**FILE NO.: VIS(2022-23)-PL616-507-882 Dated: 04/02/2023**

**PHYSICAL CONSTRUCTION PROGRESS CERTIFICATE**

**OF**

**EWS GROUP HOUSING SOCIETY UNDER**

**“PMAY (MODEL-2)”**

**SITUATED AT**

**KHASRA NO. 463, VILLAGE: SHIMLA PISTOUR, TEHSIL: RUDRAPUR, DUSTRICT: UDHAM SINGH NAGAR, UTTARAKHAND**

**DEVELOPER**

**M/S. OJAS TOWNSHIP 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. 463, Village: Shimla Pistour, Tehsil: Rudrapur, Dustrict: Udham Singh Nagar, Uttarakhand |
|  | Name of the Developer | M/s. Ojas Township Pvt. Ltd. |
|  | Address and Phone Number | 127, Himalaya House, 23 K.G. Marg New Delhi |
|  | Land Owners | 1. Mr. Sanjay Chhabra  2. Mr. Satish Kumar Chhabra  3. Mr. Tilak Raj Chhabra  4. Ms. Santosh Rani  5. Mr. Deepak Kumar  6. Ms. Priti Rani  7. Ms. Meena rani  8. Ms. Seema Rani  9. Ms. Suman Rani  (As per the copy of documents provided) |
|  | 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 | 04th 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 Township Pvt. Ltd. has proposed to develop EWS Group Housing Society under Pradhan Mantri Awasiya Yojana (Model-2) addressed as Khasra No. 463, Village: Shimla Pistour, Tehsil: Rudrapur, Dustrict: Udham Singh Nagar, Uttarakhand. The subject project is being developed on 7.00 acres of land. As per the approved site plan, total no. of 26 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 4,49,649 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. UKREP10220000451 which is valid from 06-10-2022 to 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:-

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| **Description** | **Remarks** |
| Total proposed towers | 26 Nos. |
| Type & no. of towers | Type A: 16 Nos.  Type B: 10 Nos. |
| Total Units under scheme | Type A: 16 Nos. X 64 Unit per tower = 1,024  Type B: 10 Nos. X 32 Unit per tower = 320  **Total : 1,344 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. |

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

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| **Description** |  | **Tower-A** | **Tower-B** | **Tower-C** | **Tower-D** | **Tower-E** | **Tower-F** | **Tower-G** | **Tower-H** |
| Cutting, Filling and Levelling | 1% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% |
| Footings | 6% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Slab Casting | 25% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| 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%** | **1%** | **1%** | **1%** | **1%** | **1%** | **1%** | **1%** |

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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 | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% |
| Footings | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Slab Casting | 0% | 0% | 0% | 0% | 0% | 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 %)** | **1%** | **1%** | **1%** | **1%** | **1%** | **1%** | **1%** | **1%** | **1%** |

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| **Description** | **Tower-T** | **Tower-U** | **Tower-V** | **Tower-W** | **Tower-X** | **Tower-Y** | **Tower-Z** | **Tower-Z1** | **Tower-Z2** |
| Cutting, Filling and Levelling | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% |
| Footings | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Slab Casting | 0% | 0% | 0% | 0% | 0% | 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 %)** | **1%** | **1%** | **1%** | **1%** | **1%** | **1%** | **1%** | **1%** | **1%** |

**Observations and Remarks**

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| --- | --- |
| **Tower Name** | **Current Status** |
| All 26 towers | As per site survey, excavation work is in progress, which is about 50% is completed. |

Therefore, as per the observations made during the site visit, it is assumed that the physical progress of the subject project is **approx. 1% complete**.

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| **PART C** | **DISCLAIMER** |

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| **PREPARED BY** | **REVIEWED BY** |
|  |  |
| **Babul Akhtar Gazi**  **(Asst. Engineer Valuation)** | **Abhinav Chaturvedi**  **( Engineer Valuation)** |
| **Date: 04th February 2023** | **Date: 04th February 2023** |

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

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