

FILE NO.: VIS(2022-23)-PL619-509-847

Dated: 29/01/2023

**PHYSICAL CONSTRUCTION PROGRESS  
CERTIFICATE  
OF  
GROUP HOUSING SOCIETY  
"EDEN SENIOR LIVING & WELLNESS"**

**SITUATED AT**

**KHATA KAHTAUNI NO. 00025 (FASLI 1416 TO 1421), KHASRA NO. 39 & 40,  
MAUZA CHAK BHAGWANTPUR, PARGANA PACHWADOON, TEHSIL SADAR,  
DEHRADUN, UTTARAKHAND**

**COMPANY/PROMOTER**

**M/S. EDEN RETIREMENT LIVING PVT. LTD.**

**(FORMERLY KNOWN AS ALPINE CONSTRUCTION PVT. LTD. THROUGH ITS  
DIRECTORS MR. SANJIV VOHRA, MR. DEEPAK GUPTA & MR. SAMIR GUPTA)**

**REPORT PREPARED FOR**

**PUNJAB NATIONAL BANK, MCC BRANCH, DEHRADUN**

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)

- Techno Economic Viability Consultants (TEV)
  - Agency for Specialized Account Monitoring (ASM)
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- Project Techno-Financial Advisors
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

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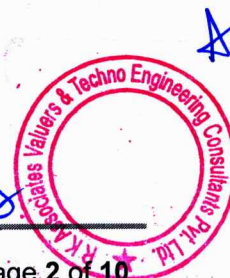
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**PART A**

**REPORT SUMMARY**

S.NO.	PARTICULARS	DESCRIPTION
1.	Name of the Project	Group Housing Society "Eden Senior Living & Wellness"
2.	Project Location	Khata Kahtauni No. 00025 (Fasli 1416 To 1421), Khasra No. 39- & 40, Mauza Chak Bhagwantpur, Pargana Pachwadoon, Tehsil Sadar, Dehradun, Uttarakhand
3.	Name of the Promoters	M/S. Eden Retirement Living Pvt. Ltd. (Formerly Known As M/S. Alpine Construction Pvt. Ltd.)
4.	Address and Phone Number	M/s. Eden Retirement Living Pvt. Ltd. D-29, 3 <sup>rd</sup> Floor, Defence Colony, New Delhi
5.	Prepared for Bank	Punjab National Bank, MCC Branch, Dehradun
6.	Consultant Firm	M/s. R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd.
7.	Work Order Details	Via mail dated 24-01-2023
8.	Date of Survey	24 <sup>th</sup> January 2023
9.	Date of Report	29 <sup>th</sup> January 2023
10.	Purpose of the Report	Review & evaluate construction progress of the project.
11.	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> <p><i>NOTE: This report doesn't contains any other kind of recommendation or suggestions other than the above mentioned point.</i></p>



**PART B**

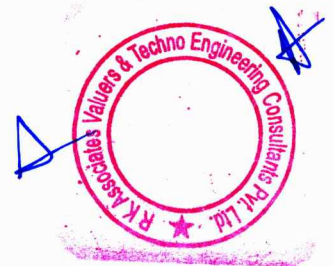
**PROJECT DESCRIPTION**

- 1. THE PROJECT:** Eden Retirement Living Pvt. Ltd. has proposed to develop Group Housing Society named 'Eden Senior Living & Wellness' comprising of high rise apartments having total 2 towers. Company is developing both the towers together with each tower having Basement + Stilt Floor + 10 Floors on land-area measuring 1.05 acres (4,280 sq. mtr.) located at Khata Kahtauni No. 00025 (Fasli 1416 To 1421), Khasra No. 39 & 40, Mauza Chak Bhagwantpur, Pargana Pachwadoon, Tehsil Sadar, Dehradun, Uttarakhand. The society is distributed with different types of units, viz. 2 BHK Type-I, 2 BHK Type-II, 1 BHK and Studio.
- 2. PROJECT OVERVIEW:** Eden Retirement Living is developing a Group Housing Project named 'Eden Senior Living and Wellness' accommodating apartment space having approx. saleable area measuring 1,40,000 sq. ft.

As per the MDDA approved building plan, this project envisage to construct a total of 96 units in the 2 towers. As per the information provided by developer, the builder has upgraded the units of flats in which 11 apartments has been added. However, the built-up area of the project is same and the saleable area has increased.

The specification of the project is revised and the developer is now providing the facilities like AC (Centralized in the lobby and Split/ Window in the units), Kitchen Appliances (Refrigerator, Over and other item), Washing Machines, etc.

Company has obtained all the required preliminary, statutory approvals & clearances like NOC from Fire Safety Department, Excavation Permission, RERA Registration Certificate from Uttarakhand Real Estate Regulatory Authority, etc.





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

S. No.	Different Parameters	Weightage	Tower-1	Tower-2
1	Cutting, Filling and Levelling	1%	100%	100%
3	Footings	6%	100%	100%
4	Slab Casting	25%	100%	100%
5	Common Staircase, lift and lobby etc.	2%	100%	100%
7	Brickwork	6%	100%	92%
9	Plaster	5%	92%	50%
10	Flooring	10%	58%	42%
11	MEP Services	20%	92%	83%
12	Door/ Window	10%	0%	0%
13	Finishing	15%	0%	0%
Completion status (in %)		100%	69%	63%
Average Completion Status (in %)			66%	

#### Observations and Remarks

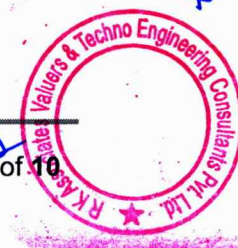
##### Tower – 1

- Slab Work completed of basement + stilt + 10<sup>th</sup> floor
- Blockwork/brickwork completed from 1<sup>st</sup> to 10<sup>th</sup> floor.
- MEP Services: Completed till 1<sup>st</sup> to 9<sup>th</sup> Floor
- Plastering: it is completed externally and internally it is completed till 5<sup>th</sup> Floor
- Electrical works: 1<sup>st</sup> to 10<sup>th</sup> Wall conducting done.  
Electrical wiring 1<sup>st</sup> to 8<sup>th</sup> floor completed.
- Flooring: 1<sup>st</sup> to 5<sup>th</sup> floor completed
- Railings: In Apartments it is completed in all the floors and on staircase it is yet to start.
- Door/ window: It is yet to start.
- Finishing works: It is yet to start.

##### Tower – 2

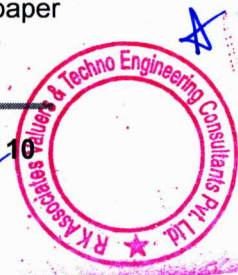
- Slab Work completed of basement + stilt + 10<sup>th</sup> floor
- Blockwork/brickwork completed from 1<sup>st</sup> to 9<sup>th</sup> floor.
- MEP Services: Completed till 1<sup>st</sup> to 7<sup>th</sup> Floor and partially on 8<sup>th</sup> floor
- Plastering: Externally it is yet to start and Internally it is completed till 7<sup>th</sup> Floor
- Electrical works: 1<sup>st</sup> to 10<sup>th</sup> Wall conducting done.  
Electrical wiring 1<sup>st</sup> to 6<sup>th</sup> floor completed.
- Flooring: In corridors it is completed from 1<sup>st</sup> to 3<sup>th</sup> floor and in other area it is yet to start.
- Railings: In Apartments it is completed till 4<sup>th</sup> floor and on staircase it is yet to start.
- Door/ window: It is yet to start.
- Finishing works: It is yet to start.

Therefore, as per the observations made during the site visit, it is assumed that the physical progress of the subject towers is approx. 66% complete.



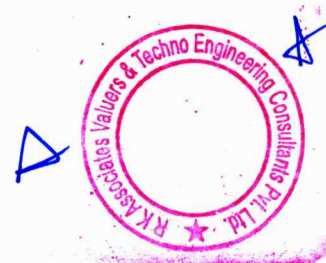
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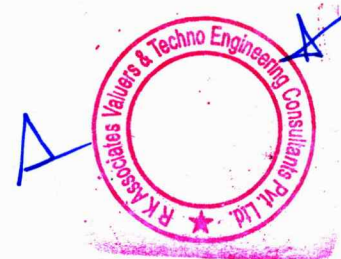
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PREPARED BY	REVIEWED BY
	
<b>Adil Afaque</b>	<b>Abhinav Chaturvedi</b>
<b>Date: 29<sup>th</sup> January 2023</b>	<b>Date: 29<sup>th</sup> January 2023</b>

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**PART D**

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