**FILE NO.: VIS(2022-23)-PL614-505-876 Dated: 06/02/2023**

**PHYSICAL CONSTRUCTION PROGRESS CERTIFICATE**

**OF**

**EWS GROUP HOUSING SOCIETY UNDER**

**“PMAY (MODEL-2)”**

**SITUATED AT**

**KHASRA NO. 51 MIN & 52 MIN, VILLAGE- KANAKPUR, TEHSIL- KASHIPUR, DISTRICT- UDHAM SINGH NAGAR, UTTARAKHAND**

**DEVELOPER**

**M/S. OJAS CONTRACTORS PVT. LTD.**

**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. 51 Min & 52 Min, Village- Kanakpur, Tehsil- Kashipur, District- Udham Singh Nagar, Uttarakhand |
|  | Name of the Developer | M/S. Ojas Contractors Pvt. Ltd. |
|  | Address and Phone Number | 127, Himalaya House, 23 K.G. Marg New Delhi |
|  | Land Owners | Mr. Sajid Nadeem S/o Late Mr. Kaley Khan  *(As per the copy of documents provided to us)* |
|  | 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 | 06th 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 Contractors Pvt. Ltd. has proposed to develop EWS Group Housing Society under Pradhan Mantri Awasiya Yojana (Model-2) addressed as Khasra No. 51 Min & 52 Min, Village- Kanakpur, Tehsil- Kashipur, District- Udham Singh Nagar, Uttarakhand. The subject project is being developed on 6.9 acres of net land after deducting the area for road widening. As per the approved site plan, total no. of 20 towers each tower having G+3 upper floors has been proposed. Company is developing all the towers together.
2. **PROJECT OVERVIEW:** M/s Ojas Township Pvt. Ltd. is developing a EWS Group Housing Project under Pradhan Mantri Awasiya Yojana (Model-2) accommodating apartment space having approx. saleable area measuring 4,20,396 sq. ft. the configuration of each flat is 1BHK+1T with saleable/Super built-up area of 334.56 sq. ft. for 1,216 no. of Type A building units & saleable/Super built-up area of 339.27 sq. ft. for 40 no. of Type B building units.

The subject project is approved by Uttarakhand RERA with registration no. UKREP05220000410 which is valid from 23-05-2022 and ending with 31-01-2027 unless renewed by the Real Estate Regulatory Authority in accordance with the Act and the rules made thereunder.. Abstract of the proposed project are tabulated below:-

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| **Description** | **Remarks** |
| Total proposed towers | 20 Nos. |
| Type & no. of towers | Type A: 19 Nos.  Type B: 01 Nos. |
| Total Units under scheme | Type A: 19 Nos. X 64 Unit per tower = 1,216  Type B: 01 Nos. X 40 Unit per tower = 40  **Total : 1,256 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 sq. mtr. / 250.15 sq. ft. |
| Wall Area each Unit | 2.37 sq. mtr. |
| Built-up Area each Unit | 25.41 sq. mtr. / 292.78 sq. ft. |
| Balcony Area each Unit | 1.834 sq mtr. |
| Super Built up Area each Unit | 31.08 sq. mtr. / 334.56 sq. ft.(Type A units)  31.52 sq. mtr. / 339.27 sq. ft. (Type B Units) |

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

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Description** |  | **Tower-A** | **Tower-B** | **Tower-C** | **Tower-D** | **Tower-E** | **Tower-F** | **Tower-G** | **Tower-H** |
| Cutting, Filling and Levelling | 1% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| Footings | 6% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| Slab Casting | 25% | 38% | 25% | 13% | 0% | 0% | 0% | 38% | 13% |
| Common Staircase, lift and lobby etc. | 2% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Brickwork | 6% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Plaster | 5% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Flooring | 10% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| MEP Services | 20% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Door/ Window | 10% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Finishing | 15% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Completion status (in %)** | **100%** | **16%** | **13%** | **10%** | **7%** | **7%** | **7%** | **16%** | **10%** |

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| **Description** | **Tower-J** | **Tower-K** | **Tower-L** | **Tower-M** | **Tower-N** | **Tower-P** | **Tower-Q** | **Tower-R** | **Tower-S** |
| Cutting, Filling and Levelling | 100% | 100% | 100% | 100% | 100% | 50% | 50% | 100% | 100% |
| Footings | 100% | 100% | 100% | 100% | 100% | 0% | 0% | 0% | 0% |
| Slab Casting | 0% | 0% | 13% | 0% | 13% | 0% | 0% | 0% | 0% |
| Common Staircase, lift and lobby etc. | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Brickwork | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Plaster | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Flooring | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| MEP Services | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Door/ Window | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Finishing | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Completion status (in %)** | **7%** | **7%** | **10%** | **7%** | **10%** | **1%** | **1%** | **1%** | **1%** |

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| --- | --- | --- |
| **Description** | **Tower-T** | **Tower-U** |
| Cutting, Filling and Levelling | 100% | 100% |
| Footings | 0% | 0% |
| Slab Casting | 0% | 0% |
| Common Staircase, lift and lobby etc. | 0% | 0% |
| Brickwork | 0% | 0% |
| Plaster | 0% | 0% |
| Flooring | 0% | 0% |
| MEP Services | 0% | 0% |
| Door/ Window | 0% | 0% |
| Finishing | 0% | 0% |
| **Completion status (in %)** | **1%** | **1%** |

**Observations and Remarks**

|  |  |
| --- | --- |
| **Tower Name** | **Current Status** |
| Tower – A | * Slab up to ground floor completed * Column up to 50% of first floor completed |
| Tower – B | * Reinforcement and shuttering work of first floor slab completed. Casting pending. |
| Tower – C | * Plinth Area Work and ground floor column completed. |
| Tower – D | * Plinth Area Work Completed |
| Tower – E | * Plinth Area Work Completed |
| Tower – F | * Plinth Area Work Completed |
| Tower – G | * Slab up to ground floor completed * Column up to first floor completed. |
| Tower – H | * Excavation work completed * Reinforcement for footing completed only casting pending. |
| Tower – J | * Plinth Area Work Completed * Ground floor column completed * Shuttering work for ground floor slab 50% completed |
| Tower – K | * PCC work is in ground floor is in progress. |
| Tower – L | * Ground floor slab 50% completed |
| Tower – M | * Reinforcement in foundation work completed * Casting in foundation is in progress |
| Tower – N | * Excavation work yet to be started |
| Tower – O | * Excavation work 50% completed |
| Tower – P | * Excavation work 50% completed |
| Tower – Q | * Excavation work completed |
| Tower – R | * Excavation work completed |
| Tower – S | * Excavation work has just started |
| Tower – T | * Excavation work completed |
| Tower – U | * Excavation work yet to be started |

Therefore, as per the observations made during the site visit, it is assumed that the physical progress of the subject project is **approx. 6.68% complete**.

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| **PREPARED BY** | **REVIEWED BY** |
|  |  |
| **Babul Akhtar Gazi**  **(Asst. Engineer Valuation)** | **Abhinav Chaturvedi**  **( Engineer Valuation)** |
| **Date: 06th February 2023** | **Date: 06th February 2023** |

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

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