**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.***

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| **PART A** | **REPORT SUMMARY** |

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| **S.NO.** | **PARTICULARS** | **DESCRIPTION** |
|  | Name of the Project | EWS Group Housing Society under Pradhan Mantri Awasiya Yojana (Model-2) |
|  | Project Location | Khasra No.-86/1,87,88/1,91, Village-Matkota, Tehsil- Rudrapur, District- U.S. Nagar, Uttarakhand |
|  | Name of the Developer | M/s. Ojas Buildwell Pvt. Ltd. |
|  | Address and Phone Number | G-127, 12th Floor, Himalaya House, K.G. Marg New Delhi |
|  | Land Owners | Mr. Randhir Singh  Mr. Gurdev Sigh |
|  | Prepared for Bank | State Bank Of India, Sme Br Ajmal Khan Road, Delhi |
|  | Consultant Firm | M/s. R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd. |
|  | Work Order Details | Via mail dated 11-01-2023 |
|  | Date of Survey | 01st February 2023 |
|  | Date of Report | 01st February 2023 |
|  | Purpose of the Report | Review & evaluate construction progress of the project. |
|  | Scope of the work provided by the Lender | Only to comment on the following below points based on the scope of work:   * Physical construction progress of the project   *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:-

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| --- | --- |
| **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 |

1. **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% |
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| 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 | * Plinth Area Work Completed * 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 |
| Tower – J | * Excavation work completed * Footing work completed * Column work in progress |
| Tower – K | * Excavation work yet to be started |
| Tower – L | * Excavation work completed * Footing work in progress * Column work in progress |
| Tower – M | * Excavation work in progress |
| Tower – N | * Excavation work yet to be started |
| Tower – P | * Excavation work yet to be started |
| Tower – Q | * 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.

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

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| **PART D** | **PHOTOGRAPHS** |

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