

FILE NO.: VIS(2022-23)-PL637-527-886

Dated: 03/02/2023

# CONSTRUCTION PROGRESS VERIFICATION CERTIFICATE OF REDEVELOPMENT/REPAIR AND MAINTENANCE OF GOODS SHED

SITUATED AT

BAREILLY CANTONMENT RAILWAY STATION, BAREILLY, UTTAR PRADESH

DEVELOPER

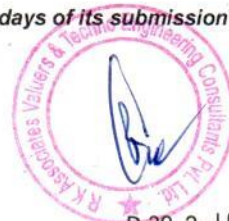
M/S. SHREE AADINATH TRADING COMPANY

(SUB-CONTRACTED TO – M/S. A.G. CONSTRUCTION COMPANY)

REPORT PREPARED FOR  
STATE BANK OF INDIA, IE-PARTAPUR BRANCH, MEERUT

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**PART A**

**REPORT SUMMARY**

S.NO.	PARTICULARS	DESCRIPTION
1.	Name of the Project	Redevelopment/Repair and Maintenance of Goods Shed at Bareilly Cantt. Goods Shed
2.	Project Location	Bareilly Cantonment Railway Station, Bareilly, Uttar Pradesh
3.	Name of the Developer	M/s. Shree Aadinath Trading Company (Sub-Contracted to – M/s. A.G. Construction Company)
4.	Address and Phone Number	181, Anand Puri, Meerut, Uttar Pradesh
5.	Prepared for Bank	State Bank Of India, IE-Partapur Branch, Meerut
6.	Consultant Firm	M/s. R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd.
7.	Work Order Details	Via mail dated 26-12-2022
8.	Date of Survey	02 <sup>nd</sup> February 2023
9.	Date of Report	03 <sup>rd</sup> February 2023
10.	Purpose of the Report	Review & evaluate construction progress and Expenditure verification against BOQ provided
11.	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>• Project progress status</li> <li>• Expenditure verification against BOQ provided</li> </ul> <p><i>NOTE: This report doesn't contain any other kind of recommendation or suggestions other than the above mentioned point.</i></p>

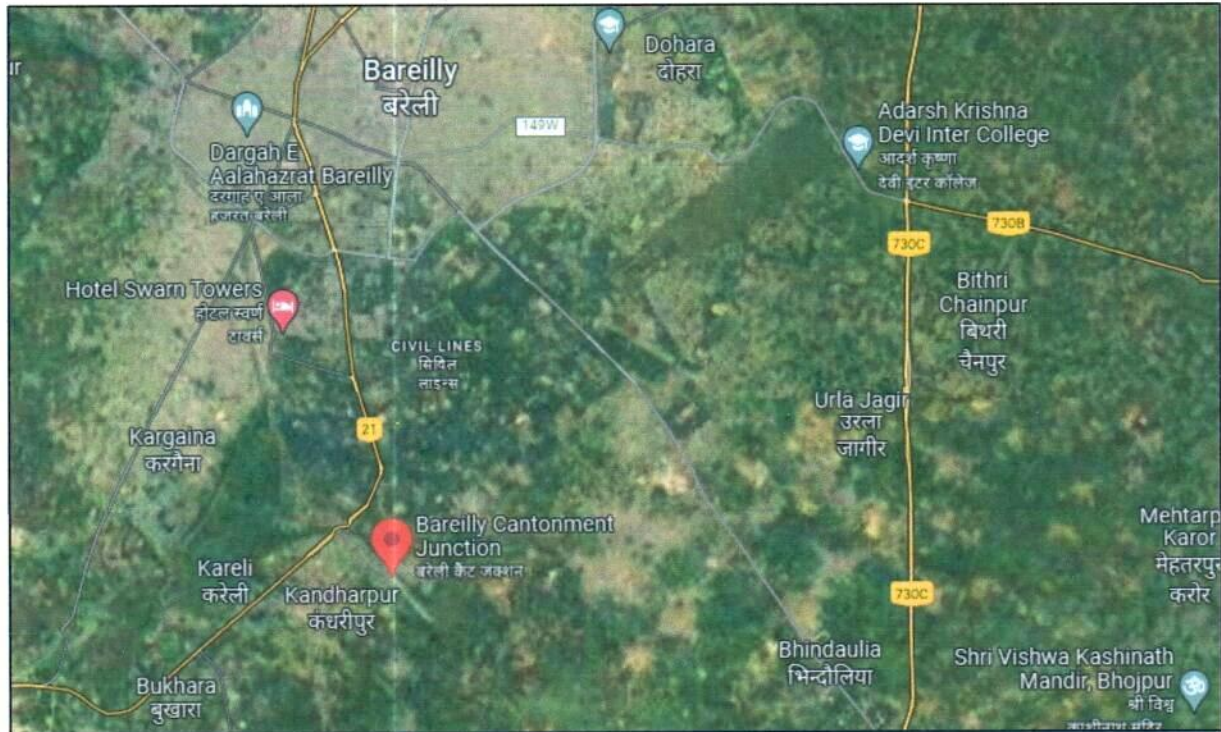




**PART B**

**PROJECT DESCRIPTION**

- 1. THE PROJECT:** The subject project is the redevelopment/ repair work including maintenance for 10 years to be carried out at Goods Shed at Bareilly Cantt. Goods Shed Railway Station (BYRC) by tenderer M/s Shree Aadinath Trading Company.



GPS Coordinates- 28°18'34.5"N 79°25'41.5"E

- 2. PROJECT OVERVIEW:** As per information provided by the bank/company, the detailed scope of work and work order breakup is tabulated below:-

S. No.	Items of Redevelopment/ Repair/Maintenance	Estimated Cost of work (In Rs.)	Maintenance cost for 10 Years (In Rs.)
1	<b>Wharf:</b> Vacuum Dewatered (VD) Flooring of the existing goods platform/wharf on the common platform for line no 7(Approx. Length = 646 mtr) and Line No. 8 (Approx. Length=716 mtr) and width is approx. 23 mtr (Approx. total area of the wharf is 716*23=16468 sq mtr) along with drainage, along with maintenance for 10 years	4,86,02,111	4,86,021
2	<b>Approach road 2:</b> Repair of approach road by Vacuum dewatered flooring (VDC) for length 285 and width 8 mtr and area about 285*8= 2280 Sq Mtr from L/Xing 358/C to BRYC Good shed, along with drainage along	98,87,139	98,871



	with maintenance for 10 years.		
3	<b>Pathway:</b> Rail level brick soiling pathway of 1 meter width on outer sides of line no. 7 and 8 for making of GDR /post unloading/loading joint check of the rake, along with maintenance for 10 years	21,01,640	42,033
4	<b>Merchant room and CGS Office:</b> Up-gradation of the existing Merchant Room and CGS office by doing suitable repairing and painting of the walls along with maintenance for 10 years.	10,96,580	1,09,658
5	<b>Canteen:</b> Development of a Canteen (for tea, snacks, light refreshment, etc) by suitable modification/repair to the currently unused Generator Room located between CGS office and Merchant room including the provision of Water supply with maintenance for 10 years	4,92,484	49,248
6	<b>Labour shed:</b> Provision of labor shed approx. of 8 mtr * 8 m with two(2) toilets, four(4) urinals, and two(2) numbers of bathing taps and seating arrangements with maintenance for 10 years.	11,75,797	23,516
7	<b>Environmental works:</b> Pollution Control set up and its maintenance for 10 years (NGT Guidelines) as per drawing and RB Letter No 2015/EnHM/15/01 dated 16.04.2018 and specifications, which includes, inter alia, 1-meter height RCC wall with permanently color coated trapezoidal profiled sheet fabrication for dust cleaning wall on Railway boundary, Private building side of 20 ft height and plantation (At line no.8 cess side and along approach road) along with maintenance for 10 years	64,13,701	3,20,685
8	<b>Electricity bill for the canteen:</b> The cost of the electricity bill for the canteen for next ten years	24,87,600	-
9	<b>Electrification of merchant room, CGS office, canteen, labour shed:</b> Provision of (electrification) lighting, water coolers, air coolers and fan arrangements for merchant room, CGS office, canteen, labour shed. The associated maintenance for 10 years may be included.	11,01,040	97,104
10	<b>Lighting works 1:</b> Provision of one high mast at suitable locations of the Goods shed along with maintenance for a period of 10 years.	7,42,936	74,294
11	<b>CCTV cameras:</b> Provision of 8 CCTV cameras at suitable locations in the goods shed with Wi-Fi connectivity for remotely viewing/monitoring through Smartphone or PC.	2,75,253	1,06,702
12	<b>Furniture:</b> Providing suitable furniture in merchant room and CGS office: Two Covered sofa set with three seater in Rexene leather & Four Visitor Chairs	48,120	
13	<b>Providing Computer Set for CGS Office:</b> One Computer set & One Printer	48,580	
14	Sanitation work at Goods shed for 10 years	82,71,300	
<b>Total</b>		<b>8,27,44,281</b>	<b>14,08,132</b>
<b>Grand Total</b>		<b>8,41,52,413</b>	





- 3. PHYSICAL CONSTRUCTION STATUS:** We have conducted the physical site survey on 02<sup>nd</sup> February 2023 in the presence of Mr. Mustakin (Site Engineer). The work completed as per company dated 03-12-2023 and site survey in terms of physical progress (In %) is tabulated below:-

S. No.	Description	Work Completed (In %)	
		As per Company dated 03-12-2022	As per RKA dated 02-02-2022
1	Wharf (VD Flooring)	95%	100%
2	Approach Road	40%	100%
3	Pathway	50%	100%
4	Merchant room and CGS Office	90%	100%
5	Canteen	80%	100%
6	Labour Shed	80%	100%
7	Environment Work	-	80%
8	Electricity work for Canteen	-	100%
9	Electrification of merchant room, CGS office, Labour Shed	80%	100%
10	Lighting work	80%	100%
11	CCTV Cameras	50%	100%
12	Furniture	-	100%
13	Providing Computer Set for CGS Office	-	100%
14	Sanitation work at goods shed	-	100%
<b>Average Work Completed (In %)</b>		<b>72%</b>	<b>99%</b>

- 4. COST AGAINST WORK COMPLETED AT SITE :** As per copy of invoice no. 4 dated 03-12-2022, sub-contractor i.e.M/s A.G. Construction Co. has raised invoice of Rs. 5.79 Cr. (Excluding GST) against the work done i.e. about 70% of total work order amount. However, as per site survey, the company has completed about 99% of the total work, only Environmental work i.e. pollution control set-up is pending. The work completed as per company dated 03-12-2023 and site survey in terms of physical progress (In terms of amount) is tabulated below:-

S. No.	Description	BOQ Amount (In Rs.)	Quoted Amount (In Rs.)	Amount of Work Completed (In Rs.)	
				As per Company Dated 03-12-2022	As per RKA dated 02-02-2022
1	Wharf (VD Flooring)	4,86,02,111	5,10,32,217	4,84,80,606	4,86,02,111
2	Approach Road	98,87,139	1,03,61,496	41,52,598	98,87,139
3	Pathway	21,01,640	22,06,722	11,03,361	21,01,640
4	Merchant room and CGS Office	10,96,580	11,51,409	10,36,268	10,96,580
5	Canteen	4,92,484	5,17,108	4,13,687	4,92,484





6	Labour Shed	11,75,797	12,34,587	9,87,669	11,75,797
7	Environment Work	64,13,701	67,34,386	-	51,30,961
8	Electricity work for Canteen	24,87,600	26,11,980	-	24,87,600
9	Electrification of merchant room, CGS office, Labour Shed	11,01,040	11,56,092	9,24,874	11,01,040
10	Lighting work	7,42,936	7,42,936	6,28,266	7,42,936
11	CCTV Cameras	2,75,253	2,89,015	1,44,508	2,75,253
12	Furniture	48,120	50,526	-	48,120
13	Providing Computer Set for CGS Office	48,580	51,009	-	48,580
14	Sanitation work at goods shed	82,71,300	87,42,075	-	-
<b>Total</b>		<b>8,27,44,281</b>	<b>8,68,81,558</b>	<b>5,78,71,837</b>	<b>7,31,90,241</b>

S. No.	Description	Amount of Work Completed (In Rs.)			Remark
		As per Company Dated 03-12-2022	As per RKA dated 02-02-2022		
1	Wharf (VD Flooring)	4,84,80,606	4,86,02,111		It comprises Vacuum Dewatered flooring of existing goods platform/wharf on the common platform for line no. 7 & 8. The approx. total area of platform is about 1,77,262 sq.ft. As per our analysis company has completed 100% work @ rate of Rs. 274/- per sq.ft. which is within the range of average construction cost.
2	Approach Road	41,52,598	98,87,139		It comprises repair of approach by Vacuum Dewatered flooring (VDC) of area about 24,542 sq.ft. As per our analysis company has completed 100% work @ rate of Rs. 403/- per sq.ft. which is within the range of average construction cost.
3	Pathway	11,03,361	21,01,640		It comprises Rail level brick soiling pathway of 1 meter width on outer sides of line of line no. 7 & 8. The total area of pathway is about 14,661 sq.ft. As per our analysis company has completed 100% work @ rate of Rs. 143/- per sq.ft. which is within the range of average construction cost.
4	Merchant room and CGS Office	10,36,268	10,96,580		It comprises up-gradation of existing merchant room and CGS office by doing suitable repairing and painting of walls. Company has also installed Fans, A.C., lights, Tables, Computers in Merchant room and CGS Office etc. The total area of merchant room and CGS room along with store room & toilets, is about 1,072 sq. ft. As per our analysis company has completed 100% development work @ rate of Rs. 1,023/- per sq.ft. which is within the range of average construction cost.
5	Canteen	4,13,687	4,92,484		It comprises development of a canteen by suitable modification/repair to the currently unused generator room. The company has installed chairs, table, fan, sink, washroom etc. The total area of canteen is about 302 sq.ft. As per our analysis company has completed 100% development work @ rate of Rs. 1,631/- per sq.ft. which is within the range of average construction cost.





6	Labour Shed	9,87,669	11,75,797	It comprises construction of labour shed of area about 689 sq.ft. with height of 9 ft. The company has installed plastic chairs, light, fan, dustbin and toilet cubical etc. As per our analysis company has completed 100% development work @ rate of Rs. 1,707/- per sq.ft. which is within the range of average construction cost.
7	Environment Work	-	51,30,961	It comprises pollution control set-up by construction of 1 meter height RCC wall and 20ft high colour coated sheet. construction of labour shed of area about 689 sq.ft. with height of 9 ft. As per our analysis company has completed about 80% of total work.
8	Electricity work for Canteen	-	24,87,600	It comprises electricity work of canteen which includes wiring, lighting, fans etc. As per our analysis company has completed 100% work.
9	Electrification of merchant room, CGS office, Labour Shed	9,24,874	11,01,040	It comprises electricity work of canteen, CGS office, merchant room, labour shed which includes wiring, lighting, fans, water cooler, air cooler etc. As per our analysis company has completed 100% work.
10	Lighting work	6,28,266	7,42,936	It comprises electricity work of canteen, CGS office, merchant room, labour shed which includes wiring, lighting, fans, water cooler, air cooler etc. As per our analysis company has completed 100% work.
11	CCTV Cameras	1,44,508	2,75,253	It comprises provision of 8 CCTV cameras at suitable locations in the goodshed with wifi connectivity for remotely viewing/monitoring through smartphone or PC. As per our analysis company has completed 100% work and installed 8 nos. of CCTV cameras.
12	Furniture	-	48,120	It comprises provision of 8 CCTV cameras at suitable locations in the goodshed with wifi connectivity for remotely viewing/monitoring through smartphone or PC. As per our analysis company has completed 100% work and installed 8 nos. of CCTV cameras.
13	Providing Computer Set for CGS Office	-	48,580	Providing 1 computer set and one printer both of the items have been installed at CGS office.
14	Sanitation work at goods shed	-	-	It comprises sanitation work at goods shed for 10 years. Since it is futuristic work. Thus, not considered in physical progress.
<b>Total</b>		<b>5,78,71,837</b>	<b>7,31,90,241</b>	

- We have vetted the cost incurred in the project against the BOQ provided, confirm that the company has already incurred the amount of Rs. 5,78,71,837/- (against the progress of the work at site) as mentioned in the copy of invoice dated 03-12-2022, against the total amount of Rs. 8,27,44,281/- to be incurred.
- As per observation made and information received during the site survey, the physical progress of the project is about 99% completed.



**PART C**

**DISCLAIMER**

1. We have been provided with detailed BOQ annexures which is assumed that the amount mentioned in the annexures is fair & reasonable as it is verified by the Authorities of Indian Railways and the same is accepted by the contractors.
2. Here we are certifying only the physical progress of the work at site against BOQ and Invoice submitted by the sub-contractor.
3. No employee or member of R.K Associates has any direct/ indirect interest in the Project.
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PREPARED BY	REVIEWED BY
	
<b>Abhinav Chaturvedi</b>	<b>Rajani Gupta</b>
<b>Date: 03<sup>rd</sup> February 2023</b>	<b>Date: 03<sup>rd</sup> February 2023</b>

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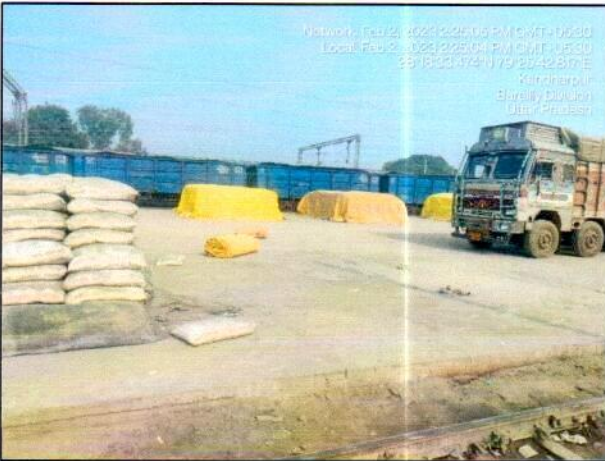
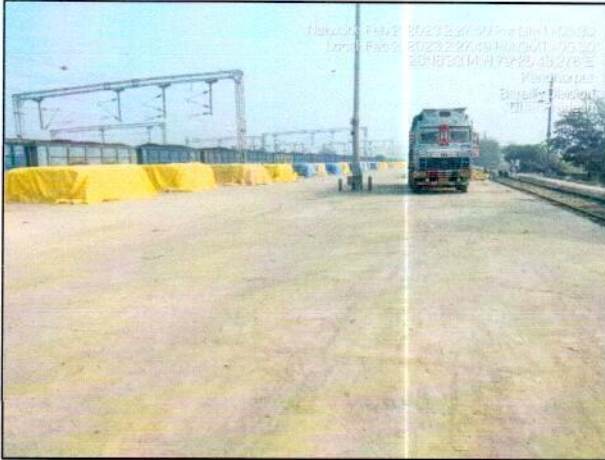
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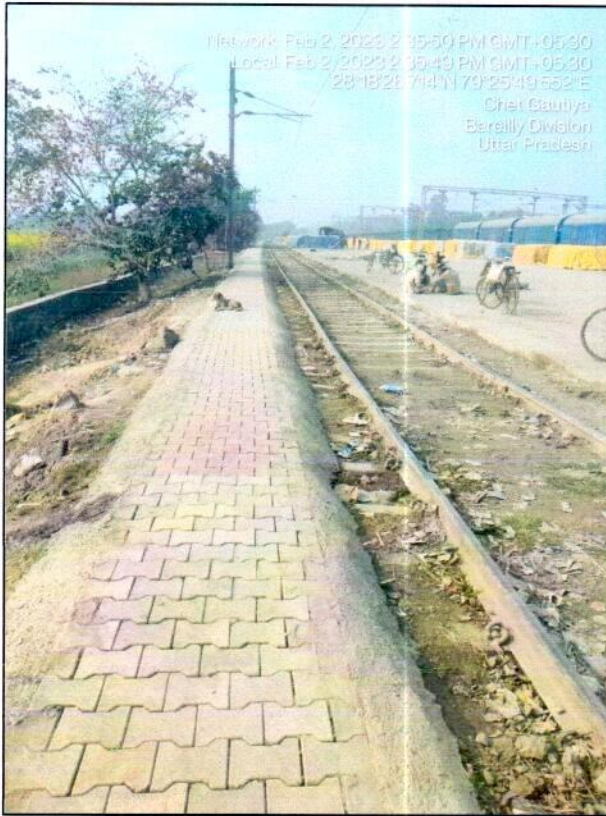


**PART D**

**PHOTOGRAPHS**

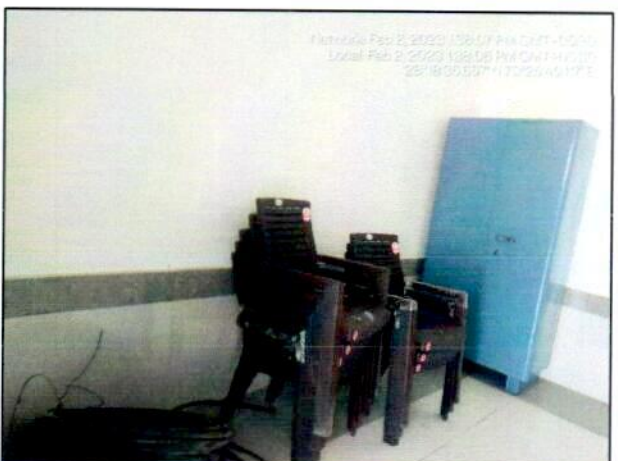
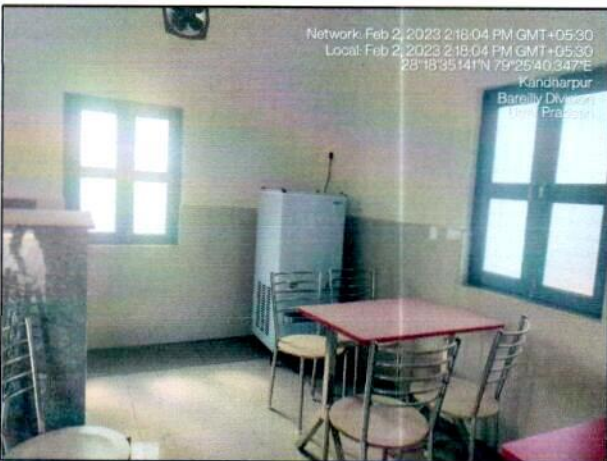
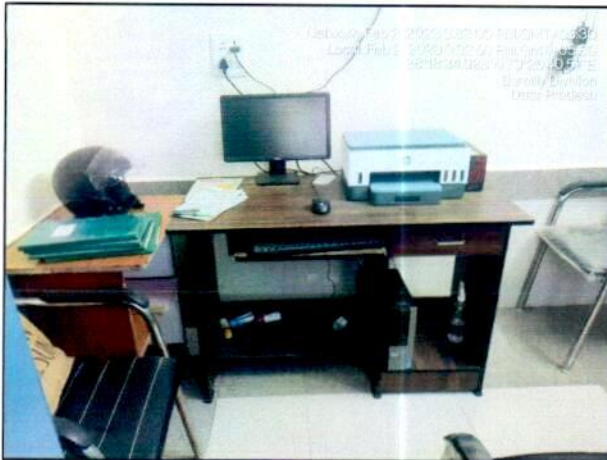




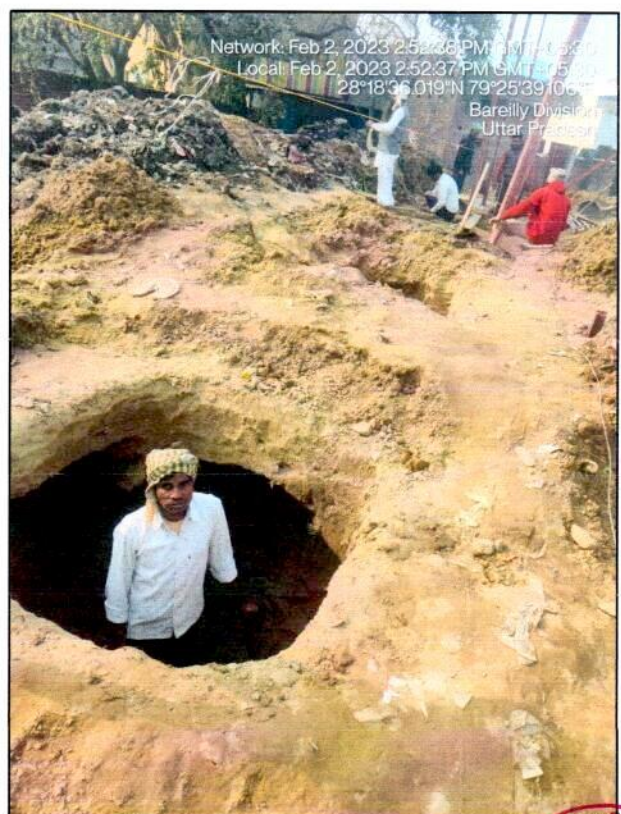


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