

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

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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. 51 Min & 52 Min, Village- Kanakpur, Tehsil- Kashipur, District- Udham Singh Nagar, Uttarakhand
3.	Name of the Developer	M/S. Ojas Contractors Pvt. Ltd.
4.	Address and Phone Number	127, Himalaya House, 23 K.G. Marg New Delhi
5.	Land Owners	Mr. Sajid Nadeem S/o Late Mr. Kaley Khan (As per the copy of documents provided to us)
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	06 th 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 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:-

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)



3. 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%

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%

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	<ul style="list-style-type: none"> Slab up to ground floor completed Column up to 50% of first floor completed
Tower – B	<ul style="list-style-type: none"> Reinforcement and shuttering work of first floor slab completed. Casting pending.
Tower – C	<ul style="list-style-type: none"> Plinth Area Work and ground floor column completed.
Tower – D	<ul style="list-style-type: none"> Plinth Area Work Completed
Tower – E	<ul style="list-style-type: none"> Plinth Area Work Completed
Tower – F	<ul style="list-style-type: none"> Plinth Area Work Completed
Tower – G	<ul style="list-style-type: none"> Slab up to ground floor completed Column up to first floor completed.
Tower – H	<ul style="list-style-type: none"> Excavation work completed Reinforcement for footing completed only casting pending.
Tower – J	<ul style="list-style-type: none"> Plinth Area Work Completed Ground floor column completed Shuttering work for ground floor slab 50% completed
Tower – K	<ul style="list-style-type: none"> PCC work in ground floor is in progress.
Tower – L	<ul style="list-style-type: none"> Ground floor slab 50% completed
Tower – M	<ul style="list-style-type: none"> Reinforcement in foundation work completed Casting in foundation is in progress
Tower – N	<ul style="list-style-type: none"> Excavation work yet to be started
Tower – O	<ul style="list-style-type: none"> Excavation work 50% completed
Tower – P	<ul style="list-style-type: none"> Excavation work 50% completed
Tower – Q	<ul style="list-style-type: none"> Excavation work completed
Tower – R	<ul style="list-style-type: none"> Excavation work completed
Tower – S	<ul style="list-style-type: none"> Excavation work has just started
Tower – T	<ul style="list-style-type: none"> Excavation work completed
Tower – U	<ul style="list-style-type: none"> 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**.

Aditya
RKA

R.K. Associates
Valuers & Techno Engineering Consultants Pvt. Ltd.

PART C

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

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PART D

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