

FILE NO.: VIS(2022-23)-PL615-505-881

Dated: 07/02/2023

PHYSICAL CONSTRUCTION PROGRESS CERTIFICATE

OF

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

SITUATED AT

KHASRA NO. 1840, 1841 & 1842, VILLAGE- ANNEKI HETTAMPUR,
HARIDWAR, UTTARAKHAND

DEVELOPER

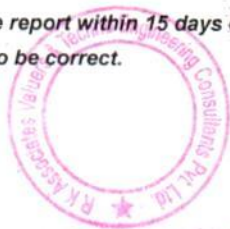
M/S. OJAS SMART HOMES PVT. LTD.

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.**

**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:

G-20, 3rd Floor, Preet Vihar,
Vikas Marg, Delhi-110092
Ph.: +91 9958632707

CORPORATE OFFICE:

D-39, 2nd floor, Sector 2, Noida-201301

Ph - +91-0120-4110117, 4324647, +91 - 9958632707

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

IMPORTANT NOTICE

COPYRIGHT FORMAT: *This report is prepared on the copyright format of R.K Associates to serve our clients with the best possible information and analysis to facilitate them to take rational business decisions. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the advisory/ reference purpose for the organization/s as mentioned on the cover page of this report. Distribution or use of this format by any organization or individual other than R.K Associates will be seen as an unlawful act and necessary legal action can be taken against the defaulters.*

This report is intended for the sole use of the intended recipient/s and contains material that is STRICTLY CONFIDENTIAL AND PRIVATE.

DEFECT LIABILITY PERIOD: *- In case of any query/ issue or escalation you may please contact Incident Manager at le@rkassociates.org.*

Though adequate care has been taken while preparing this report as per its scope, but still, we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client up to their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.

TA


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. 1840, 1841 & 1842, Village- Anneki Hettampur, Haridwar, Uttarakhand
3.	Name of the Developer	M/S. Ojas Smart Homes Pvt. Ltd.
4.	Address and Phone Number	127, Himalaya House, 23 K.G. Marg New Delhi
5.	Land Owners	Mr. Inder Jeet Arora S/o. Late Mr. Gobind Ram Arora & Mr. Pran Nath Arora S/o. Late Mr. Gobind Ram Arora (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	02 nd February 2023
10.	Date of Report	07 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: Physical construction progress of the project <i>NOTE: This report doesn't contains any other kind of recommendation or suggestions other than the above mentioned point.</i>




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. 1840, 1841 & 1842, Village- Anneki Hettampur, Haridwar, Uttarakhand. The subject project is being developed on 2.48 Hectares or 6.13 acres of land. As per the copy of approved site plan, total no. of 18 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 3,85,413 sq. ft. The configuration of each flat is 1BHK+1T with saleable/Super built-up area of 334.56 sq. ft. for 1,152 no. of Type-A building units.

The subject project is approved by Uttarakhand RERA with registration no. UKREP09220000450 which is valid from 29-09-2022 and ending with 31-12-2025 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	18 Nos.
Type & no. of towers	Type A: 18 Nos.
Total Units under scheme	Type A: 18 Nos. X 64 Unit per tower = 1,152 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)



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%	0%	100%	50%	100%	25%	25%	25%	25%
Slab Casting	25%	0%	0%	0%	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%	1%	7%	4%	7%	3%	3%	12%	6%

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%	100%	100%	100%	100%
Footings	25%	25%	38%	25%	25%	25%	25%	25%	25%
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 %)	3%	3%	6%	3%	6%	3%	3%	3%	3%



Observations and Remarks

Tower Name	Current Status
Tower – A	• Excavation work completed.
Tower – B	• Up to plinth beam completed.
Tower – C	• Plinth Area Work and ground floor column completed.
Tower – D	• Plinth Area Work Completed
Tower – E	• Rafting & PCC work completed
Tower – F	• Rafting & PCC work completed
Tower – G	• Rafting & PCC work completed
Tower – H	• Rafting & PCC work completed
Tower – J	• Rafting & PCC work completed
Tower – K	• Rafting & PCC work completed
Tower – L	• Plinth level work is in progress
Tower – M	• Rafting & PCC work completed
Tower – N	• Rafting & PCC work completed
Tower – O	• Rafting & PCC work completed
Tower – P	• Rafting & PCC work completed
Tower – Q	• Rafting & PCC work completed
Tower – R	• Rafting & PCC work completed
Tower – S	• Excavation work completed

Therefore, as per the observations made during the site visit, it is assumed that the physical progress of the subject project is **approx. 4% completed**.



PART C

DISCLAIMER

1. No employee or member of R.K Associates has any direct/ indirect interest in the Project.
2. This report is prepared based on the copies of the documents/ information which the Bank/ Company has provided to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct in all respect. Verification or cross checking of the documents provided to us has not been done at our end from the originals. If at any time in future, it is found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report shall automatically become null & void.
3. This report is a general analysis of the project based on the scope mentioned in the report. This is not an Audit report, Design document, DPR or Techno-financial feasibility study. All the information gathered is based on the facts seen on the site during survey, verbal discussion & documentary evidence provided by the client and is believed that information given by the company is true best of their knowledge.
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.
5. Bank/FII should ONLY take this report as an Advisory document from the Financial/ Chartered Engineering firm and it's specifically advised to the creditor to cross verify the original documents for the facts mentioned in the report which can be availed from the borrowing company directly.
6. In case of any default in loans or the credit facility extended to the borrowing company, R.K Associates shall not be held responsible for whatsoever reason may be and any request for seeking any explanation from the employee/s of R.K Associates will not be entertained at any instance or situation.
7. This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Financial Institution which is using this report for taking financial decision on the project that they should consider all the different associated relevant & related factors also before taking any business decision based on the content of this report.



8. All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
9. Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
10. Defect Liability Period is **15 DAYS**. We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes, incorrect data/ figures/ statement will be entertained within the defect liability period. Any new changes for any additional information in already approved report will be regarded as additional work for which additional fees may be charged. No request for any illegitimate change in regard to any facts & figures will be entertained.
11. R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at le@rkassociates.org in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Lender's Independent Engineering Services will be entertained due to possible change in situation and condition of the subject Project.
12. Our Data retention policy is of **ONE YEAR**. After this period, we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
13. This Lender's Independent Engineering report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) Information/ Data/ Inputs given to us by the client and (3) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading,

misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or at least within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.

14. R.K Associates never releases any report doing alterations or modifications from pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.

PREPARED BY	REVIEWED BY
	
Babul Akhtar Gazi (Asst. Engineer Valuation)	Abhinav Chaturvedi (Engineer Valuation)
Date: 07th February 2023	Date: 07th February 2023

DEFECT LIABILITY PERIOD - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We ensure 100% accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates Valuers Techno Engineering Consultants (P) Ltd. won't be held responsible for any inaccuracy in any manner. Also, if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

COPYRIGHT FORMAT - This report is prepared on the copyright format of R.K Associates Valuers Techno Engineering Consultants (P) Ltd. to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulter.



PART D

PHOTOGRAPHS

