**FILE NO.: VIS(2022-23)-PL615-505-876 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.***

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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. 1840, 1841 & 1842, Village- Anneki Hettampur, Haridwar, Uttarakhand |
|  | Name of the Developer | M/S. Ojas Smart Homes Pvt. Ltd. |
|  | Address and Phone Number | 127, Himalaya House, 23 K.G. Marg New Delhi |
|  | 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) |
|  | 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 | 02nd February 2023 |
|  | Date of Report | 07th 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. 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) |

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% | 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%** |

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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% | 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**.

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

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

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