – H	Excavation work completed
	Excavation work completed
Tower – J	<ul> <li>Footing work completed</li> </ul>
	<ul> <li>Column work in progress</li> </ul>
Tower – K	<ul> <li>Excavation work yet to be started</li> </ul>
	Excavation work completed
Tower – L	<ul> <li>Footing work in progress</li> </ul>
	<ul> <li>Column work in progress</li> </ul>
Tower – M	<ul> <li>Excavation work in progress</li> </ul>
Tower – N	<ul> <li>Excavation work yet to be started</li> </ul>
Tower – P	<ul> <li>Excavation work yet to be started</li> </ul>
Tower – Q	<ul> <li>Excavation work completed</li> </ul>
Tower – Q	<ul> <li>PCC completed</li> </ul>

Therefore, as per the observations made during the site visit, it is assumed that the physical progress of the subject project is approx. 3% complete.







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#### PART C

#### DISCLAIMER

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- 4. All observations mentioned in the report is only based on the visual observation and the documents/ data/ information provided by the client. No mechanical/ technical tests, measurements or any design review have been performed or carried out from our side during Project assessment.
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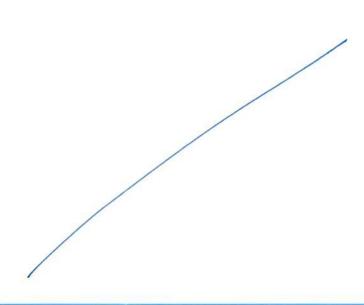
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PREPARED BY	REVIEWED BY			
Address	Down			
Abhinav Chaturvedi	Adil Afaque			
(Engineer Valuation)	(Sr. Engineer Valuation)			
Date: 01st February 2023	Date: 01st February 2023			

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PART D

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