

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

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PART A

REPORT SUMMARY

S.NO.	PARTICULARS	DESCRIPTION
1.	Name of the Project	EWS Group Housing Society under Pradhan Mantri Awasiya Yojana (Model-2)
2.	Project Location	Khasra No.-86/1,87,88/1,91, Village-Matkota, Tehsil-Rudrapur, District- U.S. Nagar, Uttarakhand
3.	Name of the Developer	M/s. Ojas Buildwell Pvt. Ltd.
4.	Address and Phone Number	G-127, 12 th Floor, Himalaya House, K.G. Marg New Delhi
5.	Land Owners	Mr. Randhir Singh 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 Consultants (P) Ltd.
8.	Work Order Details	Via mail dated 11-01-2023
9.	Date of Survey	01 st February 2023
10.	Date of Report	01 st February 2023
11.	Purpose of the Report	Review & evaluate construction progress of the project.
12.	Scope of the work provided by the Lender	Only to comment on the following below points based on the scope of work: <ul style="list-style-type: none"> Physical construction progress of the project <p><i>NOTE: This report doesn't contains any other kind of recommendation or suggestions other than the above mentioned point.</i></p>



PART B

PROJECT DESCRIPTION

- 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



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%
0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
1%	1%	1%	7%	0%	4%	1%	0%	0%	7%
Average Project Completion Status (In %)				3%					



Observations and Remarks

Tower Name	Current Status
Tower – A	<ul style="list-style-type: none"> Plinth Area Work Completed Ground Floor column completed Slab work in progress
Tower – B	<ul style="list-style-type: none"> Plinth Area Work Completed
Tower – C	<ul style="list-style-type: none"> Plinth Area Work Completed
Tower – D	<ul style="list-style-type: none"> Excavation work completed
Tower – E	<ul style="list-style-type: none"> Excavation work yet to be started
Tower – F	<ul style="list-style-type: none"> Excavation work completed
Tower – G	<ul style="list-style-type: none"> Excavation work completed
Tower – H	<ul style="list-style-type: none"> Excavation work completed
Tower – J	<ul style="list-style-type: none"> Excavation work completed Footing work completed Column work in progress
Tower – K	<ul style="list-style-type: none"> Excavation work yet to be started
Tower – L	<ul style="list-style-type: none"> Excavation work completed Footing work in progress Column work in progress
Tower – M	<ul style="list-style-type: none"> Excavation work in progress
Tower – N	<ul style="list-style-type: none"> Excavation work yet to be started
Tower – P	<ul style="list-style-type: none"> Excavation work yet to be started
Tower – Q	<ul style="list-style-type: none"> Excavation work completed PCC completed

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.



PART C

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PREPARED BY	REVIEWED BY
	
Abhinav Chaturvedi (Engineer Valuation)	Adil Afaque (Sr. Engineer Valuation)
Date: 01 st February 2023	Date: 01 st February 2023

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PART D

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