

FILE NO.: VIS(2022-23)-PL617-508-883

Dated: 06/02/2023

# PHYSICAL CONSTRUCTION PROGRESS CERTIFICATE

OF

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

SITUATED AT

KHASRA NO. - 66 AND 68/2, VILLAGE BELDI SALHAPUR,  
PARGANA AND TEHSIL ROORKEE, DISTRICT HARIDWAR,  
UTTARAKHAND

DEVELOPER

M/S.OJASY INTERIO PVT LTD  
(ERSTWHILE DEBI KAY SYSTEMS PVT LTD).

REPORT PREPARED FOR  
STATE BANK OF INDIA, SME BR AJMAL KHAN ROAD, DELHI

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*Rof*





**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.- 66 And 68/2, Village Beldi Salhapur, Pargana And Tehsil Roorkee, District Haridwar, Uttarakhand
3.	Name of the Developer	M/s. Ojasy Interio Pvt Ltd. (Erstwhile Debi Kay Systems Pvt Ltd).
4.	Address and Phone Number	127, Himalaya House, 23 K.G. Marg New Delhi
5.	Land Owners	Mr. Dev Pal & Mr. Sudhir Kumar (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 <sup>nd</sup> February 2023
10.	Date of Report	06 <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	<p>Only to comment on the following below points based on the scope of work:</p> <ul style="list-style-type: none"> <li>Physical construction progress of the project</li> </ul> <p><i>NOTE: This report doesn't contains any other kind of recommendation or suggestions other than the above mentioned point.</i></p>

*[Signature]*



**PART B**

**PROJECT DESCRIPTION**

- 1. THE PROJECT:** M/s Ojas Interio Pvt. Ltd. (Erstwhile Debi Kay Systems Pvt Ltd.) has proposed to develop EWS Group Housing Society under Pradhan Mantri Awasiya Yojana (Model-2) addressed as Khasra No.- 66 And 68/2, Village-Beldi Salhapur, Pargana and Tehsil-Roorkee, District-Haridwar, Uttarakhand. The subject project is being developed on area measuring 5.672 acres of net land after deducting the area for road widening. As per the approved site plan, total no. of 19 Clusters/tower each tower having G+3 upper floors has been proposed. 15 Clusters/towers in the Type A and 4 Clusters/towers in Type B. The total no. of Clusters Company is developing all the towers together.
- 2. PROJECT OVERVIEW:** M/s Ojas Interio Pvt. Ltd. (Erstwhile Debi Kay Systems Pvt Ltd.) is developing a EWS Group Housing Project under Pradhan Mantri Awasiya Yojana (Model-2) accommodating apartment space having total saleable area measuring 3,64,001.28 sq. ft. the configuration of each flat is 1BHK+1T. There are total 1,088 no. of Type A and Type B units are proposed with saleable/Super built-up area of 334.56 sq. ft. for each unit.

The subject project is approved by Uttarakhand RERA with registration no. UKREP10220000453 which is valid from 14-10-2022 and ending with 30-09-2025 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	19 Nos.
Type & no. of towers	Type A: 15 Nos. Type B: 04 Nos.
Total Units under scheme	Type A: 15 Nos. X 64 Unit per tower = 964 Type B: 04 Nos. X 32 Unit per tower = 128 <b>Total : 1,088 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. (Type A and Type B units)



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

Different Parameters		Tower- A	Tower- B	Tower- C	Tower- D	Tower- E	Tower- F
Cutting, Filling and Levelling	1%	100%	100%	100%	100%	100%	100%
Footings	6%	100%	100%	100%	100%	100%	100%
Slab Casting	25%	19%	19%	0%	0%	0%	0%
Common Staircase, lift and lobby etc.	2%	0%	0%	0%	0%	0%	0%
Brickwork	6%	0%	0%	0%	0%	0%	0%
Plaster	5%	0%	0%	0%	0%	0%	0%
Flooring	10%	0%	0%	0%	0%	0%	0%
MEP Services	20%	0%	0%	0%	0%	0%	0%
Door/ Window	10%	0%	0%	0%	0%	0%	0%
Finishing	15%	0%	0%	0%	0%	0%	0%
<b>Completion status (in %)</b>	<b>100%</b>	<b>12%</b>	<b>12%</b>	<b>7%</b>	<b>7%</b>	<b>7%</b>	<b>7%</b>

Tower- G	Tower- H	Tower- J	Tower- K	Tower- L	Tower- M	Tower- N	Tower- O	Tower- P	Tower- Q	Tower- R	Tower- S	Tower- T
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
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7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%

### Observations and Remarks

Tower Name	
Tower – A, B	<ul style="list-style-type: none"> <li>Ground floor slab in progress.</li> </ul>
Tower- C,D,E,F,H,K,L,M,N,T	<ul style="list-style-type: none"> <li>Plinth beam casting completed</li> </ul>
Tower- O,G,J,P,Q,R,S	<ul style="list-style-type: none"> <li>Footing completed and back filling completed.</li> </ul>

Therefore, as per the observations and information received during the site visit, the physical progress of the subject project is **approx. 7.49% complete**.



**PART C**

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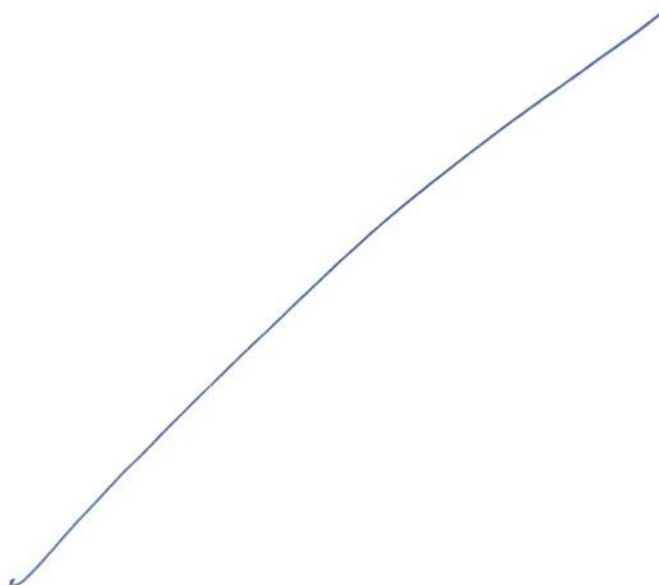
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PREPARED BY	REVIEWED BY
	
<b>Rahul Gupta</b> (Sr. Engineer Valuation)	<b>Abhinav Chaturvedi</b> ( Engineer Valuation)
Date: 06 <sup>th</sup> February 2023	Date: 06 <sup>th</sup> February 2023

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**PART D**

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