

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, DISTRICIT:  
UDHAM SINGH NAGAR, UTTARAKHAND

DEVELOPER

M/S. OJAS TOWNSHIP 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. 463, Village: Shimla Pistour, Tehsil: Rudrapur, District: Udham Singh Nagar, Uttarakhand
3.	Name of the Developer	M/s. Ojas Township Pvt. Ltd.
4.	Address and Phone Number	127, Himalaya House, 23 K.G. Marg New Delhi
5.	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)
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 <sup>st</sup> February 2023
10.	Date of Report	04 <sup>th</sup> 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"> <li>Physical construction progress of the project</li> </ul> NOTE: This report doesn't contains any other kind of recommendation or suggestions other than the above mentioned point.



**PART B**

**PROJECT DESCRIPTION**

- 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, District: 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:-

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 <b>Total : 1,344 Nos.</b>
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.

- 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%	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%
<b>Completion status (in %)</b>	<b>100%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>

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%
<b>Completion status (in %)</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>

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%
<b>Completion status (in %)</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>

TSA



Adh

### Observations and Remarks

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**.



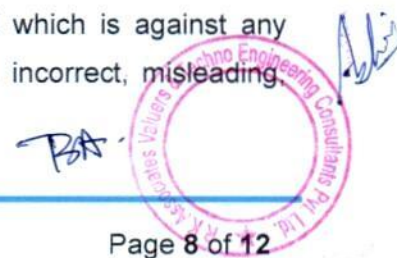

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PREPARED BY	REVIEWED BY
	
<b>Babul Akhtar Gazi</b> (Asst. Engineer Valuation)	<b>Abhinav Chaturvedi</b> ( Engineer Valuation)
Date: 04 <sup>th</sup> February 2023	Date: 04 <sup>th</sup> February 2023

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**PART D**

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